

9811250022

23  
26  
59

HILDE COMMERCIAL FACILITY BINDING SITE PLAN  
SKAGIT COUNTY APPLICATION NO. 97-0361  
N.W. 1/4 OF THE S.W. 1/4, SECTION 32,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON

LANDSCAPE REQUIREMENTS

INDIVIDUAL LANDSCAPING FOR EACH LOT SHALL CONFORM TO SKAGIT COUNTY AND CITY OF MOUNT VERNON LANDSCAPING REQUIREMENTS THAT EXIST AT THE TIME OF BUILDING PERMIT APPLICATION.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
2. DRAINAGE DISTRICT #17 HAS THE RIGHT TO ACCESS LOTS 2, 4, 5, AND 10 TOGETHER WITH PARCELS A, B, AND C, FOR MAINTENANCE OF THE OPEN DITCH AND CULVERT. THE MAINTENANCE ASSOCIATION HAS THE RIGHT TO ACCESS LOTS 3, 4, 5, 6, 7, 9, AND 10 TOGETHER WITH PARCELS A, B, C, AND D, FOR MAINTENANCE OF THE DETENTION SYSTEM.
3. PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO LOTS 1 THRU 10 FOR STORM WATER DRAINAGE PURPOSES. ALL MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS ARE AS SET FORTH IN AUDITOR'S FILE NUMBER 9811250023.

NOTES

1. BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN AN AO ZONE FLOOD PLAIN AND THE LOWEST FLOOR (INCLUDING BASEMENT) IS TO BE ELEVATED ABOVE THE HIGHEST ADJACENT GRADE OF THE BUILDING SITE, ONE FOOT OR MORE ABOVE THE DEPTH NUMBER SPECIFIED ON THE FIRM MAP.
2. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. NO BUILDING PERMITS SHALL BE ISSUED FOR RESIDENTIAL AND/OR COMMERCIAL STRUCTURES THAT ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
4. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER.
5. PARKING REQUIREMENTS WILL BE DETERMINED WITH BUILDING PERMIT APPLICATION
6. THIS BINDING SITE PLAN IS SUBJECT TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MOUNT VERNON/SKAGIT COUNTY/JACK HILDE FOR THE HILDE COMMERCIAL FACILITY, AS DOCUMENTED UNDER SKAGIT COUNTY CONTRACT NUMBER 003768, AS RECORDED UNDER AUDITOR'S FILE NUMBER 980130051.
7. CRITICAL AREAS MITIGATION SHALL BE ACCOMPLISHED FOR THE EXISTING ARTIFICIAL WATERCOURSE BISECTING THE PROPERTY, THROUGH COMPLIANCE WITH THE DEPARTMENT OF ECOLOGY'S STORM WATER MANAGEMENT MANUAL FOR THE PUGET SOUND BASIN.
8. SUBJECT TO THE RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW, AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON AFFECTING PARCEL B, RECORDED APRIL 14, 1958 UNDER AUDITOR'S NUMBER 48701.
9. SUBJECT TO THE RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW, AND AIR UNDER TERMS OF DEED TO THE STATE OF WASHINGTON AFFECTING PARCEL C, RECORDED JUNE 19, 1953 UNDER AUDITOR'S NUMBER 489685.

10. SUBJECT TO AN EASEMENT AND PROVISIONS GRANTED TO PUGET SOUND, POWER & LIGHT COMPANY FOR THE "RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES." RECORDED FEBRUARY 20, 1987 UNDER AUDITOR'S NUMBER 8702200057.

11. SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY AND BROWNLIN AND JACK HILDE REGARDING PARTIAL REFUND OF DISTRIBUTION-MAIN EXTENSION INSTALLATION CONTRIBUTION, RECORDED FEBRUARY 23, 1987 UNDER AUDITOR'S NUMBER 8702230023.

12. SUBJECT TO A DRAINAGE DITCH RIGHT-OF-WAY, AS DECREED BY DRAINAGE DISTRICT NO. 17, SUPERIOR COURT OF THE STATE OF WASHINGTON, DECREE CASE NO. 17539.

13. THE OBLIGATION OF THE HILDE COMMERCIAL FACILITY MAINTENANCE ASSOCIATION TO MANAGE THE DRAINAGE EASEMENT AND DRAINAGE FACILITIES SHALL BE AS SET FORTH IN THE ARTICLES OF INCORPORATION OF HILDE COMMERCIAL FACILITY MAINTENANCE ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NUMBER 9811250023, RECORDS OF SKAGIT COUNTY.

14. THIS BINDING SITE PLAN IS SUBJECT TO FIRST AMERICAN TITLE INSURANCE CO. SUBDIVISION GUARANTEE POLICY, ORDER NO. 52748, GUARANTEE NO. H-302950, DATED SEPT. 19TH, 1997, AND UPDATED SEPT. 22ND, 1998.

15. THE BUILDING SETBACK REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE CITY OF MOUNT VERNON/SKAGIT COUNTY SETBACK SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. (C-1) ZONING DISTRICT.

16. NO BUILDING PERMITS WILL BE ISSUED ON ANY LOTS UNTIL IMPROVEMENTS TO WATER LINES HAVE BEEN DONE WHICH WILL PROVIDE ADEQUATE FLOW FOR THE PROPOSED BUILDING BASED ON UFC TABLE IIIA. PLACEMENT OF ADDITIONAL HYDRANTS MAY ALSO BE REQUIRED AT TIME OF BUILDING PERMITS BASED ON SIZE, LOCATION, AND TYPE OF CONSTRUCTION AND OCCUPANCY GROUP OF PROPOSED BUILDINGS.

TREASURER'S CERTIFICATE

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 1998. THIS 25th DAY OF NOV, 1998.

Indyana M. Murch  
SKAGIT COUNTY TREASURER  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BROWNLIN PARTNERSHIP, A WASHINGTON PARTNERSHIP, CONSISTING OF JACK L. HILDE AND JOAN L. HILDE, THE OWNER THEREOF, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT 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 A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE 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. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

PARCELS A, B, C AND D ARE HEREBY GRANTED AND CONVEYED TO THE HILDE COMMERCIAL FACILITY MAINTENANCE ASSOCIATION. ARTICLES OF INCORPORATION OF HILDE COMMERCIAL FACILITY MAINTENANCE ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NUMBER 9811250023, RECORDS OF SKAGIT COUNTY.

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED HAVE MADE AS OUR FREE AND VOLUNTARY ACT AND DEED IN ACCORDANCE WITH THE OWNERS, THIS SUBDIVISION KNOWN AS "HILDE COMMERCIAL FACILITY BINDING SITE PLAN".

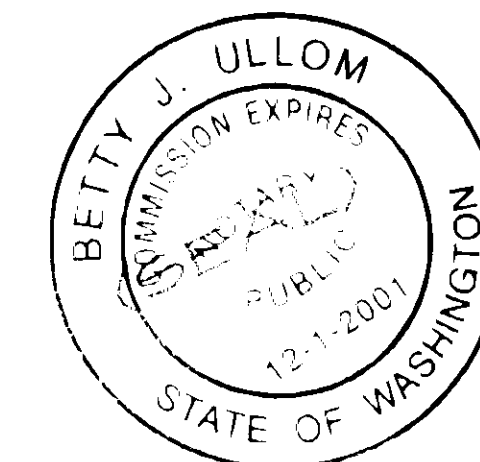
BROWNLIN PARTNERSHIP, A WASHINGTON PARTNERSHIP

Joan L. Hilde  
JOAN L. HILDE

Jack L. Hilde  
JACK L. HILDE

ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS 14th DAY OF OCTOBER, 1998 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOAN L. HILDE AND JACK L. HILDE, HUSBAND AND WIFE, OF BROWNLIN PARTNERSHIP, A WASHINGTON PARTNERSHIP, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



Betty J. Ullom  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(NOTARY NAME TO BE PRINTED)

RESIDING AT: 1169 Old Hwy 99 So. Mount Vernon  
MY APPOINTMENT EXPIRES 12-01-2001

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.12.030, 14.12.050, 14.12.090 AND 14.12.100 THIS 25th DAY OF NOVEMBER, 1998.

Robert E. Schofield  
HEARING EXAMINER

Jon K.  
PLANNING DIRECTOR

Cliff M. L.  
COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF NOV, 1998, AT 10:30 A.M. IN BOOK 13 OF PLATS AT PAGE(S) 186-187 AT THE REQUEST OF JACK L. HILDE

Kathy J. J.  
SKAGIT COUNTY AUDITOR

BY: Cliff J. J.  
DEPUTY

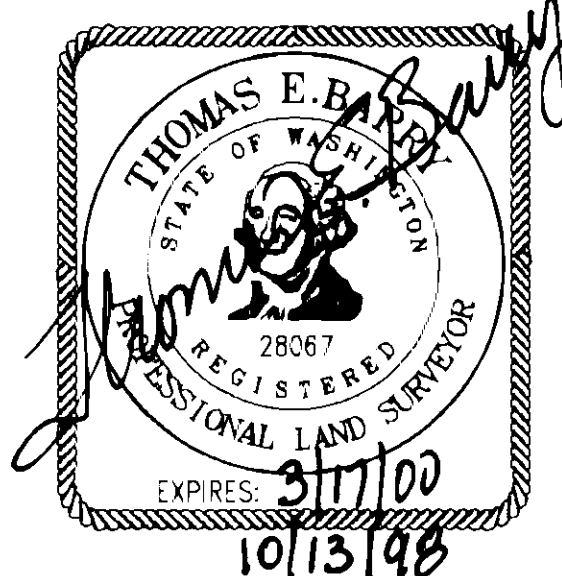
A.F.N. 9811250022

REV 06 JSM 10/13/98

SURVEYOR'S CERTIFICATE

I, THOMAS E. BARRY, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS "HILDE COMMERCIAL FACILITY BINDING SITE PLAN" IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THERE ON CORRECTLY, AND THAT THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED AND MONUMENTED AS SHOWN ON THE PLAN.

THOMAS E. BARRY, P.L.S. Thomas E. Barry DATE 10/13/98  
CERTIFICATE NO. 28067



METRON

and ASSOCIATES INC.  
LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205  
ARLINGTON, WASHINGTON 98223  
(360) 435-3777 FAX (360) 435-4822

DATE: AUGUST 1998 BY: J.S.M.

SCALE: --

PROJECT NO. 97012

F.B. 4-34

SKAGIT COUNTY APPLICATION NO. 97-0361

HILDE COMMERCIAL FACILITY  
BINDING SITE PLAN

N.W. 1/4 OF THE S.W. 1/4, SECTION 32,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON SHEET 1 OF 2



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SKAGIT COUNTY APPLICATION NO. 97-0361  
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SKAGIT COUNTY, WASHINGTON

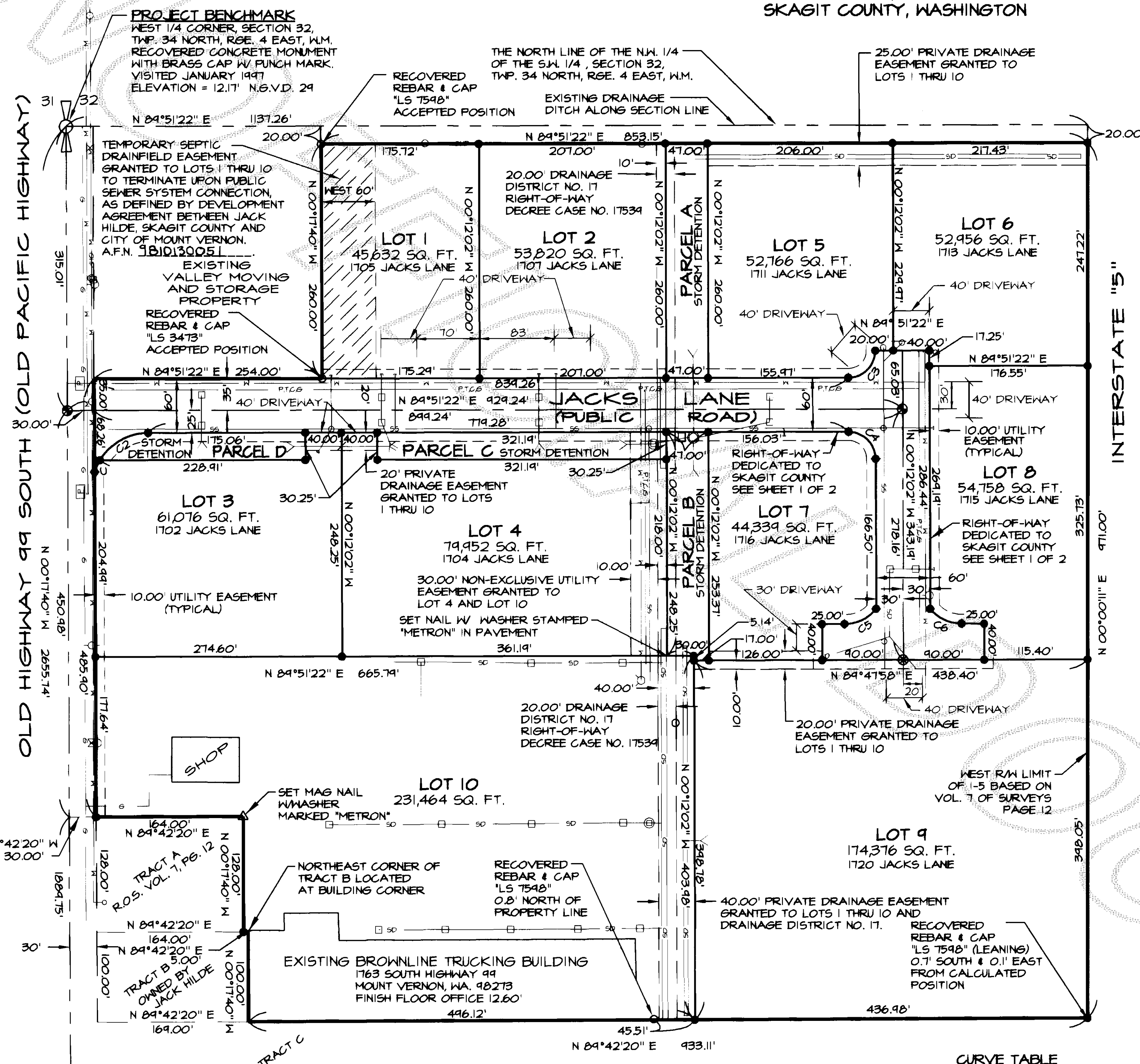
LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" X 24" REBAR WITH CAP STAMPED "LS 28067"
- ⊕ SET STANDARD MONUMENT WITH BRASS CAP STAMPED "LS 28067" DATED "10/98" IN MONUMENT CASE.
- ⊗ SET STANDARD MONUMENT WITH BRASS CAP STAMPED "LS 28067" DATED "10/98" (NO CASE).
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- CULVERT
- OHP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN SEWER LINE
- W — WATERLINE
- P.T.C.B. — POWER, TELEPHONE, CABLE, GAS
- G — GAS LINE

BASIS OF BEARING  
THE WEST LINE OF THE S.W. 1/4 OF SECTION 32,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS  
MONUMENTED AND SHOWN HEREON BEARING  
NORTH 0°17'40" WEST.



Scale 1" = 100'  
VERTICAL DATUM: NGVD 29



LEGAL DESCRIPTION (FIRST AMERICAN TITLE INSURANCE CO. POLICY GUARANTEE NO. H-302950)

PARCEL NO. 1

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THE FOLLOWING PART THEREOF:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST 284 FEET; THENCE SOUTH 280 FEET; THENCE WEST 284 FEET; THENCE NORTH 280 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS MONUMENTED AND SHOWN HEREON BEARING NORTH 0°17'40" WEST.

PARCEL NO. 2

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE OLD PACIFIC HIGHWAY AND LYING WEST OF THE WEST RIGHT OF WAY LINE OF THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 487101. EXCEPT ANY PORTION CONDEMNED BY DRAINAGE DISTRICT NO. 17 BY DECREE ENTERED NOVEMBER 15, 1945 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 17539, AND EXCEPT THE FOLLOWING TRACTS A, B, AND C.

TRACT A:  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WITH THE EAST LINE OF THE PACIFIC HIGHWAY; THENCE SOUTH ALONG THE HIGHWAY 102 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE HIGHWAY 128 FEET; THENCE EAST 164 FEET; THENCE NORTH 128 FEET; THENCE WEST 164 FEET TO THE POINT OF BEGINNING.

TRACT B:  
BEGINNING AT A POINT IN THE EAST LINE OF THE PACIFIC HIGHWAY ALONG THE WEST LINE OF SAID SUBDIVISION, 230 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID HIGHWAY 100 FEET; THENCE EAST 164 FEET; THENCE NORTH 100 FEET; THENCE WEST 164 FEET TO THE POINT OF BEGINNING.

TRACT C:  
BEGINNING AT A POINT ON THE EAST LINE OF THE FORMER PACIFIC HIGHWAY ALONG THE WEST LINE OF SAID SUBDIVISION 330 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE EAST TO THE WEST RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 14, 1953, UNDER AUDITOR'S FILE NO. 487101; THENCE SOUTH ALONG THE WEST LINE OF SAID HIGHWAY RIGHT OF WAY 330 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE FORMER PACIFIC HIGHWAY; THENCE NORTH ALONG THE HIGHWAY TO THE POINT OF BEGINNING.

PARCEL NO. 3

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THE NORTH 20 FEET THEREOF, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JUNE 19, 1953 UNDER AUDITOR'S FILE NO. 484685, AND EXCEPT DRAINAGE DITCH RIGHT OF WAY.

ZONING CLASSIFICATION

CITY OF MOUNT VERNON/SKAGIT COUNTY  
COMMERCIAL-LIMITED INDUSTRIAL (C-LI)

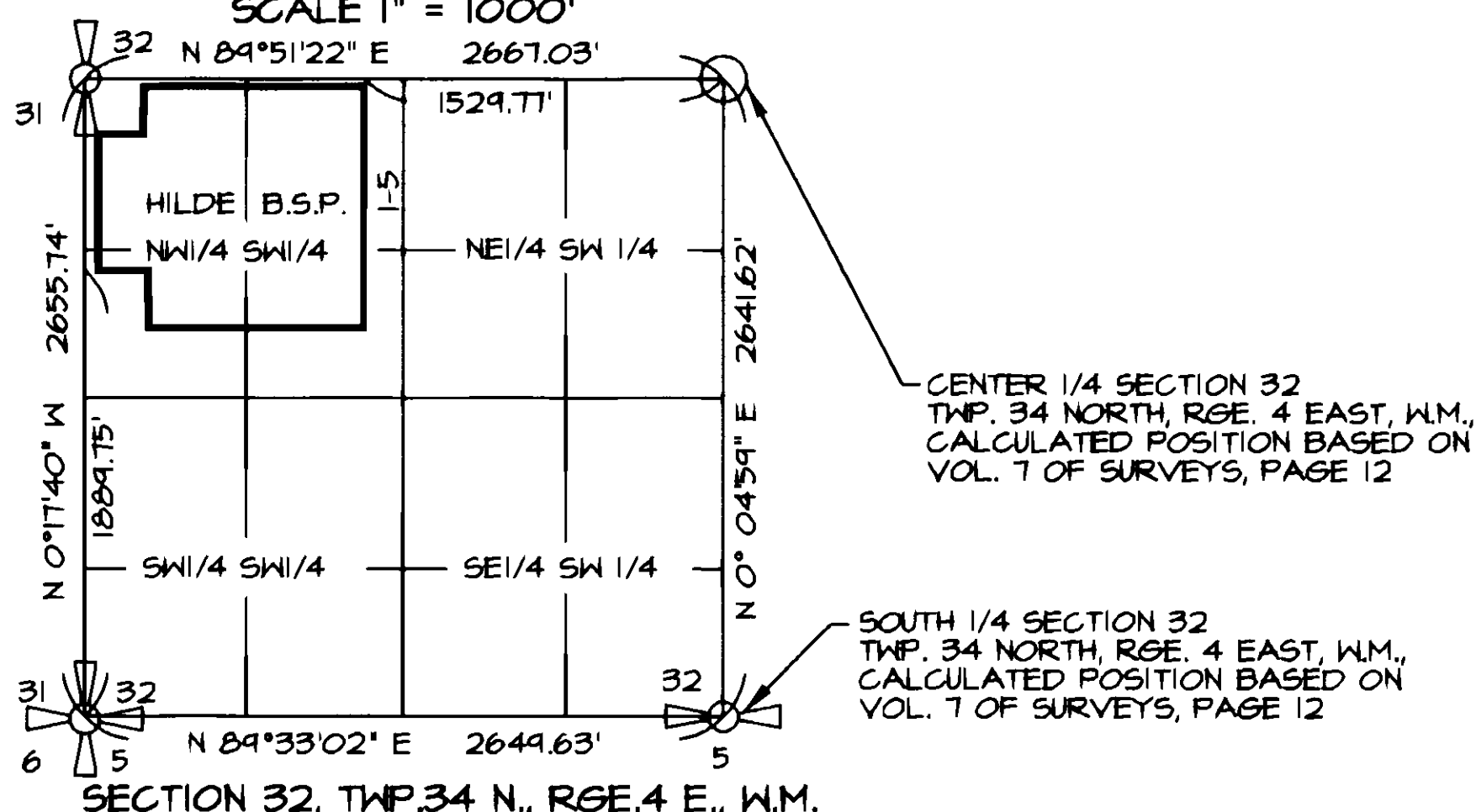
FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE  
PRECISION RATIO: GREATER THAN 1 PART IN 5000  
FIELD EQUIPMENT: TOPCON 6TS 301D ELECTRONIC  
TOTAL STATION  
LEAST COUNT ANGLE: 5 SECONDS  
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

OWNER/DEVELOPER

JACK HILDE  
1763 SOUTH HIGHWAY 99  
MOUNT VERNON, WA 98273  
PHONE: (360) 424-1720

SUBDIVISION MAP  
SCALE 1" = 1000'

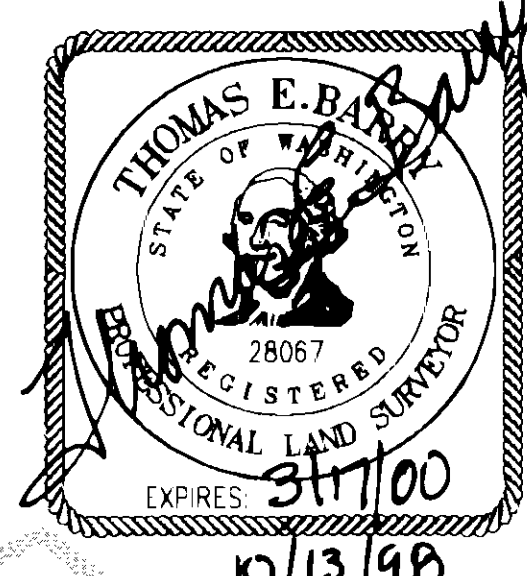


CURVE TABLE

NUMBER	L'	D	R'
C1	14.36	13°04'48"	63.00
C2	64.52	58°40'42"	63.00
C3	47.15	40°03'24"	30.00
C4	47.04	84°56'36"	30.00
C5	40.10	51°03'21"	45.00
C6	40.10	51°03'21"	45.00

PARCEL AREAS

LOT	LAND USE	AREA
PARCEL A	STORM WATER DETENTION	12,220 S.F.
PARCEL B	STORM WATER DETENTION	11,755 S.F.
PARCEL C	STORM WATER DETENTION	9,715 S.F.
PARCEL D	STORM WATER DETENTION	6,447 S.F.
JACKS LANE	PUBLIC RIGHT-OF-WAY	78,986 S.F.



A.F.N. 9811250022

REV 07 JSM 10/13/98

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DATE: AUGUST 1998 BY: J.S.M.

SCALE: 1" = 100'

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BINDING SITE PLAN**

N.W. 1/4 OF THE S.W. 1/4, SECTION 32,  
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SKAGIT COUNTY, WASHINGTON

SHEET 2 OF 2