

SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 2

IN PORTIONS OF SECTIONS 3 & 4 TWP. 34 N., RGE. 3 E., W.M.

200406280198
Skagit County Auditor
6/28/2004 Page 1 of 4 1:37PM

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE W.M., SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 9, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 1", ACCORDING TO THE MAP THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200201220163, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 32°21'58" EAST ALONG ITS SOUTHEASTERLY LINE, A DISTANCE OF 341.49 FEET TO AN ANGLE POINT ON THE NORTHWESTERLY LINE OF TRACT "A" OF SAID "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 1"; THENCE SOUTH 57°37'15" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 1292.50 FEET; THENCE NORTH 32°21'58" WEST, A DISTANCE OF 341.78 FEET TO A POINT ON THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LOT 9; THENCE NORTH 57°37'15" EAST ALONG SAID PROJECTION, A DISTANCE OF 1292.50 FEET TO THE POINT OF BEGINNING.

(SAID ABOVE DESCRIBED PREMISES BEING ALSO KNOWN AS PHASE 2, DIVISION 2 OF THE "MASTER PLAN SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2", RECORDED JANUARY 22, 2002 AS AUDITOR'S FILE NO. 200201220162.)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER CROSSWIND DRIVE AS DELINEATED ON THE FACE OF THE "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 1", RECORDED JANUARY 22, 2002 AS AUDITOR'S FILE NO. 200201220163.

SOURCE OF LEGAL DESCRIPTION IS FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. H-792788, EFFECTIVE DATE JANUARY 30, 2004 AT 8:00 A.M.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE THE UNDERSIGNED COMMISSIONERS OF THE PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION, OWNER OF THE LAND HEREBY PLATED, DECLARE THIS SUBDIVISION, KNOWN AS "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIVISION 2", AS THEIR FREE AND VOLUNTARY ACT FOR THE USES SHOWN HEREON.

N/A
KEVIN E. WIRE, PRESIDENT
EDWIN B. ALLEN, JR., SECRETARY

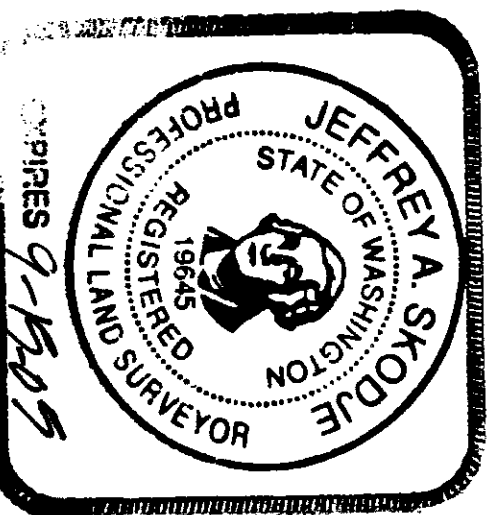
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF JUNE 2004, AT 1:32 P.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 200406280198
N. Dymmek
BY DEPUTY
SKAGIT COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 2" IS BASED UPON AN ACTUAL SURVEY AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE LOT CORNERS HAVE BEEN SET; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE NO. 19645, DATE: 5/20/04
LEONARD, BOUDINOT & SKODJE, INC.
603 SOUTH 1ST STREET, MOUNT VERNON, WA 98273
(206) 336-5751



LEGEND

- G- - EXISTING 4" GAS LINE.
- P- - EXISTING UNDERGROUND POWER, TELEPHONE AND GAS?
- SS- - EXISTING SANITARY SEWER GRANTY LINE.
- W- - EXISTING WATER LINE.
- SD- - EXISTING STORM LINE.
- CB - EXISTING CATCH BASIN.
- EW - EXISTING ELECTRICAL METER.
- ECP - EXISTING ELECTRICAL CONTROL PANEL.
- PPR - EXISTING POWER TRANSFORMER.
- PV - EXISTING POWER VAULT.
- EB - EXISTING ELECTRICAL BOX.
- PR - EXISTING POWER RISER.
- TB - EXISTING TELEPHONE BOX.
- AS - EXISTING TELEPHONE, GAS AND STORM STUB.
- - EXISTING SANITARY SEWER MANHOLE.
- ⊖ - EXISTING STORM MANHOLE.
- ⊗ - EXISTING WATER VALVE.
- ⊞ - EXISTING WATER METER.
- ⊙ - EXISTING FIRE HYDRANT.
- - EXISTING ELECTRICAL BOX.
- ⊗ - EXISTING LIGHT STANDARD.
- CAC - PROPOSED COMMON ACCESS (SEE SHEET 4).
- AC - PROPOSED ACCESS (SEE SHEETS 3 & 4).
- x-x - EXISTING FENCE.

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF SKAGIT)

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY A. SKODJE, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF 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 : JUNE 1, 2004.

KAREN M. LEONARD
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT AWAZIGTES, WA
MY COMMISSION EXPIRES 3-26-06

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF SKAGIT)

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GLENNY B. ALLEN, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SECRETARY OF 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 : JUNE 1, 2004.

KAREN M. LEONARD
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT AWAZIGTES, WA
MY COMMISSION EXPIRES 3-26-06

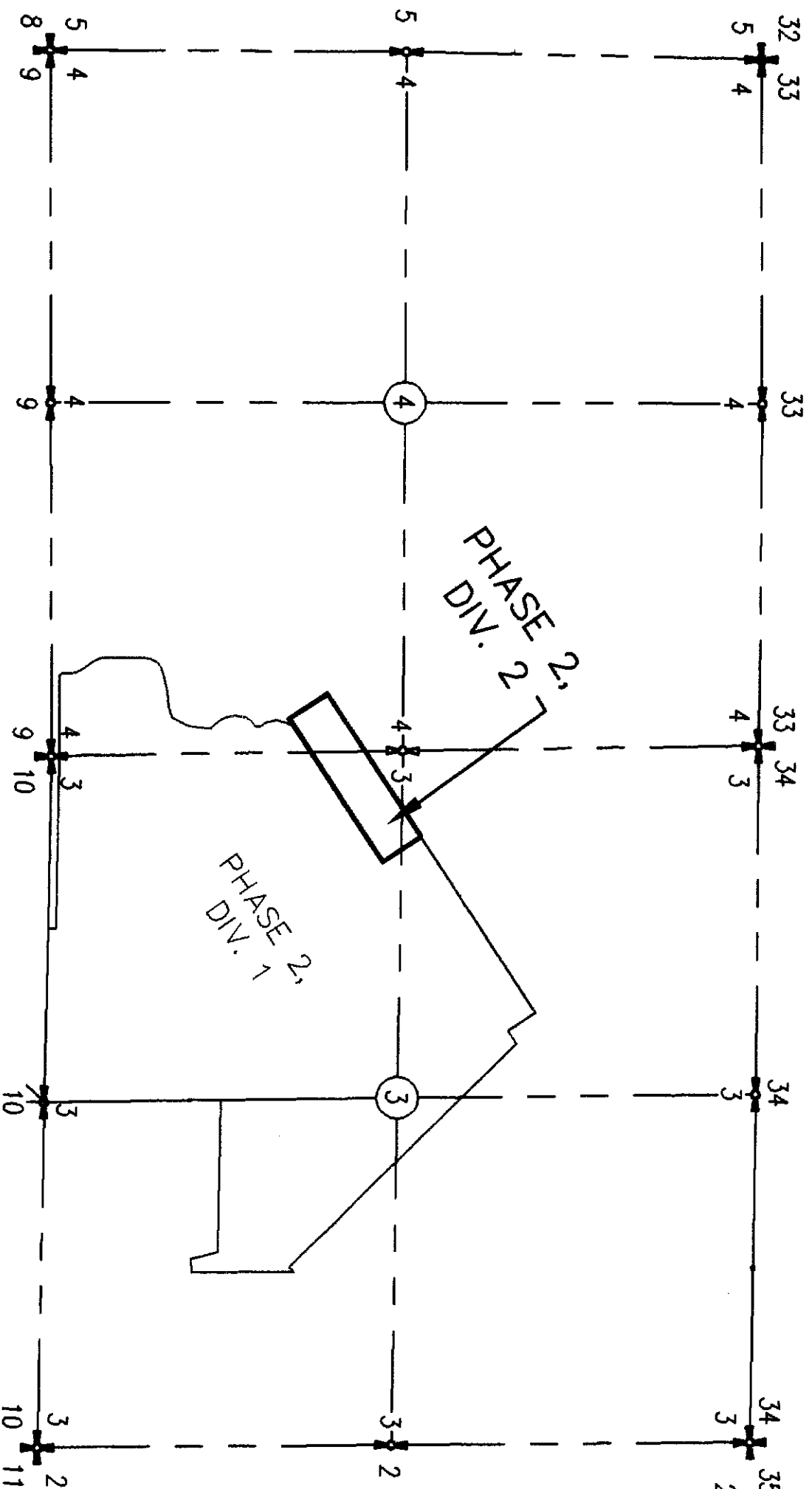
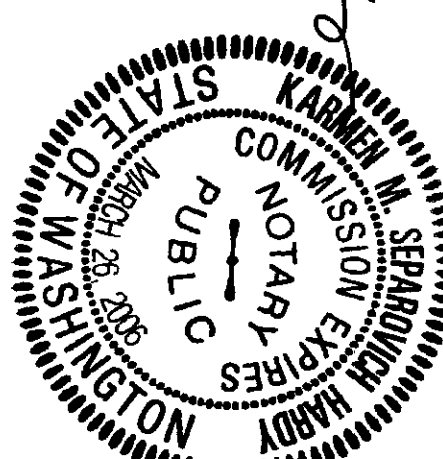
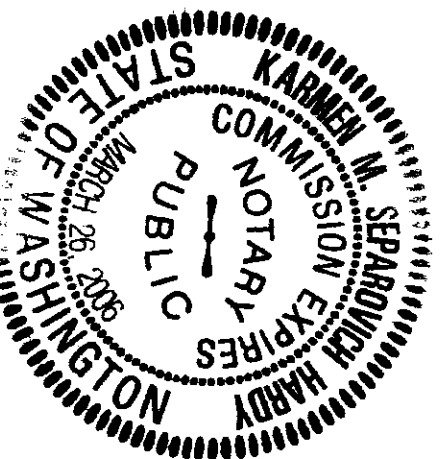
ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF SKAGIT)

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT N/A IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SECRETARY OF 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 : JUNE 1, 2004.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
RESIDING AT AWAZIGTES, WA
MY COMMISSION EXPIRES 3-26-06



VICINITY MAP

SECTIONS 3, & 4 TWP. 34 N., RGE. 3 E., W.M.

SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 2

IN PORTIONS OF SECTIONS 3 & 4 TWP. 34 N., RGE. 3 E., W.M.

NOTES

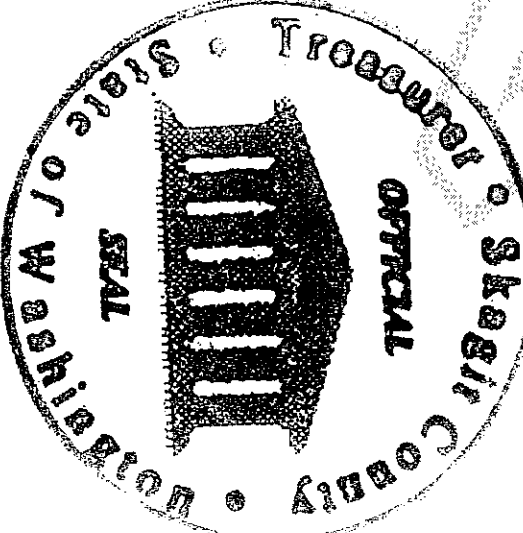
1. BASIS OF BEARING: PER SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 1, AS RECORDED UNDER AUDITOR'S FILE NUMBER 200201220163, THE BEARING FROM BEARS WITH YELLOW CAPS MARKED SKODJE 19645' AT THE NORTHWEST AND SOUTHWEST CORNER OF LOT 9 BEARS S 32°21'36" E.
2. PER ITEM "A" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE INSURANCE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED APRIL 2, 1998, UNDER AUDITOR'S FILE NO. 96307, BY INSTRUMENT RECORDED DECEMBER 6, 1979, UNDER AUDITOR'S FILE NO. 7912060047, SAID INSTRUMENT HAS BEEN AMENDED.
3. PER ITEM "B" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN DISTRIBUTION LIME SALE AGREEMENT BETWEEN SKAGIT COUNTY AND POCKET SOUND POWER & LIGHT COMPANY RECORDED JUNE 8, 1999, UNDER AUDITOR'S FILE NO. 581437.
4. PER ITEM "C" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON APRIL 26, 1985, UNDER AUDITOR'S FILE NO. 865394, 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.
5. PER ITEM "D" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT TO CASCADE NATURAL GAS CORPORATION BY INSTRUMENT RECORDED MAY 28, 1987, UNDER AUDITOR'S FILE NO. 8705380042, SAID EASEMENT COVERS AN UNDISCLOSED PORTION OF SAID PREMISES.
6. PER ITEM "E" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY BY INSTRUMENT RECORDED JULY 14, 1988, UNDER AUDITOR'S FILE NO. 9807140077, SAID EASEMENT IS 20 FEET WIDE, LYING 15 FEET NORTHERLY & EASTERLY AND 5 FEET SOUTHERLY & WESTERLY OF THE EXISTING WATERLINE WITHIN CROSSWIND DRIVE AS DEPICTED ON SHEET 4 OF 4.
7. PER ITEM "F" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO THE EFFECT IF ANY OF LOT CERTIFICATIONS RECORDED JULY 1, 1997 AND AUGUST 19, 1998, UNDER AUDITOR'S FILE NOS. 9707010063, 9707010064, 9808190043, 9808190044, 9808190045, 9808190046, 9808190047, 9808190048, 9808190055, 9808190057, 9808190058, 9808190059, 9808190060 AND 9808190061, RECORDS OF SKAGIT COUNTY, WASHINGTON.
8. PER ITEM "G" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO MATTERS AS DISCLOSED AND/OR Delineated ON THE FACE OF SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 1, AS RECORDED JANUARY 22, 2002 UNDER AUDITOR'S FILE NO. 200201220163, RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. PER ITEM "H" OF SCHEDULE "B"-1 OF FIRST AMERICAN TITLE COMPANY 1/30/04 SUBDIVISION GUARANTEE NO. H-792768, THE SUBJECT PARCEL IS SUBJECT TO MATTERS AS DISCLOSED AND/OR Delineated ON THE FACE OF MASTER PLAN SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, AS RECORDED JANUARY 22, 2002 UNDER AUDITOR'S FILE NO. 200201220162, RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
11. ALL MAINTENANCE AND CONSTRUCTION OF CORPORATE ROADS SHALL BE THE RESPONSIBILITY OF THE PORT OF SKAGIT COUNTY.
12. 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.
13. A CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
14. 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.
15. WATER SOURCE: PUBLIC UTILITY DISTRICT #1
16. SANITARY SEWER SERVICE: CITY OF BURLINGTON
17. PER SKAGIT COUNTY CODE 14.16.18(4), A SUBSTANTIALLY SIGHT-OBSCURING BUFFER WILL BE INSTALLED ON PROPERTY ZONED BAYVIEW RIDGE INDUSTRIAL (BR-1), THAT IS LOCATED ADJACENT TO AND ZONED AGRICULTURAL-NATURAL RESOURCE (AG-NR), BEFORE ANY INDUSTRIAL DEVELOPMENT HAS BEGUN OF THE BR-1 ZONED PROPERTY.
18. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA 1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
19. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
20. ZONING: BAYVIEW RIDGE INDUSTRIAL (BR-1)
21. PARKING REQUIRED WILL BE DETERMINED WITH INDIVIDUAL BUILDING PERMIT APPLICATIONS.
22. 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.
23. FUTURE IMPACTS TO OR DEVELOPMENT OF ANY PROTECTED CRITICAL AREA PARCEL CONTAINED IN THE BINDING SITE PLAN WILL BE PURSUANT TO SKAGIT NEW PHASE III WETLAND MANAGEMENT PLAN AS DEVELOPED UNDER SKAGIT COUNTY CRITICAL AREAS ORDINANCE 14.06 AND AS SAID ORDINANCE 14.06 WAS AMENDED BY ORDINANCE NO. 14.24.
24. 1/2" BEARS WITH YELLOW CAPS MARKED "S 19645" OR MAGNETIC NAIL WITH WASHER MARKED "S 19645" WERE SET OR FOUND AT CORNERS OF EACH LOT AND TRACT, AND AT PERMETER CORNERS OF PHASE 2, DIVISION 2.
25. PER FAA STANDARDS LOTS LOCATED ADJACENT TO TAXI LINES SHALL HAVE SETBACKS OF 39.5 FEET FROM THE CENTERLINE OF SAID TAXI LINES.
26. AN EASEMENT IS HEREBY GRANTED TO PURCHASER, SOUND ENERGY, ITS SUCCESSORS, ASSIGNS, REPRESENTATIVES AND OR CONTRACTORS TO MAINTAIN EXISTING ELECTRICAL, TELEPHONE, CABLE, AND/OR OTHER UTILITIES AND SERVICES AS SHOWN ON THE EXISTING ELECTRICAL FACILITIES AND SERVICES ALL LOTS WITHIN THIS SUBDIVISION AND OTHER PROPERTIES.
27. TOTAL ACREAGE-- 10.14 ACRES
TOTAL AREA BY SQ. FT.-- 441565 SQ. FT.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE 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 2005

THIS 18th DAY OF June, 2004

John Anderson
SKAGIT COUNTY TREASURER



APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Steve Skude
COUNTY ENGINEER
DATE 6.15.04

John Anderson
COUNTY PLANNING DIRECTOR
DATE 6.21.04

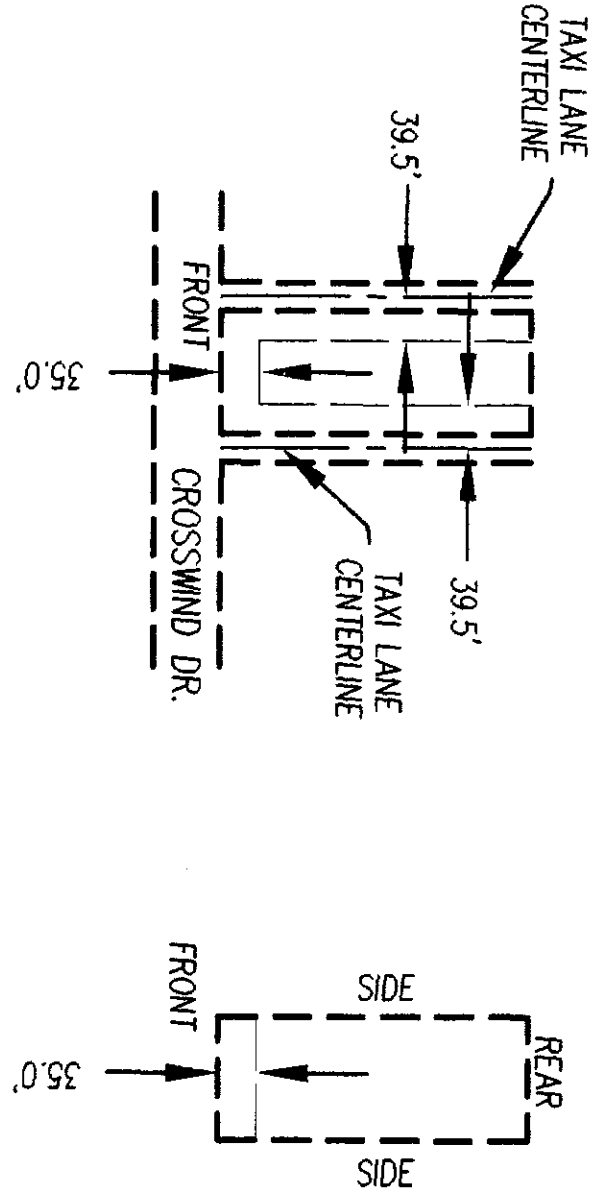
John Anderson
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE 6-28-04

John Anderson
SKAGIT COUNTY HEALTH OFFICER
DATE 6/8/04

ADDRESSES

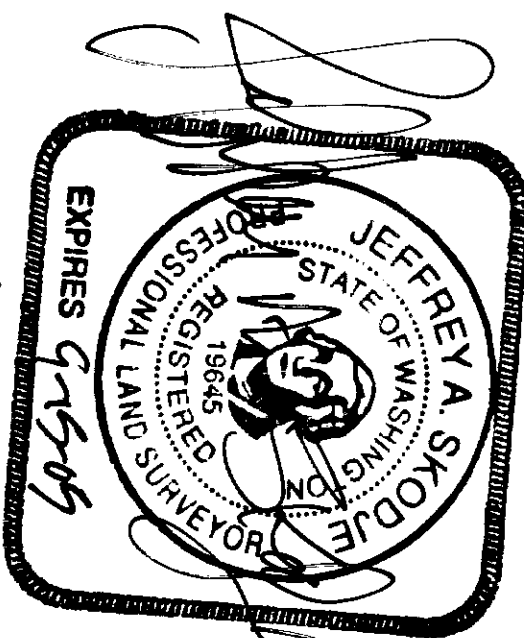
LOT 15 15XXX CROSSWIND DRIVE
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LOT 20 15XXX CROSSWIND DRIVE
LOT 21 15XXX CROSSWIND DRIVE
LOT 22 15XXX CROSSWIND DRIVE

BUILDING SETBACK EXHIBITS
(NOT TO SCALE)



DEVELOPER

PORT OF SKAGIT COUNTY
15400 AIRPORT DRIVE
BURLINGTON, WA 98233



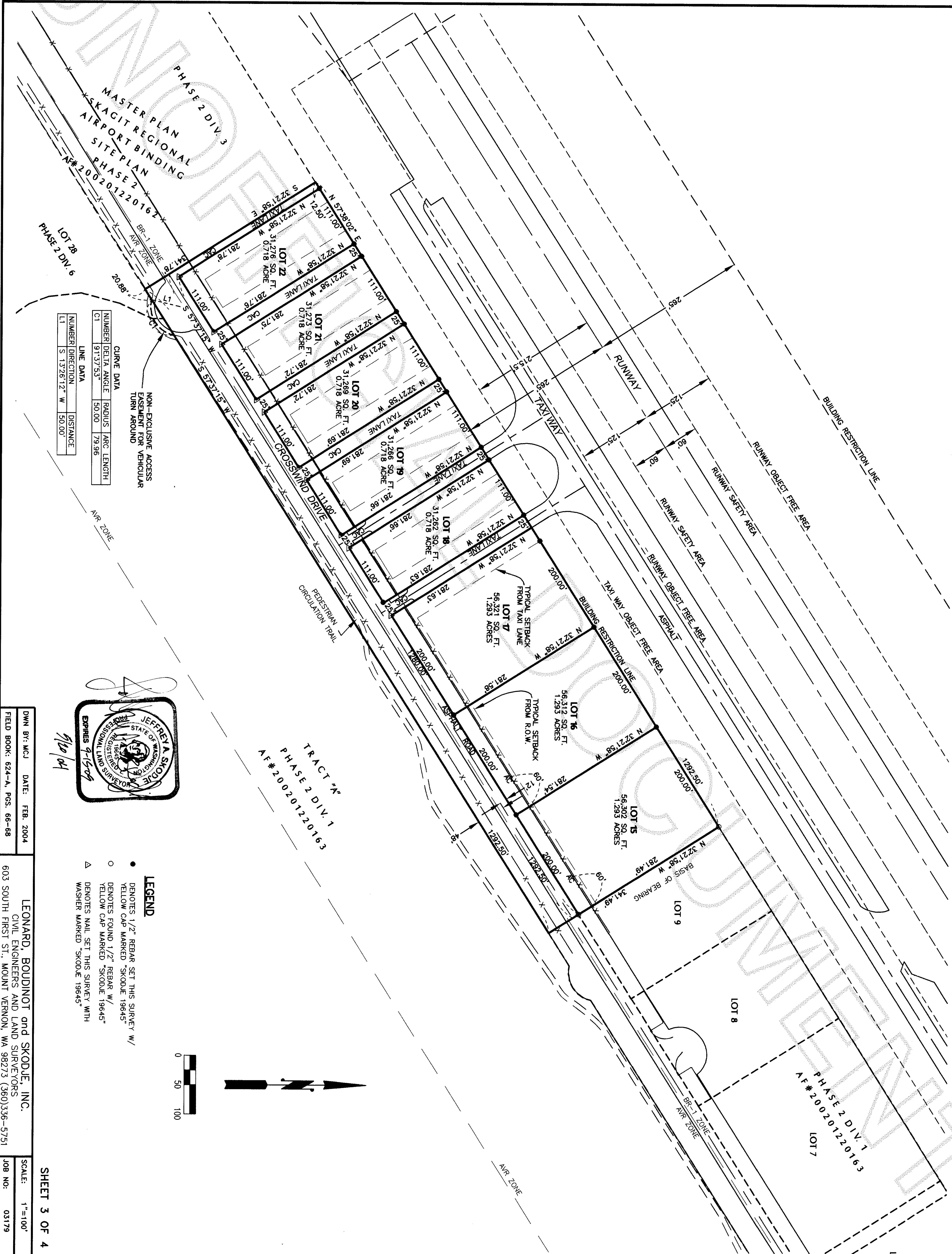
DWN BY: MCJ DATE: FEB. 2004
FIELD BOOK: 624-A, PGS. 66-68

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

SCALE: N/A
JOB NO: 03179

SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 2

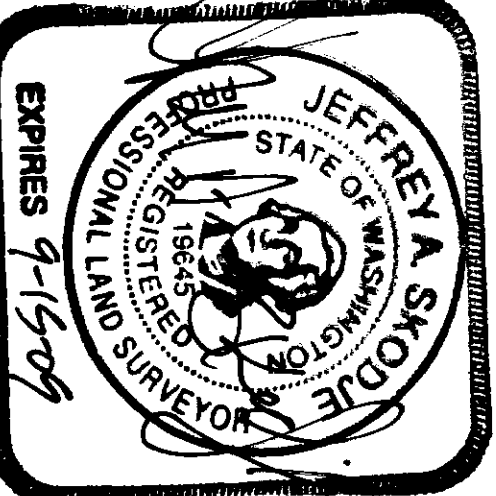
IN PORTIONS OF SECTIONS 3 & 4 TWP. 34 N., RGE. 3 E., W.M.



CURVE DATA			
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	91°37'53"	50.00	79.96

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S 13°26'12" W	50.00'

NON-EXCLUSIVE ACCESS
EASEMENT FOR VEHICULAR
TURN AROUND



TRACT "A"
PHASE 2 DIV. 1
AF # 200201220163

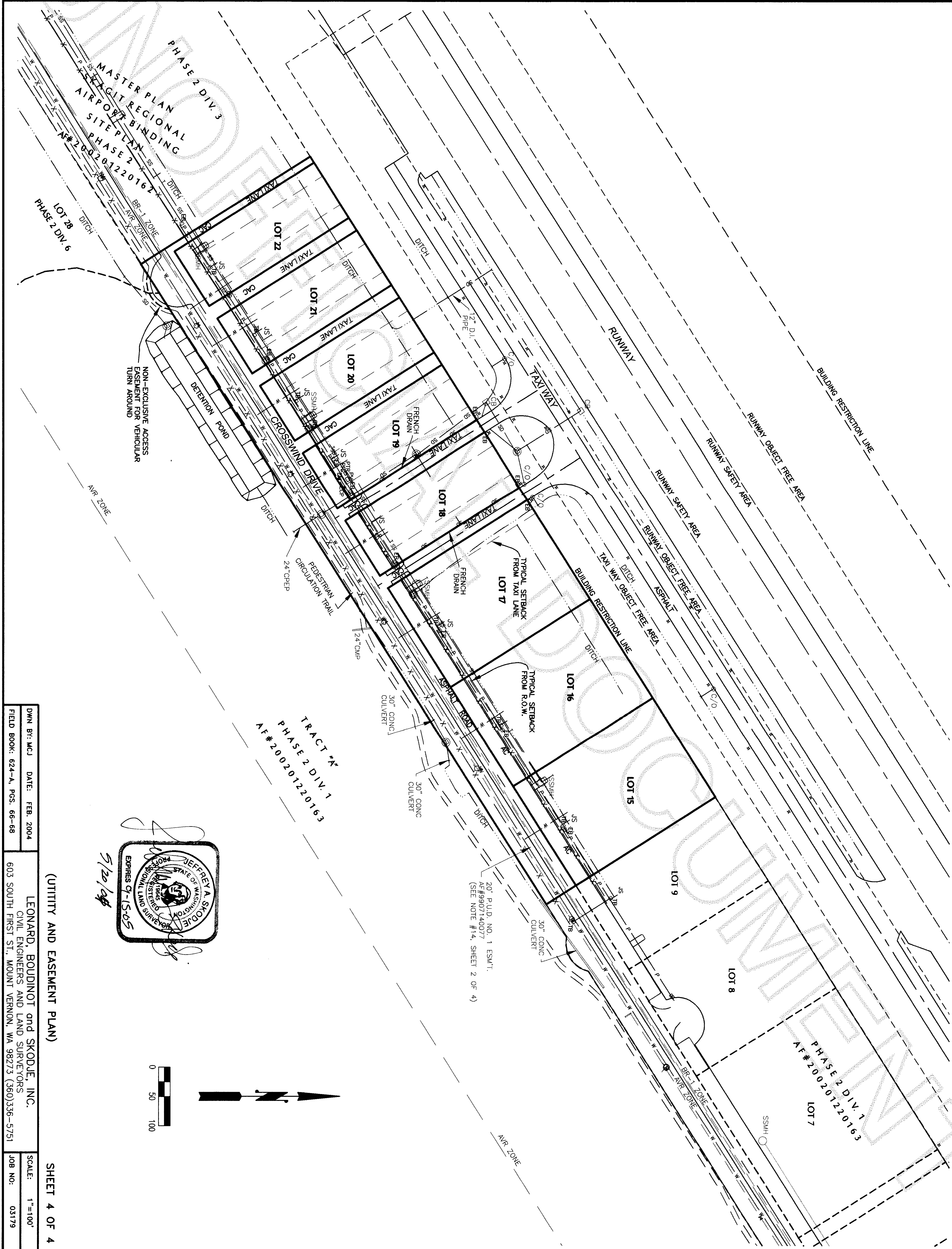
LEGEND

- DENOTES 1/2" REBAR SET THIS SURVEY W/
- YELLOW CAP MARKED "SKODJE 19645"
- DENOTES FOUND 1/2" REBAR W/
- YELLOW CAP MARKED "SKODJE 19645"
- △ DENOTES NAIL SET THIS SURVEY WITH
- WASHER MARKED "SKODJE 19645"



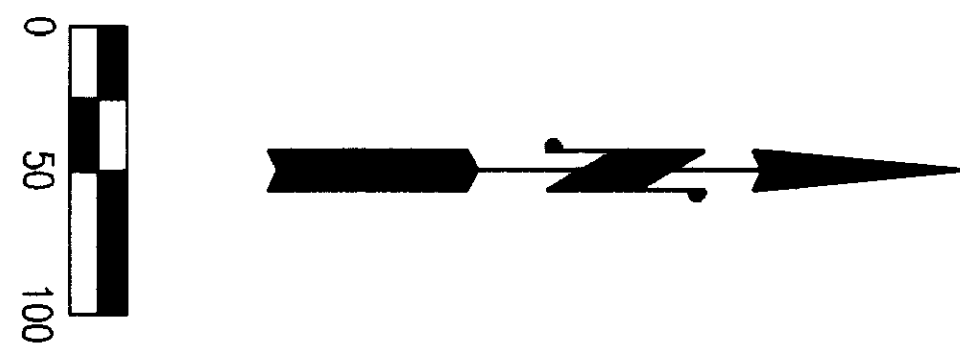
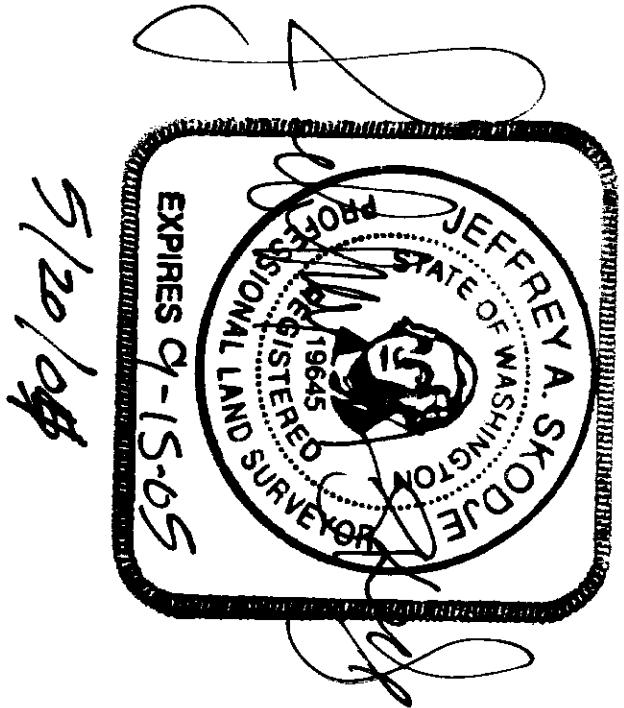
SKACIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 2

IN PORTIONS OF SECTIONS 3 & 4 TWP. 34 N., RGE. 3 E., W.M.



DWN BY: MCJ	DATE: FEB. 2004	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-5751	SCALE: 1"=100'	SHEET 4 OF 4
FIELD BOOK: 624-A, PGS. 66-68				

(UTILITY AND EASEMENT PLAN)



TRACT "A"
PHASE 2 DIV. 1
AF#200201220163