

GATEWAY BINDING SITE PLAN

FOR SEDRO-WOOLLEY, L.L.C.

SURVEY IN THE SE 1/4, SW 1/4 OF THE SW 1/4 OF SEC. 23, TWP 35N, RANGE 4E, W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT CO., WASHINGTON 98284

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING OWNERS, HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE LOT OWNERS OF GATEWAY BINDING SITE PLAN FOREVER THE ACCESS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAN. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE DRIVEWAYS AND UTILITIES, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION OF ROAD/DRIVEWAY, DRAINAGE AND OTHER UTILITIES. TRACT H IS HEREBY DEDICATED TO THE CITY OF SEDRO-WOOLLEY FOR PUBLIC ROAD PURPOSES. (HODGIN STREET)

John S. Hodgin Secretary
MCDONALD'S CORPORATION, A DELAWARE CORPORATION

John S. Hodgin Trustee
JEFF HODGIN AS TRUSTEE FOR KITTY HODGIN PURSUANT TO THE ESTATE OF THAD W. HODGIN

John S. Hodgin Att. in fact
KITTY HODGIN, JEFFERY S. HODGIN ATTORNEY-IN-FACT

Jeff Vandertor
S.W. ROBERTY MANAGEMENT, LLC
JEFF VANDERTOR, MANAGER

Mike Pegram
SW CORNER, LLC - SEDRO-WOOLLEY
PM52, LLC - MIKE PEGRAM

Glenn Anderson
GLENN ANDERSON

Julie Anderson
JULIE ANDERSON

NOTE:

APPROVAL SUBJECT TO CONDITIONS OF
PRELIMINARY BINDING SITE PLAN APPROVAL
RECORDED UNDER A.E. No. W/A KT3

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF May
2003 AT 1:54 P.M. UNDER A.F. # 200305190183
AT THE REQUEST OF Ronald T. Jepson & Assoc.
Norma Gunnell County Auditor

LEGAL DESCRIPTION

LOTS A, B, C AND D OF THE SHORT PLAT FOR SEDRO-WOOLLEY L.L.C. AS RECORDED UNDER AUDITOR'S FILE NO. 20020700041, RECORDS OF THE SKAGIT COUNTY AUDITOR'S OFFICE TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWESTLY QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°23'1" WEST ALONG THE NORTH-SOUTH SECTION LINE OF SAID SECTION 23, 267.86 FEET TO THE TRUE POINT OF BEGINNING WHICH IS ALSO THE SOUTHWEST CORNER OF LOT D OF SAID SHORT PLAT FOR SEDRO-WOOLLEY L.L.C.; THENCE CONTINUING NORTH 00°23'1" WEST ALONG THE SAID NORTH-SOUTH CENTER OF SECTION LINE, 233.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.11 FEET, THE CENTER OF WHICH BEARS NORTH 57°10'3" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°53'1" AN ARC DISTANCE OF 216.8 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A SECOND CURVE TO THE LEFT, HAVING A RADIUS OF 138.50 FEET THROUGH A CENTRAL ANGLE OF 44°31'47" AN ARC DISTANCE OF 107.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°46'35" EAST ALONG SAID TANGENT, 135.57 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 5R20; THENCE NORTH 60°19'1" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 375.4 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED AND RECORDED TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2003.

Paula Osterman Skagit County Treasurer
DATE May 19, 2003

APPROVALS

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL OF THE REQUIREMENTS AND CONDITIONS OF THE TECHNICAL REVIEW COMMITTEE HAVE BEEN PROVIDED FOR AND ARE HEREBY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS THIS 17th DAY OF April 2003.

Glenn Anderson
PUBLIC WORKS DIRECTOR, SEDRO-WOOLLEY DATE 4-7-03

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN THEREON AND HEREBY APPROVED.
THIS 6th DAY OF May 2003

Pauline Spalding
PLANNING DIRECTOR, SEDRO-WOOLLEY DATE 5-6-03

Arnell M. Counts
BUILDING OFFICIAL, SEDRO-WOOLLEY DATE 5-6-03

Sharon D. Oiler
MAYOR, SEDRO-WOOLLEY DATE 4-7-03

SHEET 1 OF 4

JOB # 00050

SECTION 23, TOWNSHIP 35N., RANGE 4E., W.M.

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. * 360.733.5760, FAX * 360.647.8939,
E-MAIL: JEPSON22@QUESTINET, BELLINGHAM, WASHINGTON 98225

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SURVEY IN THE SE 1/4, SW 1/4 OF THE SW 1/4 OF SEC. 23, TWP 35N, RANGE 4E, W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT CO., WASHINGTON 98284

200305190183
Skagit County Auditor
5/19/2003 Page 2 of 4 1:59PM

ACKNOWLEDGMENTS

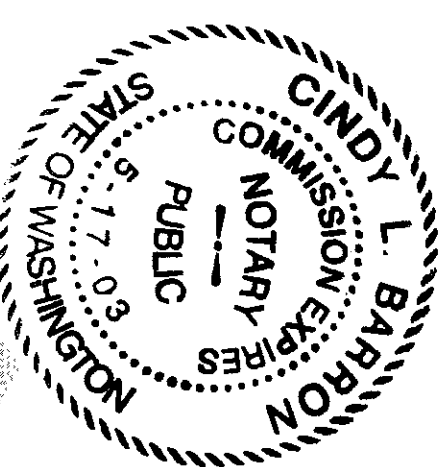
STATE OF ILLINOIS
COUNTY OF DeKalb
THIS IS TO CERTIFY THAT ON THE 27th DAY OF MARCH 2003, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Kenneth S. Stewer OF
MCDONALD'S CORPORATION, A DELAWARE CORPORATION, TO ME KNOWN TO BE THE
REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING
DEDICATION 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 WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID
INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Mary Beth Brokenshire
NOTARY PUBLIC IN AND FOR THE STATE OF
ILLINOIS RESIDING AT DeKalb County



STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 31st DAY OF March 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED Jeffrey S. Wadgin AND TO ME
KNOWN TO BE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND
ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND
OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Cindy L. Baarow
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Sedro Woolley



STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 1st DAY OF April 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED Jeffrey Wadgin AND TO ME
KNOWN TO BE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND
ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND
OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Theray M. Wadgin
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Sedro Woolley



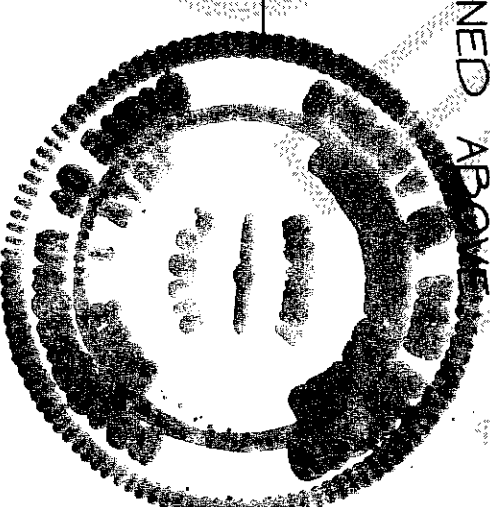
NOTES:

- SUBJECT TO PUGET ENERGY EASEMENT AF#200208200064 AND 200211130165
- SUBJECT TO SKAGIT COUNTY MEMORANDUMS UNDER AF#200207260113
REG. B5P AF#200209040083
- BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS
AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE
LOT OWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE, COVENANTS
AND RESTRICTIONS AGREEMENTS, RECORDED IN AF #200209040081, AF#200209040082 AND
AGREEMENT AF#200209040083 REGARDING INGRESS, EGRESS, UTILITIES, SIGNAGE, AND PARKING ON
COMMON AREAS.

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 2nd DAY OF April 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED Rab Daniel AND TO ME
KNOWN TO BE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND
ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND
OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Theray M. Wadgin
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Sedro Woolley



STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 9th DAY OF April 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED Michael S. Peggam AND TO ME
KNOWN TO BE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND
ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND
OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Theray M. Wadgin
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Sedro Woolley



STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 31st DAY OF March 2003, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED Glen Anderson AND Steve Anderson TO ME
KNOWN TO BE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN AND
ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND
OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Cindy L. Baarow
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Sedro Woolley



UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF
SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY,
INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND COMCAST INC., AND THEIR RESPECTIVE
SUCCESSORS AND ASSIGNS UNDER AND UPON A 20-FOOT EASEMENT, BEING THE NORTH 20 FEET
OF LOTS A, B, AND C, BEGINNING AT ROAD'S ROAD RUNNING EAST TO THE EAST BOUNDARY, IN
WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS,
LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING
UTILITY SERVICE 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS
WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

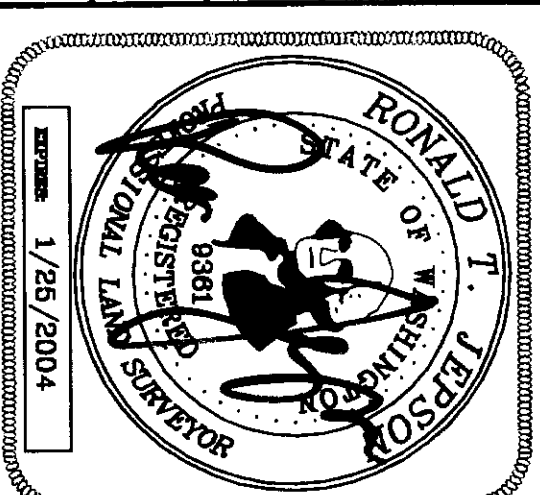
PUD UTILITY EASEMENT

AF#200303130018

SHEET 2 OF 4

JOB # 00050

Scale	NA
drawn by	P.T.J.
DATE	03-13-2003
CHECKED BY	T.A.U.
APP'D	R.T.J.



SECTION 23, TOWNSHIP 35N., RANGE 4E., W.M.

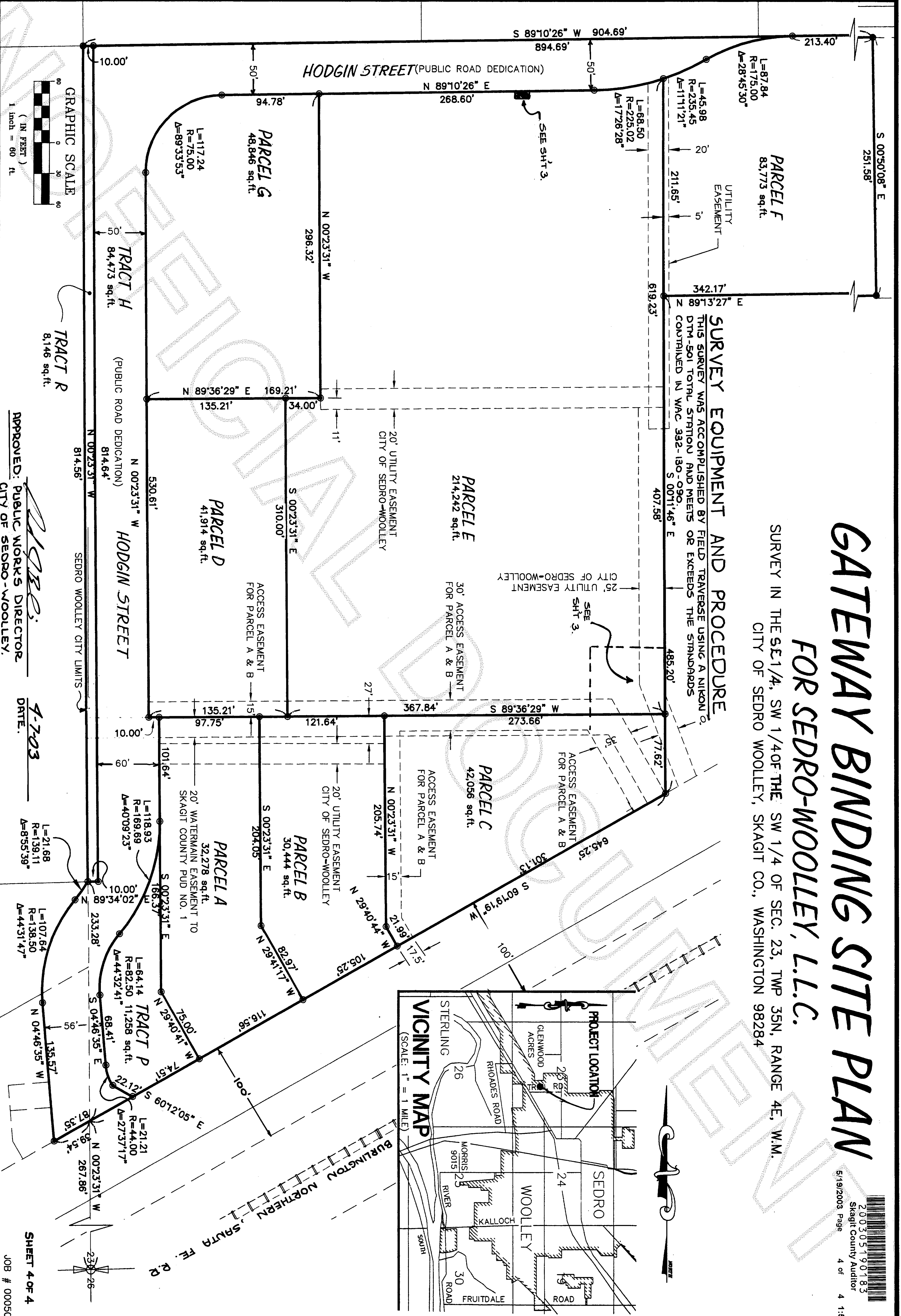
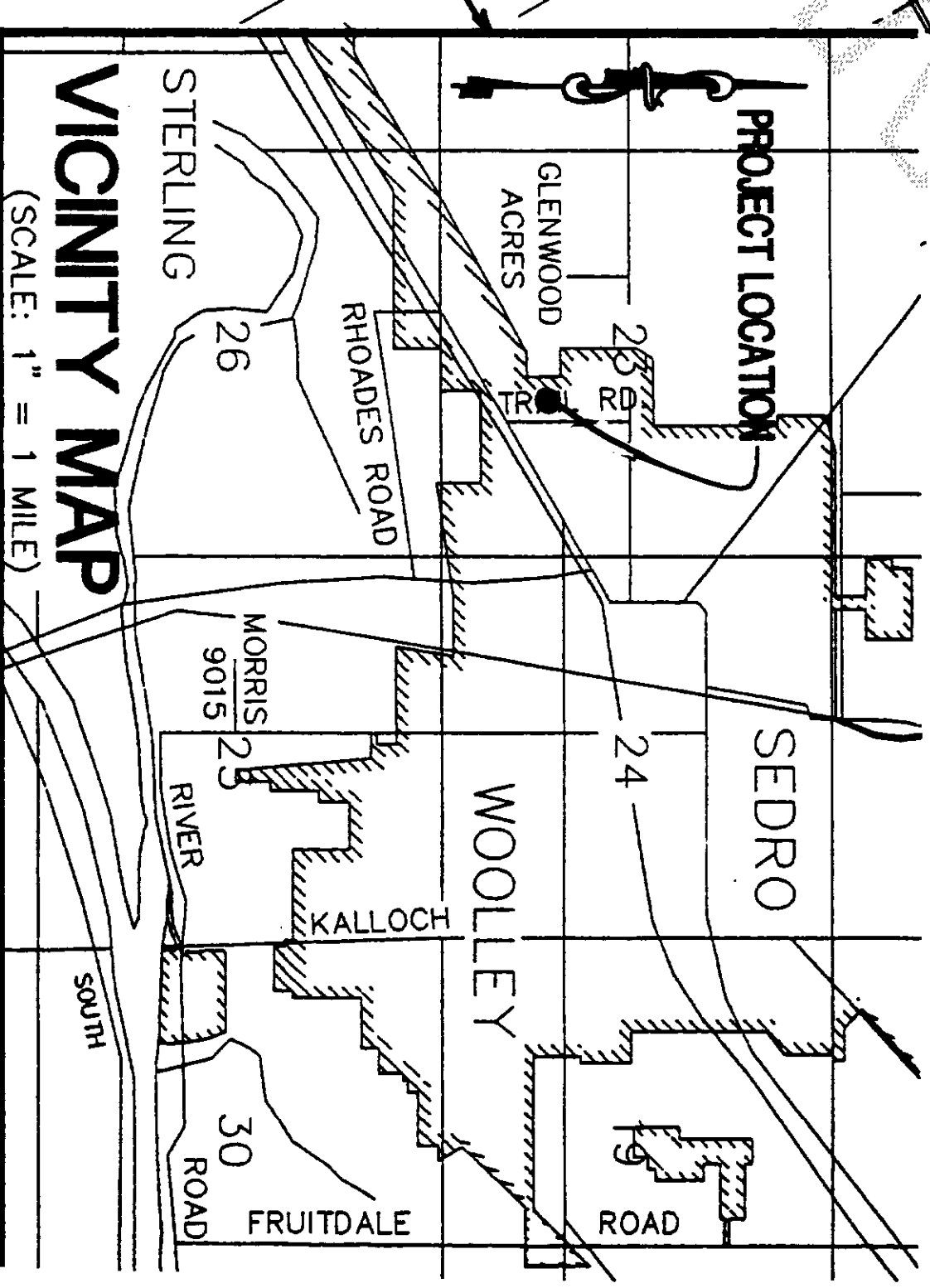
RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE, SUITE 'C', PH. * 360.733.5160, FAX * 360.641.2939,
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SURVEY EQUIPMENT AND PROCEDURE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON 6
DTM-501 TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS
Z CONTRIBUED IN WAC 332-130-090 S 0071'46" E



BASIS OF BEARING

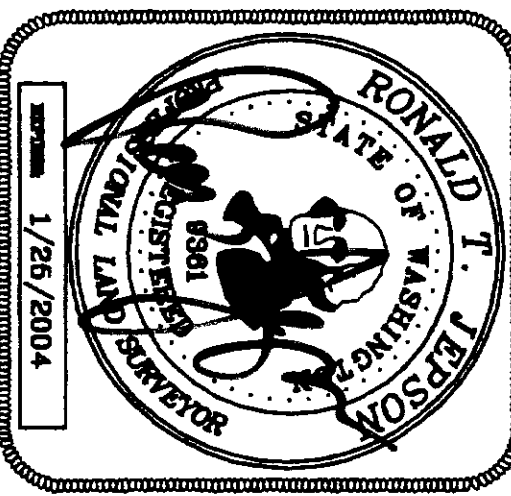
SOUTH 89°56'04" WEST ON THE SOUTH LINE OF
SECTION 23 ACCORDING TO SKAGIT SURVEYORS
RECORD OF SURVEY AFF9810210062.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING
ACT ALL IN THE REQUEST OF ROBERT JANICKI
IN FEBRUARY, 2002.

RONALD T. JEPSON, L.L.C.
CERTIFICATE NO. 9361

scale	1"=60'
drawn by	P.T.U.
DATE	03-13-2003
CHECKED BY	T.A.U.
APP'D	R.T.J.



SECTION 23, TOWNSHIP 35N., RANGE 4E., W.M.
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