





AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF CORPORATE ROADS SHALL BE THE RESPONSIBILITY OF THE PORT OF SKAGIT COUNTY.
2. NO BUILDING PERMITS SHALL BE ISSUED FOR RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
3. WATER SOURCE: PUBLIC UTILITY DISTRICT NO. 1.
4. SANITARY SEWER SOURCE: CITY OF BURLINGTON.
5. ZONING: BAYVIEW RIDGE INDUSTRIAL (BR-1) AND AVATION RELATED (AVR). (SEE NOTES 44 AND 45)
6. BASIS OF BEARING: PER "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", AS RECORDED IN VOLUME 7 OF SHORT PLATS, PAGES 111 THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, THE BEARING FROM THE REAR WITH YELLOW CAP AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, ON PETERSON ROAD, TO THE MONUMENT IN CASE AT THE NORTHEAST CORNER OF SECTION 3= SOUTH 88°20'14" EAST.
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
8. TRACTS "A" THROUGH "Z", INCLUSIVE, SHOWN HEREON ARE DESIGNATED AS PROTECTED CRITICAL AREAS/ WETLANDS PER SKAGIT WM PHASE III WETLAND MANAGEMENT PLAN. SEE PCA AREA TRACT TABLE ON SHEET 14 OF 14.
9. FUTURE IMPACTS TO OR DEVELOPMENT OF ANY PROTECTED CRITICAL AREA PARCEL CONTAINED IN THE BINDING SITE PLAN WILL BE PERSUASANT TO SKAGIT WM PHASE III WETLAND MANAGEMENT PLAN AS DEVELOPED UNDER SKAGIT COUNTY CRITICAL AREAS ORDINANCE 14.06 AND AS IT WAS AMENDED BY SKAGIT COUNTY CODE 14.24 OR BY ANY FUTURE AMENDMENT TO SAID CODE.
10. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
11. PER ITEM "A", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED 4/02/1958 UNDER AUDITOR'S FILE NO. 5635807. PARAGRAPH 3 ON PAGE 6 OF SAID INSTRUMENT WAS RELEASED BY INSTRUMENT RECORDED 12/06/1979 UNDER AUDITOR'S FILE NO. 7912060047.
12. PER ITEM "B", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN DISTRIBUTION LINE SALE AGREEMENT BETWEEN SKAGIT COUNTY AND PUGET POWER & LIGHT CO. RECORDED 6/08/1959 UNDER AUDITOR'S FILE NO. 581437.
13. PER ITEM "C", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED 4/26/1965 UNDER AUDITOR'S FILE NO. 665304, AS FOLLOWS:  
"PROVIDED, HOWEVER, THAT SHOULD THE GRANTEES OR EITHER OF THEM FAIL TO OPERATE AND MAINTAIN THE ABOVE-DESCRIBED PROPERTY AS AN AIRPORT FOR A PERIOD OF 3 MONTHS, THEN AND IN THAT EVENT, THE SAME SHALL REVERT TO AND BECOME THE PROPERTY OF SKAGIT COUNTY.  
NOTE: SAID RESTRICTIONS WERE MADE SUBORDINATE TO EASEMENT CONVEYED TO BECHTEL CORPORATION UNDER AUDITOR'S FILE NO. 674827 BY INSTRUMENT RECORDED APRIL 8, 1966, UNDER AUDITOR'S FILE NO. 681203.
14. PER ITEM "D", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO A 10-FOOT WIDE EASEMENT FOR TELEPHONE AND TELEGRAPH, OR OTHER SIGNAL OR COMMUNICATION CIRCUITS, AS CONVEYED TO WASHINGTON TELEPHONE COMPANY UNDER AUDITOR'S FILE NO. 749389. SAID EASEMENT IS DEPICTED ON SHEETS 7 AND 9.
15. PER ITEM "E", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO A 10-FOOT WIDE EASEMENT FOR SEWER PURPOSES, AS CONVEYED TO THE CITY OF BURLINGTON UNDER AUDITOR'S FILE NO. 820586. SAID EASEMENT IS DEPICTED ON SHEET 9.
16. PER ITEM "F", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WATER, AS CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 839509. SAID EASEMENT IS DEPICTED ON SHEETS 8 AND 9.
17. PER ITEM "G", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO A 30-FOOT WIDE EASEMENT FOR UNDERGROUND UTILITIES AS CONVEYED TO PACCAR, INC. UNDER AUDITOR'S FILE NO. 7912210068. SAID EASEMENT IS DEPICTED ON SHEETS 7 AND 8.
18. PER ITEM "H", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO A 30-FOOT WIDE EASEMENT FOR UNDERGROUND UTILITIES AS CONVEYED TO PACCAR, INC. UNDER AUDITOR'S FILE NO. 7912210068. SAID EASEMENT IS DEPICTED ON SHEETS 7 AND 8.  
BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7912210072, SAID EASEMENT WAS ASSIGNED TO CONTINENTAL TELEPHONE COMPANY OF THE NORTHWEST.
19. PER ITEMS "I" AND "J", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN "DEVELOPERS EXTENSION AGREEMENT" BETWEEN PACCAR INC. AND THE PORT OF SKAGIT COUNTY RECORDED 12/21/1979 UNDER AUDITOR'S FILE NOS. 7912210070 AND 7912210074.
20. PER ITEMS "K" AND "P", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO EASEMENTS FOR ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINES, AS CONVEYED TO PUGET SOUND POWER & LIGHT CO. UNDER AUDITOR'S FILE NO. 8611030059. SAID EASEMENTS ARE DEPICTED ON SHEETS 8 AND 9.
21. PER ITEM "L", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN "QUIT CLAIM DEED AND AGREEMENT" BETWEEN THE PORT OF SKAGIT COUNTY AND SKAGIT COUNTY RECORDED 5/03/1987 UNDER AUDITOR'S FILE NO. 8703030001.
22. PER ITEM "M", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR GAS PIPELINE AS CONVEYED TO CASCADE NATURAL GAS CORP. UNDER AUDITOR'S FILE NO. 8705280042. SAID EASEMENT AFFECTS ALL OF SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1".

23. PER ITEM "N", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO EASEMENTS FOR UNDERGROUND ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINES, AS CONVEYED TO PUGET SOUND POWER & LIGHT CO. UNDER AUDITOR'S FILE NO. 9006080044. SAID EASEMENTS AFFECTS ALL STREETS AND ROAD RIGHTS-OF-WAY AND "A STRIP OF LAND 12 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND SPACES LOCATED WITHIN" SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, "PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY".
24. PER ITEM "O", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO CAUSE ABOVE, OVER, AND UPON THE ADJACENT LANDS OF SKAGIT REGIONAL AIRPORT ALL NOISE, VIBRATION, FUMES, DUST AND ALL OTHER EFFECTS CAUSED BY INCIDENTAL OPERATION OF A VEHICLE AND MACHINERY RESEARCH AND DEVELOPMENT CENTER..." AS CONVEYED TO PACCAR INC. UNDER AUDITOR'S FILE NO. 7912210064.
25. PER ITEM "Q", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO EASEMENTS FOR UNDERGROUND ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINES, AS CONVEYED TO PUGET SOUND POWER & LIGHT CO. UNDER AUDITOR'S FILE NO. 9006080045. SAID EASEMENTS ARE DEPICTED ON SHEETS 8 AND 9.
26. PER ITEM "R", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WATER, AS CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 9111040032. SAID EASEMENT IS DEPICTED ON SHEETS 7, 8 AND 9.
27. PER ITEMS "S" THROUGH "Y", INCLUSIVE, SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO EASEMENTS FOR UNDERGROUND ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINES, AS CONVEYED TO PUGET SOUND POWER & LIGHT CO. UNDER AUDITOR'S FILE NOS. 9112090080, 9206040071, 9304300062, 9306100042, 9503170096, AND 9504110033, RESPECTIVELY. SAID EASEMENTS ARE DEPICTED ON SHEETS 7 AND 8.
28. PER ITEMS "Z" THROUGH "FF", INCLUSIVE, SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO EASEMENTS FOR WATER, AS CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY UNDER AUDITOR'S FILE NOS. 9612040084, 9612040088, 9612040087, 9612040088, 9612040089, AND 9612040090, RESPECTIVELY. SAID EASEMENTS ARE DEPICTED ON SHEETS 7, 8 AND 9.
29. PER ITEM "GG", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRICAL POWER LINE OR LINES, OR RELATED UNDERGROUND FACILITIES AS CONVEYED TO THE CITY OF BURLINGTON UNDER AUDITOR'S FILE NO. 9710150060. SAID EASEMENT IS DEPICTED ON SHEET 7.
30. PER ITEM "HH", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR UNDERGROUND FIBER OPTIC CONDUCTION OR RELATED UNDERGROUND FACILITIES AS CONVEYED TO TCI CABLEVISION OF WASHINGTON, INC. UNDER AUDITOR'S FILE NO. 9710270162. EASEMENT LOCATION NOT DESCRIBED.
31. PER ITEM "II", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE PORT OF SKAGIT COUNTY AND DIXING DISTRICT NO. 12, REGARDING GRANT TO EXCESS MATERIAL TO THE DIXING DISTRICT, AS RECORDED UNDER AUDITOR'S FILE NO. 9804100060.
32. PER ITEM "JJ", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR NATIVE GROWTH PROTECTION AREA EASEMENT WITHIN LOTS 48 THROUGH 56 AND LOTS 76 THROUGH 80 "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, AS RECORDED IN BOOK 7 OF SHORT PLATS, PAGES 111 THROUGH 120. SAID EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9805290137.
33. PER ITEM "KK", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WATER, AS CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 9907140077. SAID EASEMENT DOES NOT CROSS THE SUBJECT PROPERTY.
34. PER ITEM "LL", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO PROTECTED CRITICAL AREA EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN PORTIONS OF LOTS 108, 109, 110, 113, 114, AND 115 OF "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, AS RECORDED IN BOOK 7 OF SHORT PLATS, PAGES 111 THROUGH 120. SAID EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200004040074.
35. PER ITEM "MM", SCHEDULE "B--1" OF LAND TITLE CO. 12/07/01 SUBDIVISION GUARANTEE, ORDER NO. S-99553, THE PROPERTY IS SUBJECT TO A 50-FOOT WIDE ACCESS EASEMENT TO JOSH WILSON ROAD PROPERTIES, LLC AS CONVEYED UNDER AUDITOR'S FILE NO. 200012270085. SAID EASEMENT DEPICTED ON SHEET 7.
36. A 1 1/2" REAR WITH YELLOW CAP MARKED "LS 1964S" HAS BEEN SET AT ALL PERIMETER CORNERS, LOT CORNERS, AND TRACT CORNERS UNLESS OTHERWISE INDICATED HEREON.
37. "992 TRACT" IS A PARCEL IN THE RUNWAY PROTECTION ZONE AND IS NOT A BUILDING LOT. ANY FUTURE DEVELOPMENT OF SAID TRACT IS SUBJECT TO FAA REVIEW.
38. REFER TO SHEET 14 FOR ADDRESSES AND REFER TO SHEETS 11 THROUGH 13 FOR ACCESS LOCATIONS. ACCESS LOCATIONS ARE MARKED "AC" FOR SINGLE ACCESS AND "CAC" FOR COMMON ACCESS.
39. EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES ARE HEREBY GRANTED AS FOLLOWS:  
20 FEET WIDE OVER, UNDER, AND ACROSS LOT 3 IN FAVOR OF LOT 2;  
30 FEET WIDE OVER, UNDER, AND ACROSS LOT 6 IN FAVOR OF LOT 7;  
25 FEET WIDE OVER, UNDER, AND ACROSS LOT 32 IN FAVOR OF LOT 31;
40. UTILITY LOCATES WERE NOT PROVIDED FOR THIS SURVEY. UTILITIES AS DEPICTED ON SHEETS 7 THROUGH 9 ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AS DERIVED FROM ENGINEERING SHOP DRAWINGS. OTHER UTILITIES MAY EXIST. CONTRACTORS SHOULD CONTACT UTILITY LOCATE SERVICES PRIOR TO DIGGING.
41. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
42. PARKING REQUIREMENTS WILL BE DETERMINED WITH THE INDIVIDUAL BUILDING PERMIT APPLICATION.
43. LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE SKAGIT COUNTY LANDSCAPING CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. SAFETY REQUIREMENTS IMPOSED BY THE FEDERAL AVIATION ADMINISTRATION WILL SUPERSEDE SKAGIT COUNTY LANDSCAPING CODE REQUIREMENTS.

44. ZONING: BAYVIEW RIDGE INDUSTRIAL (BR-1) AND AVATION RELATED (AVR) SKAGIT COUNTY, THE PORT OF SKAGIT COUNTY, AND SUBORDINATE RELATED OWNERS ARE WORKING ON A SUB-AREA PLAN FOR THE BAYVIEW RIDGE URBAN GROWTH AREA THAT ENCOMPASSES THE AREA CONTROLLED ON THIS AMENDED BINDING SITE PLAN (BSP). DUE TO A MAPPING ERROR ON THE ORIGINAL BINDING SITE PLAN DEVELOPED IN 1986, THE LOTS WITHIN THIS BSP ARE CURRENTLY NOT ZONED APPROPRIATELY, AND AS SUCH, THE NEW SUB-AREA PLAN WILL ALTER THE EXISTING ZONING LINES WITHIN THE BSP. THIS AMENDED BSP SHALL NOT CONTINUE TO VEST THE ERRONEOUS ZONING DESIGNATIONS FOLLOWING THE ADOPTION OF THE SUB-AREA PLAN.

45. EXISTING AND PROPOSED USES WITHIN THE BSP DO AND WILL CONTINUE TO COMPLY WITH THE ZONING CODE IN EFFECT AT THE TIME OF EACH BUILDING PERMIT APPLICATION.

THE ZONING DESIGNATIONS THAT WERE IN EFFECT AT THE TIME THE ORIGINAL BSP WAS RECORDED, IN 1986, INCLUDED THE FOLLOWING: AVATION RELATED ZONE (AVR), COMMERCIAL/LIMITED INDUSTRIAL DISTRICT (C-LI) AND AN INDUSTRIAL DISTRICT (IN). PERMITTED USES IN THE AVR ZONE WERE USES THAT REQUIRED OR UTILIZED AVATION ACCESS AND THOSE THAT SERVED THE AVIATION INDUSTRY AND/OR AIR PASSENGERS WERE PERMITTED. USES ACCESSORY TO AN AVIATION RELATED USE WERE ALSO PERMITTED (SIC 14.04.075). PERMITTED USED IN THE C-LI ZONE INCLUDED, BUT WERE NOT LIMITED TO: ANY USE COMMONLY ACCEPTED AS "BUSINESS" TOGETHER WITH ACCESSORY USES; ANY USE COMMONLY ACCEPTED AS "COMMERCIAL" TOGETHER WITH ACCESSORY USES; ANY USE COMMONLY ACCEPTED AS "INDUSTRIAL" WHICH MET SPECIAL PROVISIONS AND PERFORMANCE STANDARDS AS ESTABLISHED IN THIS DISTRICT TOGETHER WITH ACCESSORY USES; ON-SITE HAZARDOUS WASTE TREATMENT AND STORAGE FACILITIES AS AN ACCESSORY USE TO A PERMITTED OR SPECIAL USE (SECTION 14.04.150). PROVIDED SUCH FACILITIES COMPLIED WITH THE STATE HAZARDOUS WASTE Siting STANDARDS AND COUNTY AND STATE ENVIRONMENTAL POLICY ACT REQUIREMENTS (SIC 14.04.070), AND PERMITTED USES IN THE M DISTRICT INCLUDED WAREHOUSING AND WHOLESALE ESTABLISHMENTS, MANUFACTURING, PROCESSING, REFINING, TREATMENT, STORAGE AND ASSEMBLY OF ANY PRODUCT NOT PROHIBITED OR REQUIRING A SPECIAL USE PERMIT: AGRICULTURAL USES (EXCEPT FOR RESIDENCES), THE FOLLOWING RETAIL ACTIVITIES: NEW MOTOR VEHICLES, HEAVY EQUIPMENT, AND BOATS, BUILDING MATERIALS, FUEL, AND OIL, FEED, SEED, AND GRAIN, EATING AND DRINKING ESTABLISHMENTS, INDUSTRIAL EQUIPMENT AND SUPPLIES, STORAGE AND FREIGHT TERMINALS AND TRANSPORTATION FACILITIES; ON-SITE AND OFF-SITE HAZARDOUS WASTE TREATMENT AND STORAGE FACILITIES WERE PERMITTED PROVIDED THAT SUCH FACILITIES COMPLIED WITH THE STATE HAZARDOUS WASTE Siting STANDARDS AND COUNTY AND STATE ENVIRONMENTAL POLICY ACT REQUIREMENTS (SIC 14.04.060).

AT THE TIME THIS AMENDED BSP IS RECORDED TWO DIFFERENT ZONING DESIGNATIONS ARE AND WILL BE IN EFFECT. THESE DESIGNATIONS INCLUDE: BAYVIEW RIDGE INDUSTRIAL (BR-1) AND AVATION RELATED (AVR). THE PURPOSE OF THE BR-1 ZONE IS TO ALLOW LIGHT MANUFACTURING, LIMITED COMMERCIAL USES, WHOLESALE WAREHOUSING, DISTRIBUTION AND STORAGE, EQUIPMENT STORAGE AND REPAIR, AND OTHER USES COMPATIBLE WITH A LIGHT MANUFACTURING DISTRICT (SIC 14.16.180). THE PURPOSE OF THE AVR ZONE IS TO PROVIDE A PLACE FOR REGIONAL AIRFIELDS AND USES WHICH REQUIRE PROXIMITY AND ACCESS TO AN ESTABLISHED AIRFIELD. FEDERAL AVIATION ADMINISTRATION REGULATIONS AND THE APPLICABLE AIRPORT MASTER PLAN FOR THE AIRPORT FACILITY UNDER REVIEW FURTHER RESTRICT BUILDING AND SITE DEVELOPMENT WITHIN THE AVR ZONE (SIC 14.16.200).

46. THE PROPERTY IS SUBJECT TO CONVEYANCE/ EASEMENT AGREEMENT FOR SANITARY SEWER AS RECORDED UNDER AUDITOR'S FILE NO. 200209300008. EASEMENT LOCATIONS ARE DEPICTED ON SHEETS 7, 8 AND 9.





AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	92°46'22"	10.00'	16.19'
C2	87°13'38"	10.00'	15.22'
C3	90°00'00"	50.00'	78.54'
C4	90°00'00"	50.00'	78.54'
C5	66°06'08"	50.00'	57.68'
C6	90°09'58"	50.00'	78.88'
C7	89°50'02"	50.00'	78.40'
C8	89°50'02"	50.00'	78.40'
C9	90°09'58"	50.00'	78.88'
C10	90°35'46"	50.00'	79.06'
C11	89°24'14"	50.00'	78.02'
C12	89°13'20"	50.00'	77.86'
C13	89°52'26"	50.00'	78.43'
C14	89°49'06"	50.00'	78.38'
C15	90°10'54"	50.00'	78.70'
C16	44°14'11"	130.00'	100.37'
C17	44°14'11"	50.00'	38.60'
C18	1°29'14"	339.50'	8.82'
C19	22°29'16"	505.27'	198.31'
C20	23°23'30"	465.27'	189.95'
C21	23°23'30"	425.27'	173.62'
C22	22°52'23"	505.02'	201.61'
C23	22°52'23"	465.02'	185.64'
C24	22°52'23"	425.02'	169.67'
C25	89°39'47"	50.00'	78.25'
C26	90°20'13"	50.00'	78.83'
C27	90°20'13"	50.00'	78.83'
C28	36°36'03"	270.00'	172.48'
C29	36°36'03"	300.00'	191.64'
C30	36°36'03"	330.00'	210.81'
C31	26°58'14"	330.00'	155.34'
C32	9°37'48"	330.00'	55.47'
C33	89°39'47"	50.00'	78.25'
C34	16°13'40"	305.00'	86.38'
C35	37°10'17"	305.00'	197.87'
C36	53°23'57"	335.00'	312.22'
C37	11°07'31"	365.00'	70.87'
C38	19°43'08"	365.00'	125.62'
C39	22°33'18"	365.00'	143.69'
C40	55°41'46"	50.00'	48.60'
C41	12°41'81.4"	50.00'	108.48'
C42	29°16'41"	460.00'	235.06'
C43	23°30'46"	339.50'	139.32'
C44	29°16'41"	500.00'	255.50'
C45	26°38'39"	540.00'	251.12'
C46	26°38'39"	500.00'	232.41'
C47	26°38'39"	460.00'	213.91'
C48	8°13'03"	540.00'	77.45'
C49	13°16'00"	540.00'	123.04'
C50	82°12'22"	50.00'	71.74'
C51	92°46'22"	50.00'	80.96'
C52	90°00'00"	50.00'	78.54'
C53	12°36'47"	740.00'	162.90'
C54	83°05'11"	50.00'	72.51'
C55	65°00'00"	120.00'	136.14'
C56	25°00'00"	339.50'	148.14'
C57	65°00'00"	150.00'	170.17'
C58	25°00'00"	369.50'	161.22'
C59	90°00'00"	10.00'	15.77'
C60	90°00'00"	45.00'	70.89'
C61	18°23'22"	540.00'	173.32'
C62	17°01'55"	540.00'	160.52'
C63	72°01'20"	50.00'	62.85'
C64	92°08'49"	50.00'	80.41'
C65	52°38'13"	500.00'	363.17'
C66	15°49'51"	540.00'	149.20'
C67	1°23'05"	540.00'	13.05'
C68	52°38'13"	460.00'	422.60'
C69	90°00'00"	40.00'	62.83'
C70	54°04'52"	70.00'	66.07'
C71	48°11'23"	30.00'	25.23'
C72	19°31'7.42"	60.00'	202.42'
C73	54°04'52"	55.00'	51.91'
C74	8°22'08"	352.57'	51.50'
C75	28°46'02"	352.57'	177.02'
C76	36°24'32"	282.57'	185.92'
C77	86°15'14"	50.00'	73.22'
C78	38°14'35"	322.57'	213.30'
C79	5°34'49"	700.00'	68.18'
C80	18°25'11"	700.00'	225.04'
C81	8°02'14"	650.00'	91.18'
C82	15°57'46"	660.00'	183.88'
C83	90°12'23"	50.00'	78.72'
C84	89°47'37"	50.00'	78.36'
C85	90°25'24"	50.00'	78.91'
C86	89°34'36"	50.00'	78.17'
C87	90°25'24"	90.00'	142.04'
C88	07°24'51"	130.00'	0.94'
C89	90°00'33"	130.00'	204.22'
C90	5°54'34"	275.00'	28.36'
C91	5°24'55"	300.00'	28.35'
C92	4°59'52"	325.00'	28.35'

LINE TABLE

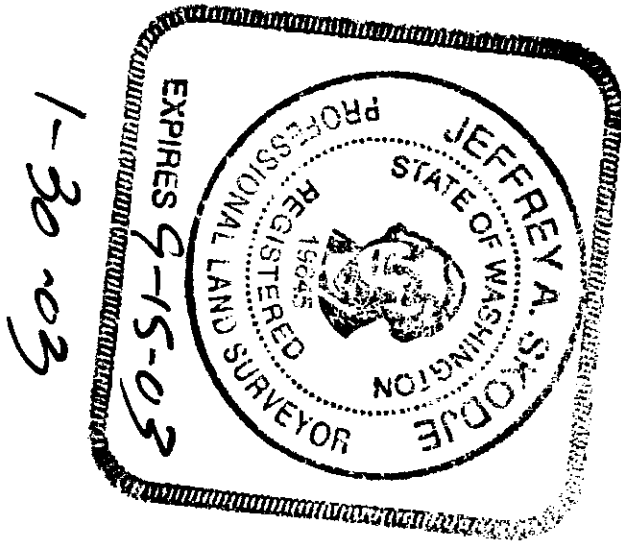
LINE	BEARING	DISTANCE
L1	N 89°11'36" W	60.00'
L2	S 40°29'43" W	105.32'
L3	N 40°10'10" E	113.11'
L4	N 52°21'58" W	110.00'
L5	S 88°48'11" E	68.02'
L6	S 88°48'11" E	60.00'
L7	N 64°08'52" E	76.37'
L8	S 71°17'23" E	105.27'
L9	S 7°28'51" W	82.40'
L10	S 63°22'33" E	225.33'
L11	N 0°26'13" E	20.00'
L12	N 40°10'10" E	72.64'
L13	N 14°19'21" W	178.79'
L14	N 57°12'50" E	133.75'
L15	S 11°13'44" W	179.51'
L16	S 39°20'54" W	74.46'
L17	N 86°58'01" W	137.11'
L18	N 80°47'34" W	97.75'
L19	S 14°19'21" E	221.04'
L20	N 70°42'46" W	144.18'
L21	N 67°28'38" W	114.89'
L22	S 79°28'53" W	36.50'
L23	S 29°27'00" W	37.73'
L24	S 28°01'50" E	74.21'
L25	S 18°45'00" E	37.88'
L26	S 86°58'01" E	6.39'
L27	S 74°28'32" E	64.15'
L28	N 89°10'07" W	125.10'
L29	S 31°09'04" E	107.39'
L30	S 45°38'46" E	80.44'
L31	S 29°01'20" W	90.96'
L32	S 47°55'22" W	119.36'
L33	N 6°41'17" E	83.67'
L34	S 89°43'45" E	44.03'
L35	S 55°10'44" E	100.25'
L36	S 22°42'04" E	80.48'
L37	N 88°33'47" W	108.15'
L38	N 10°15'9" E	33.01'
L39	N 89°33'47" W	69.08'
L40	N 89°33'47" W	33.11'
L41	N 10°15'9" E	65.58'
L42	N 89°33'47" W	27.83'
L43	S 23°3'45" W	33.20'
L44	S 27°02'58" W	24.95'
L45	S 0°11'40" W	25.00'
L46	S 54°48'56" E	54.91'
L47	S 86°20'19" W	30.97'
L48	N 27°29'02" W	131.55'
L49	N 36°10'15" W	38.21'
L50	N 10°15'9" E	76.83'
L51	S 64°22'21" E	87.93'
L52	N 53°25'11" E	78.16'
L53	N 46°01'59" E	14.14'
L54	N 10°15'9" E	70.00'
L55	S 88°58'01" E	74.82'
L56	S 88°58'01" E	114.54'
L57	N 89°33'47" W	129.33'
L58	N 37°38'02" E	75.32'
L59	N 2°46'42" E	28.31'
L60	S 87°02'29" E	54.92'
L61	N 54°59'49" W	47.10'
L62	N 51°5'35" W	42.87'
L63	N 12°41'07" E	17.08'
L64	N 55°49'17" W	20.49'
L65	N 88°53'03" W	51.86'
L66	S 79°55'06" W	12.62'
L67	N 74°20'48" W	9.67'
L68	S 41°27'17" E	24.52'
L69	S 19°59'25" E	26.91'
L70	S 47°37'26" E	50.98'
L71	S 84°57'57" E	30.77'
L72	S 26°00'25" E	30.47'
L73	S 65°57'17" W	25.33'
L74	S 13°56'08" E	59.30'
L75	S 4°11'22" W	42.43'
L76	N 17°42'13" E	54.26'
L77	N 48°42'20" E	47.16'
L78	N 75°21'9" W	30.45'
L79	N 11°03'50" W	48.88'
L80	S 87°23'07" W	36.17'
L81	N 6°56'39" W	68.32'
L82	N 4°51'30" E	40.14'
L83	N 7°59'37" W	72.99'
L84	S 88°58'01" E	40.05'

LINE TABLE (CONT.)

LINE	BEARING	DISTANCE
L85	N 88°32'37" W	15.59'
L86	N 46°38'06" W	30.23'
L87	S 22°50'19" W	34.27'
L88	S 14°59'25" E	38.31'
L89	S 10°53'14" W	35.63'
L90	S 36°39'34" W	21.79'
L91	S 11°12'56" W	36.92'
L92	S 44°28'46" W	24.12'
L93	S 13°32'44" W	33.99'
L94	S 19°05'41" E	75.25'
L95	S 88°58'01" E	61.55'
L96	S 12°27'23" W	39.06'
L97	N 88°57'53" E	117.29'
L98	S 86°34'39" E	117.25'
L99	N 12°27'23" E	104.20'
L100	S 89°08'10" E	26.30'
L101	N 82°48'06" E	47.54'
L102	N 63°43'47" E	81.38'
L103	N 55°00'29" E	21.04'
L104	N 75°02'01" E	55.00'
L105	N 74°30'01" E	59.08'
L106	S 86°20'58" E	36.05'
L107	N 56°00'20" E	28.60'
L108	S 89°12'56" W	62.75'
L109	S 3°53'19" E	26.13'
L110	S 36°54'47" E	52.00'
L111	S 88°58'01" E	19.71'
L112	S 15°14'50" E	106.80'
L113	S 9°34'52" W	33.33'
L114	N 60°25'46" W	22.50'
L115	N 74°27'26" W	46.39'
L116	S 38°08'15" W	14.97'
L117	S 75°04'28" E	49.50'
L118	S 10°15'9" W	40.62'
L119	S 0°16'46" E	91.64'
L120	S 41°05'26" W	39.24'
L121	S 0°52'26" E	57.42'
L122	S 47°36'32" E	61.99'
L123	N 85°50'21" E	55.27'
L124	S 83°43'58" E	32.89'
L125	N 3°21'25" E	7.00'
L126	N 13°38'42" W	28.22'
L127	N 6°10'02" E	24.50'
L128	N 10°15'9" E	39.51'
L129	N 12°42'24" W	39.51'
L130	N 34°31'04" W	34.94'
L131	N 54°58'18" W	12.94'
L132	N 83°13'08" W	53.20'
L133	S 40°16'58" E	84.32'
L134	S 4°43'02" W	34.30'
L135	S 49°43'02" W	29.54'
L136	N 85°16'58" W	29.65'
L137	N 40°16'58" W	87.28'
L138	N 4°43'02" E	30.49'
L139	N 49°43'02" E	29.61'
L140	S 88°17'13" E	31.74'
L141	S 20°22'10" E	36.28'
L142	N 60°34'34" W	102.31'
L143	N 60°34'34" W	233.91'
L144	N 60°34'34" W	37.37'
L145	N 85°40'17" W	50.87'
L146	N 42°07'59" E	23.19'
L147	N 72°54'09" E	51.39'
L148	S 84°21'13" E	89.83'
L149	S 0°41'46" W	123.82'
L150	N 10°26'15" W	56.80'
L151	N 36°28'43" W	35.48'
L152	N 72°32'10" W	46.28'
L153	N 27°56'07" W	44.84'
L154	S 23°11'41" E	8.86'
L155	S 54°48'51" W	49.41'
L156	S 25°15'36" W	19.64'
L157	S 77°57'07" W	22.23'
L158	N 77°37'31" W	33.46'
L159	S 49°58'54" W	66.77'
L160	S 48°55'21" W	29.42'
L161	S 84°13'49" W	33.72'
L162	S 46°59'39" W	69.28'
L163	S 73°35'49" E	21.49'
L164	S 47°35'51" E	85.19'
L165	S 70°08'12" E	70.84'
L166	S 64°27'59" E	27.13'
L167	S 87°49'10" W	111.89'

LINE TABLE (CONT.)

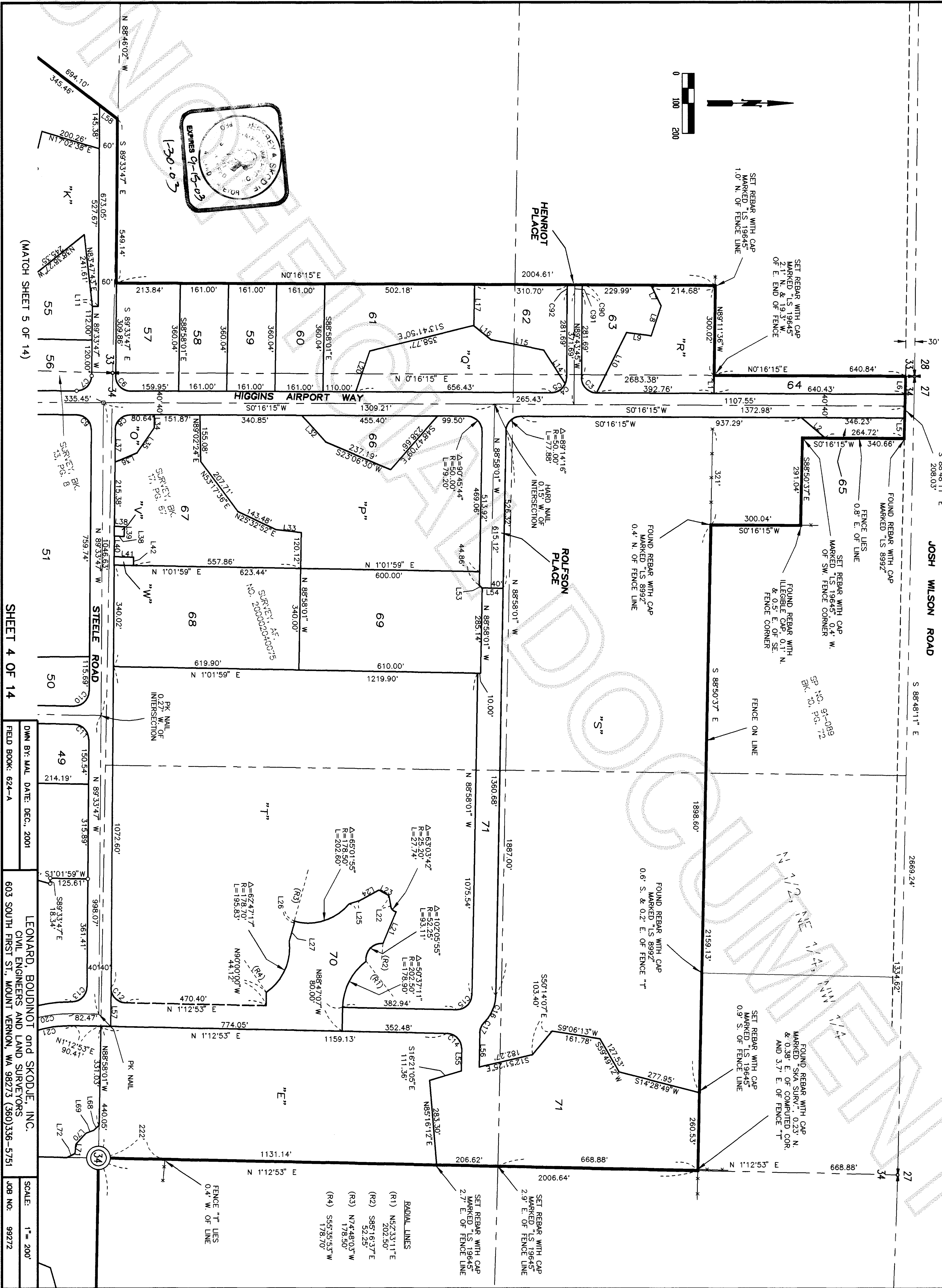
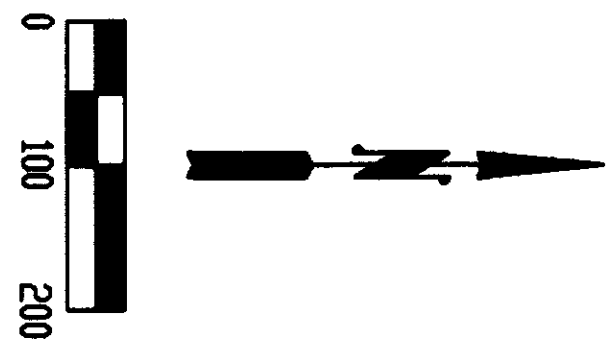
LINE	BEARING	DISTANCE
L168	N 37°46'22" E	17.61'
L169	N 37°10'39" E	77.79'
L170	N 37°10'39" E	77.55'
L171	N 37°56'36" E	77.36'
L172	S 73°54'44" E	49.31'
L173	N 37°31'40" E	81.90'
L174	N 37°31'40" E	66.34'
L175	S 52°13'38" E	54.00'
L176	N 37°46'22" E	60.40'
L177	N 37°46'22" E	40.00'
L178	N 37°46'22" E	70.00'
L179	N 38°51'26" E	77.00'
L180	N 38°51'26" E	29.34'
L181	N 52°28'20" W	148.42'
L182	N 21°45'44" W	63.41'
L183	S 1°51'15" W	61.30'
L184	S 88°08'45" E	30.40'
L185	S 77°57'00" E	17.58'
L186	S 65°44'10" E	52.90'
L187	N 25°35'25" E	43.64'
L188	N 15°52'12" E	18.80'
L189	N 6°42'06" E	12.42'
L190	N 47°25'45" E	51.38'
L191	S 83°37'14" E	40.23'
L192	S 8°21'57" W	13.40'
L193	S 18°04'36" W	29.84'
L194	S 87°42'03" W	37.38'
L195	N 60°05'38" W	74.89'
L196	S 79°36'04" W	21.84'
L197	S 44°12'31" E	14.72'
L198	N 1°51'15" E	48.70'
L199	S 88°08'45" E	60.90'
L200	S 51°55'24" W	74.16'



AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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(MATCH SHEET 5 OF 14)

SHEET 4 OF 14

DWN BY: MAL DATE: DEC., 2001  
FIELD BOOK: 624-A  
LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751  
SCALE: 1" = 200'  
JOB NO: 99272

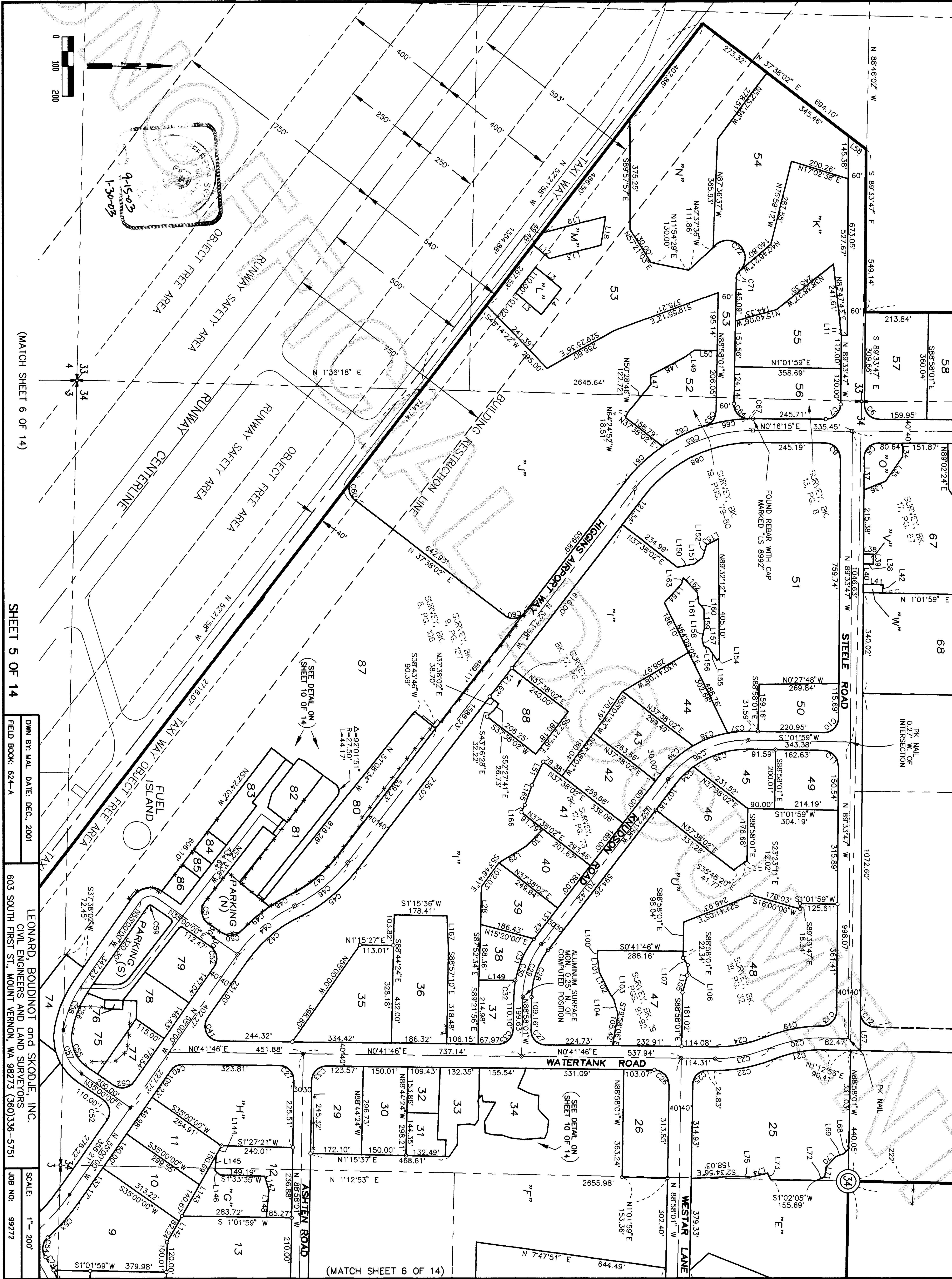


AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

(MATCH SHEET 4 OF 14)

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

(MATCH SHEET 4 OF 14)



(MATCH SHEET 6 OF 14)

SHEET 5 OF 14

DWN BY: MAL DATE: DEC. 2001  
FIELD BOOK: 624-A

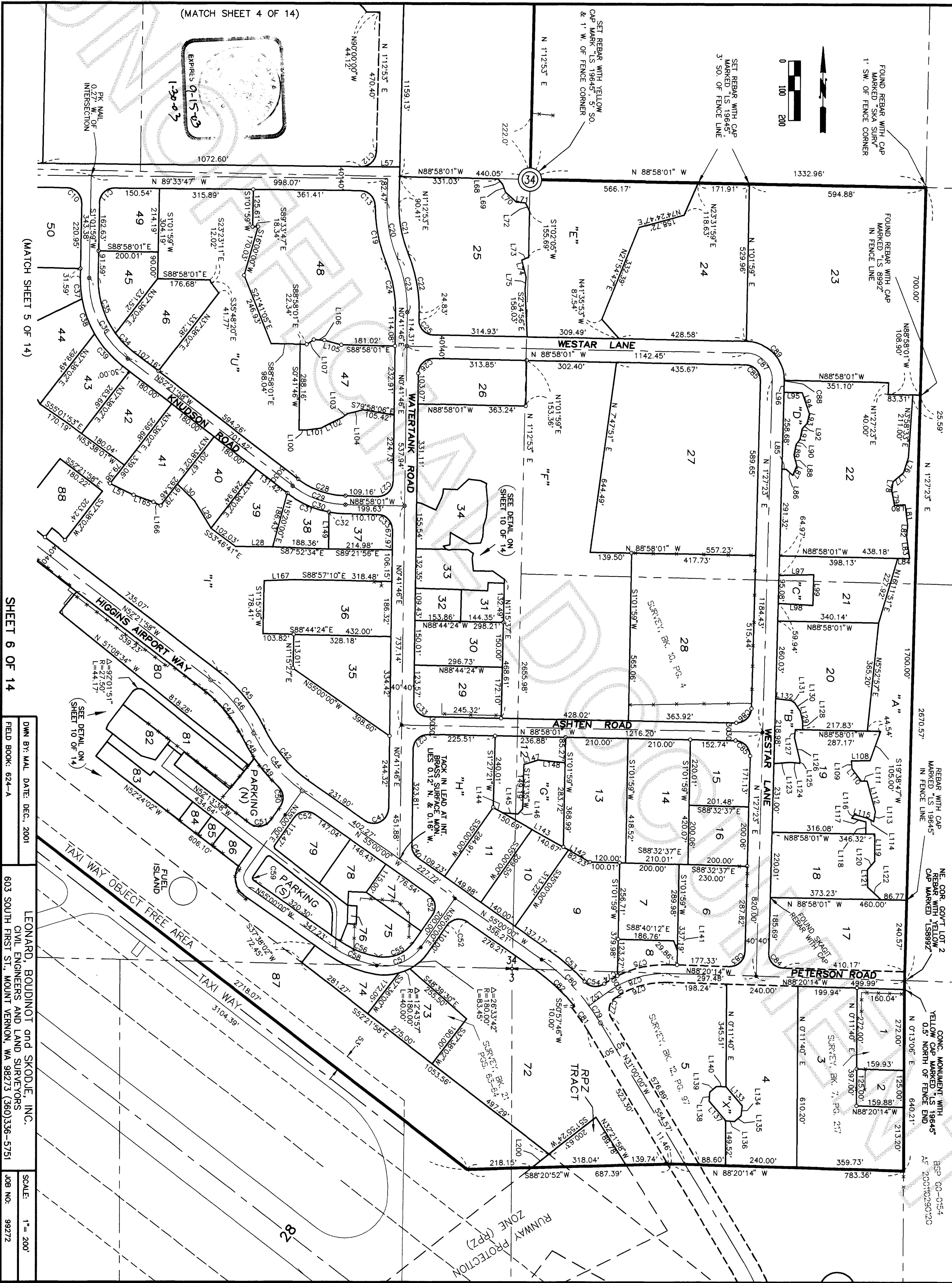
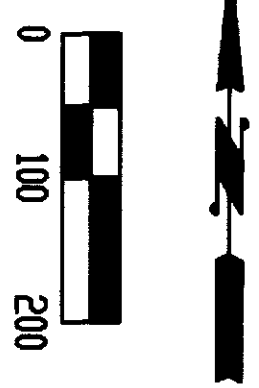
LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'  
JOB NO: 99272



AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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Skagit County Auditor  
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(MATCH SHEET 4 OF 14)

(MATCH SHEET 5 OF 14)

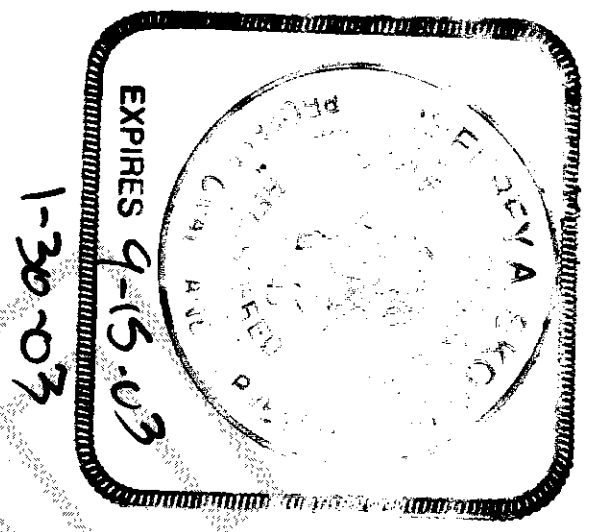
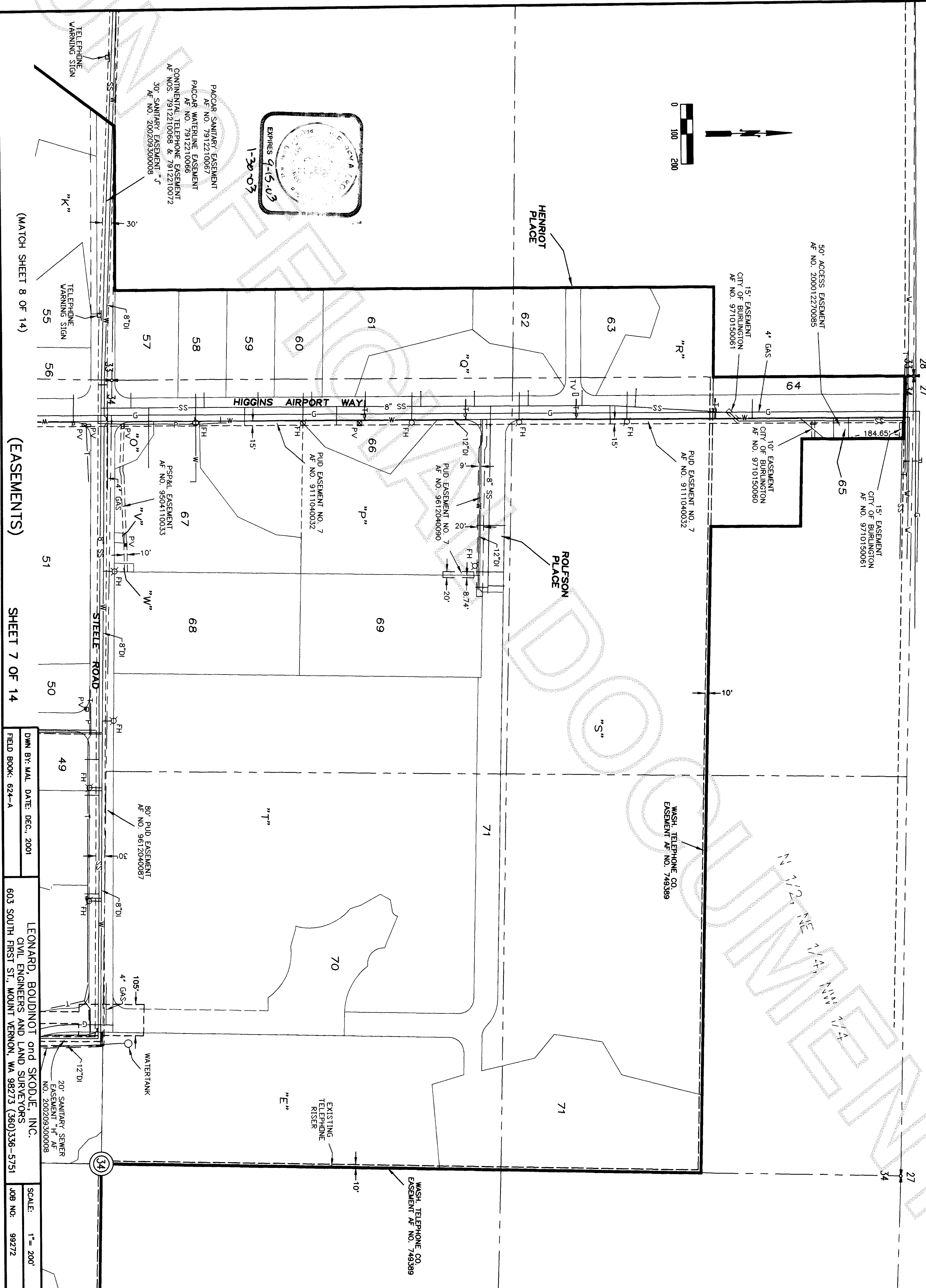
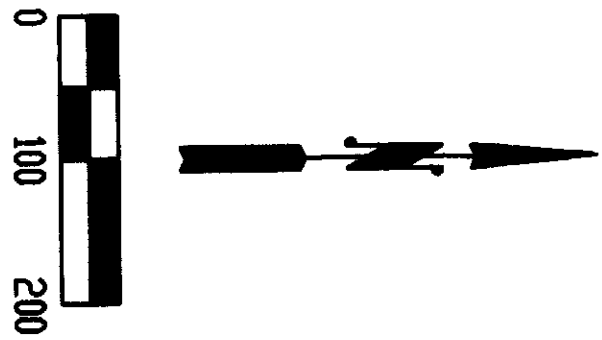
SHEET 6 OF 14

DWN BY: MAL DATE: DEC. 2001  
FIELD BOOK: 624-A  
LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751  
SCALE: 1"= 200'  
JOB NO: 99272

AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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Skagit County Auditor  
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JOSH WILSON ROAD



PACCAR SANITARY EASEMENT  
AF NO. 7912210067  
PACCAR WATERLINE EASEMENT  
AF NO. 7912210066  
CONTINENTAL TELEPHONE EASEMENT  
AF NOS. 7912210068 & 7912210072  
30' SANITARY EASEMENT "J"  
AF NO. 20020300006

(MATCH SHEET 8 OF 14)

(EASEMENTS)

SHEET 7 OF 14

DWN BY: MAL DATE: DEC. 2001  
FIELD BOOK: 624-A

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'  
JOB NO.: 99272

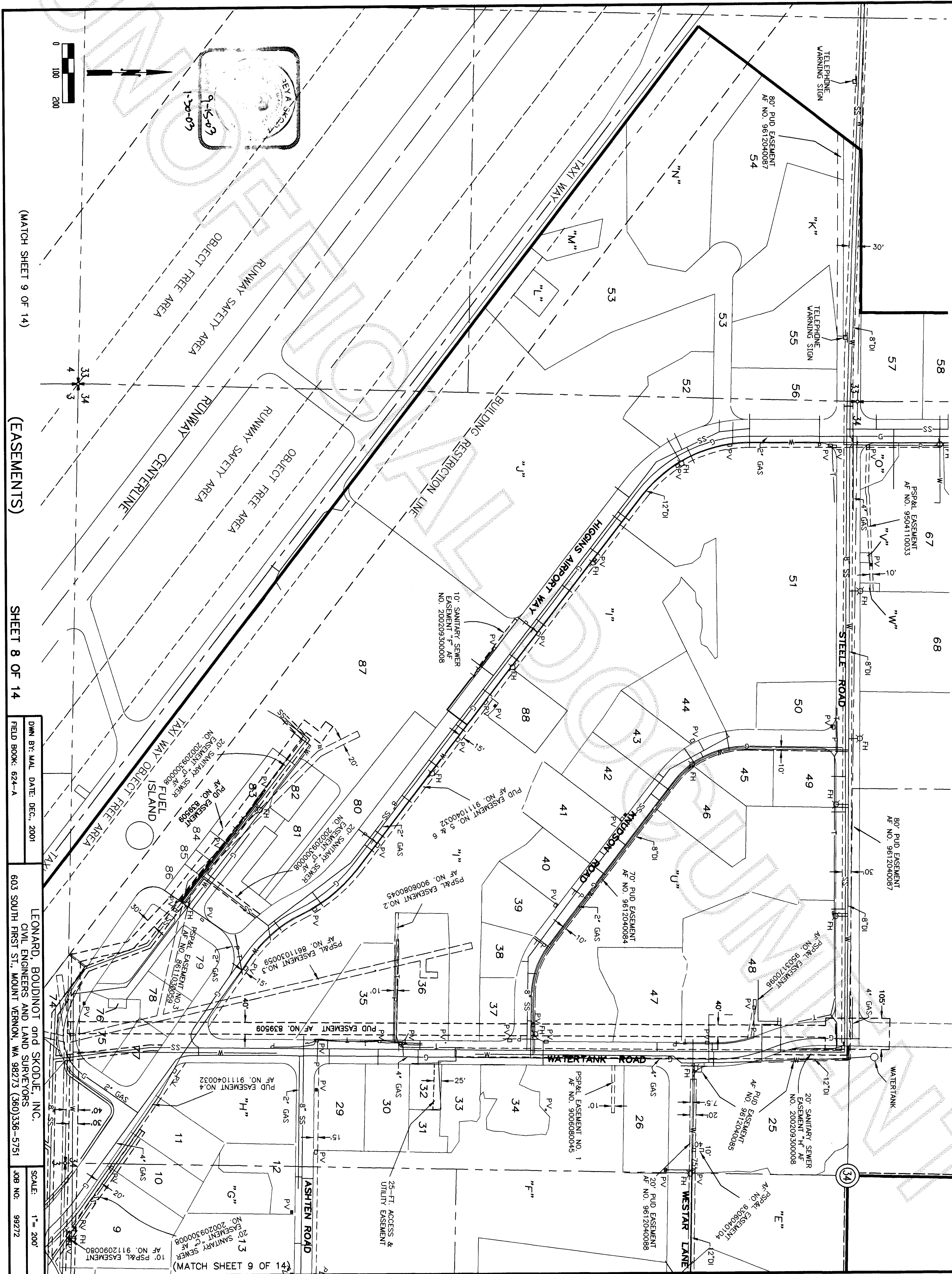


(MATCH SHEET 7 OF 14)

# AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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(MATCH SHEET 7 OF 14)



(MATCH SHEET 9 OF 14)

(EASEMENTS)

SHEET 8 OF 14

DWN BY: MAL DATE: DEC. 2001  
FIELD BOOK: 624-A

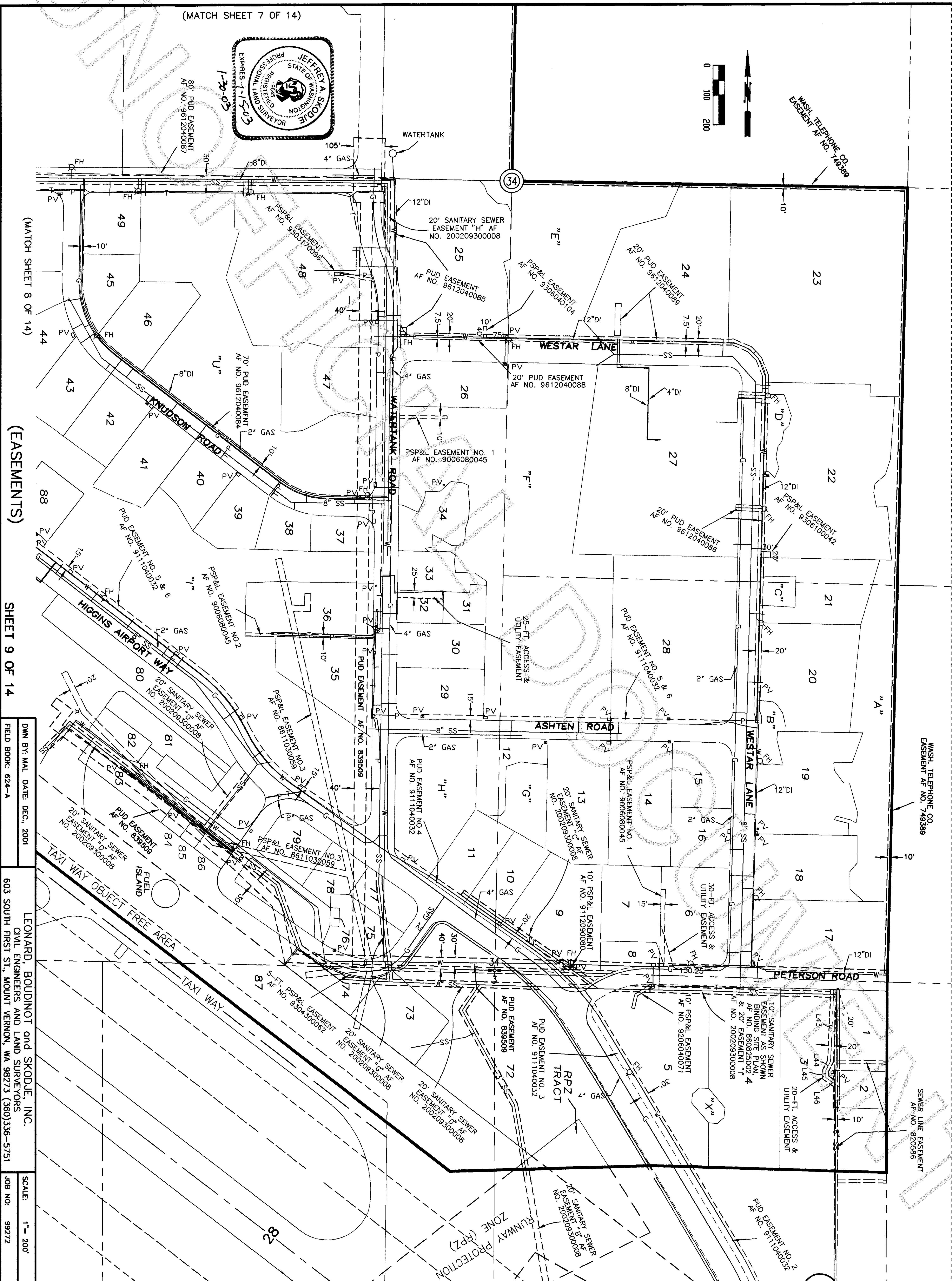
LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'  
JOB NO.: 99272



AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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Skagit County Auditor  
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DMW BY: MAL DATE: DEC., 2001  
FIELD BOOK: 62-A

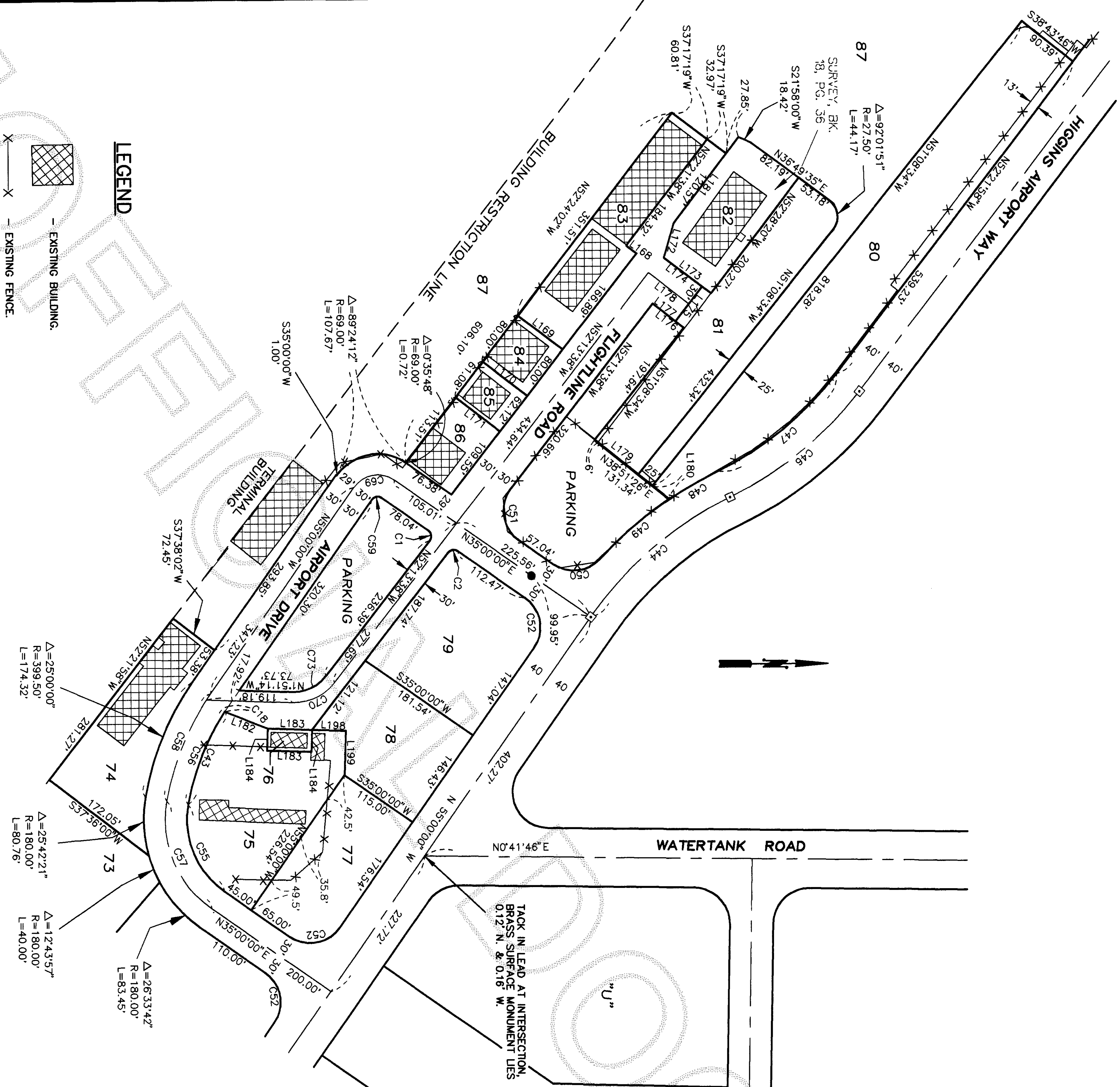
LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'  
JOB NO: 99272



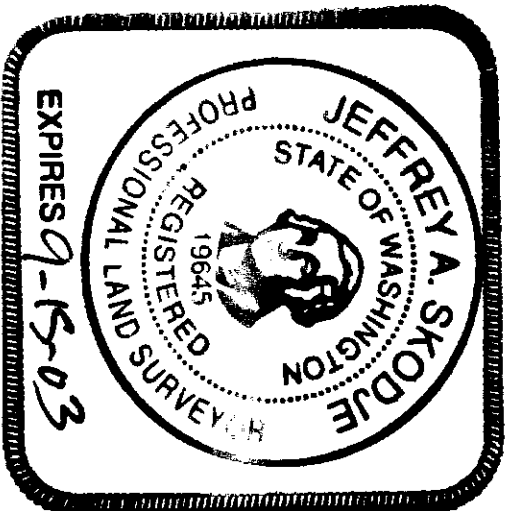
AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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3/4/2003 Page 10 of 14 9:04AM

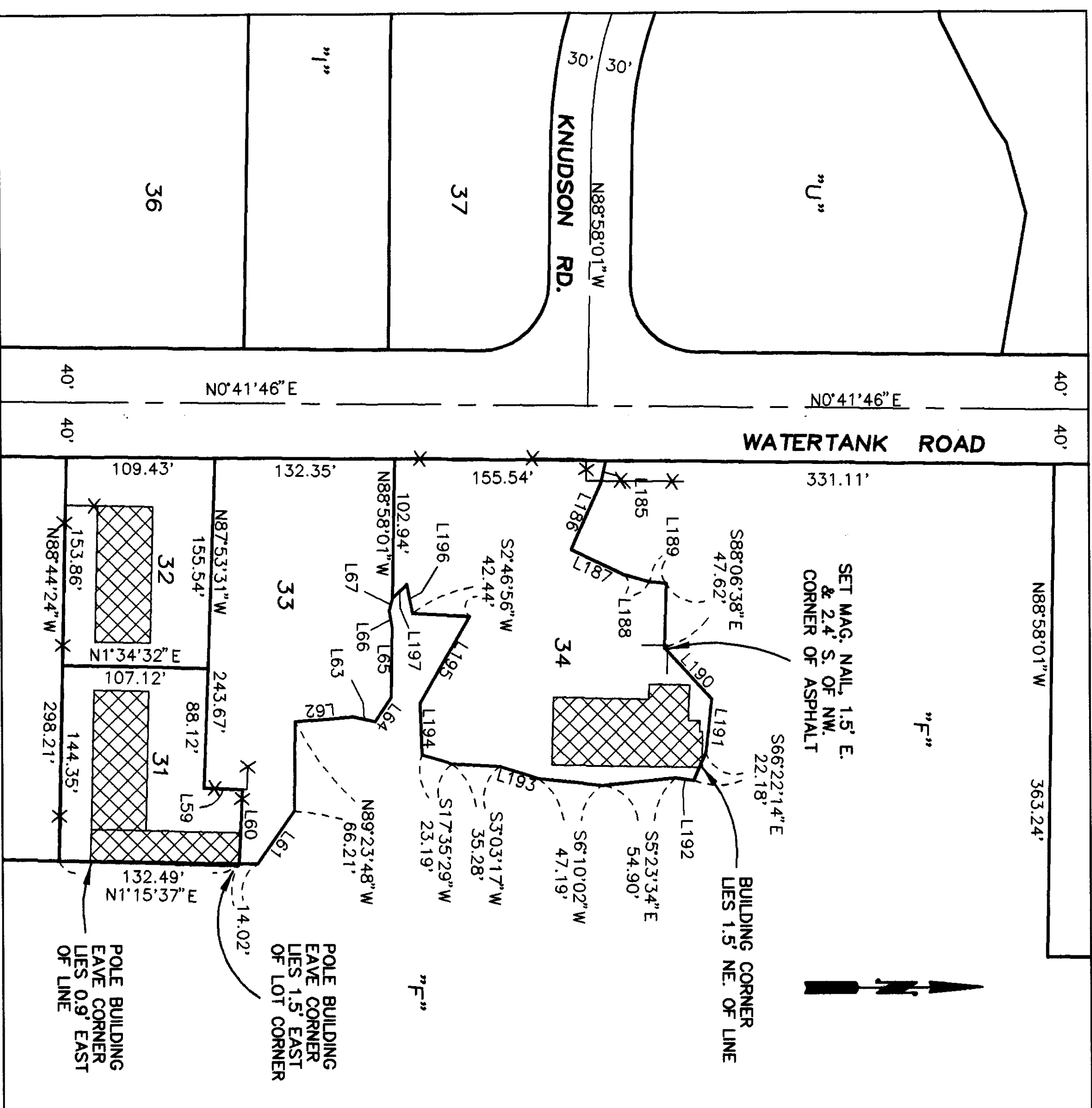


**LEGEND**  
— EXISTING BUILDING.  
— EXISTING FENCE.

**LOT DETAIL**  
(NOT TO SCALE)



**LOT DETAIL**  
(NOT TO SCALE)



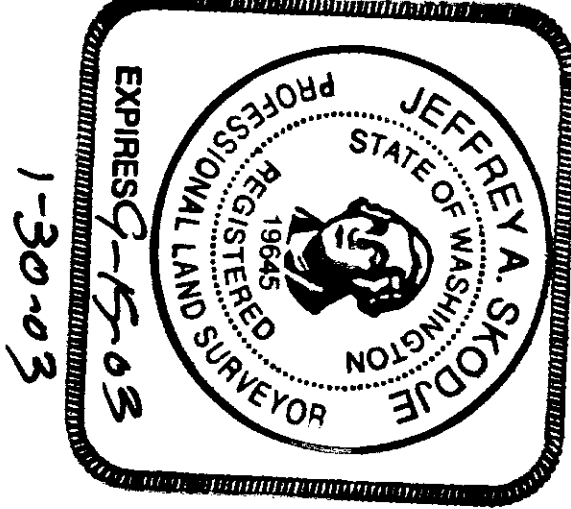
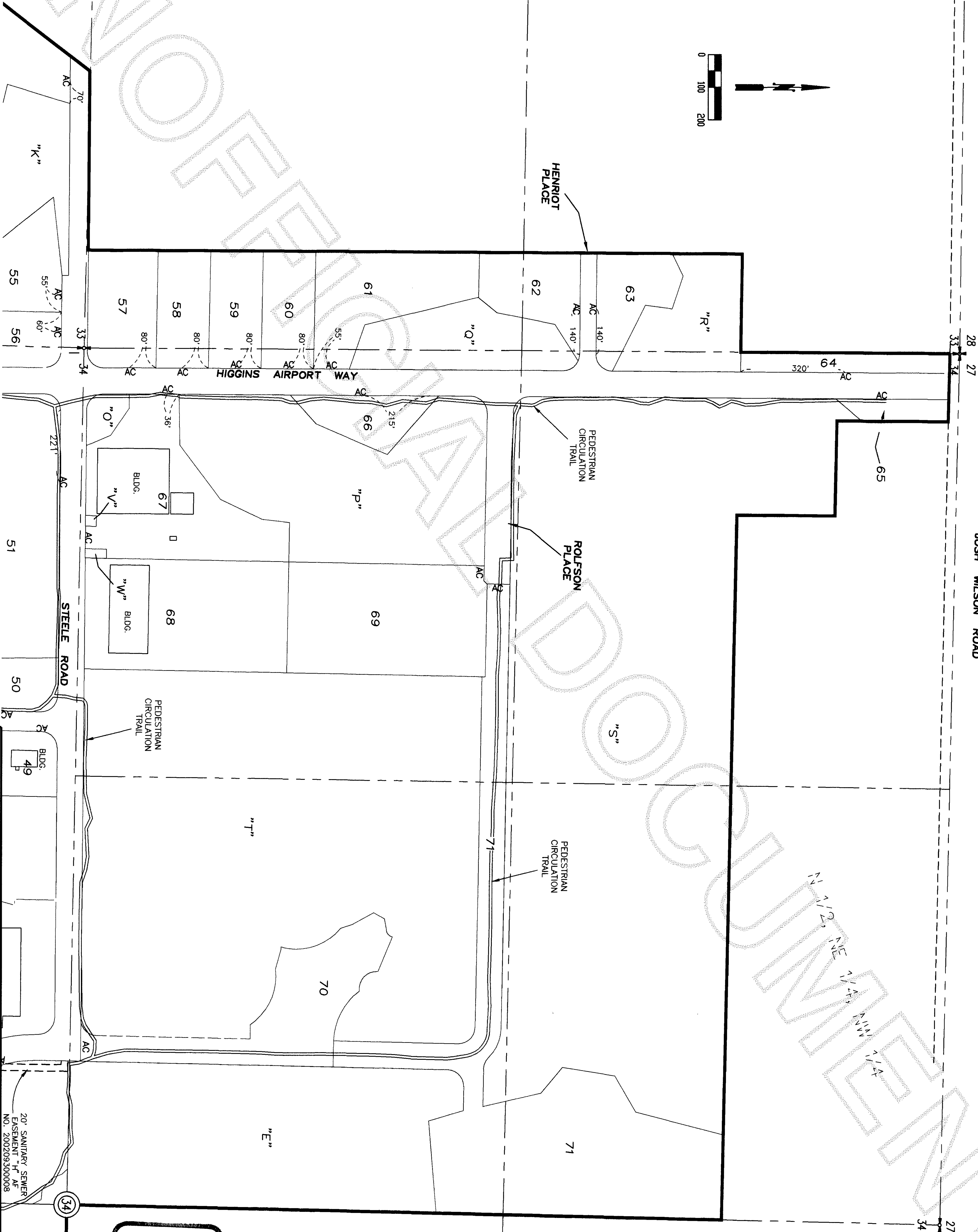
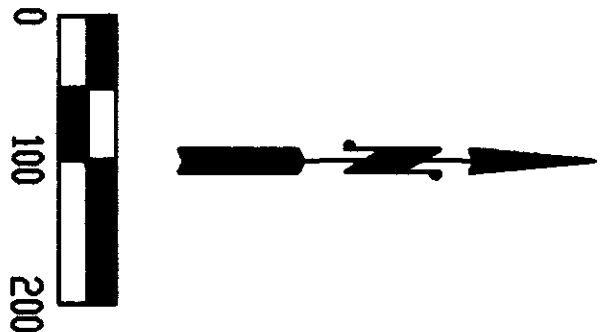


AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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JOSH WILSON ROAD



(MATCH SHEET 12 OF 14) (BUILDINGS, ACCESS POINTS & TRAILS) SHEET 11 OF 14

DWN BY: MAL DATE: DEC., 2001  
FIELD BOOK: 624-A

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

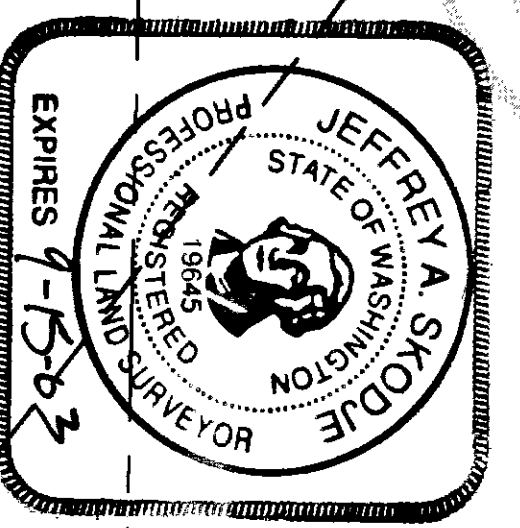
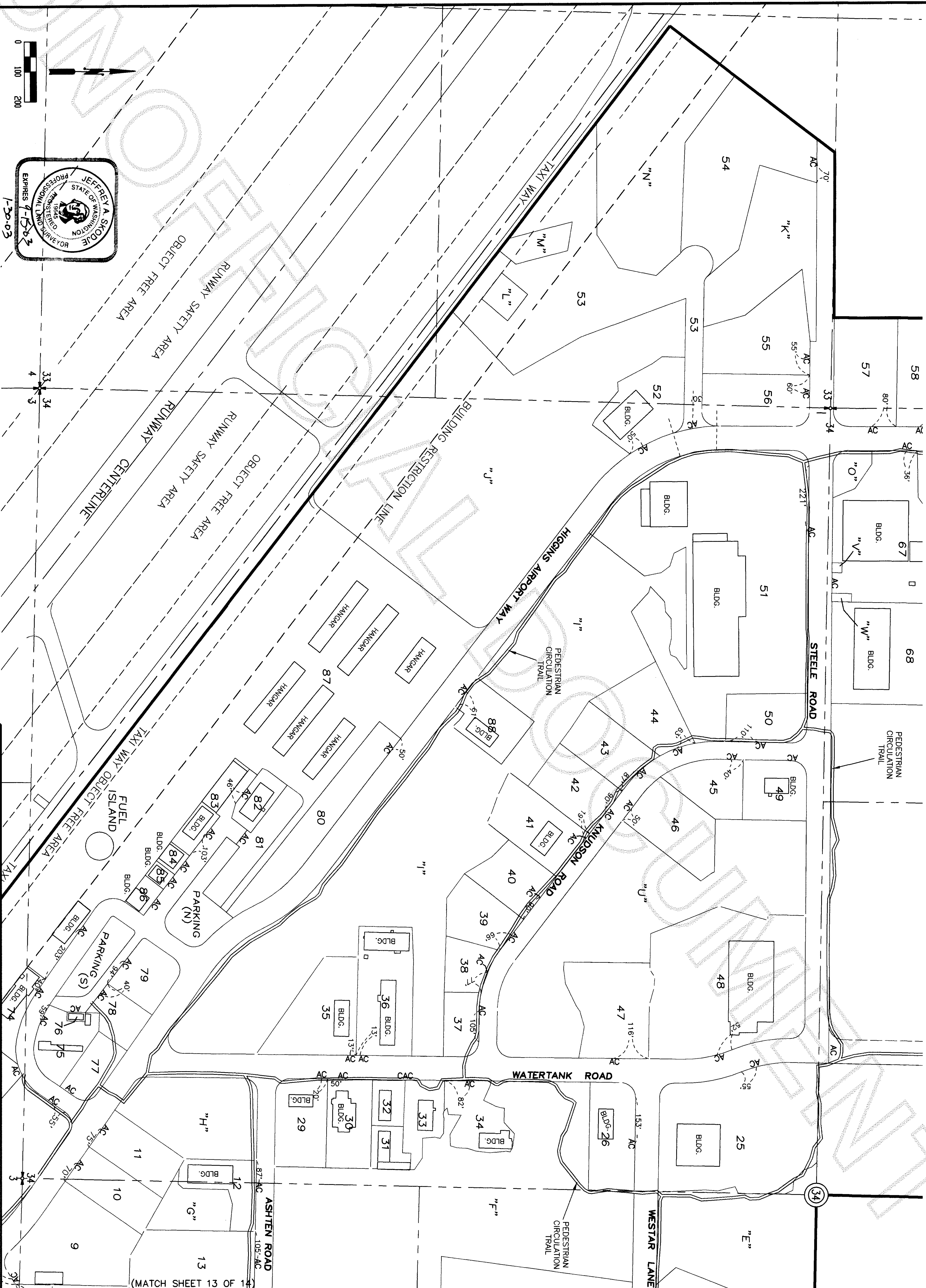
SCALE: 1" = 200'  
JOB NO: 99272



(MATCH SHEET 11 OF 14)

AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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Skagit County Auditor  
3/12/2003 Page 12 of 14 9:04AM  
(MATCH SHEET 11 OF 14)



(MATCH SHEET 13 OF 14)

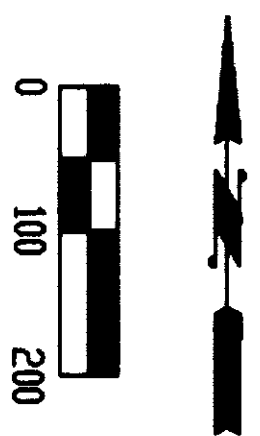
(BUILDINGS, ACCESS POINTS AND TRAILS) SHEET 12 OF 14

DWN BY: MAL	DATE: DEC. 2001	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
FIELD BOOK: 624-A		
SCALE: 1" = 200'		JOB NO: 99272

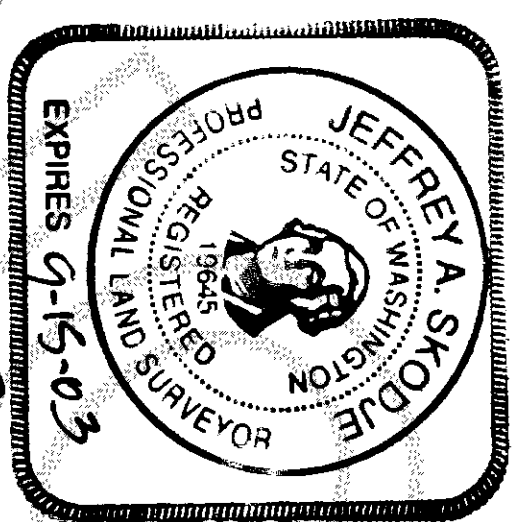


AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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(MATCH SHEET 11 OF 14)



(MATCH SHEET 12 OF 14)

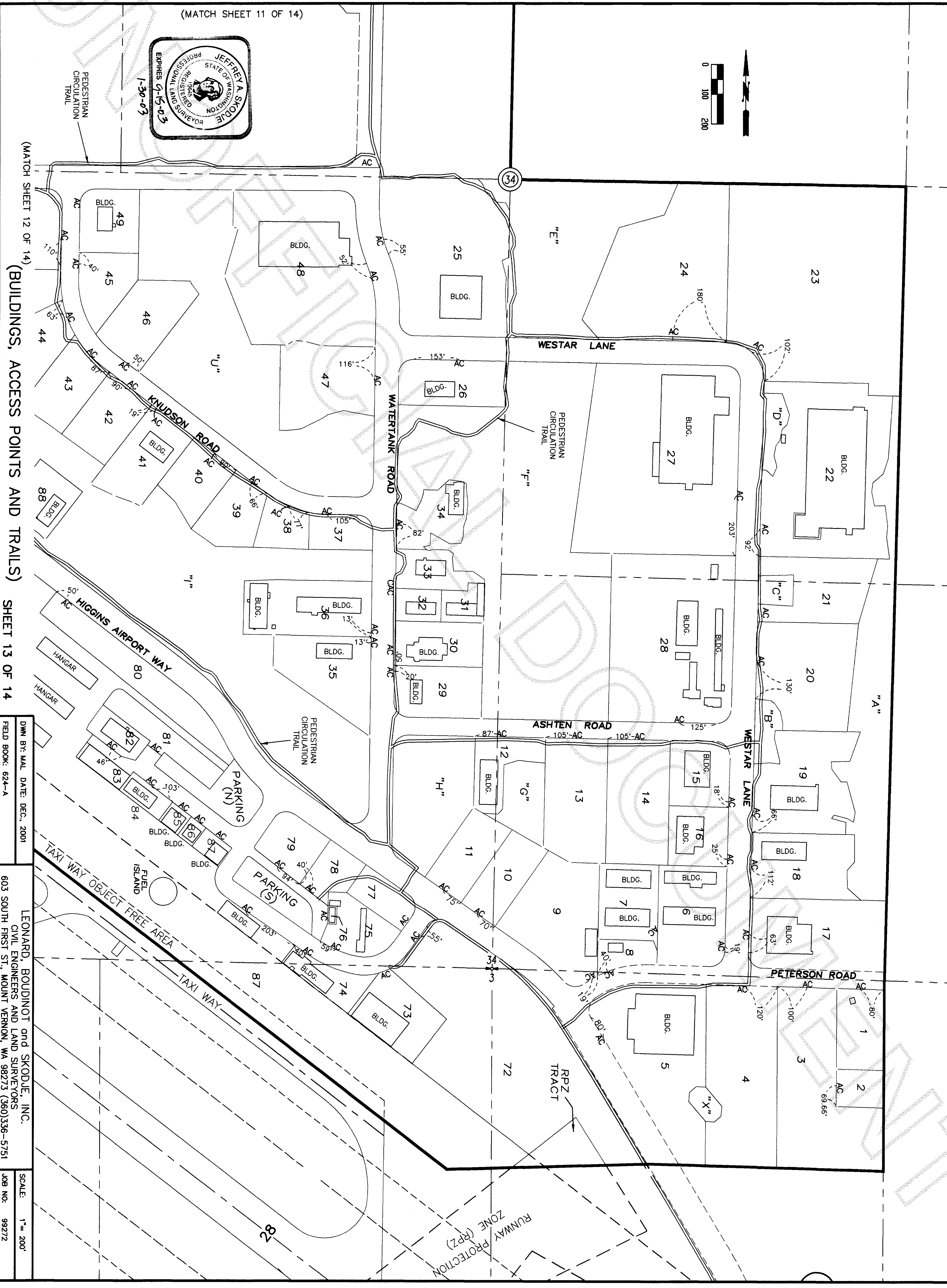
(BUILDINGS, ACCESS POINTS AND TRAILS)

SHEET 13 OF 14

DWN BY: MAL DATE: DEC., 2001  
FIELD BOOK: 624-A

LEONARD, BOUDINOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1" = 200'  
JOB NO: 99272





AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1  
IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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Skagit County Auditor  
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LOT TABLE

LOT NUMBER	AREA	ADDRESS
LOT 1	43,502 SQ. FT. (0.999 AC.)	15730 PETERSON ROAD
LOT 2	19,982 SQ. FT. (0.46 AC.)	15718 PETERSON ROAD
LOT 3	156,029 SQ. FT. (3.58 AC.)	15704 PETERSON ROAD
LOT 4	142,073 SQ. FT. (3.26 AC.)	15662 PETERSON ROAD
LOT 5	155,555 SQ. F. (3.57 AC.)	12035 HIGGINS AIRPORT WAY
LOT 6	76,684 SQ. FT. (1.76 AC.)	11962 & 11966 WESTAR LANE
LOT 7	51,520 SQ. FT. (1.18 AC.)	15609 & 15613 PETERSON ROAD
LOT 8	18,252 SQ. FT. (0.42 AC.)	15579 PETERSON ROAD
LOT 9	102,331 SQ. FT. (2.35 AC.)	15571 PETERSON ROAD
LOT 10	42,884 SQ. FT. (.98 AC.)	11937 HIGGINS AIRPORT WAY
LOT 11	43,828 SQ. FT. (1.01 AC.)	15466 ASHTEN ROAD
LOT 12	36,771 SQ. FT. (0.84 AC.)	15532 ASHTEN ROAD
LOT 13	85,567 SQ. FT. (1.96 AC.)	15572 ASHTEN ROAD
LOT 14	88,052 SQ. FT. (2.02 AC.)	11926 WESTAR LANE
LOT 15	44,111 SQ. FT. (1.01 AC.)	11924 WESTAR LANE
LOT 16	40,160 SQ. FT. (0.92 AC.)	11915 WESTAR LANE
LOT 17	108,962 SQ. FT. (2.50 AC.)	11977 WESTAR LANE
LOT 18	74,958 SQ. FT. (1.72 AC.)	11949 WESTAR LANE
LOT 19	101,970 SQ. FT. (2.34 AC.)	11891 WESTAR LANE
LOT 20	110,255 SQ. FT. (2.53 AC.)	11861 WESTAR LANE
LOT 21	69,527 SQ. FT. (1.60 AC.)	11851 WESTAR LANE
LOT 22	227,589 SQ. FT. (5.22 AC.)	11817 WESTAR LANE
LOT 23	362,080 SQ. FT. (8.77 AC.)	11749 WESTAR LANE
LOT 24	197,277 SQ. FT. (4.53 AC.)	11719 WESTAR LANE
LOT 25	204,637 SQ. FT. (4.70 AC.)	11591 WATERTANK ROAD
LOT 26	55,233 SQ. FT. (1.27 AC.)	11632 WESTAR LANE
LOT 27	333,304 SQ. FT. (7.65 AC.)	11768 WESTAR LANE
LOT 28	234,334 SQ. FT. (5.38 AC.)	15599 ASHTEN ROAD
LOT 29	50,565 SQ. FT. (1.16 AC.)	11837 WATERTANK ROAD
LOT 30	44,621 SQ. FT. (1.02 AC.)	11829 WATERTANK ROAD
LOT 31	16,820 SQ. FT. (0.38 AC.)	11781 WATERTANK ROAD
LOT 32	16,748 SQ. FT. (0.38 AC.)	11777 WATERTANK ROAD
LOT 33	30,773 SQ. FT. (0.71 AC.)	11773 WATERTANK ROAD
LOT 34	40,512 SQ. FT. (0.93 AC.)	11735 WATERTANK ROAD
LOT 35	73,600 SQ. FT. (1.69 AC.)	11824 WATERTANK ROAD
LOT 36	79,619 SQ. FT. (1.83 AC.)	11820 & 11810 WATERTANK ROAD
LOT 37	25,015 SQ. FT. (0.57 AC.)	11692 KNUDSON ROAD
LOT 38	24,899 SQ. FT. (0.57 AC.)	11682 KNUDSON ROAD
LOT 39	40,294 SQ. FT. (0.92 AC.)	11656 KNUDSON ROAD
LOT 40	39,564 SQ. FT. (0.91 AC.)	11644 KNUDSON ROAD
LOT 41	57,146 SQ. FT. (1.31 AC.)	11616 KNUDSON ROAD
LOT 42	47,089 SQ. FT. (1.08 AC.)	11602 KNUDSON ROAD
LOT 43	46,778 SQ. FT. (1.07 AC.)	11580 KNUDSON ROAD
LOT 44	54,403 SQ. FT. (1.25 AC.)	11564 KNUDSON ROAD
LOT 45	38,711 SQ. FT. (0.89 AC.)	11545 KNUDSON ROAD
LOT 46	58,832 SQ. FT. (1.35 AC.)	11595 KNUDSON ROAD
LOT 47	80,503 SQ. FT. (1.85 AC.)	11640 KNUDSON ROAD
LOT 48	229,670 SQ. FT. (5.27 AC.)	11596 WATERTANK ROAD
LOT 49	42,109 SQ. FT. (0.97 AC.)	11525 KNUDSON ROAD
LOT 50	43,477 SQ. FT. (0.998 AC.)	11534 KNUDSON ROAD
LOT 51	462,986 SQ. FT. (10.63 AC.)	15062 STEELE ROAD
LOT 52	63,666 SQ. FT. (1.46 AC.)	11488 HIGGINS AIRPORT WAY
LOT 53	268,762 SQ. FT. (6.19 AC.)	11474 HIGGINS AIRPORT WAY
LOT 54	154,711 SQ. FT. (3.55 AC.)	14846 STEELE ROAD
LOT 55	82,841 SQ. FT. (1.90 AC.)	14968 STEELE ROAD
LOT 56	60,869 SQ. FT. (1.40 AC.)	11384 HIGGINS AIRPORT WAY
LOT 57	75,770 SQ. FT. (1.74 AC.)	11360 HIGGINS AIRPORT WAY
LOT 58	57,961 SQ. FT. (1.33 AC.)	11336 HIGGINS AIRPORT WAY
LOT 59	57,961 SQ. FT. (1.33 AC.)	11310 HIGGINS AIRPORT WAY
LOT 60	57,961 SQ. FT. (1.33 AC.)	11290 HIGGINS AIRPORT WAY
LOT 61	115,363 SQ. FT. (2.65 AC.)	14974 HENRIOT PLACE
LOT 62	66,003 SQ. FT. (1.52 AC.)	14975 HENRIOT PLACE
LOT 63	59,503 SQ. FT. (1.37 AC.)	11052 HIGGINS AIRPORT WAY
LOT 64	38,433 SQ. FT. (0.88 AC.)	11035 HIGGINS AIRPORT WAY
LOT 65	20,777 SQ. FT. (0.48 AC.)	11273 HIGGINS AIRPORT WAY
LOT 66	46,989 SQ. FT. (1.08 AC.)	11367 HIGGINS AIRPORT WAY
LOT 67	190,694 SQ. FT. (4.38 AC.)	15111 STEELE ROAD
LOT 68	211,368 SQ. FT. (4.85 AC.)	15124 ROLSON PLACE
LOT 69	206,901 SQ. FT. (4.75 AC.)	

LOT TABLE (CONT.)

LOT NUMBER	AREA	ADDRESS
LOT 70	153,524 SQ. FT. (3.52 AC.)	15399 STEELE ROAD
LOT 71	467,738 SQ. FT. (10.74 AC.)	15128 ROLSON PLACE
LOT 72	317,677 SQ. FT. (7.29 AC.)	15466 AIRPORT DRIVE
LOT 73	54,323 SQ. FT. (1.25 AC.)	15452 AIRPORT DRIVE
LOT 74	27,770 SQ. FT. (0.64 AC.)	15426 AIRPORT DRIVE
LOT 75	36,195 SQ. FT. (0.83 AC.)	15437 AIRPORT DRIVE
LOT 76	1,864 SQ. FT. (0.04 AC.)	15353 FLIGHTLINE ROAD
LOT 77	25,516 SQ. FT. (0.59 AC.)	15469 AIRPORT DRIVE
LOT 78	24,743 SQ. FT. (0.57 AC.)	15343 FLIGHTLINE ROAD
LOT 79	34,274 SQ. FT. (0.79 AC.)	15325 FLIGHTLINE ROAD
LOT 80	73,152 SQ. FT. (1.68 AC.)	11694 HIGGINS AIRPORT WAY
LOT 81	36,562 SQ. FT. (0.84 AC.)	15263 FLIGHTLINE ROAD
LOT 82	19,495 SQ. FT. (0.45 AC.)	15259 FLIGHTLINE ROAD
LOT 83	24,237 SQ. FT. (0.56 AC.)	15278 FLIGHTLINE ROAD
LOT 84	6,213 SQ. FT. (0.14 AC.)	15284 FLIGHTLINE ROAD
LOT 85	4,771 SQ. FT. (0.11 AC.)	15478 FLIGHTLINE ROAD
LOT 86	8,608 SQ. FT. (0.20 AC.)	15259 FLIGHTLINE ROAD
LOT 87	1,091,065 SQ. FT. (25.05 AC.)	11653 HIGGINS AIRPORT WAY
LOT 88	41,054 SQ. FT. (0.94 AC.)	11653 HIGGINS AIRPORT WAY

PCA AREA TABLE

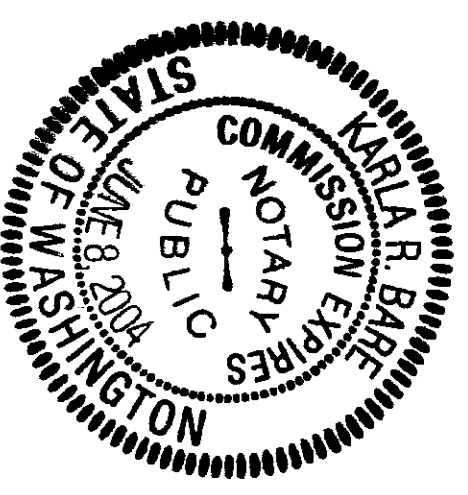
TRACT NUMBER	AREA
TRACT "A"	166,636 SQ. FT. (3.83 AC.)
TRACT "B"	16,892 SQ. FT. (0.39 AC.)
TRACT "C"	11,676 SQ. FT. (0.27 AC.)
TRACT "D"	16,522 SQ. FT. (0.38 AC.)
TRACT "E"	706,200 SQ. FT. (16.21 AC.)
TRACT "F"	554,254 SQ. FT. (12.72 AC.)
TRACT "G"	35,736 SQ. FT. (0.82 AC.)
TRACT "H"	106,366 SQ. FT. (2.44 AC.)
TRACT "I"	722,634 SQ. FT. (16.59 AC.)
TRACT "J"	666,770 SQ. FT. (15.31 AC.)
TRACT "K"	123,132 SQ. FT. (2.83 AC.)
TRACT "L"	12,430 SQ. FT. (0.29 AC.)
TRACT "M"	19,712 SQ. FT. (0.45 AC.)
TRACT "N"	219,677 SQ. FT. (5.04 AC.)
TRACT "O"	14,825 SQ. FT. (0.34 AC.)
TRACT "P"	370,707 SQ. FT. (8.51 AC.)
TRACT "Q"	11,149 SQ. FT. (0.25 AC.)
TRACT "R"	99,951 SQ. FT. (2.29 AC.)
TRACT "S"	1,602,568 SQ. FT. (36.79 AC.)
TRACT "T"	1,272,231 SQ. FT. (29.21 AC.)
TRACT "U"	342,922 SQ. FT. (7.87 AC.)
TRACT "V"	1,093 SQ. FT. (0.02 AC.)
TRACT "W"	1,825 SQ. FT. (0.04 AC.)
TRACT "X"	8,708 SQ. FT. (0.20 AC.)
PARKING (N)	37,374 SQ. FT. (0.86 AC.)
PARKING (S)	27,445 SQ. FT. (0.63 AC.)
RPZ TRACT	25,945 SQ. FT. (0.60 AC.)

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
JERRY KAUFMAN )  
IS THE PERSON WHO APPEARED BEFORE ME, AND  
SAID PERSON ACKNOWLEDGED THAT (SHE SIGNED THIS INSTRUMENT, ON DATE STATED  
THAT (SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
THE Commissioner or the Port of Skagit County TO BE  
THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED  
IN THE INSTRUMENT.

DATED: December 17, 200 2.

Halea B. Bue  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Anacortes, WA.  
MY COMMISSION EXPIRES 6-8-04

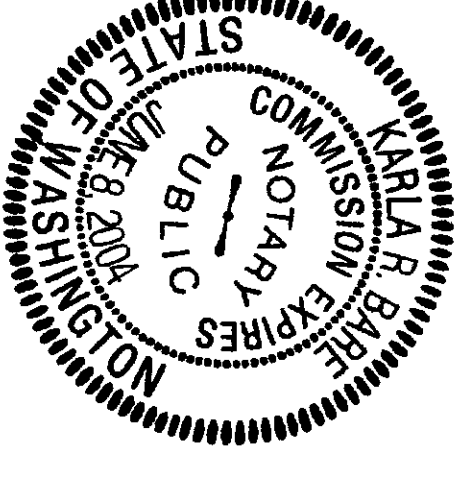


ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
KENN E. WADE )  
IS THE PERSON WHO APPEARED BEFORE ME, AND  
SAID PERSON ACKNOWLEDGED THAT (SHE SIGNED THIS INSTRUMENT, ON DATE STATED  
THAT (SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
THE Commissioner or the Port of Skagit County TO BE  
THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED  
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DATED: December 17, 200 2.

Halea B. Bue  
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MY COMMISSION EXPIRES 6-8-04

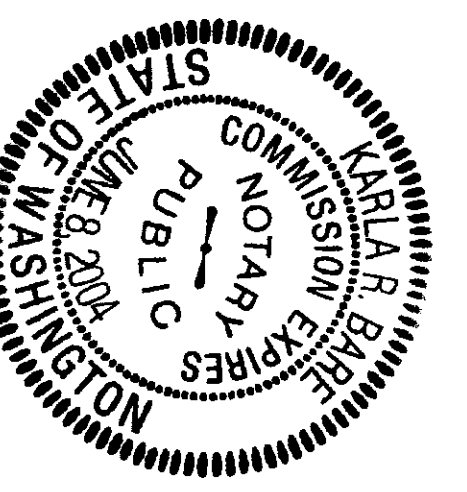


ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
GLENN B. ALLEN )  
IS THE PERSON WHO APPEARED BEFORE ME, AND  
SAID PERSON ACKNOWLEDGED THAT (SHE SIGNED THIS INSTRUMENT, ON DATE STATED  
THAT (SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
THE Commissioner or the Port of Skagit County TO BE  
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DATED: December 17, 200 2.

Halea B. Bue  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Anacortes, WA.  
MY COMMISSION EXPIRES 6-8-04



BUILDING SETBACKS IN BR-1 ZONE

1. FRONT: 35 FEET.
2. SIDE: NONE IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZONING DESIGNATIONS, AND 35 FEET IF ADJACENT TO OTHER ZONING DESIGNATIONS.
3. REAR: NONE WHERE THE REAR YARD IS ON THE AIRFIELD SIDE OF THE BUILDING. IN OTHER CASES, A DISTANCE OF UP TO A MAXIMUM OF 35 FEET EXCEPT WHEN SAID REAR LINE ABUTS A BR-1, BR-II OR NRI ZONE. SETBACKS SHALL THEN BE A MINIMUM OF 35 FEET.
4. ACCESSORY: SAME AS PRINCIPAL BUILDING. CANOPIES OR GASOLINE PUMPS MAY BE SETBACK WITHIN 15 FEET FROM THE STREET RIGHT-OF-WAY.
5. SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SSC 14.16.810(7).

BUILDING SETBACKS IN AVR ZONE

1. ALL SETBACKS SHALL CONFORM TO FAA STANDARDS.
2. SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SSC 14.16.810(7).

