

9406100051

Binding Site Plan of Sunset Industrial Park

Developer

SUNSET INDUSTRIAL DEVELOPMENT COMPANY
902 METCALF STREET
SEDRO-WOOLLEY, WASHINGTON 98284

Binding Site Plan No.
SW- 01-93

Legal Description

PARCEL A
LOT 1 OF SEDRO-WOOLLEY SHORT PLAT NO. SW-03-81, APPROVED APRIL 9, 1981, RECORDED APRIL 28, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 63, UNDER AUDITOR'S FILE NO. 8104280040, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

PARCEL B
LOT 2, SEDRO-WOOLLEY SHORT PLAT NO. SW-03-81, APPROVED APRIL 9, 1981, RECORDED APRIL 28, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 63, UNDER AUDITOR'S FILE NO. 8104280040; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
TOGETHER WITH A EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY 60 FEET OF TRACT 14 OF "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C
TRACT 14, "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D
TRACT "A" OF SHORT PLAT NO. SW-08-79, APPROVED NOVEMBER 28, 1979, RECORDED DECEMBER 3, 1979 IN BOOK 4 OF SHORT PLATS, PAGE 1, UNDER AUDITOR'S FILE NO. 7912030001 AND BEING A PORTION OF TRACT 15 "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION OF SAID TRACT "A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT "B" OF SAID SHORT PLAT NO. SW-08-79; THENCE S88°55'54"W 12 FEET; THENCE N00°20'09"E 108.00 FEET; THENCE N88°55'54"E 12 FEET, TO THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING.

Notes

- BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - INDUSTRIAL (I)
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING:
2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS RECORDED IN INSTRUMENTS FILED AS FOLLOWS:
AF#7912030001 (SHORT PLAT NO. SW 08-79); AF#8001030007.
AF#8104280040 (SHORT PLAT NO. SW 03-81); AF#511182.
AF#810280002; VOLUME 10 OF DEEDS, PAGE 564;
AF#8108080039; AF#9403290128; AF#931110124.
- BASIS-OF-BEARINGS - ACCORDING TO SURVEY FILED IN VOLUME 1 OF SURVEYS AT PAGE 93.
- EACH LOT OWNER IN THIS BINDING SITE PLAN IS REQUIRED TO BE A MEMBER OF SUNSET INDUSTRIAL PARK OWNERS ASSOCIATION.
- ARTICLE 1; AND SECTIONS 2.1, 4.7, 4.8, AND 4.11 OF THE CONDITIONS, COVENANTS, AND RESTRICTIONS MAY NOT BE MODIFIED WITHOUT THE APPROVAL OF THE CITY OF SEDRO-WOOLLEY.

Water Pipeline Easement

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE P.U.D. TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
WILLIAM M. SNELSON & DELORES M. SNELSON N/W
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

NOTARY SIGNATURE [Signature]
TITLE NOTARY DATE 5/13/94
MY APPOINTMENT EXPIRES 11/1/95

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
DANIEL R. MADLUNG
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

NOTARY SIGNATURE [Signature]
TITLE NOTARY DATE 5/13/94
MY APPOINTMENT EXPIRES 11/1/95

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
ANDREW R. THOMPSON
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

NOTARY SIGNATURE [Signature]
TITLE NOTARY DATE 5-27-94
MY APPOINTMENT EXPIRES JULY 1, 1995

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
CAROL M. SICKLER
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

NOTARY SIGNATURE [Signature]
TITLE NOTARY DATE 6/13/94
MY APPOINTMENT EXPIRES 11/9/95

Dedications

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM M. SNELSON AND DELORES SNELSON, H/W; THE SNELSON, INC., EMPLOYEES SAVINGS AND PROFIT SHARING PLAN AND CAROL M. SICKLER DO HEREBY DECLARE THIS BINDING SITE PLAN OF SUNSET INDUSTRIAL PARK AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHTS TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS CITY STREETS AND ALL ACCESS ROADS TO THIS BINDING SITE PLAN OF SUNSET INDUSTRIAL PARK UNLESS THE SAME ARE DEDICATED AS CITY STREETS, SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS AND/OR OF ANY ADDITIONAL LOT OWNERS THAT MAY BE SERVED BY SAID ROADS, STREETS, AND/OR ALLEYS, AND THAT THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHOM TITLE OF SAID ROADS, STREETS, AND/OR ALLEYS BE HELD. IN THE EVENT THAT THE OWNERS OF ANY OF THESE LOTS OR THE CORPORATE OWNERS OF ANY OF THE ROADS, STREETS AND/OR ALLEYS OR ANY ADDITIONAL LOTS SERVED BY THESE ROADS, STREETS, AND/OR ALLEYS SHALL PETITION THE CITY OF SEDRO-WOOLLEY TO INCLUDE THESE ROADS, STREETS AND/OR ALLEYS IN THE ROAD SYSTEMS, SAID PETITIONER SHALL BE OBLIGATED TO BRING THE SAME TO THE CITY OF SEDRO-WOOLLEY STANDARDS IN ALL RESPECTS PRIOR TO ACCEPTANCE BY THE CITY.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS MADE OF OUR FREE AND VOLUNTARY ACT AND DEED.

William M. Snelson
WILLIAM M. SNELSON
DeLores M. Snelson
DELORES SNELSON

THE SNELSON, INC., EMPLOYEES SAVINGS AND PROFIT SHARING PLAN
William M. Snelson
WILLIAM M. SNELSON, TRUSTEE

Carol M. Sickler
CAROL M. SICKLER
EMPLOYEES SAVINGS BANK

Daniel R. Madlung
DANIEL R. MADLUNG
Andrew R. Thompson
ANDREW R. THOMPSON

Conditions, Covenants, and Restrictions

THE COVENANTS, AND RESTRICTIONS FOR THIS BINDING SITE PLAN ARE FILED IN AF# 9406100052, RECORDS OF SKAGIT COUNTY.

Surveyor's Certificate

I, JOHN L. ABENROTH, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE BINDING SITE PLAN OF SUNSET INDUSTRIAL PARK IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS ARE SET AND LOT CORNERS ARE STAKED ON THE GROUND AS SHOWN ON THE PLAT.

[Signature] 6/8/94
JOHN L. ABENROTH, PLS; CERT. # 17651
C/O SKAGIT SURVEYORS INC., 806 METCALF STREET
SEDRO-WOOLLEY, WASH. 98284 206-855-2121

Treasurer's Certificates

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 9th DAY OF June, 1994.
Mary Lou Hauenstein
CITY OF SEDRO-WOOLLEY TREASURER

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1994. A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR 1995.
Judyann Menech 6/10/94
SKAGIT COUNTY TREASURER

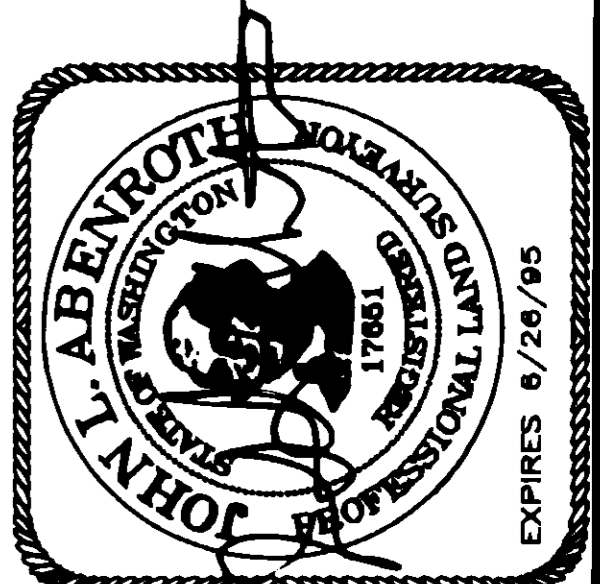
Approvals

EXAMINED AND APPROVED THIS 9th DAY OF JUNE, A.D., 1994
Maheer M. Abed
MAHEER M. ABED

EXAMINED AND APPROVED THIS 9th DAY OF June, A.D., 1994
Carol R. Johnson, AICP
CAROL R. JOHNSON

EXAMINED AND APPROVED THIS 8 DAY OF June, A.D., 1994
Ardel M. McCombs
ARDEL MCCOMBS

EXAMINED AND APPROVED THIS 9th DAY OF June, A.D., 1994
William R. Stendal
WILLIAM R. STENDAL
ATTEST: Mary Lou Hauenstein
CLERK



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (206) 855-2121 FAX: (206) 855-1658

GLENDIA JACKSON
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 1-7-97

JOHN L. ABENROTH
Notary Public
STATE OF WASHINGTON
My Commission Expires
November 1, 1995

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			633-94	FM	JLA	12MAY94		1 OF 2

9406100051

Survey in the SE1/4 of the SE1/4 and in the SW1/4 of the SE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

SHAGIT COUNTY AUDITOR

RECORDED
FILED
REQUEST

Binding Site Plan of

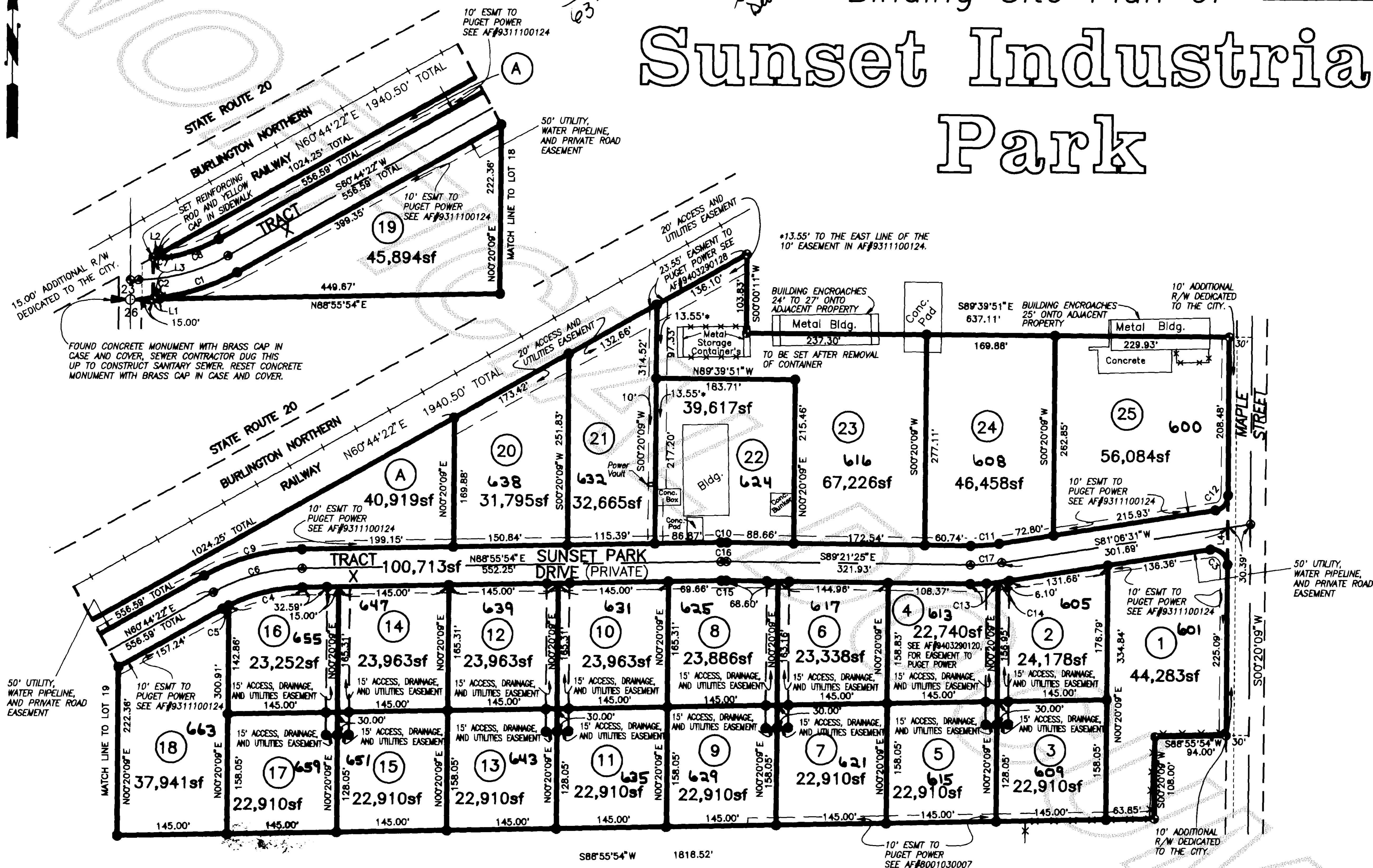
Short Plat No.
SW-01-93

Sunset Industrial Park

AUDITOR'S CERTIFICATE

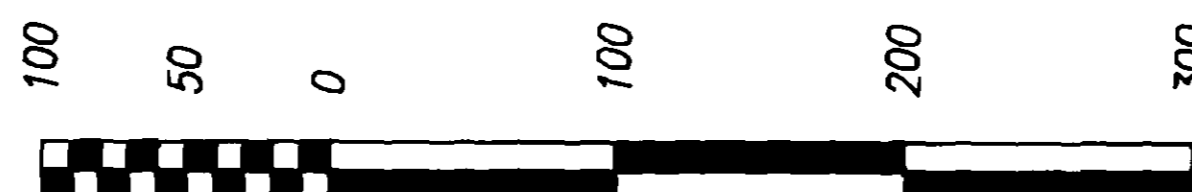
Filed for record this 10 day of June 1994 at 4:44 minutes past 10 o'clock A.M. and recorded in Volume 11 of Short Plats at page 83 of Shagit County, Wa.

Cheryl J. Jurgens
County Auditor or Deputy Auditor
A.F. #9406100051



Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET MONUMENT IN CASE AND COVER WITH BRASS CAP MARKED "SKA SURV 17651"
- SET CONCRETE MONUMENT WITH BRASS CAP MARKED "SKA SURV 17651" EXCEPT AS NOTED

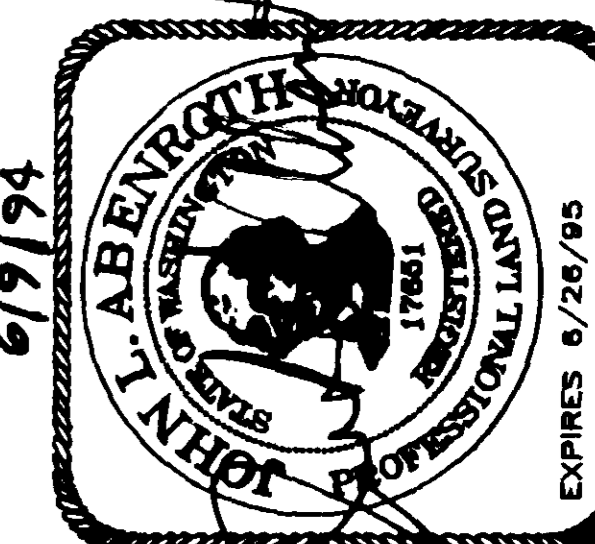


Scale in Feet

LINE	BEARING	DISTANCE
L1	S88°55'54"W	8.45'
L2	N60°44'22"E	9.05'
L3	N00°01'35"E	54.94'
L4	N00°02'09"E	91.18'

CURVE	RADIUS	DELTA	LENGTH
C1	275.00'	20°47'18"	99.78'
C2	20.00'	26°47'41"	9.35'
C3	20.00'	99°13'38"	34.64'
C4	225.00'	25°48'29"	101.35'
C5	225.00'	02°23'03"	9.36'
C6	250.00'	28°11'32"	123.01'
C7	20.00'	49°31'10"	17.29'
C8	225.00'	17°00'30"	68.79'
C9	275.00'	28°11'32"	135.31'
C10	275.00'	01°42'41"	8.21'
C11	225.00'	09°32'04"	37.44'
C12	20.00'	80°48'27"	28.20'
C13	275.00'	07°38'36"	38.69'
C14	275.00'	01°53'28"	9.08'
C15	225.00'	01°42'41"	6.72'
C16	250.00'	01°42'41"	7.47'
C17	250.00'	09°32'04"	41.60'

6/9/94



Shagit Surveyors

INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (206) 855-2121 FAX: (206) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			633-94	FM	JLA	12MAY94	1" = 100'	2 OF 2