

BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154  
IN LOT 1 OF SHORT PLAT NO. 96-012

200110290120  
Skagit County Auditor  
10/29/2001 Page 1 of 3 2:47:37PM

DEDICATION AND CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS 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.  
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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS  
THIS 24th DAY OF August, 2001.

John L. Bouslog  
John L. Bouslog  
BOUSLOG INVESTMENTS, LLC.  
BARBARA A. BAZANT  
JBK INVESTMENTS, LLC.

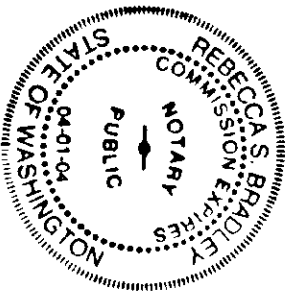
ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS

I, HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN L. BOUSLOG IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SIGNED INSTRUMENT OF BOUSLOG INVESTMENTS, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 24th, 2001.

Notary Public  
Residing at Burlington  
Commission Expires: 4/1/04



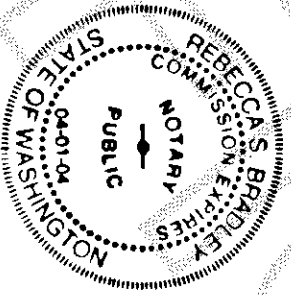
ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS

I, HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BARBARA A. BAZANT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SIGNED INSTRUMENT OF JBK INVESTMENTS, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 24th, 2001.

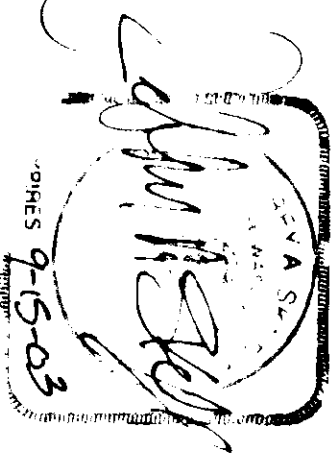
Notary Public  
Residing at Burlington  
Commission Expires 4/1/04



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Frederick A. Skodje P.E.  
LEONARD, BOUDNOT & SKODJE, INC.  
CERTIFICATE NO. 198445  
DATE 10-28-01

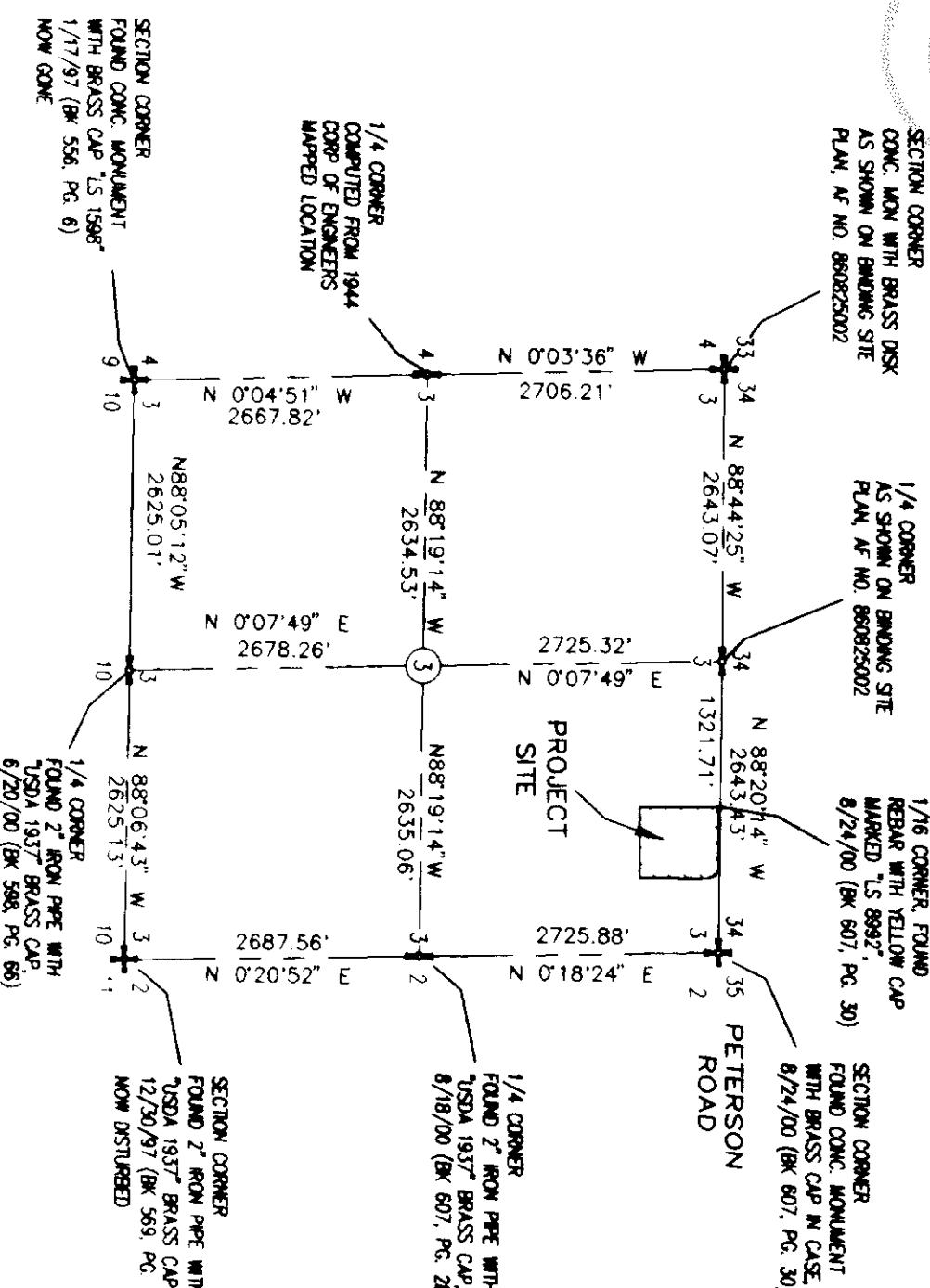


LEGAL DESCRIPTION

LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 96-012 AS APPROVED OCTOBER 2, 1996 AND RECORDED OCTOBER 11, 1996, AS AUDITOR'S FILE NO. 960110004, IN VOLUME 12 OF SHORT PLATS, PAGES 155 AND 156, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM.

NOTES

1. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. 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.
3. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER.
4. WATER - SKAGIT COUNTY P.U.D.
5. SEWAGE DISPOSAL - CITY OF BURLINGTON.
6. ZONING - BAYVIEW RIDGE INDUSTRIAL (BR-1)
7. PER SHORT PLAT NO. 96-012, LOT 3 IS SUBJECT TO A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER, UNDER, AND ACROSS FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4. SAID EASEMENT SHALL INCLUDE ANY FUTURE SUBDIVISION OF SAID LOTS.
8. ALL OF THE DIMENSIONAL REQUIREMENTS OUTLINED IN SKAGIT COUNTY CODE, CHAPTER 14.04.060(5) SHALL BE MET.
9. THE SUBJECT PARCEL IS LOCATED WITHIN THE DESIGNATED AIRPORT ENVIRONS OF THE PORT OF SKAGIT COUNTY, SECTION 14.04.171 OF THE SKAGIT COUNTY CODE WILL APPLY.
10. PER SHORT PLAT NO. 96-012, LOT 4 IS SUBJECT TO A NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2, AND 3 SHOWN HEREON AND FOR THE BENEFIT OF THE DEVELOPER'S PROPERTY LYING NORTH OF PETERSON ROAD. THIS EASEMENT IS SUBJECT TO CHANGE IF FUTURE LOT LAYOUT REQUIRES A DIFFERENT LOCATION.
11. PER SHORT PLAT NO. 96-012, LOTS 1 & 3 ARE SUBJECT TO A 20 FOOT DRAINAGE FOR THE BENEFIT OF THE DEVELOPER'S PROPERTY LYING NORTH OF PETERSON ROAD.
12. PER SHORT PLAT NO. 96-012, LOT 2 AND 3 ARE SUBJECT TO A 60 FOOT EASEMENT FOR INGRESS-EGRESS, DRAINAGE, AND UTILITIES OVER, UNDER, AND ACROSS FOR THE SUBDIVISION OF SAID LOTS.
13. PER SHORT PLAT NO. 96-012, LOTS 1, 3, AND 4 ARE SUBJECT TO A 20 FOOT EASEMENT FOR SANITARY SEWER AND DRAINAGE AS SHOWN, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4.
14. PER SHORT PLAT NO. 96-012, LOT 4 IS SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND UTILITIES FOR THE BENEFIT OF LOTS 1, 2, AND 3.
15. PER SHORT PLAT NO. 96-012, LOT 4 IS SUBJECT TO A NON-EXCLUSIVE TEMPORARY EASEMENT FOR A HAMMERHEAD TURNAROUND FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4.
16. PER ITEM "E", SCHEDULE "B-1" OF FIRST AMERICAN TITLE CO. SUBDIVISION GUARANTEE ORDER NO. 56028, LOTS IN SHORT PLAT NO. 96-012 ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, & RESERVATIONS RECORDED UNDER AUDITOR'S FILE NO. 9712080099.
17. LOT 1D IS SUBJECT TO AN EASEMENT FOR STORM AND SANITARY SEWER AS SHOWN HEREON.
18. LOTS 1D AND 1B ARE SUBJECT TO EASEMENTS FOR STORM WATER DETENTION AS SHOWN HEREON, SEE DETENTION POND & SWALE NOTE, SHEET 3 OF 3.



EASEMENT DEDICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, TO CABLEVISION OF WASHINGTON, INC., GTE NORTHWEST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE TEN (10) FEET AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FURNITURES 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 TO CAUSES ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

SKAGIT P.U.D. NO. 1 WATER PIPELINE EASEMENT PROVISION

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 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, CONSTITUTE 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 UTILITY OR 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.

APPROVALS

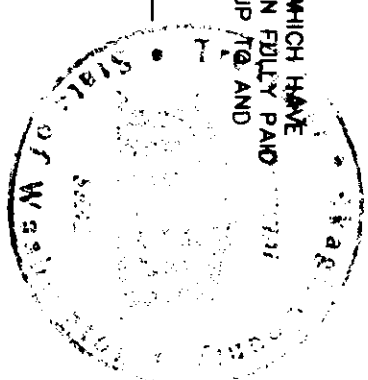
THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.12.030 AND 14.12.090 AND 14.12.100 THIS 29th DAY OF October, 2001

Heard Dillard  
Heard Dillard  
Chairman  
Planning Director  
County Engineer  
Health Officer

COUNTY 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 2001.

THIS 23rd DAY OF October, 2001  
John Dillard  
Skagit County Treasurer



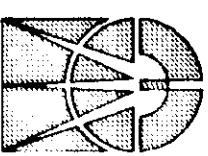
CONDITIONS, COVENANTS & RESTRICTIONS

FOR CONDITIONS, COVENANTS AND RESTRICTIONS, SEE SKAGIT COUNTY AUDITOR'S FILE NO. 9712080099.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDNOT & SKODJE, INC. THIS 29th DAY OF October, 2001, AND RECORDED UNDER AUDITOR'S FILE NO. 20010290120, SKAGIT COUNTY, WASHINGTON.

John Dillard  
Deputy  
Skagit County Auditor



Leonard, Boudnot & Skodje Inc.  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
P.O. Box 1228, Mount Vernon, WA 98273  
(360) 336-5751

BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. 00-0154

PHASE I

IN LOT 1 OF SHORT PLAT NO. 96-012

NORTH 1/4 CORNER SECTION 3-34-3  
NOT FOUND, 5-3-96. (BK. 536, PG. 4)  
POSITION COMPUTED FROM PORT MAP  
AND CORPS OF ENGINEERS MAP DATED  
MARCH 30, 1944 AND AS SHOWN ON  
SKAGIT REGIONAL AIRPORT BINDING  
SITE PLAN, PAGE 1, AF NO. 8660825002.

1/16TH CORNER, FOUND  
REBAR WITH YELLOW CAP  
MARKED "LS 8992", PG. 30)  
8/24/00 (BK. 607, PG. 30)  
SEE SURVEY, BK. 11, PG. 200

NORTHEAST CORNER SECTION 3-34-3  
FOUND 4" BRASS CAP IN CONCRETE  
MONUMENT IN CASE, 8/24/00.  
(BK. 607, PG. 30)

200110290120  
Skagit County Auditor  
10/29/2001 Page 2 of 3 2:47:37PM

34  
3  
S 88d20'14" E  
1321.71'

PETERSON ROAD

2643.43'

34  
35  
2  
3

0 50 100

FOUND REBAR WITH YELLOW CAP  
MARKED "LS 8992", 0.30' SOUTH  
OF COMPUTED POSITION, REPLACED  
WITH CONCRETE MONUMENT WITH  
YELLOW CAP MARKED "LS 19645"  
AT THE COMPUTED POSITION.  
MONUMENT LIES 0.5' NORTH OF  
FENCE END

REBAR SET 0.2'  
EAST OF FENCE LINE

REBAR SET 0.2'  
EAST OF FENCE LINE

LOT 1E  
(0.53 AC.)  
(23,069 SQ. FT.)

LOT 1F  
(1.40 AC.)  
(60,982 SQ. FT.)

LOT 1G  
(1.39 AC.)  
(60,559 SQ. FT.)

LOT 1H  
(1.36 AC.)  
(59,245 SQ. FT.)

PORT OF SKAGIT COUNTY  
SKAGIT REGIONAL AIRPORT  
BINDING SITE PLAN, PHASE 1

SURVEY  
BK 6 PG 217

LOT 1D  
(1.82 AC.)  
(79,417 SQ. FT.)

LOT 1C  
(0.57 AC.)  
(25,033 SQ. FT.)

LOT 1B  
(1.30 AC.)  
(56,675 SQ. FT.)

LOT 1A  
(1.12 AC.)  
(48,991 SQ. FT.)

BAY RIDGE DRIVE

60' EASEMENT  
INGRESS-EGRESS,  
DRAINAGE & UTILITIES  
(SEE NOTE NO. 12)

EXISTING  
DITCH

ADDRESSES

LOT 1A: 15846 PRESTON PLACE  
LOT 1B: 15828 PRESTON PLACE  
LOT 1C: 15806 PRESTON PLACE  
LOT 1D: 15782 PRESTON PLACE  
LOT 1E: 15775 PRESTON PLACE  
LOT 1F: 15783 PRESTON PLACE  
LOT 1G: 15809 PRESTON PLACE  
LOT 1H: 15835 PRESTON PLACE

LOT 3

SHORT PLAT  
NO. 96-012

LOT 4

LOT 4

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	88°31'53"	40.00'	61.81'
C2	90°00'00"	25.00'	39.27'
C3	46°34'03"	25.00'	20.32'
C4	13°30'42"	55.00'	12.97'
C5	63°15'00"	55.00'	60.71'
C6	90°24'33"	55.00'	86.79'
C7	92°27'09"	55.00'	88.75'
C8	13°30'42"	55.00'	12.97'
C9	46°34'03"	25.00'	20.32'
C10	90°00'00"	25.00'	39.27'

DEVELOPER

JOHN BOUSLOG  
11190 BAYVIEW EDISON ROAD  
MOUNT VERNON, WA 98273

BASIS OF BEARING

PER SHORT PLAT NO. 96-012, AS RECORDED IN BOOK 12 OF  
SHORT PLATS, PAGES 155 AND 156, RECORDS OF SKAGIT COUNTY,  
WA, THE BEARING BETWEEN FOUND MONUMENTS AT THE NORTHEAST  
CORNER AND THE NORTH 1/4 CORNER OF SECTION 3= NORTH  
8820'14" WEST.

LEGEND

- - 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645", SET.
- - SURVEY MARKER FOUND AS NOTED.
- ☒ - CONCRETE MONUMENT WITH BRASS CAP IN CASE, SET.
- ☐ - CONCRETE MONUMENT WITH YELLOW CAP MARKED "LS 19465", SET.
- ▲ - PROPOSED ACCESS.



Leonard, Boudinot & Skodje Inc.  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
P.O. BOX 1228, Mount Vernon, WA 98273  
(360) 356-5751

NE 1/4 SEC. 3, T.34 N., R.3 E., W.M.

97230  
SHEET 2 OF 3

200110290120  
Skagit County Auditor  
10/29/2001 Page 3 of 3 2:47:37PM

1/16TH CORNER, FOUND  
REBAR WITH YELLOW CAP  
MARKED "LS 8992"  
8/24/00 (BK 607, PG. 30)  
SEE SURVEY, BK 11, PG. 200

NORTHEAST CORNER SECTION 3-34-3  
FOUND 4" BRASS CAP IN CONCRETE.  
MONUMENT IN CASE, 8/24/00.  
(BK. 607, PG. 30)

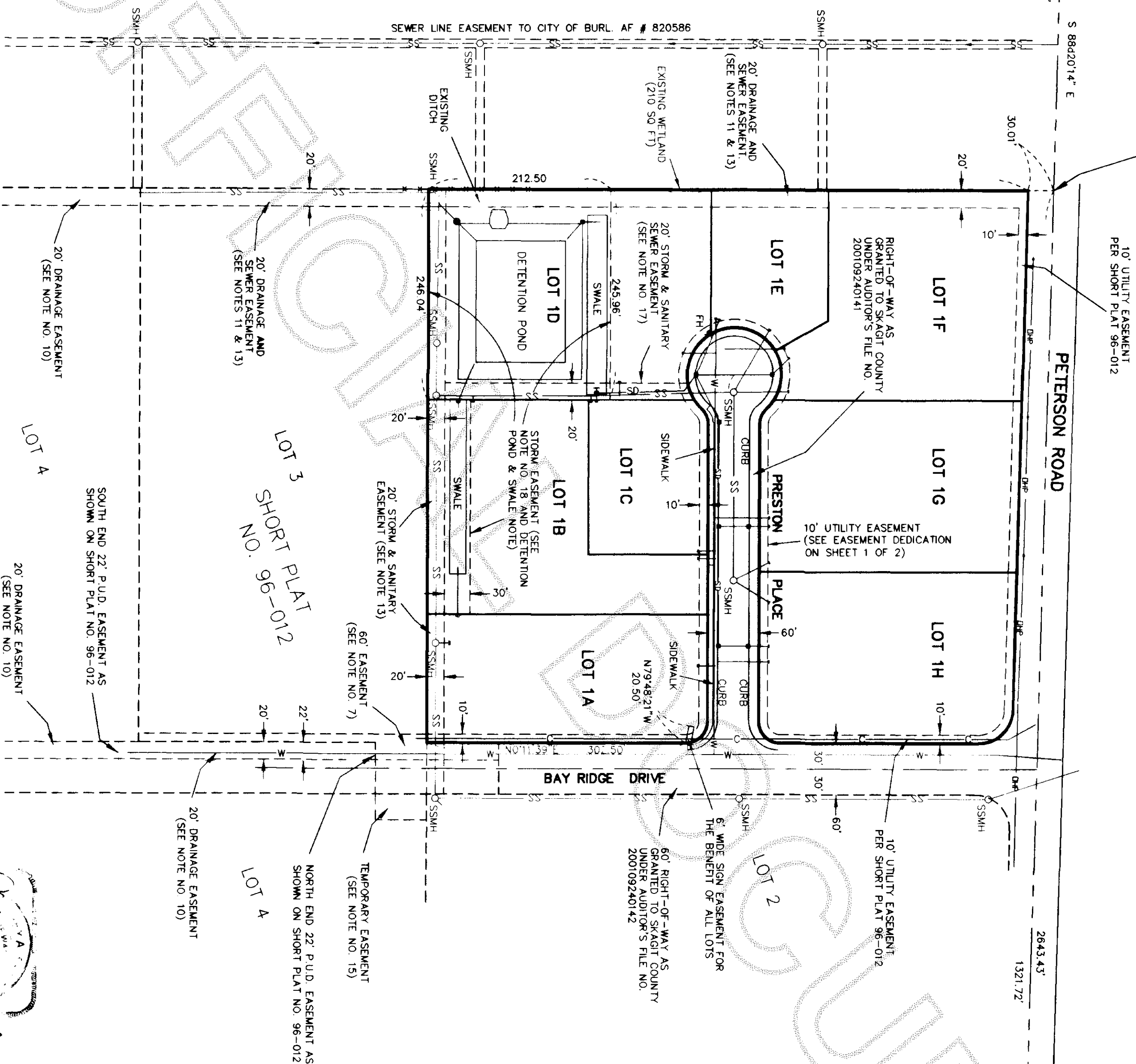


BK 6 PG 217

## UNDERGROUND UTILITY NOTE

THIS SURVEY DEPICTS EXISTING UNDERGROUND UTILITIES, SOME OF WHICH ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. THIS SURVEY DOES NOT PURPORT TO SHOW ALL UTILITIES IN THIS VICINITY. CONTRACTORS SHOULD CONTACT UTILITY LOCATE SERVICES PRIOR TO DIGGING.

## EASEMENTS AND UTILITIES



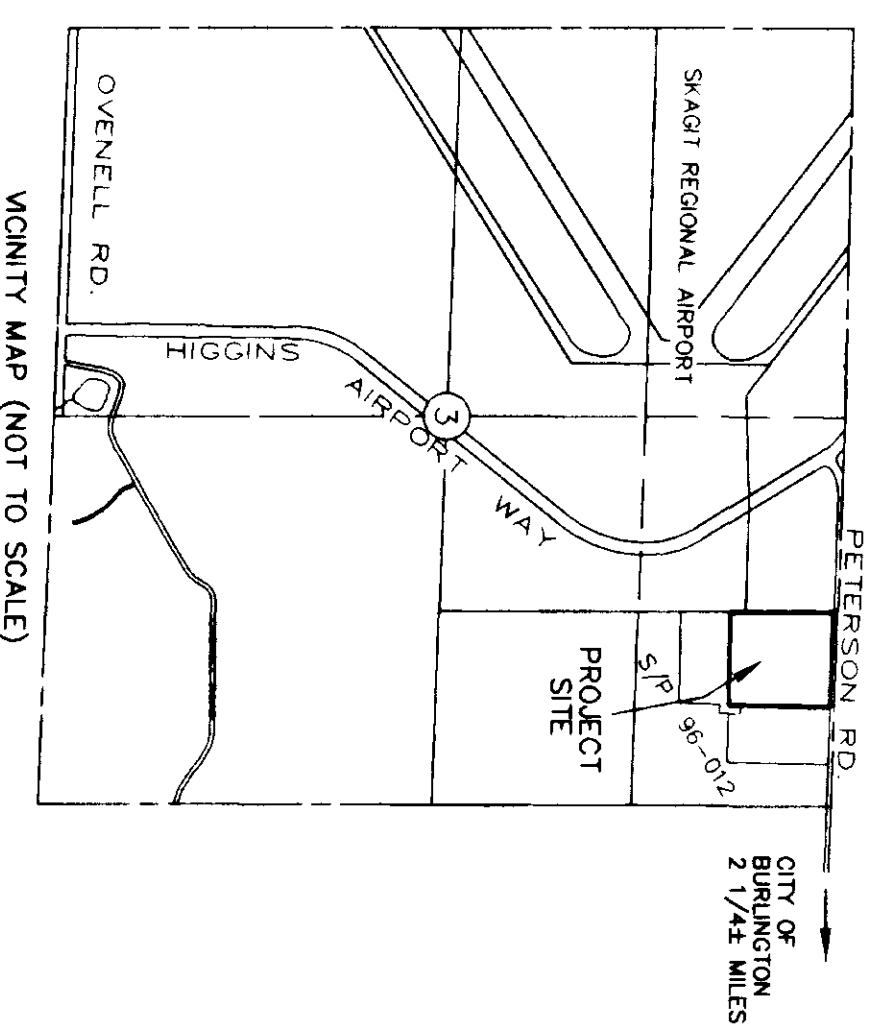
AS SHOWN AND AS STATED IN NOTE NO. 18 ON SHEET 1 OF 3, LOTS 1B AND 1D ARE SUBJECT TO EASEMENTS FOR STORM WATER DETENTION POND AND SWALES. HOWEVER, THE PLATTORS MAY REMOVE SAID DETENTION FACILITIES AND TERMINATE THE DETENTION POND EASEMENT IN LOT 1D AND THE 30'-FOOT WIDE SWALE EASEMENT IN LOT 1B THEREFORE BY REROLLING THE STORM WATER DETENTION POND EASEMENT TO LOT 1B. THE PLATTORS RESERVE THE RIGHT TO ENTER UPON AN ALTERNATIVE OFF-SITE DETENTION FACILITY UPON ITS COMPLETION AND TO APPROVAL BY SCAQI COUNTY OFFICIALS. AS LONG AS THE PLATTORS ARRANGE ALL WORK NECESSARY TO MAKE SAID CHANGES AND PAY FOR THE SAME, NO ADDITIONAL NOTICE NEED BE GIVEN TO OTHER LOT OWNERS.

**FOR PRIMARY AND ACCESSORY STRUCTURES**

FRONT: 35 FEET/55 FEET IF OFF-STREET PARKING IN FRONT YARD.  
SIDE: NONE ON INTERIOR LOTS; ON CORNER LOTS, SETBACK TO BE  
SAME AS FRONT.

**REAR: 35 FEET ADJACENT TO RESIDENTIAL OR AGRICULTURAL. OTHERWISE SETBACK SHALL EQUAL THE HEIGHT OF BACK WALL OF THE BUILDING.**

- X—X—      — EXISTING FENCELINE.
- W—      — EXISTING 12" DI. WATER LINE.
- PH—      — EXISTING FIRE HYDRANT.
- SS—      — EXISTING 8" SANITARY SEWER LINE.
- O.S.M.H.—      — EXISTING SANITARY SEWER MANHOLE.
- SD—      — EXISTING STORM DRAIN.
- — EXISTING STORM CATCH BASIN.
- — EXISTING STORM MANHOLE.
- O.H.P.—      — EXISTING OVERHEAD POWER.
- C—      — EXISTING UNDERGROUND POWER AND CABLE PER SHOP DRAWINGS.



VICINITY MAP (NOT TO SCALE)

**Leonard, Boudinot & Skodje Inc.**

P. O. Box 1228, Mount Vernon, WA 98273  
(360) 336-5751

NE 1/4 SEC. 3, T.34 N., R.3 E., W.M.

97230  
SHEET 3 OF 3