

WESTERN PETERBILT BINDING SITE PLAN - L 99 - 0003 date: 7-1-02

LOCATED IN A PORTION OF SW 1/4 NW 1/4 SEC. 32, T.34 N., R.4 E., W.M.

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 495 FEET THEREOF; ALSO EXCEPT THE WEST 80 FEET OF THE SOUTH 80 FEET THEREOF, EXCEPT RIGHT OF WAY OF DRAINAGE DISTRICT NO. 17, EXCEPT OLD STATE HIGHWAY 99 ALONG THE WEST LINE THEREOF, AND EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1, ALONG THE EAST LINE THEREOF, BY DEED DATED FEBRUARY 11, 1953, RECORDED APRIL 14, 1953 UNDER AUDITORS FILE NO. 487106.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SOURCE OF LEGAL DESCRIPTION IS LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. S-99456, DATED NOVEMBER 14, 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 AND 14.12.090 AND 14.12.100 THIS 1st DAY OF July 2002.
Vice Mayor (4/24/02) Steve Wicks COUNTY ENGINEER
Julia Kullback (4/24/02) HEALTH OFFICER
Don Mark CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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.
4. CONTACT SKAGIT COUNTY PERMIT CENTER.
5. WATER SUPPLIED BY SKAGIT COUNTY P.U.D.
6. THIS SITE IS LOCATED WITHIN FLOOD ZONE AO, AS SHOWN ON FIRM MAP PANEL NO. 530151-0425-C DATED JAN. 1, 1985. 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.
7. FOR PCA EASEMENT AGREEMENT, SEE A.F. NO. 200207010181
8. BUILDING SETBACK REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE CITY OF MOUNT VERNON CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.
9. TRACT A IS THE DETENTION POND TRACT AND IS FOR THE BENEFIT OF LOTS 1 THROUGH 9 INCLUSIVE, TOGETHER WITH INGRESS AND EGRESS FOR THE MAINTENANCE THEREOF, AS SHOWN HEREON.
10. THIS PARCEL LIES WITHIN 300 FEET OF LAND DESIGNATED AS RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS ARISE FROM THE USE OF CHEMICALS INCLUDING SPRAYING, PRUNING, AND HARVESTING, WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS, AND RESIDES OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL AND FORESTRY OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAWS.
11. LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE CITY OF MOUNT VERNON LANDSCAPING REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

NOTES (CONTD)

- 11. THE DETENTION POND TRACT SHOWN HEREON AS "TRACT A" WILL BE CONVEYED TO THE CITY OF MOUNT VERNON FOLLOWING THE FINALIZATION OF THIS PLAN. THE CITY OF MOUNT VERNON WILL MAINTAIN THE DETENTION AND WATER QUALITY FACILITIES CONTAINED IN SAID TRACT A IN PERPETUITY OR WILL PROVIDE THE LOTS WITHIN THIS PLAN WITH A SIMILAR FACILITY AT ANOTHER LOCATION.
12. LOTS 1 THROUGH 9 ARE HEREBY GRANTED THE RIGHT AND ABILITY TO DRAIN THEIR STORMWATER INTO TRACT A, VIA THE PUBLICLY MAINTAINED STORM SEWER SYSTEM, WHERE IT WILL BE DETAINED AND TREATED, OR TO AN ALTERNATIVE LOCATION TO BE PROVIDED BY THE CITY OF MOUNT VERNON IF TRACT A EVER CEASES TO BE USED FOR SAID PURPOSES.

EASEMENT DEDICATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER & LIGHT CO., TOI CABLEVISION OF WASHINGTON, INC., VERIZON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE 10 FEET ADJOINING LOTS 1 THROUGH 9 INCLUSIVE, AS SHOWN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, DRAINAGE SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES UPON 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.

CITY APPROVAL

THIS BINDING SITE PLAN HAS BEEN REVIEWED BY THE CITY OF MOUNT VERNON PUBLIC WORKS DEPARTMENT.
DATE 6-5-02

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFOR LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN PAID IN FULL AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE.
DATE 6-5-02
Julia Peterson for State Skagit County Treasurer

CONDITIONS, COVENANTS & RESTRICTIONS

RECORDS OF SKAGIT COUNTY, WASHINGTON.
I, Julie Gungy, Treasurer of Skagit County, WA, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2003.
PUD WATER PRELIME EASEMENT PROVISION
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MEMBER CORPORATION OF ITS SUCCESSORS OR ASSIGNS, THE PUGET SOUND POWER & LIGHT CO., TOI CABLEVISION OF WASHINGTON, INC., VERIZON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE 10 FEET ADJOINING LOTS 1 THROUGH 9 INCLUSIVE, AS SHOWN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, DRAINAGE SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES UPON 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.

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 PLAT AND DEDICATE TO THE PUBLIC FOREVER, PUBLIC EASEMENTS AND SUZANNE LANE AS 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.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 01 DAY OF April, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED James Coles

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS
ON THIS 01 DAY OF April, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED James Coles
THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

ACKNOWLEDGMENT FOR MORTGAGEE

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 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 FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC
RESIDING AT

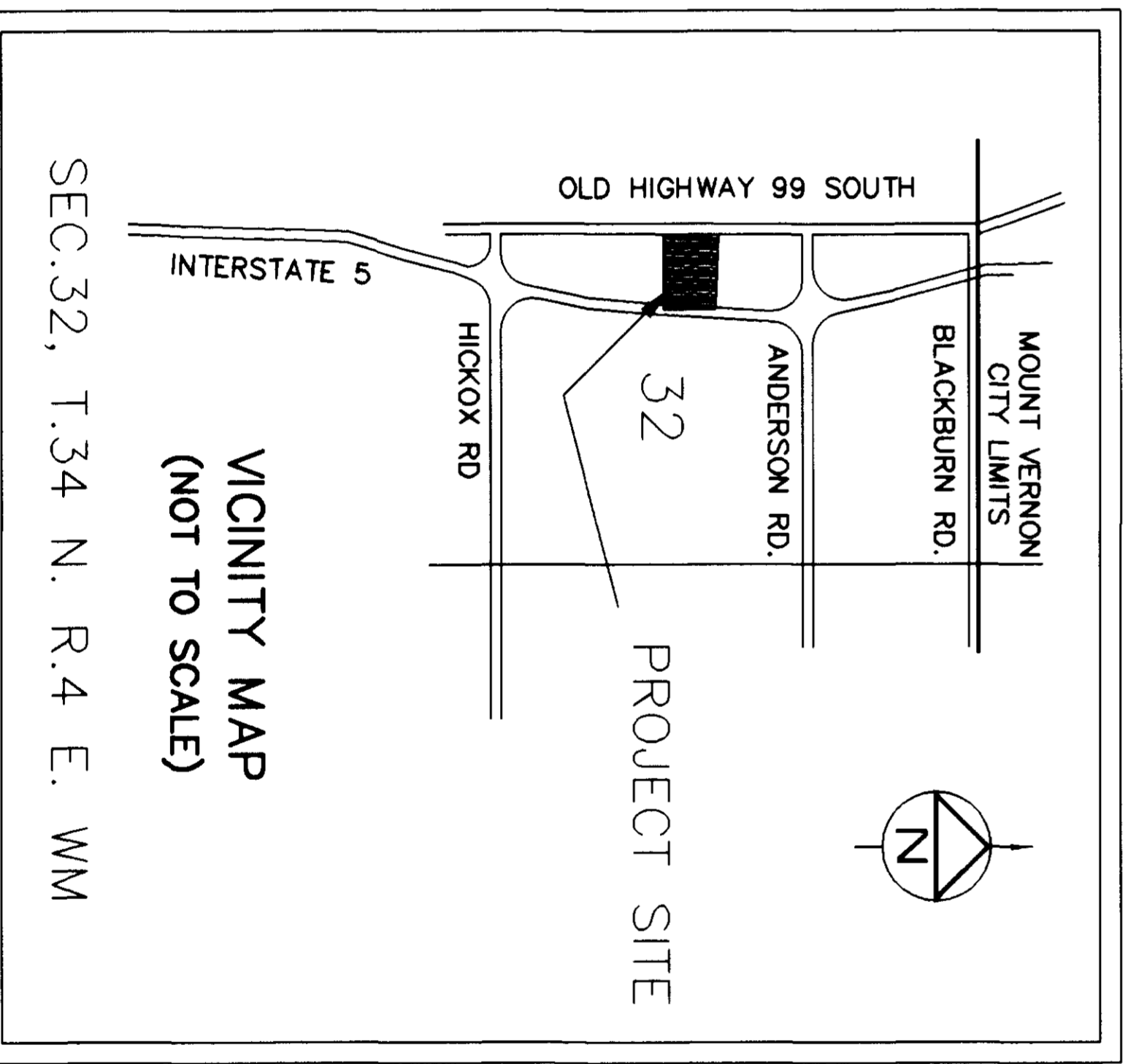
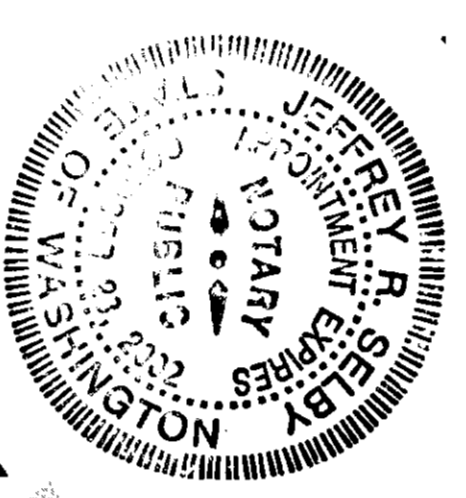
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., 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.

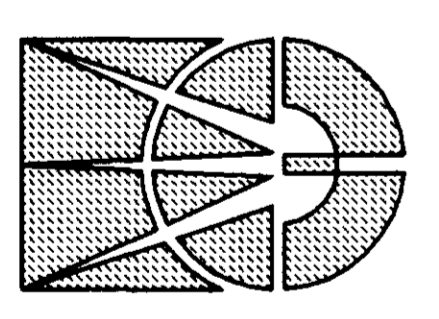
JEFFREY A. SKODJE P.L.S.
LEONARD, BOUDINOT & SKODJE, INC.
CERTIFICATE NO. 19645
DATE 7/29/02

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. THIS DAY OF July 2002, BEFORE ME, AND RECORDED UNDER AUDITOR'S FILE NO. 200207010181 RECORDS OF SKAGIT COUNTY, WASHINGTON.
Nanna Sumrell by Quincy Zvara
SKAGIT COUNTY AUDITOR



200207010181
Skagit County Auditor
7/1/2002 Page 1 of 2 2:11PM



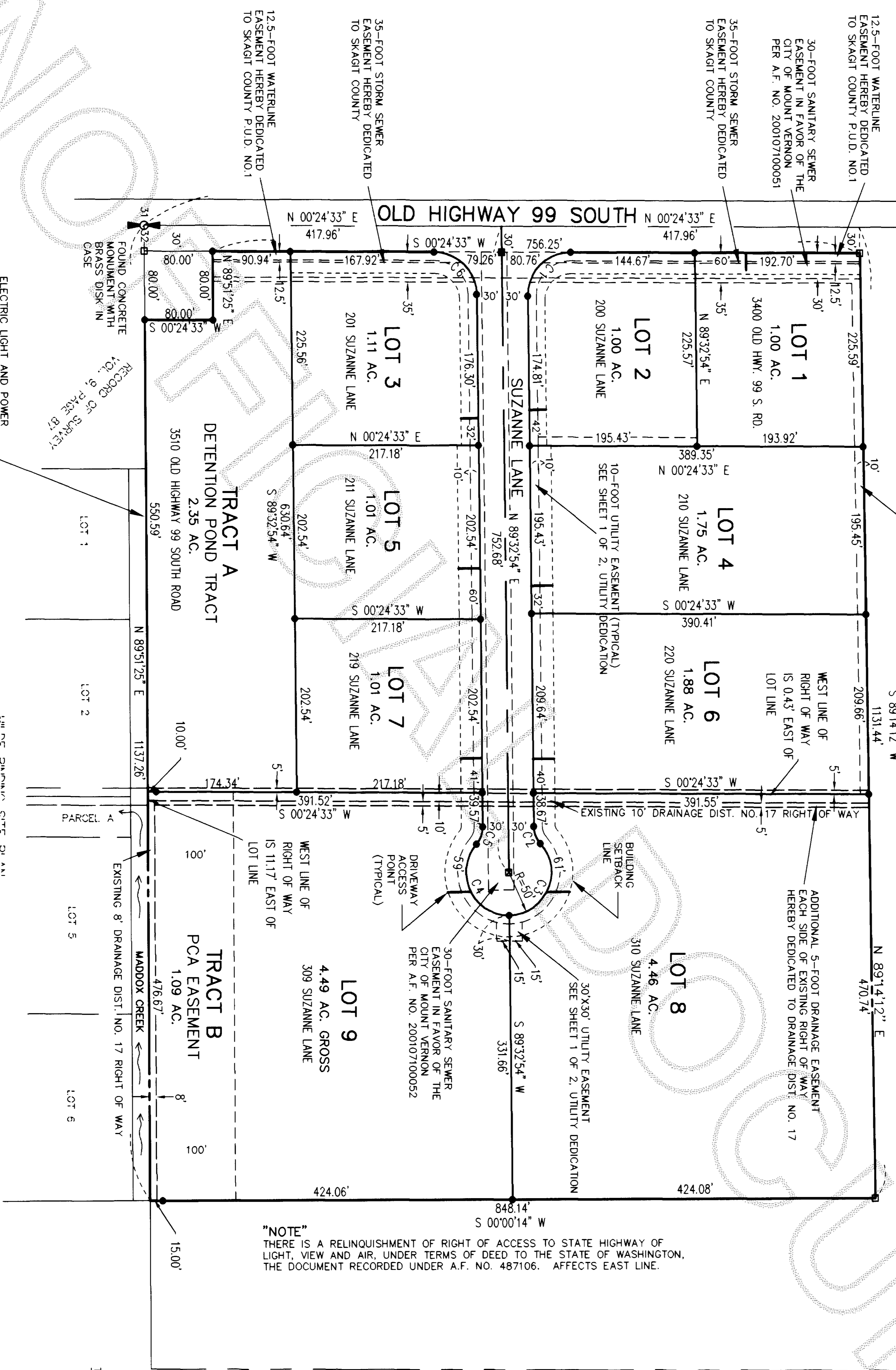
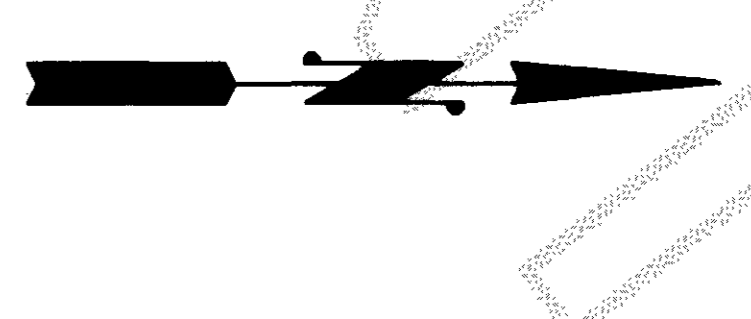
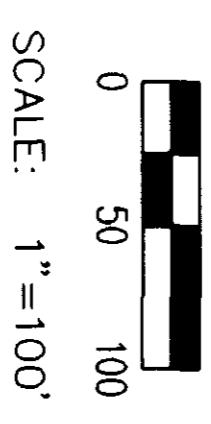
Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. Box 1228, Mount Vernon, WA 98273
(360) 336-5751

WESTERN PETERBILT BINDING SITE PLAN - L 99-0003 dated: 7-2-02

LOCATED IN A PORTION OF
SW 1/4 NW 1/4 SEC. 32, T.34 N., R.4 E., W.M.

200207010180
Skagit County Auditor
7/1/2002 Page 2 of 2 2:11PM

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH
C1	90°51'39"	N 45°01'16" W	50.00	79.29
C2	41°24'35"	N 68°50'37" E	30.00	21.68
C3	131°24'35"	S 66°09'23" E	50.00	114.68
C4	131°24'35"	S 65°15'12" W	50.00	114.68
C5	41°24'35"	N 69°44'48" W	30.00	21.68
C6	89°08'21"	S 44°58'44" W	50.00	77.79



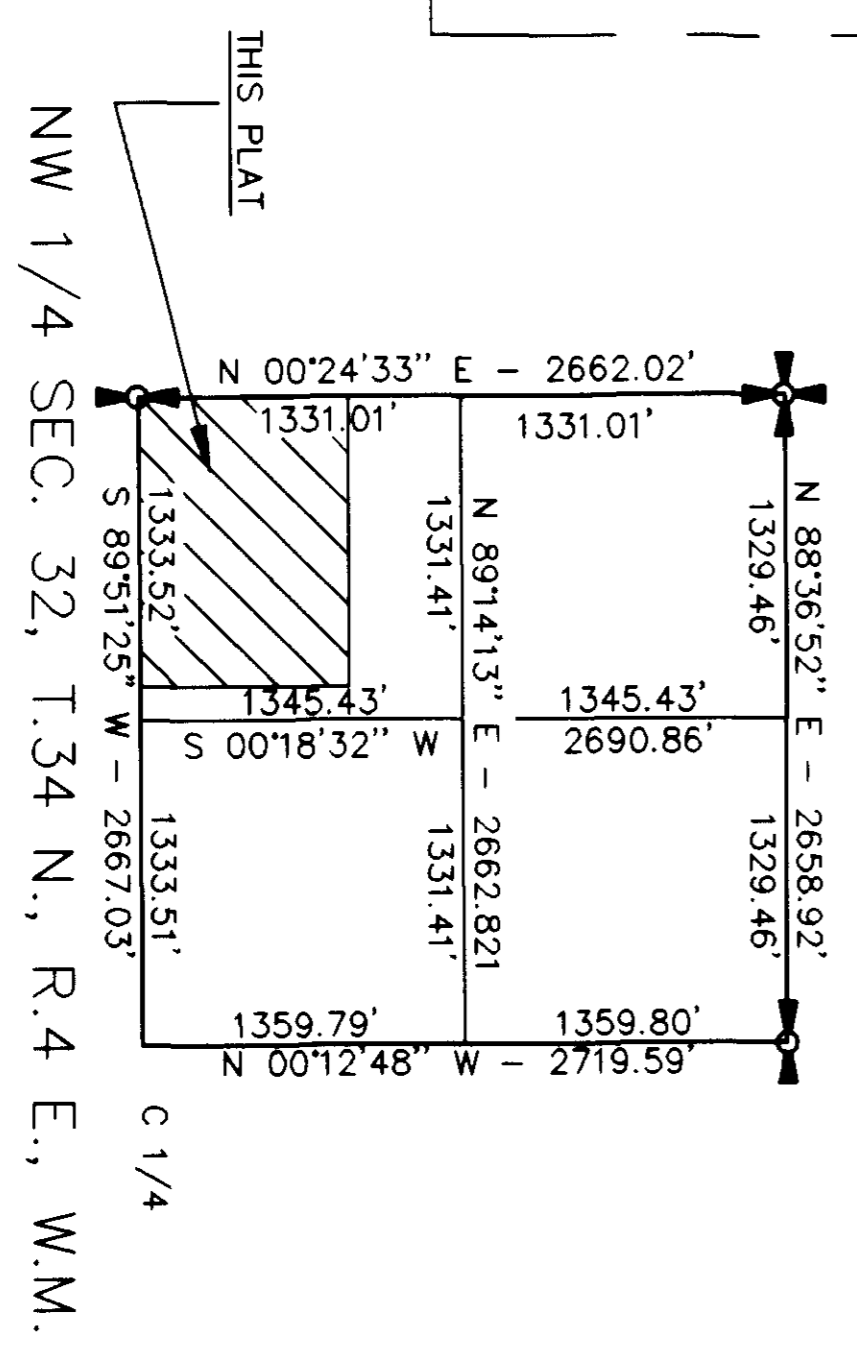
"NOTE"
THERE IS A RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY OF LIGHT, VIEW AND AIR, UNDER TERMS OF DEED TO THE STATE OF WASHINGTON, THE DOCUMENT RECORDED UNDER A.F. NO. 487106. AFFECTS EAST LINE.

LEGEND

- DENOTES SET CONCRETE MONUMENT WITH 2" BRASS CAP
- DENOTES SET CONCRETE MONUMENT WITH 2" BRASS CAP IN CASE
- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
- DENOTES SURVEY MARKER FOUND AS NOTED: TED 04/16/01
- x-x EXISTING FENCE LINE

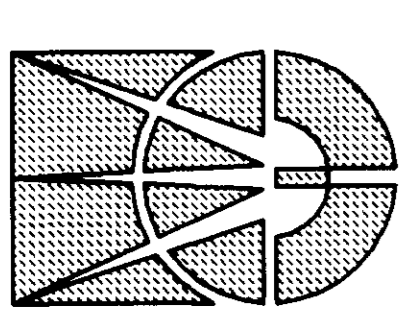
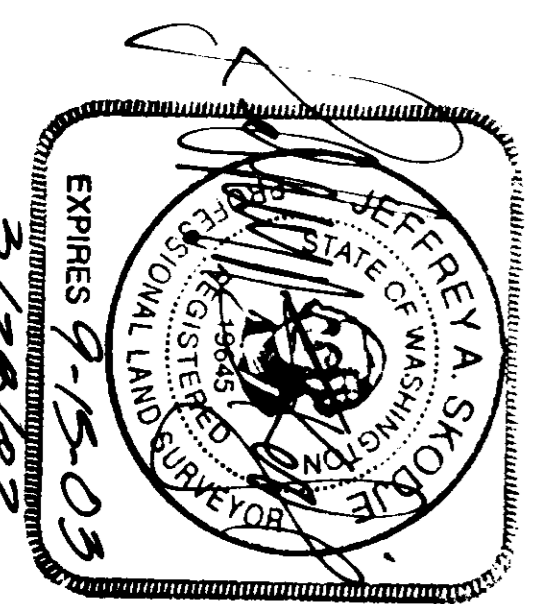
NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA-1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. BASIS OF BEARING: NORTH 00°24'33" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, BETWEEN MONUMENTS SHOWN HEREON.
3. BASIS OF SURVEY: BOUNDARY IS AS PER THAT SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 19 OF SURVEYS, PAGE 147, UNDER AUDITOR'S FILE NO. 9707220041
4. OWNER/DEVELOPER: WESTERN PETERBILT, INC. P.O. BOX 24065 SEATTLE, WA. 98124
5. ZONING: COMMERCIAL-LIMITED INDUSTRIAL ZONE (C-1)



ELECTRIC LIGHT AND POWER LINE EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT CO. PER A.F. NO. 180102 WIDTH NOT SPECIFIED

FIELD BINDING SITE PLAN
BOOK 15 OF PLATS PAGES 186 AND 187



Leonard, Boudinot & Skodje Inc.
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P.O. Box 1228, Mount Vernon, WA 98273
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