

PULLEY RIDGE BINDING SITE PLAN

SEC. 6, TWP. 35 N, RGE. 4 E, WM  
SKAGIT COUNTY, WASHINGTON

GOV'T LOT 4	GOV'T LOT 3	GOV'T LOT 2	GOV'T LOT 1
GOV'T LOT 5	GOV'T LOT 6	GOV'T LOT 7	

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE SECTION 14.12.030, 14.12.050, 14.12.090, & 14.12.100.

COUNTY ENGINEER Steve Hilde DATE 7.8.05

COUNTY PLANNING DIRECTOR Don Munk DATE 7-19-05

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS X-D-05 DATE

JOINT ROAD AND DRAINAGE FACILITIES MAINTENANCE AGREEMENT  
ALL COSTS OF MAINTAINING, REPAIRING AND/OR IMPROVING THE ROAD AND DRAINAGE FACILITIES WITHIN THIS BINDING SITE PLAN SHALL BE SHARED PROPORTIONATELY BY ALL LOT OWNERS. (TOTAL COST DIVIDED BY NUMBER OF LOTS).

SAID AGREEMENT IS RECORDED UNDER AUDITOR'S FILE NO. 200508120104.

FEE FLOW NOTE

NO BUILDING PERMITS WILL BE ISSUED ON ANY LOTS UNTIL IMPROVEMENTS TO WATER LINES HAVE BEEN DONE WHICH WILL PROVIDE ADEQUATE FLOW FOR THE PROPOSED BUILDING BASED ON UPC TABLE 11A. PLACEMENT OF ADDITIONAL HYDRAULICS MAY ALSO BE REQUIRED AT TIME OF BUILDING PERMITS BASED ON SIZE, LOCATION, AND TYPE OF CONSTRUCTION AND OCCUPANCY GROUP OF PROPOSED BUILDINGS.

BINDING SITE PLAN NOTES

1) DEVELOPER:

UPPER SKAGIT INDIAN TRIBE  
25944 COMMUNITY PLAZA WAY  
SEDOO WOODLEY, WA 98284

CONTACT: DOREEN MALONEY, GENERAL MANAGER

2) ZONING - LOTS 1-9, COMMERCIAL-LIMITED INDUSTRIAL (C-LI)

LOT 10: RURAL (COMM. PLAN - RURAL RESERVE)

3) SEWAGE DISPOSAL - SAMISH WATER DISTRICT AND CITY OF BURLINGTON

4) WATER PURVEYOR - SKAGIT COUNTY P.U.D.

5) THE ENTIRE BINDING SITE PLAN IS SERVICED BY THE SEWER COLLECTION SYSTEM SHOWN HEREON.

6) BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

7) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY 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.

8) CHANGE IN LOCATION OF ACCESS WAY NECESSITATE A CHANGE IN ADDRESS - CONTACT SKAGIT CO. PLANNING AND PERMIT CENTER.

9) PARKING REQUIREMENTS WILL BE DETERMINED WITH BUILDING PERMIT APPLICATION.

10) LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE SKAGIT COUNTY LANDSCAPING CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

11) THE PRIVATE/CORPORATE ROAD, "BOW RIDGE DRIVE" AS APPROVED BY THE SKAGIT COUNTY HEARING EXAMINER UNDER VARIANCE PERMIT #103-0008 ON MAY 9, 2003 SHALL REMAIN UNDER THE OWNERSHIP OF THE UPPER SKAGIT INDIAN TRIBE. SAID ROAD CONTAINS AN UNDERLYING EASEMENT TO THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR ACCESS AND BUILDING SITE PLAN. (SEE MAINTENANCE AGREEMENT NOTE ABOVE)

12) ALL RUNOFF FROM IMPERVIOUS SURFACES OR ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

13) THIS PROPERTY IS ADJACENT TO A DESIGNATED AGRICULTURE-NATURAL RESOURCE LAND. TITLE NOTIFICATION REGARDING DEVELOPMENT ACTIVITY ADJACENT TO NATURAL RESOURCE LANDS HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200304090039.

14) BINDING SITE PLAN DEVELOPMENT PHASING

PHASE 1: CONSTRUCTION OF GAS STATION AND ASSOCIATED FACILITIES- LOT 1

PHASE 2: DEVELOPMENT OF LOTS 2-10, INSTALLATION OF SEWER PUMP STATION

FACILITIES WITHIN FIVE YEARS OF DATE OF RECORDING BINDING SITE PLAN.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF Aug 2005 AT 11:47 AM.

IN BOOK 200508120104 AT PAGE 1 AT THE REQUEST OF

PACIFIC SURVEY AND ENGINEERING INC.

SKAGIT COUNTY AUDITOR Donna Munk

DECLARATION

KNOW ALL MEN BY THESE PRESENT, THAT WE, THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THAT THIS PULLEY RIDGE BINDING SITE PLAN, IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

SIGNED ON THIS 17 DAY OF July, 2005

Doreen M. Maloney  
DOREEN MALONEY, GENERAL MANAGER UPPER SKAGIT INDIAN TRIBE

Mary M. Scott  
MARY M. SCOTT, CHAIRPERSON UPPER SKAGIT INDIAN TRIBE

ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS

ON THIS 17 DAY OF July, 2005.

THE UNDERSIGNED, PERSONALLY APPEARED Doreen Maloney

Mary M. Scott A General Manager

DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION

TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE

USSES AND PURPOSES HEREIN SET FORTH, IN WITNESS WHEREOF,

I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY

AND YEAR LAST MENTIONED.

Doreen M. Maloney

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham

MY APPOINTMENT EXPIRES November 19, 2006

Jamila S. Burns  
Notary Public  
State of Washington  
Commission Expires  
November 19, 2006

ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS

ON THIS 17 DAY OF July, 2005.

THE UNDERSIGNED, PERSONALLY APPEARED Doreen Maloney

Mary M. Scott A General Manager

DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION

TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE

USSES AND PURPOSES HEREIN SET FORTH, IN WITNESS WHEREOF,

I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY

AND YEAR LAST MENTIONED.

Doreen M. Maloney

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham

MY APPOINTMENT EXPIRES November 19, 2006

Jamila S. Burns  
Notary Public  
State of Washington  
Commission Expires  
November 19, 2006

HEALTH DEPARTMENT CERTIFICATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 17.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 17 DAY OF July, 2005.

Michelle Smith  
SKAGIT COUNTY HEALTH OFFICER

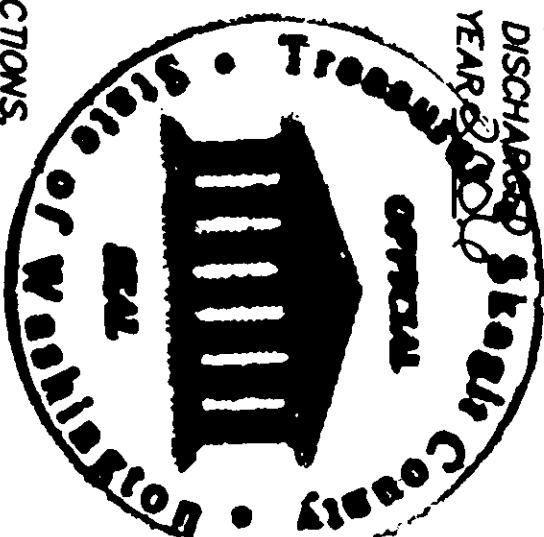
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREIN TO BE PAID AND WHICH HAVE BECOME A LIEN UPON THE LAND HEREON DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005 TAXES NOT COLLECTED ON 11/30/05

Donna Munk  
SKAGIT COUNTY TREASURER

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS

THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON THE FACE OF THIS MAP, COVENANTS ARE RECORDED UNDER AUDITOR'S FILE NUMBER(S) 200304090039



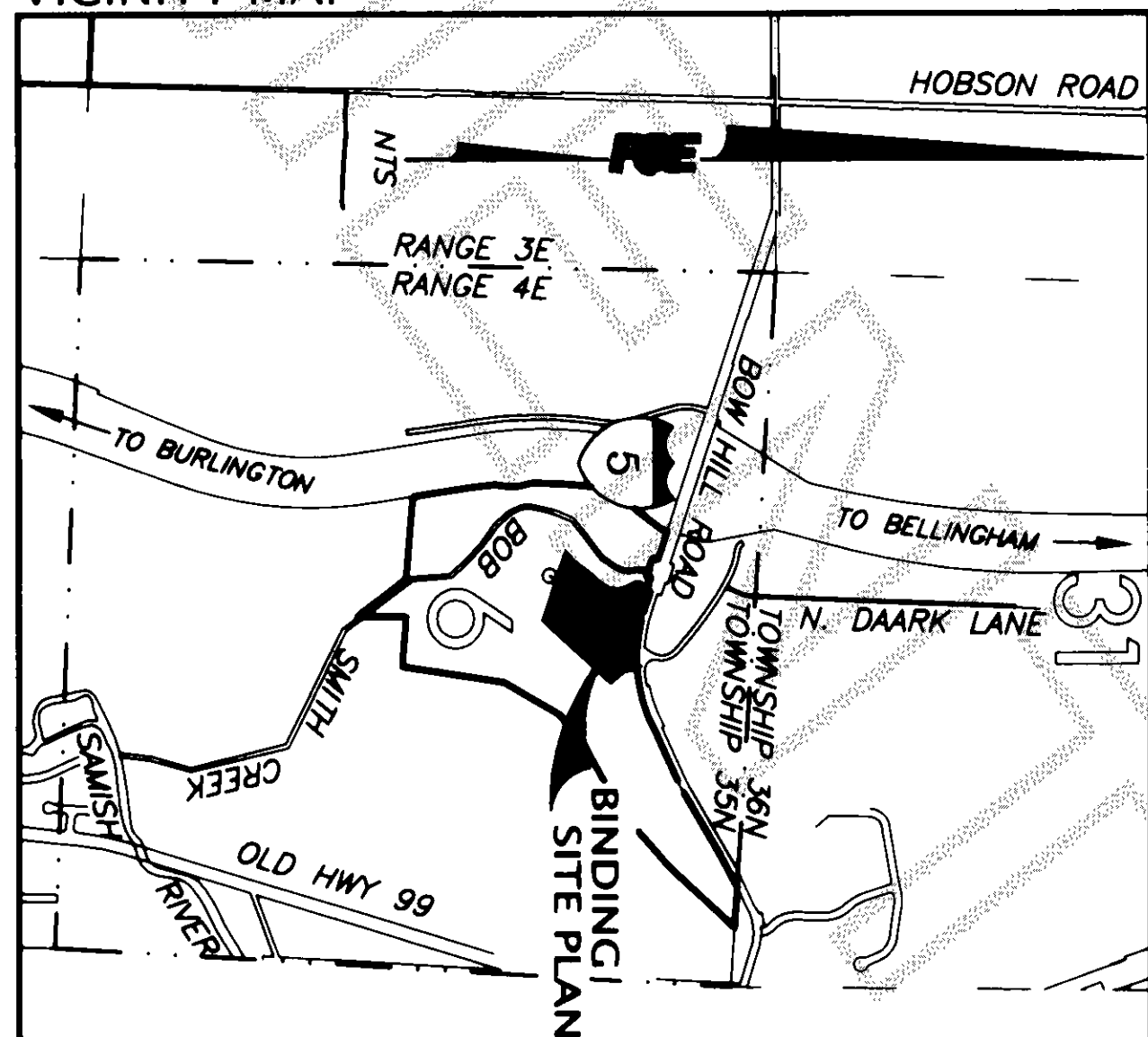
FOR UPPER SKAGIT INDIAN TRIBE

DRAWN BY: ASM DATE: 7-1-05

CHECKED BY: PKB,RWC F.B.# 200.03

JOB NO.2002062  
DWG. NO. PST\_BSP\_PULLEY  
SHEET NO. 1 OF 5

VICINITY MAP



LEGAL DESCRIPTION (PER TITLE ORDER NO. 70902)

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

PARCEL "A":

THAT PORTION OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING SOUTHERLY OF BOW HILL ROAD, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JANUARY 18, 1963, UNDER AUDITOR'S FILE NO. 631052, AND LYING EASTERLY OF THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1-5, AS CONVEYED AND TAKEN BY THE STATE OF WASHINGTON IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 26638, EXCEPT THAT PORTION THEREOF, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 6, SAID POINT BEING NORTH 87 DEGREES 15' 33" WEST, A DISTANCE OF 2,391.12 FEET ALONG SAID SOUTH LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH 07 DEGREES 13' 02" EAST, A DISTANCE OF 308.93 FEET; THENCE NORTH 05 DEGREES 33' 35" EAST, A DISTANCE OF 213.98 FEET; THENCE NORTH 11 DEGREES 01' 22" EAST, A DISTANCE OF 88.39 FEET; THENCE NORTH 17 DEGREES 00' 44" EAST, A DISTANCE OF 62.89 FEET; THENCE NORTH 18 DEGREES 08' 47" EAST, A DISTANCE OF 72.79 FEET; THENCE NORTH 31 DEGREES 30' 58" EAST, A DISTANCE OF 254.78 FEET; THENCE NORTH 34 DEGREES 00' 23" EAST, A DISTANCE OF 291.44 FEET; THENCE NORTH 47 DEGREES 08' 05" EAST, A DISTANCE OF 258.32 FEET; THENCE NORTH 60 DEGREES 53' 42" EAST, A DISTANCE OF 519.35 FEET; THENCE NORTH 02' 57" EAST, A DISTANCE OF 701.43 FEET; THENCE NORTH 44 DEGREES 02' 57" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 42 DEGREES 39' 06" EAST, A DISTANCE OF 208.43 FEET TO THE TERMINUS OF SAID FENCE LINE; THENCE NORTH 42 DEGREES 39' 06" EAST, A DISTANCE OF 20.36 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, BEING THE TERMINUS OF SAID LINE;

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, OF SAID SECTION 6, THENCE SOUTH 2 DEGREES 30' 33" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1,043.91 FEET; THENCE SOUTH 87 DEGREES 29' 27" EAST, A DISTANCE OF 462.97 FEET TO A THREE-QUARTER INCH IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 36' 40" WEST, A DISTANCE OF 123.81 FEET TO A THREE-QUARTER INCH IRON PIPE; THENCE NORTH 13 DEGREES 25' 00" WEST, A DISTANCE OF 68 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE COUNTY ROAD, (BOW HILL ROAD); THENCE EASTERLY ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 300 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47 DEGREES 59' 15" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 47 DEGREES 59' 15" WEST, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4, THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 TO A POINT DUE WEST OF THE SOUTH EDGE OF THE GULCH; THENCE EAST TO THE SOUTH EDGE OF SAID GULCH; THENCE EASTERLY ALONG THE SOUTH EDGE OF SAID GULCH TO THE CENTER OF THE INTERSECTING GULCH; THENCE EASTERLY ALONG THE CENTER OF SAID INTERSECTING GULCH TO THE EAST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE WEST TO THE POINT OF BEGINNING.

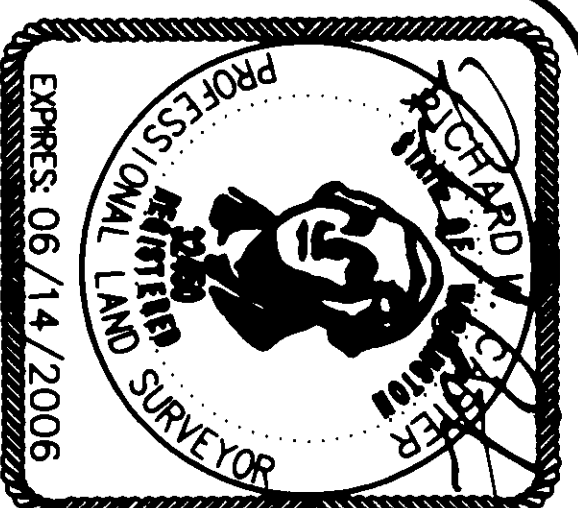
SURVEYOR'S CERTIFICATE

I, RICHARD W. CARTER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BINDING SITE PLAN WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL SURVEY AT THE REQUEST OF DOREEN MALONEY, ON JUNE, 2005; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS HAVE BEEN SET AT THE DESIGNATED POINTS SHOWN ON THE PLAN.

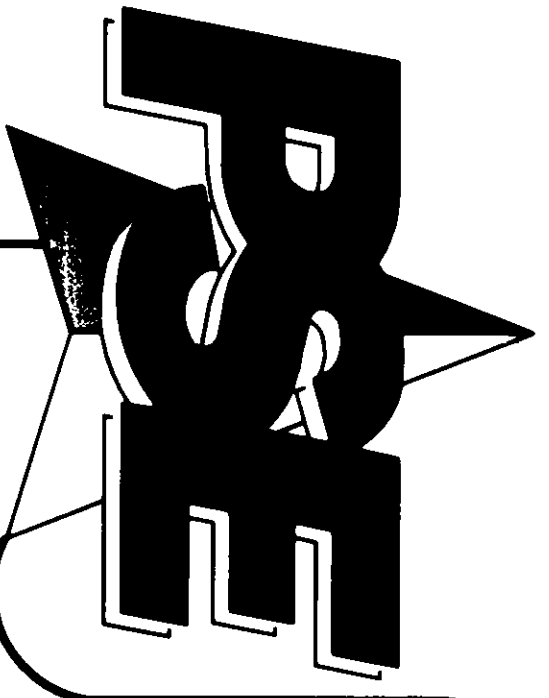
RICHARD W. CARTER, P.L.S.

CERTIFICATE NO. 32450

DATE: 7/6/05





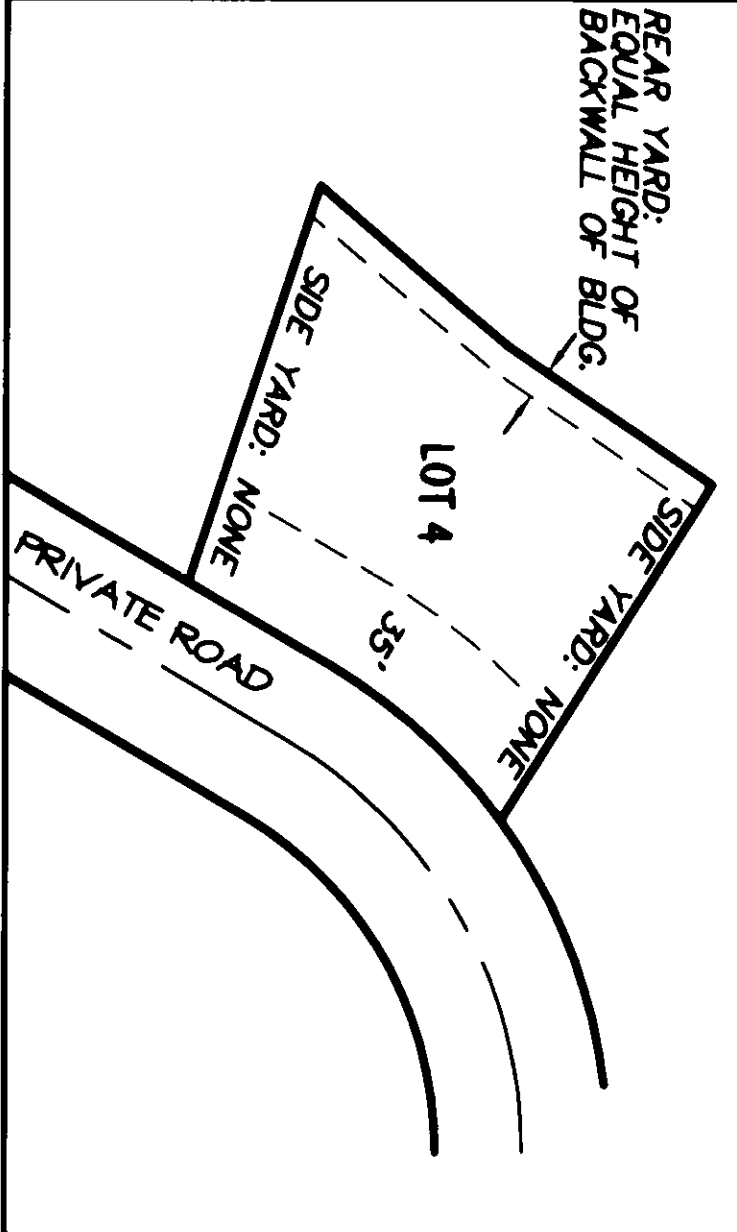


PULLEY RIDGE BINDING SITE PLAN

GOV'T LOT 4	GOV'T LOT 3	GOV'T LOT 2	GOV'T LOT 1
GOV'T LOT 5	GOV'T LOT 6	GOV'T LOT 7	GOV'T LOT 8
GOV'T LOT 9	GOV'T LOT 10	GOV'T LOT 11	GOV'T LOT 12
GOV'T LOT 13	GOV'T LOT 14	GOV'T LOT 15	GOV'T LOT 16
GOV'T LOT 17	GOV'T LOT 18	GOV'T LOT 19	GOV'T LOT 20

SEC. 8, TWP. 35 N, RGE. 4 E, W.M.  
SKAGIT COUNTY, WASHINGTON

LOT SETBACKS INSERT  
PER PROVISIONS OF SKAGIT COUNTY CODE 14.04.070 (C-U ZONE)



SURVEY NOTES

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION.
  - 2) EQUIPMENT USED: THEOMAT 00'01.5" EDM.  $\pm 1$  PPM,  $\pm 2$  MM
  - 3) MONUMENTS SET ON OR ABOUT MARCH 2005
  - 4) HORIZONTAL DATUM: NAD 83/91  
BASIS OF BEARINGS: NAD 83/91 - PHOTO CONTROL POINT 510 (CONCRETE NAIL IN BOW HILL ROAD OVERPASS) TO PHOTO CONTROL POINT 532 (CONCRETE NAIL IN SR9), NOT SHOWN.  
RECORD INVERSE: N 49°24'29" W
  - 5) PURPOSE OF SURVEY: BINDING SITE PLAN
- OCCUPANCY INDICATOR NOTE**  
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON, 36.09 AND WASHINGTON AUTHORITY CODE CHAPTER 332-130, THIS RECORD AND SURVEY DEPICTS OCCUPANCY INDICATORS, SUCH AS FENCES, THESE INDICATORS ARE NOT INTENDED TO CLAIM OR UNWRITTEN TITLE. THIS SURVEY DOES NOT REPRESENT THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.

LOT CERTIFICATION NOTE:

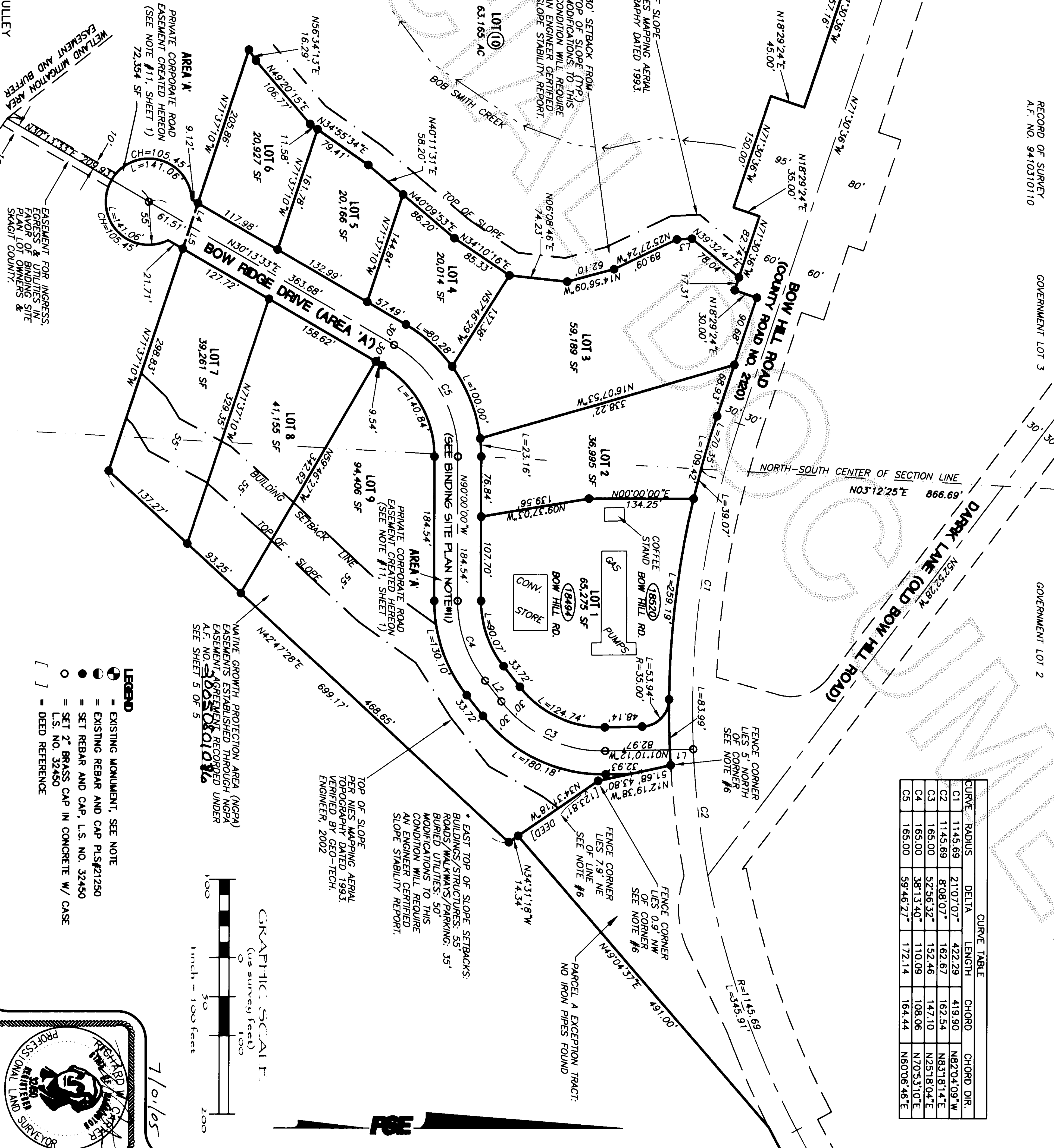
A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

ADDRESS NOTE:

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. THE ADDRESS RANGE FOR LOTS WITHIN THIS BINDING SITE PLAN IS 18420-18559 BOW RIDGE DRIVE AND 15000-19061 BOW HILL ROAD.

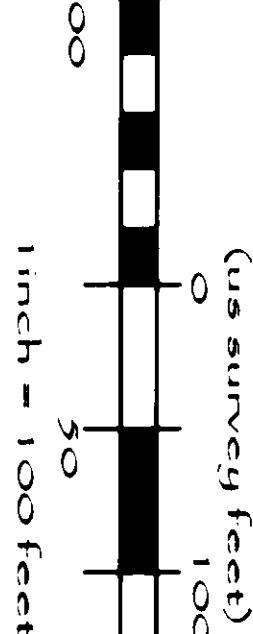
DRAWN BY: ASM  
DATE: 7-1-05  
CHECKED BY: PKB,RWC F.B.# 200.03

JOB NO. 2002062  
DWG. NO. PSE\_BSP\_PULLEY

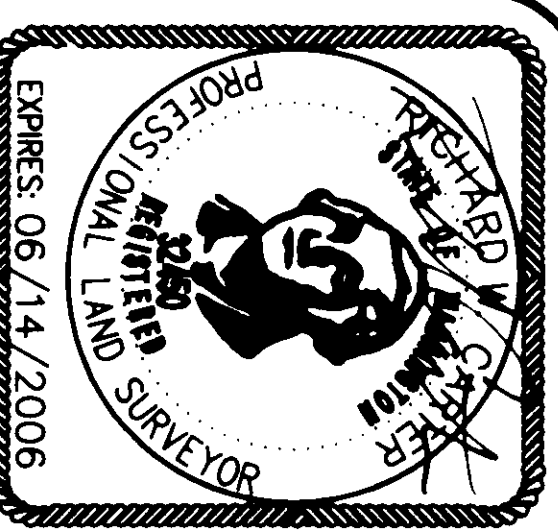


LINE	BEARING	LENGTH
L1	N01°10'12"W	30.01
L2	N51°46'20"E	33.72
L3	N02°56'32"W	19.29
L4	N71°37'10"W	30.65
L5	N71°37'10"W	30.65

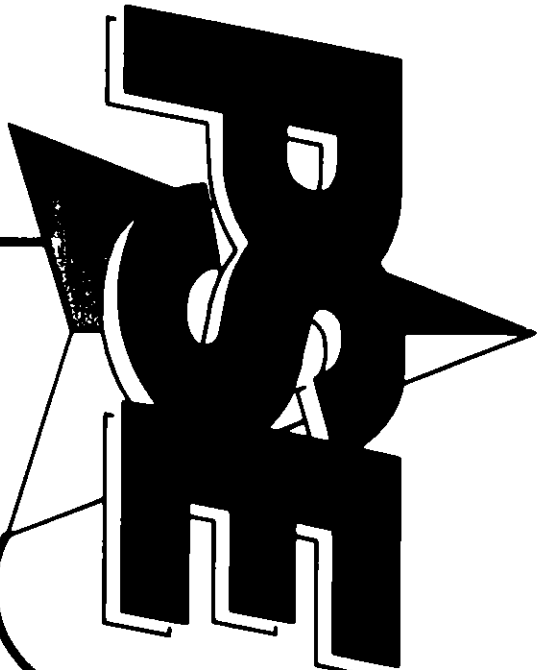
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIR.
C1	1145.69	21°07'07"	422.29	419.90	N82°04'09"W
C2	1145.69	8°08'07"	162.67	162.54	N83°18'14"E
C3	165.00	52°56'32"	152.46	147.10	N25°18'04"E
C4	165.00	36°13'40"	110.09	108.06	N70°53'10"E
C5	165.00	59°46'27"	172.14	164.44	N60°06'46"E



- LEGEND**
- = EXISTING MONUMENT, SEE NOTE
  - = EXISTING REBAR AND CAP PLST#21250
  - = SET REBAR AND CAP, L.S. NO. 32450
  - = SET 2" BRASS CAP IN CONCRETE W/ CASE
  - = L.S. NO. 32450
  - [ ] = DEED REFERENCE







PULLEY RIDGE BINDING SITE PLAN

NORTHWEST CORNER  
FOUND CONCRETE MONUMENT WITH BRASS  
CAP MARKED "RADER AND LEONARD 6702"  
1.5' WEST OF A BARBED WIRE FENCE

GOV'T LOT 4

NORTH 1/4 CORNER  
FOUND STEEL AXLE 1.0' ABOVE  
GROUND AT FENCE CORNER

SEC. 6, TWP. 36N, RGE. 4 E, WM.  
SKAGIT COUNTY, WASHINGTON

GOV'T LOT 4	GOV'T LOT 5	GOV'T LOT 6	GOV'T LOT 7
GOV'T LOT 1	GOV'T LOT 2	GOV'T LOT 3	GOV'T LOT 4

RIGHT-OF-WAY FOR BOW HILL ROAD, DARK LANE AND I-5 WERE  
ESTABLISHED AS FOLLOWS:

BOW HILL ROAD  
CALCULATED POSITION OF CENTERLINE FROM SKAGIT COUNTY PUBLIC  
WORKS BOW HILL ROAD IMPROVEMENT DARK LN. TO OLD 99 N.  
CONSTRUCTION AND RIGHT-OF-WAY PLAN (1998). ALSO ESTABLISHED  
CENTERLINE CONTINUATION TO I-5 R/W FROM ENTRANCE PLANS  
FOR SKAGIT COUNTY TITLED, BOW HILL ROAD #2120 AND DARK  
LANE #5001 ROAD IMPROVEMENT PROJECT DATED SEPT. 1993.

DARK LANE  
CALCULATED POSITION FROM ABOVE REFERENCED ENTRANCE PLANS  
AND RECORD OF SURVEY FOR UPPER SKAGIT INDIAN TRIBE FILED  
UNDER SKAGIT CO. AUDITOR'S FILE NO. 9410310110.

INTERSTATE 5  
CALCULATED POSITION FROM 1958 RIGHT-OF-WAY PLANS TITLED,  
SR 5 - CHUCKANUT DRIVE TO ALGER SHEETS 7 & 8 OF 17  
RELATED TO BASIS OF BEARINGS

ADDITIONAL REFERENCES:  
ORIGINAL ALIGNMENT FOR BOW HILL ROAD NO. 680, COUNTY ROAD  
IMPROVEMENT PLANS DATED 1983  
SECONDARY ROAD PROJECT NO. 60, BOW HILL ROAD #2120, DATED  
JANUARY, 1936 (LOCATION OF OLD BOW HILL ROAD)  
COUNTY SURVEY MAP SHOWING SECTION CONTROL AND R/W FOR  
BOW HILL ROAD, I-5 TO HWY 99, DATED MARCH, 1995

GOV'T LOT 5

WSDOT "e" LINE

P.O.B. OF "PARCEL B"

(1608.21' WSDOT)

WEST 1/4 CORNER  
CALCULATED POSITION PER  
RECORD OF SURVEY  
A.F. NO. 9509140098  
(NOT VISITED)

AS-BUILT WSDOT FENCE  
LIES AN AVERAGE OF 2'  
WESTERLY OF CALCULATED  
RIGHT-OF-WAY LINE.

SOUTH TOP OF GULCH  
INTERSECTED AT LEAST  
SOUTHERLY POSITION  
FROM CENTER 1/4 LINE

GRAPHIC SCALE  
(as survey feet)  
0 150 300  
1 inch = 300 feet

LINE	BEARING	LENGTH
L1	N49°04'37"E	491.00
L2	N61°55'59"E	57.01
L3	N64°11'51"E	205.81
L4	N65°13'54"E	163.29
L5	N66°50'37"W	101.30
L6	N18°10'16"E	72.79
L7	N17°02'13"E	62.89
L8	N11°02'51"E	89.39
L9	N03°12'28"E	302.51
L10	N60°28'53"W	57.24
L11	N45°03'50"W	82.19
L12	N35°59'27"W	97.10
L13	N49°46'51"W	77.44
L14	N28°47'46"W	115.95
L15	N49°00'05"E	85.85
L16	N06°55'38"W	60.86
L17	N07°52'59"E	97.87
L18	N12°41'51"W	97.87
L19	N15°23'23"E	68.83

EAST BOUNDARY IS SHOWN  
ALONG EXISTING FENCELINE  
PER RECORD OF SURVEY  
A.F. NO. 9204150001

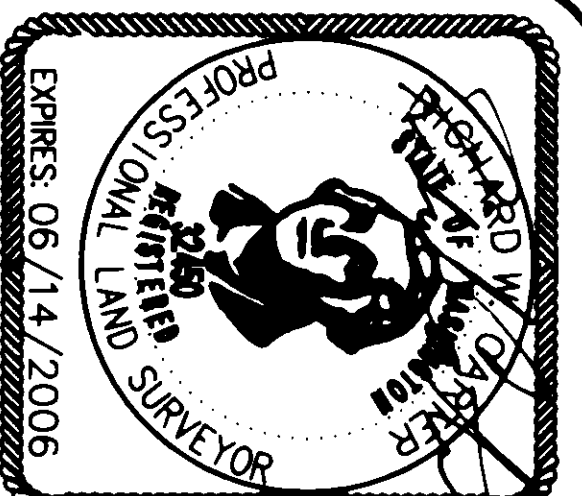
EAST 1/4 CORNER  
FND. 1" IRON PIPE

P.O.B. OF EXCEPTION:  
INTERSECTING FENCE  
PER R.O.S. A.F. #920415001

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIR.
C1	1175.69	1°00'43"	20.76	20.76	N62°26'36"E
C2	3768.56	2°15'44"	148.80	148.79	N62°03'51"E
C3	984.59	5°32'32"	95.24	95.20	N61°25'59"E
C4	1402.78	6°34'31"	160.98	160.89	N61°36'38"E
C5	3670.00	3°08'43"	201.47	201.44	N06°13'47"W
C6	3650.00	1°29'59"	95.54	95.54	N02°24'26"W
C7	3670.00	9°13'01"	590.38	589.75	N04°27'04"E

LEGEND

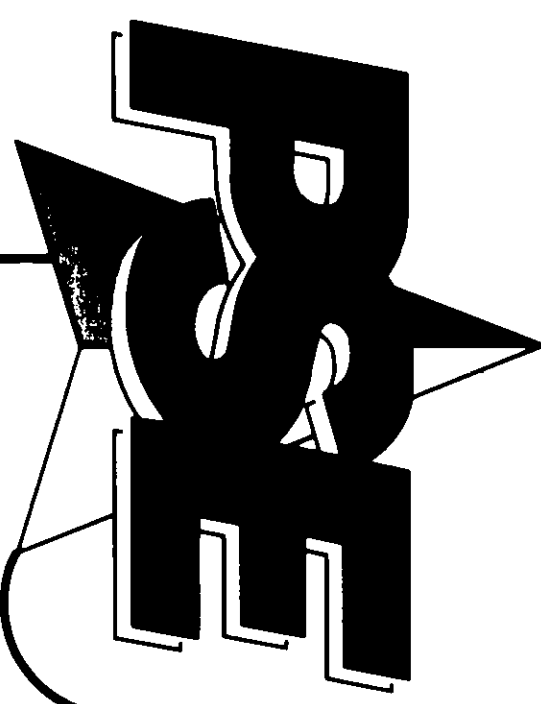
- ⊕ = EXISTING MONUMENT, SEE NOTE
- ⊙ = EXISTING REBAR AND CAP PLS#21250
- = SET REBAR AND CAP, L.S. NO. 32450
- = SET 2" BRASS CAP IN CONCRETE W/ CASE L.S. NO. 32450
- [ ] = DEED REFERENCE



DRAWN BY: ASM  
DATE: 7-1-05  
CHECKED BY: PKB,RWC  
F.B. # 200.03

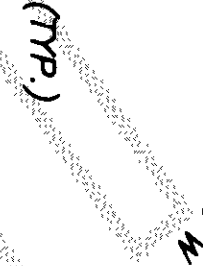
JOB NO.2002062  
DWG. NO. PSE\_BSP\_PULLEY

SHEET NO. 3 OF 5



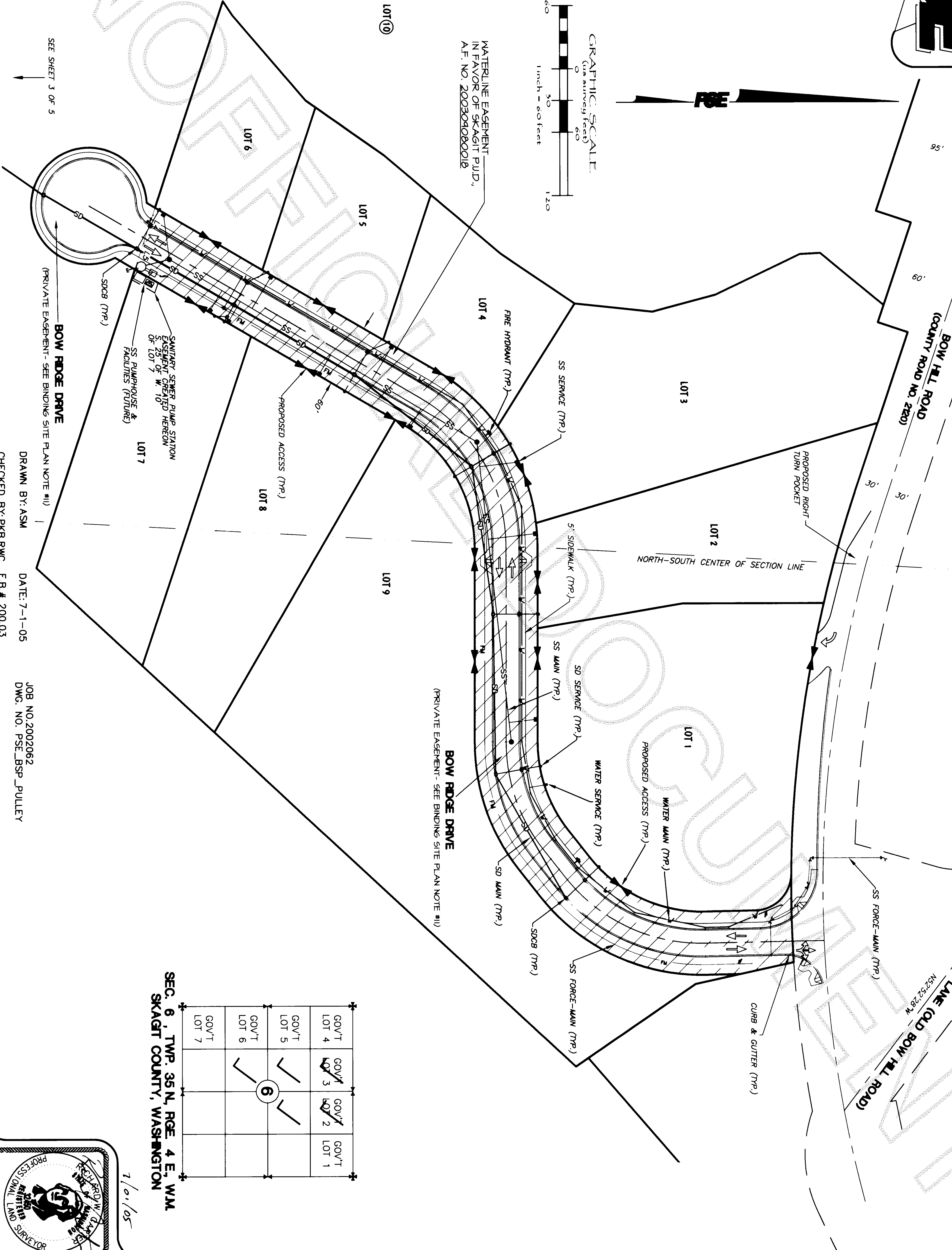
**PULLEY RIDGE BINDING SITE PLAN**  
**ROADWAY & UTILITIES EXHIBIT**

BOW HILL ROAD  
(COUNTY ROAD NO. 2120,



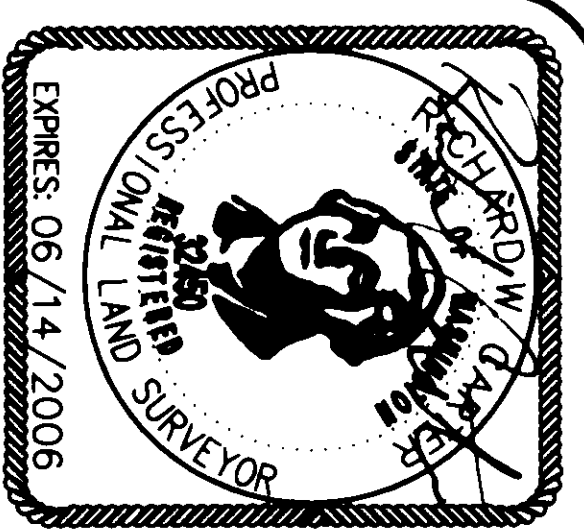
8/12/2005 Page 4 of 5 11:47AM

200508120104  
Skagit County Auditor

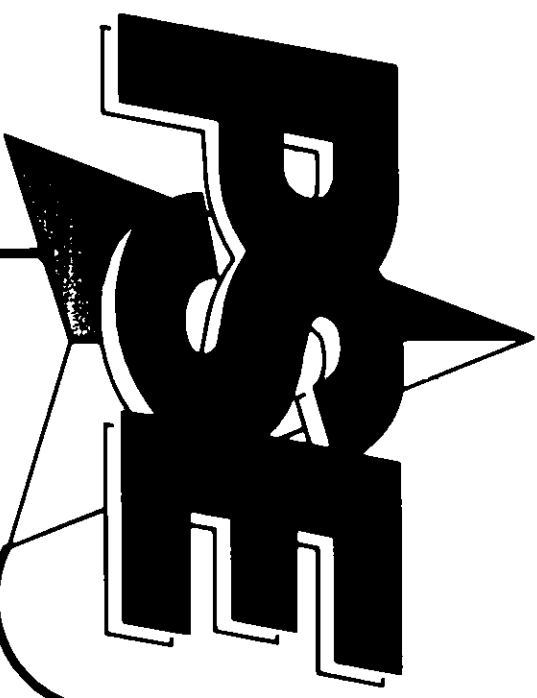


SEC. 6, TWP. 35 N., RGE. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON

7/01/05

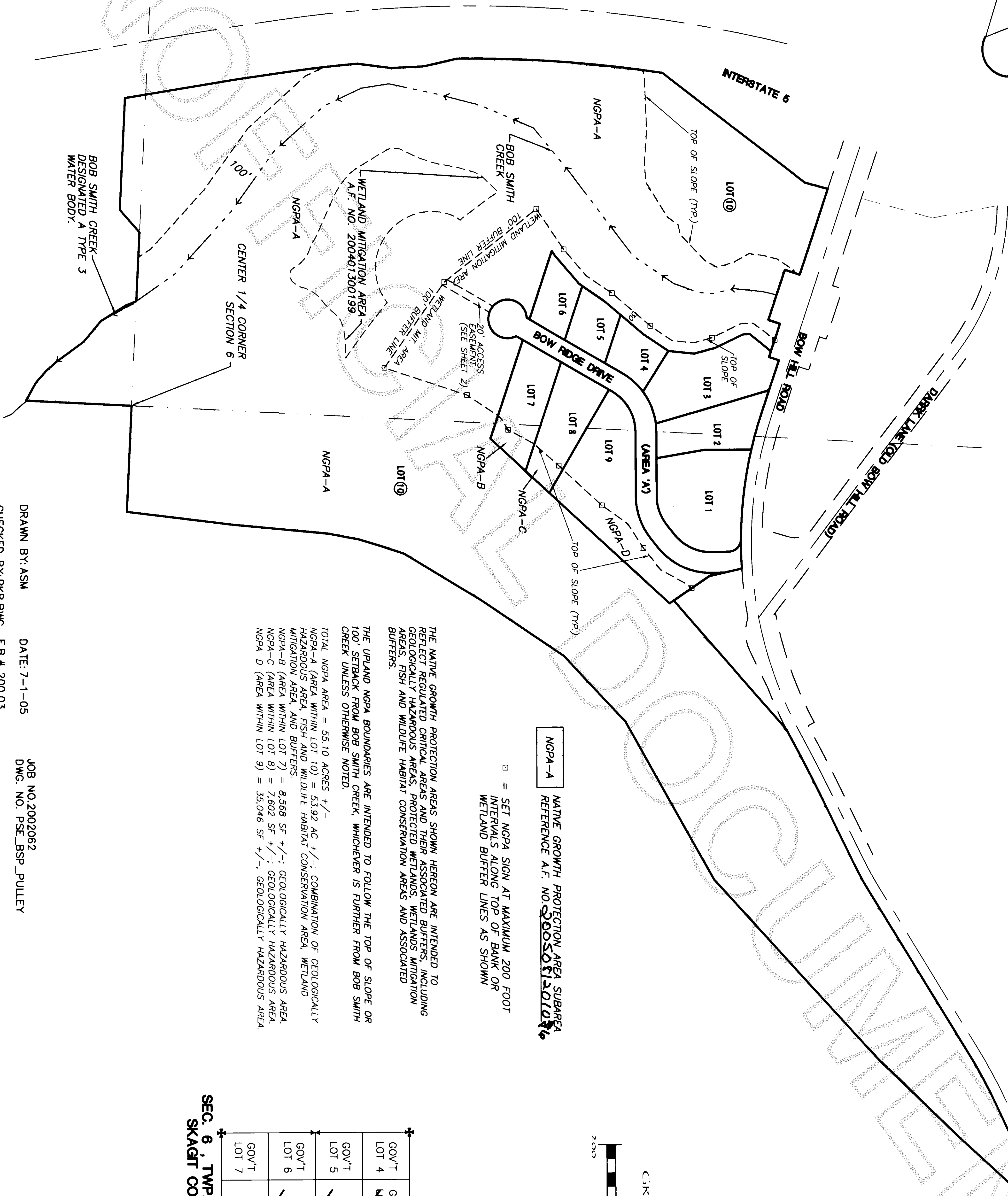






PULLY RIDGE BINDING SITE PLAN  
NATIVE GROWTH PROTECTION AREAS (NGPA) EXHIBIT

200508120104  
Skagit County Auditor  
8/12/2005 Page 5 of 5 5:11:47AM



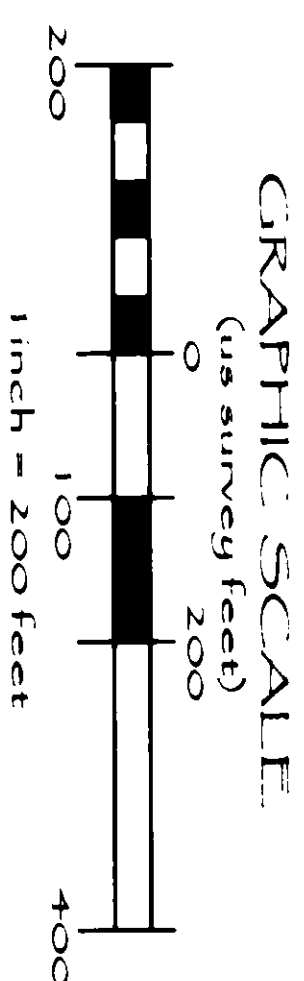
NGPA-A  
NATIVE GROWTH PROTECTION AREA SUBAREA  
REFERENCE A.F. NO. 200508120104

□ = SET NGPA SIGN AT MAXIMUM 200 FOOT  
INTERVALS ALONG TOP OF BANK OR  
WETLAND BUFFER LINES AS SHOWN

THE NATIVE GROWTH PROTECTION AREAS SHOWN HEREON ARE INTENDED TO  
REFLECT REGULATED CRITICAL AREAS AND THEIR ASSOCIATED BUFFERS, INCLUDING  
GEOLOGICALLY HAZARDOUS AREAS, PROTECTED WETLANDS, WETLANDS MITIGATION  
AREAS, FISH AND WILDLIFE HABITAT CONSERVATION AREAS AND ASSOCIATED  
BUFFERS.

THE UPLAND NGPA BOUNDARIES ARE INTENDED TO FOLLOW THE TOP OF SLOPE OR  
100' SETBACK FROM BOB SMITH CREEK, WHICHEVER IS FURTHER FROM BOB SMITH  
CREEK UNLESS OTHERWISE NOTED.

TOTAL NGPA AREA = 55.10 ACRES +/-  
NGPA-A (AREA WITHIN LOT 10) = 53.92 AC +/-; COMBINATION OF GEOLOGICALLY  
HAZARDOUS AREA, FISH AND WILDLIFE HABITAT CONSERVATION AREA, WETLAND  
MITIGATION AREA, AND BUFFERS.  
NGPA-B (AREA WITHIN LOT 7) = 8.568 SF +/-; GEOLOGICALLY HAZARDOUS AREA  
NGPA-C (AREA WITHIN LOT 8) = 7,802 SF +/-; GEOLOGICALLY HAZARDOUS AREA.  
NGPA-D (AREA WITHIN LOT 9) = 35,046 SF +/-; GEOLOGICALLY HAZARDOUS AREA.



GOV'T LOT 4	GOV'T LOT 3	GOV'T LOT 2	GOV'T LOT 1
GOV'T LOT 5	GOV'T LOT 6	GOV'T LOT 7	GOV'T LOT 8
GOV'T LOT 9	GOV'T LOT 10	GOV'T LOT 11	GOV'T LOT 12

SEC. 6, TWP. 35 N., RGE. 4 E., WM.  
SKAGIT COUNTY, WASHINGTON

DRAWN BY: ASM DATE: 7-1-05 JOB NO: 2002062  
CHECKED BY: PKB, RWC F.B.# 200.03 DWG. NO. PSE\_BSP\_PULLEY

SHEET NO. 5 OF 5

