

SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,  
PHASE 2, DIV. 7

PL 04-0673

A PORTION OF SECTION 4 TWP. 34 N., RGE. 3 E., W.M.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:  
THAT PORTION OF "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2," AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200201220162, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 1° 19' 09" WEST ALONG THE WEST LINE THEREOF, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY MARGIN OF THE FARM TO MARKET ROAD, A DISTANCE OF 955.87 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 86° 07' 25" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 15.00 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 1° 19' 09" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 884.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE CENTER OF WHICH IS 38.00 FEET DISTANT; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 90° 20' 43" AN ARC DISTANCE OF 59.99 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89° 07' 54" EAST ALONG THE SOUTH LINE OF SUND LANE AND ALONG THE NORTH LINE OF MANY MARGINS OF EVERELL ROAD, A DISTANCE OF 980.15 FEET; THENCE NORTH 0° 52' 27" EAST, BEING SAID NORTH RIGHT-OF-WAY MARGIN, A DISTANCE OF 79.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE CENTER OF WHICH IS 150.00 FEET DISTANT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 10' 31" AN ARC DISTANCE OF 50.11 FEET TO THE END OF SAID CURVE; THENCE NORTH 23° 02' 58" EAST, A DISTANCE OF 55.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE CENTER OF WHICH IS 170.00 FEET DISTANT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 42' 18" AN ARC DISTANCE OF 85.17 FEET TO THE END OF SAID CURVE; THENCE NORTH 5° 39' 21" WEST, A DISTANCE OF 154.33 FEET; THENCE NORTH 88° 10' 58" WEST, A DISTANCE OF 247.48 FEET; THENCE NORTH 21° 36' 14" WEST, A DISTANCE OF 211.60 FEET; THENCE NORTH 60° 18' 24" WEST, A DISTANCE OF 29.01 FEET; THENCE NORTH 1° 20' 48" EAST, A DISTANCE OF 16.59 FEET; THENCE NORTH 59° 42' 58" WEST, A DISTANCE OF 50.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 30° 15' 10" WEST AND IS 50.00 FEET DISTANT; THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 57' 43" AN ARC DISTANCE OF 31.38 FEET; THENCE NORTH 1° 11' 56" EAST, A DISTANCE OF 30.54 FEET; THENCE SOUTH 88° 48' 04" EAST, A DISTANCE OF 72.97 FEET; THENCE NORTH 43° 48' 04" WEST, A DISTANCE OF 64.31 FEET; THENCE SOUTH 88° 48' 04" EAST, A DISTANCE OF 554.72 FEET; THENCE SOUTH 88° 48' 04" EAST, A DISTANCE OF 887.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE CENTER OF WHICH IS 10.00 FEET DISTANT; THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 38' 50" AN ARC DISTANCE OF 9.71 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, EASTERLY, NORTHERLY, WESTERLY, AND SOUTHERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 280° 38' 40"; AN ARC DISTANCE OF 293.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY AND WESTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 44° 59' 49"; AN ARC DISTANCE OF 7.85 FEET; THENCE NORTH 88° 48' 04" WEST, A DISTANCE OF 579.33 FEET; THENCE NORTH 1° 21' 54" EAST, A DISTANCE OF 529.25 FEET TO THE NORTH LINE OF SAID PLAT; THENCE NORTH 88° 37' 03" WEST, A DISTANCE OF 950.00 FEET TO THE TRUE POINT OF BEGINNING.

SOURCE OF LEGAL DESCRIPTION IS FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. H-932814, EFFECTIVE DATE APRIL 20, 2006 AT 8:00 A.M.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 7 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: 2/23/07

LEONARD, BOUDINOT & SKODJE, INC.  
603 SOUTH 1ST STREET, MOUNT VERNON, WA 98273  
(360) 336-5751

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED COMMISSIONERS OF THE PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION, OWNER OF THE LAND HEREBY PLATTED BECAUSE THIS SUBDIVISION, KNOWN AS "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIVISION 7," AS THERE FREE AND VOLUNTARY ACT FOR THE PURPOSES SHOWN HEREON AND DEDICATE TO THE USE OF THE PUBLIC FOR THE PORT OF FARM TO MARKET ROAD SHOWN HEREON AND THE USE THEREOF TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF THE PORTION OF FARM TO MARKET ROAD SHOWN HEREON.

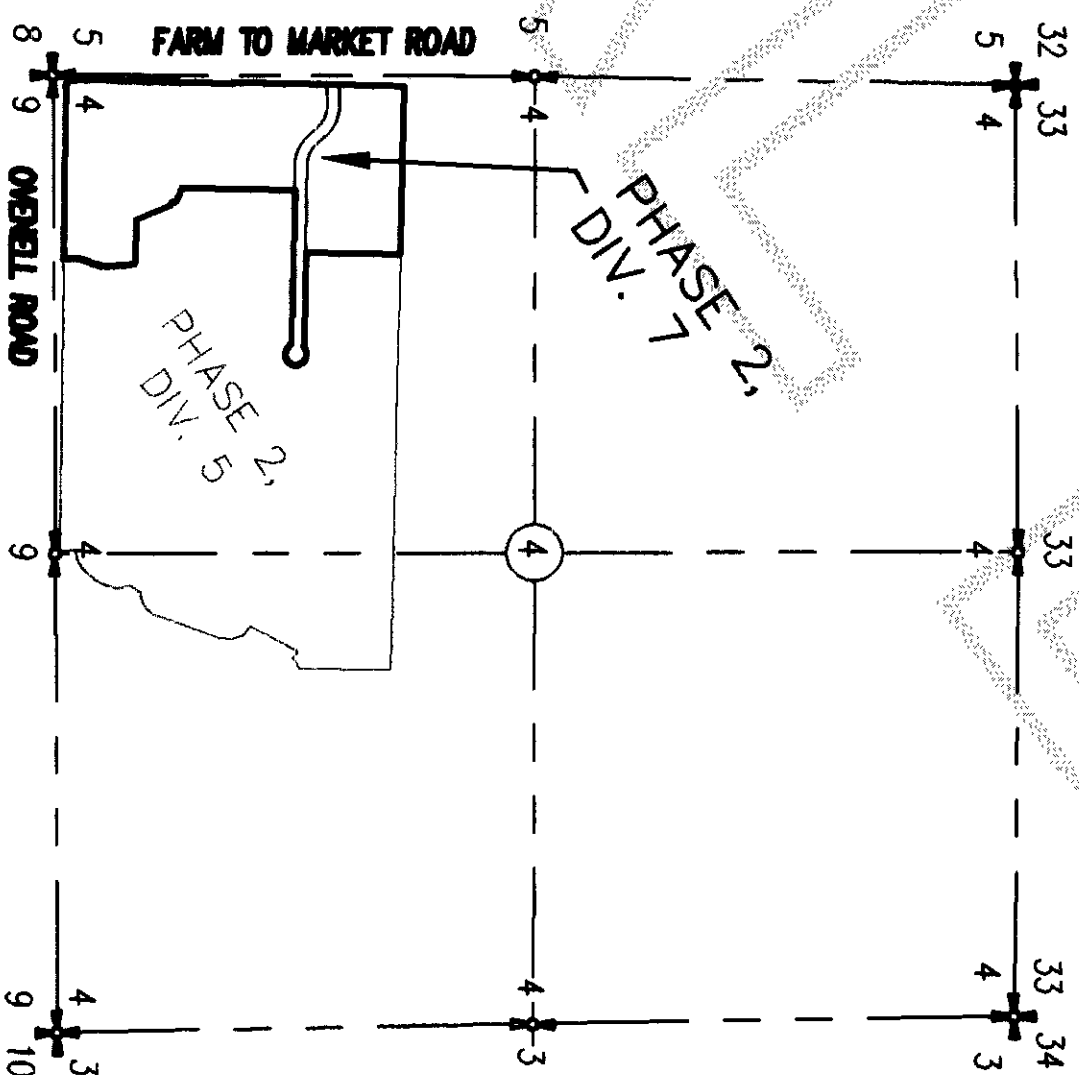
KEVIN E. WARE, PRESIDENT

DEAN B. ALLEN, SECRETARY

JERRY KALPAM, VICE PRESIDENT

DEVELOPER

PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION  
1540 AIRPORT DRIVE  
BRUNINGTON, WA 98233



VICINITY MAP  
SECTION 4 TWP. 34 N., RGE. 3 E., W.M.



AUDITOR'S CERTIFICATE

200705300031  
Skagit County Auditor

5/30/2007 Page 1 of 6 6:10:39AM

ACKNOWLEDGMENT

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

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Kevin E. Ware 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 President of the Port Commission TO BE  
THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED  
IN THE INSTRUMENT.

DATED: March 6, 2007.

Dolores D. Hamilton

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA

MY COMMISSION EXPIRES 10/23/10

ACKNOWLEDGMENT

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

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

DATED: March 6, 2007.

Dolores D. Hamilton

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA

MY COMMISSION EXPIRES 10/23/10

ACKNOWLEDGMENT

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

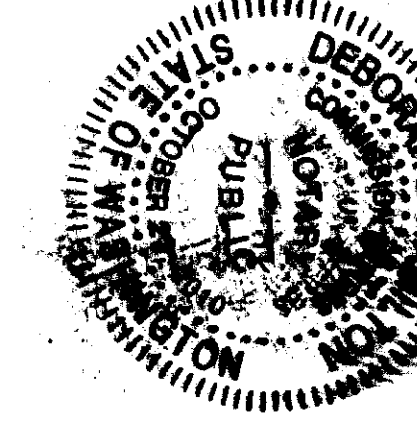
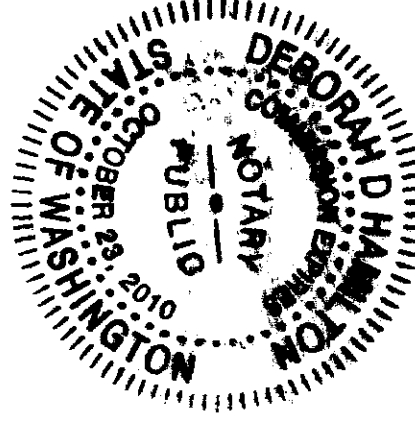
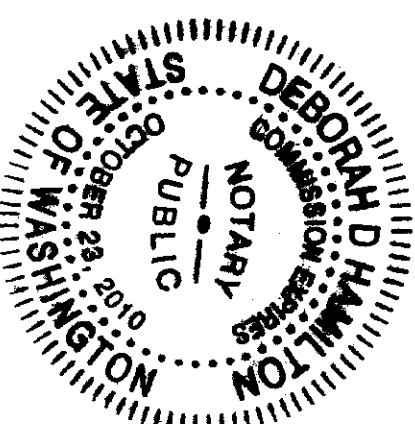
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Gordon B. Allen, Jr. IS THE PERSON WHO APPEARED BEFORE ME, AND  
SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
THE Secretary of the Port Commission TO BE  
THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED  
IN THE INSTRUMENT.

DATED: March 6, 2007.

Dolores D. Hamilton

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA

MY COMMISSION EXPIRES 10/23/10





SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,  
PHASE 2, DIV. 7

AUDITOR'S CERTIFICATE

A PORTION OF SECTION 4 TWP. 34 N., RGE. 3 E., W.M.

NOTES

1. BASE OF READING. PER MASTER PLAN, SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 2, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2002012002, THE BEARING FROM CONCRETE MONUMENT WITH BRASS CAP IN CASE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4 TO 3/4" IRON PIPE AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 4 = NORTH 179°09' EAST.
2. PER ITEM "A" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE INSURANCE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED APRIL 2, 1988, UNDER AUDITOR'S FILE NO. 86301, BY INSTRUMENT RECORDED DECEMBER 6, 1979, UNDER AUDITOR'S FILE NO. 79120004, PARAGRAPH 3 ON PAGE 6 OF SAID INSTRUMENT HAS BEEN RELEASED.
3. PER ITEM "B" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN DISTRIBUTION LINE SALE AGREEMENT BETWEEN SKAGIT COUNTY AND PIJET SOUND POWER & LIGHT COMPANY RECORDED JUNE 8, 1959, UNDER AUDITOR'S FILE NO. 59437.
4. PER ITEM "C" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED ON APRIL 26, 1965, UNDER AUDITOR'S FILE NO. 66534, AS FOLLOWS: "PROVIDED, HOWEVER, THAT SHOULD THE GRANTEE 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 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPERS EXTENSION AGREEMENT BETWEEN PACORA, INC., A DELAWARE CORPORATION AND THE PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION RECORDED DECEMBER 21, 1979, UNDER AUDITOR'S FILE NO. 791210070, REFERENCE IS HEREBY MADE TO THE RECORD FOR FULL PARTICULARS.
6. PER ITEM "E" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPERS EXTENSION AGREEMENT BETWEEN PACORA, INC., A DELAWARE CORPORATION AND THE PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION RECORDED DECEMBER 21, 1979, UNDER AUDITOR'S FILE NO. 791210074, REFERENCE IS HEREBY MADE TO THE RECORD FOR FULL PARTICULARS.
7. PER ITEM "F" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO THE EFFECT OF AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF CASCADE NATURAL GAS CORPORATION, A WASHINGTON CORPORATION, FOR A GAS PIPELINE, LOCATED AS DESCRIBED THEREIN. SAID EASEMENT WAS DATED MAY 18, 1987 AND RECORDED MAY 28, 1987, UNDER AUDITOR'S FILE NO. 8705280042.
8. PER ITEM "G" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACORA, INC., A DELAWARE CORPORATION, FOR THE RIGHT TO CAUSE ABOVE, OVER AND UPON THE ADJACENT LANDS OF SKAGIT REGIONAL AIRPORT ALL NOISE, VIBRATION, FLAMES, DUST AND ALL OTHER EFFECTS CAUSED BY ACTIVITIES INCIDENTAL TO OPERATION OF A VEHICLE AND MACHINERY RESEARCH AND DEVELOPMENT CENTER, OR BY OTHER INDUSTRIAL ACTIVITIES, LOCATED AS DESCRIBED THEREIN. SAID EASEMENT WAS RECORDED DECEMBER 21, 1979 UNDER AUDITOR'S FILE NO. 791210084.
9. PER ITEM "H" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF PACORA, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PIPE OR PIPES AND LINE OR LINES FOR THE TRANSPORTATION OF NATURAL GAS AND RELATED FACILITIES THEREFOR, SAID EASEMENT AFFECTING THE EAST 10 FEET OF THE WEST 30 FEET OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LESS THE NORTH 746.59 FEET THEREOF AND LESS ANY COUNTY ROAD RIGHT OF WAY. SAID EASEMENT WAS DATED DECEMBER 21, 1979 AND RECORDED DECEMBER 21, 1979 UNDER AUDITOR'S FILE NO. 791210088. SAID EASEMENT WAS ASSIGNED TO CASCADE NATURAL GAS CORPORATION BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 791210071.
10. PER ITEM "I" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT, INCLUDING THE PROVISIONS THEREIN, IN FAVOR OF PIJET SOUND POWER & LIGHT COMPANY FOR THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT OF WAY, SAID RIGHT OF WAY BEING LOCATED ON THE WEST 10 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, LESS ROAD AND INCLUDES OTHER PROPERTY. SAID EASEMENT WAS DATED SEPTEMBER 8, 1981, AND RECORDED SEPTEMBER 8, 1981 UNDER AUDITOR'S FILE NO. 810818001.
11. PER ITEM "J" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF CASCADE NATURAL GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, MAINTENANCE, INSPECTION, OPERATION, PROTECTION, REPAIR, REPLACEMENT, ALTERATION AND REMOVAL OF A PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF OR, OVER AND THROUGH THE EAST 10 FEET OF THE WEST 30 FEET OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS THE NORTH 746.59 FEET THEREOF AND LESS ANY COUNTY ROAD RIGHT-OF-WAY. SAID EASEMENT WAS DATED NOVEMBER 24, 1981 AND RECORDED MARCH 30, 1982 UNDER AUDITOR'S FILE NO. 820330004.
12. PER ITEM "K" OF SCHEDULE "B--1" OF FIRST AMERICAN TITLE COMPANY 6/14/04 SUBDIVISION GUARANTEE NO. H-792904, THE SUBJECT PARCEL IS SUBJECT TO MATTERS AS DISCLOSED AND/OR DEMONSTRATED ON THE FACE OF MASTER PLAN SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, AS RECORDED JANUARY 22, 2002 UNDER AUDITOR'S FILE NO. 2002012002, RECORDS OF SKAGIT COUNTY, WASHINGTON.
13. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTIONS.
14. ALL MAINTENANCE AND CONSTRUCTION OF CORPORATE ROADS SHALL BE THE RESPONSIBILITY OF THE PORT OF SKAGIT COUNTY.
15. 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.
16. A CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
17. 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.
18. WATER SOURCE: PUBLIC UTILITY DISTRICT #1
19. SANITARY SEWER SERVICE: CITY OF BURLINGTON
20. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA 1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.

NOTES (CONT.)

21. 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.
22. ZONING: BAYVIEW RIDGE HEAVY INDUSTRIAL (BH-H)
23. PARKING REQUIRED WILL BE DETERMINED WITH INDIVIDUAL BUILDING PERMIT APPLICATIONS.
24. 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.
25. FUTURE IMPACTS TO OR DEVELOPMENT OF ANY PROTECTED CRITICAL AREA PARCEL CONTAINED IN THE BINDING SITE PLAN WILL BE PERSUASIVE 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 AND AS AMENDED IN THE FUTURE.
26. 1/2" BEARS WITH YELLOW CAPS MARKED "SC006" IS 1964'S OF MAGNETIC NAIL WITH WISKEY MARKED "SC006" IS 1965'S WERE SET OR FOUND AT CORNERS OF EACH LOT AND TRACT, AND AT PERMETER CORNERS OF PHASE 2, DIVISION 7.
27. PER FAA STANDARDS, LOTS LOCATED ADJACENT TO TAXI LINES SHALL HAVE STRIPS OF 38.5 FEET FROM THE CENTERLINE OF SAID TAXI LINES.
28. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PIJET SOUND ENERGY, WETZON, CASCADE NATURAL GAS CORP., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTENSION TEN (10) FEET OF EXTERIOR BOUNDARY LINES OF ALL LOTS AND TRACTS ABUTTING FROM TO MARKET AND OVERWELL, ROADS, AND ALL OF TRACTS A, B AND C, AND A 10 FOOT STRIP FOLLOWING THE NORTH SIDE OF TRACT "A", AND A 10 FOOT STRIP FOLLOWING THE NORTH SIDE OF LOTS 36 AND 37, ALL AS SHOWN HEREON AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.
29. 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 GS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. THE ADDRESS RANGE WILL BE FROM 14000 TO 14315 SARGENT PLACE.
30. TOTAL ACREAGE - 36.849 ACRES  
TOTAL AREA BY SQ. FT. - 1,603,148 SQ. FT.
31. GROSS-HATCHED PORTIONS OF TRACT C-2 ARE NOT A PART OF TRACT "C", MASTER PLAN, SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE 2, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2002012002, AND THIS ARE NOT SUBJECT TO SKAGIT WM III RULES.
32. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION BY WRITING OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION. ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.T. **PROTOS-300032**

PUD NO. 1 EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE P.U.D. TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATERLINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE WATERLINE EASEMENTS SHOWN HEREON. ALSO, THE RIGHT TO CUT AND/OR TRIM BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANITOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANITOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON THE GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

DEVELOPER

PORT OF SKAGIT COUNTY  
15400 AIRPORT DRIVE  
BURLINGTON, WA 98253

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE 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 2007.

THIS 23<sup>rd</sup> DAY OF March, 2007

Chairman  
SKAGIT COUNTY TREASURER

APPROVALS

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

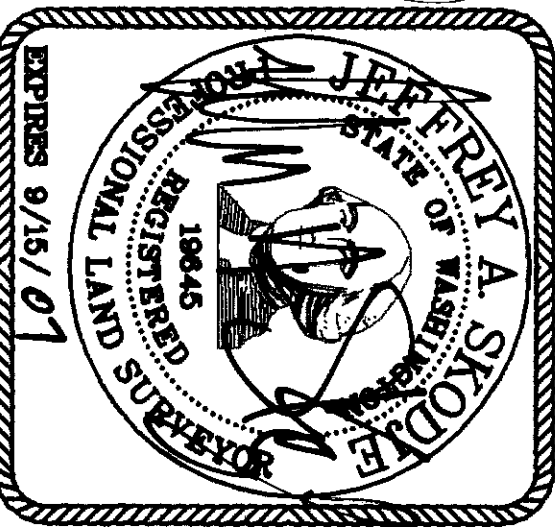
Chairman, P.E. 3/26/07  
COUNTY ENGINEER DATE

Chairman, P.E. 5-16-07  
COUNTY PLANNING DIRECTOR DATE

Chairman, P.E. 5-21-07  
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS DATE

Chairman, P.E. 4/5/07  
SKAGIT COUNTY HEALTH OFFICER DATE

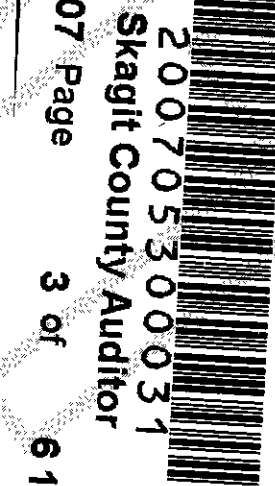
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200705300031  
Skagit County Auditor





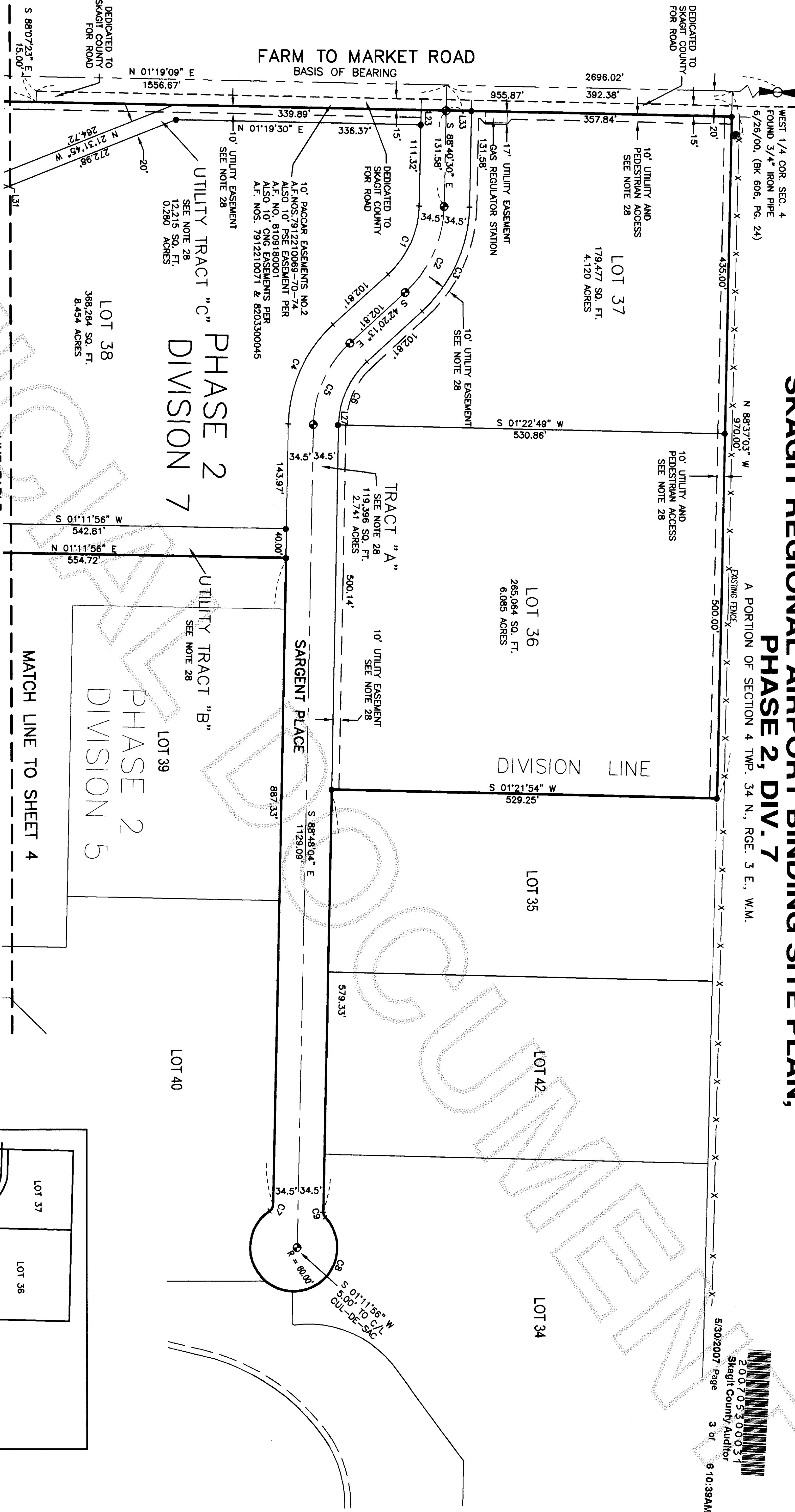
SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,  
PHASE 2, DIV. 7

AUDITOR'S CERTIFICATE



200705300031  
Skagit County Auditor  
6/30/2007 Page 3 of 6 6:10:39AM

A PORTION OF SECTION 4 TWP. 34 N., RGE. 3 E., W.M.

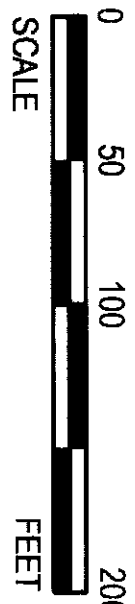


CURVE TABLE

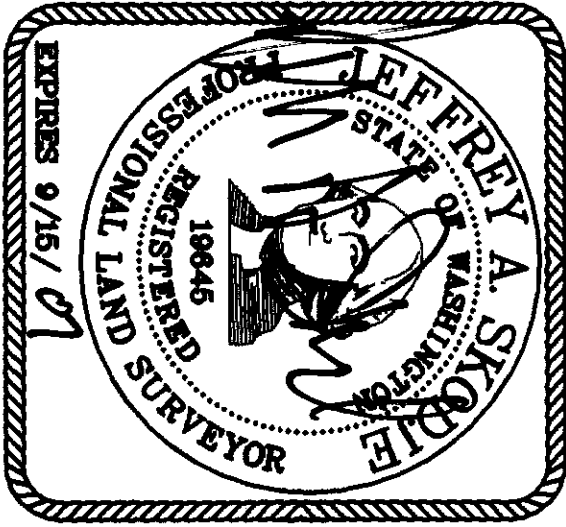
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	46°20'17"	130.50	105.54
C2	46°20'17"	165.00	133.44
C3	46°20'17"	199.50	161.35
C4	46°27'51"	189.50	153.68
C5	46°27'51"	155.00	125.70
C6	46°27'51"	120.50	97.72
C7	55°38'50"	10.00	9.71
C8	280°36'40"	60.00	293.89
C9	44°59'49"	10.00	7.85
C10	35°57'43"	50.00	31.38
C11	28°42'19"	170.00	85.17
C12	22°10'31"	130.00	50.31
C13	90°26'43"	36.00	59.99
C14	76°02'43"	50.00	66.36
C15	34°57'16"	50.00	30.50
C16	60°49'29"	50.00	53.08
C19	111°1'26"	50.00	9.77

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 01°20'48" E	16.59'
L2	N 60°18'24" W	29.01'
L3	S 00°00'00" W	51.44'
L4	N 90°00'00" W	52.73'
L5	S 37°36'48" W	31.31'
L6	N 61°23'04" W	35.75'
L7	S 09°55'39" E	47.39'
L8	N 23°41'57" E	41.65'
L9	N 58°40'15" E	26.84'
L10	N 60°29'56" W	26.19'
L11	N 09°27'51" W	49.93'
L12	N 77°50'34" W	32.10'
L13	S 50°51'45" E	63.48'
L14	N 21°22'18" W	62.81'
L15	N 01°11'56" E	30.54'
L16	N 88°48'04" W	15.94'
L17	S 58°27'45" E	12.00'
L18	S 31°17'03" W	18.00'
L19	N 56°27'45" W	12.00'
L20	S 31°14'25" E	12.09'
L22	N 88°48'04" W	0.13'
L23	S 88°40'30" W	20.26'
L24	N 01°11'56" E	30.54'
L25	S 88°48'04" E	15.94'
L26	N 12°30'00" E	0.02'
L27	N 18°48'04" W	0.13'
L28	S 13°09'41" W	6.19'
L29	N 89°07'10" W	38.00'
L30	S 00°52'50" W	50.74'
L31	S 88°48'04" E	15.65'
L32	S 24°56'04" W	38.01'
L33	S 88°40'30" E	35.00'
L34	N 05°22'28" E	60.00'



- LEGEND**
- DENOTES 1/2" REBAR SET THIS SURVEY W/
  - DENOTES FOUND 1/2" REBAR W/
  - YELLOW CAP MARKED "SKODJE 19645"
  - ▲ DENOTES NAIL SET THIS SURVEY WITH
  - DENOTES SET CONCRETE MONUMENT
  - X— EXISTING FENCES



DWN BY: KWH DATE: FEB. 2007  
FIELD BOOK: 639, PGS. 40-47, 57-58

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

SCALE: 1"=100'  
JOB NO: 04048

SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,  
PHASE 2, DIV. 7

AUDITOR'S CERTIFICATE

A PORTION OF SECTION 4 TWP. 34 N., RGE. 3 E., W.M.

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Skagit County Auditor  
5/30/2007 Page 4 of 6 6:10:38AM

PHASE 2  
DIVISION 7

MATCH LINE TO SHEET 3

UTILITY TRACT "B"

42,585 SQ. FT.  
0.978 ACRES  
SEE NOTE 28

LOT 41

POND TRACT

82,319 SQ. FT.  
1.890 ACRES

POND TRACT

TRACT "H"

PEDESTRIAN CIRCULATION TRAIL

PCA TRACT "G-1"

135,966 SQ. FT.  
3.121 ACRES  
SEE NOTE 25

PCA TRACT "G-2"

318,534 SQ. FT.  
7.313 ACRES  
SEE NOTE 25

LOT 43

66,991 SQ. FT.  
1.538 ACRES

OVENELL ROAD

SW CORNER SEC. 4  
FOUND CONC. MONUMENT  
WITH BRASS CAP IN CASE,  
6/26/00 (BK 606, PG. 24)

SOUTH 1/4 COR. SEC. 4  
FOUND CONC. MONUMENT  
WITH BRASS CAP IN CASE,  
6/26/00 (BK 606, PG. 24)

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	46°20'17"	130.50	105.54
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C7	55°38'50"	10.00	9.71
C8	280°38'40"	60.00	293.89
C9	44°59'49"	10.00	7.85
C10	35°57'43"	50.00	31.38
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C13	90°26'43"	38.00	59.99
C14	76°02'43"	50.00	66.36
C15	34°57'16"	50.00	30.30
C16	60°49'29"	50.00	53.08
C19	11°11'26"	50.00	9.77

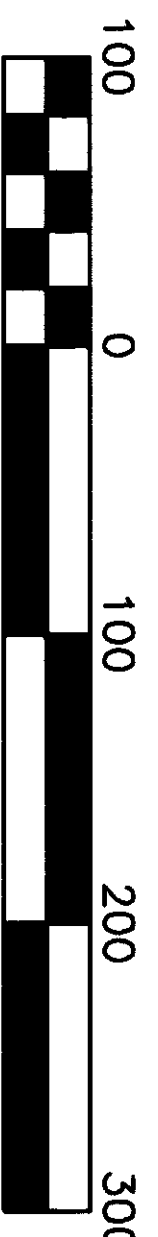
LINE TABLE

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L2	N 60°18'24" W	29.01
L3	S 00°00'00" W	51.44
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L5	S 37°36'48" W	31.31
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L7	S 09°55'39" E	47.39
L8	N 23°41'57" E	41.65
L9	N 58°40'15" E	26.84
L10	N 60°29'56" W	26.19
L11	N 09°27'51" W	49.93
L12	N 77°50'34" W	32.10
L13	S 50°51'45" E	63.48
L14	N 21°22'18" W	62.81
L15	N 01°11'56" E	30.54
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L17	S 58°27'45" E	12.00
L18	S 31°17'03" W	18.00
L19	N 58°27'45" W	12.00
L20	S 31°14'25" E	12.09
L22	N 88°48'04" W	0.13
L23	S 88°40'30" W	20.26
L24	N 01°11'56" E	30.54
L25	S 88°48'04" E	15.94
L26	N 12°30'00" E	0.02
L27	N 16°48'04" W	0.13
L28	S 13°09'41" W	6.19
L29	N 89°07'10" W	38.00
L30	S 00°52'50" W	50.74
L31	S 88°48'04" E	15.65
L32	S 24°56'04" W	38.01
L33	S 88°40'30" E	35.00
L34	N 05°22'26" E	60.00

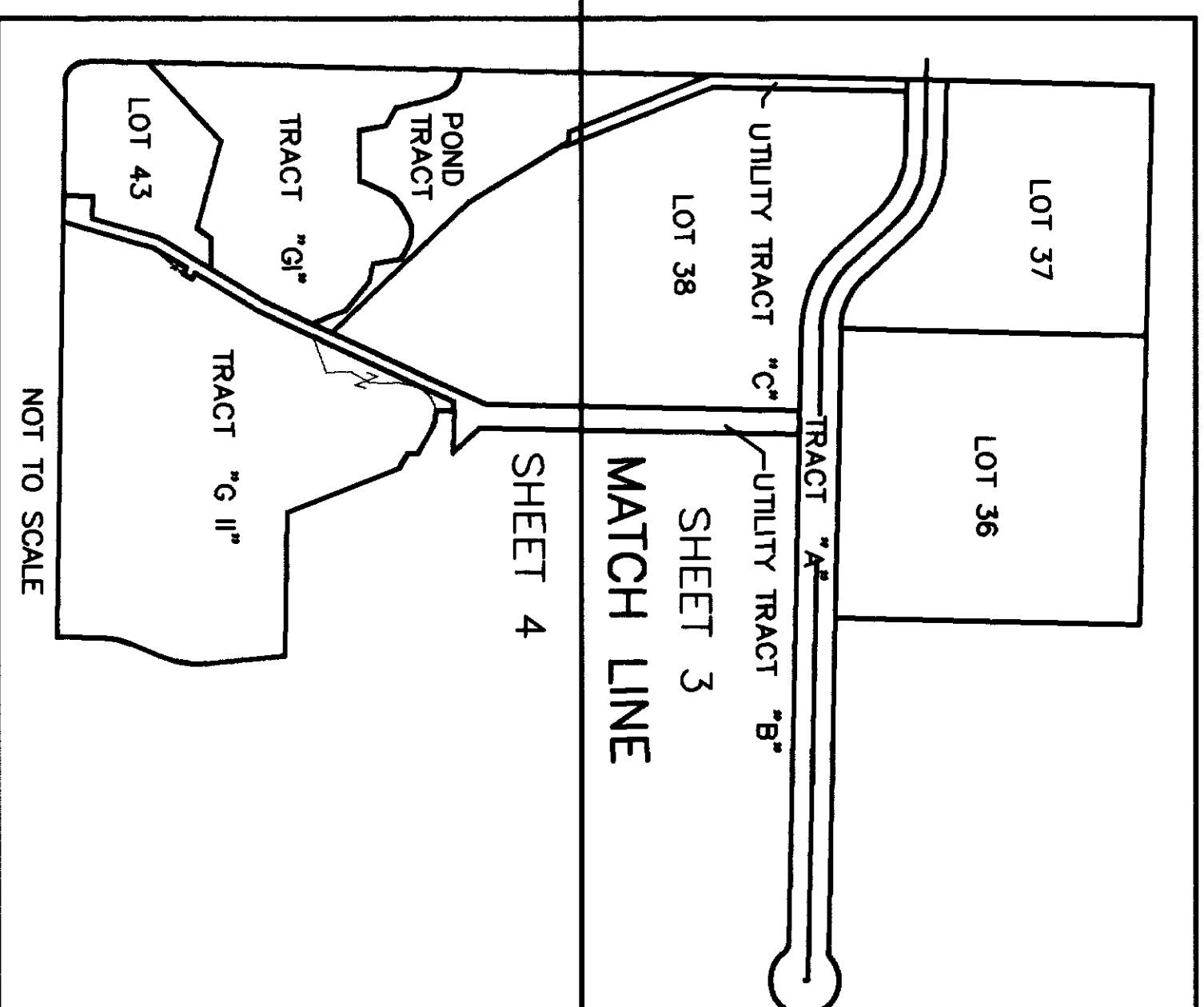


LEGEND

- DENOTES 1/2" REBAR SET THIS SURVEY W/
- DENOTES FOUND 1/2" REBAR W/
- △ DENOTES NAILED SET THIS SURVEY WITH
- DENOTES SET (MONUMENT)
- X— EXISTING FENCES



Scale 1" = 100'



SHEET 4 OF 6

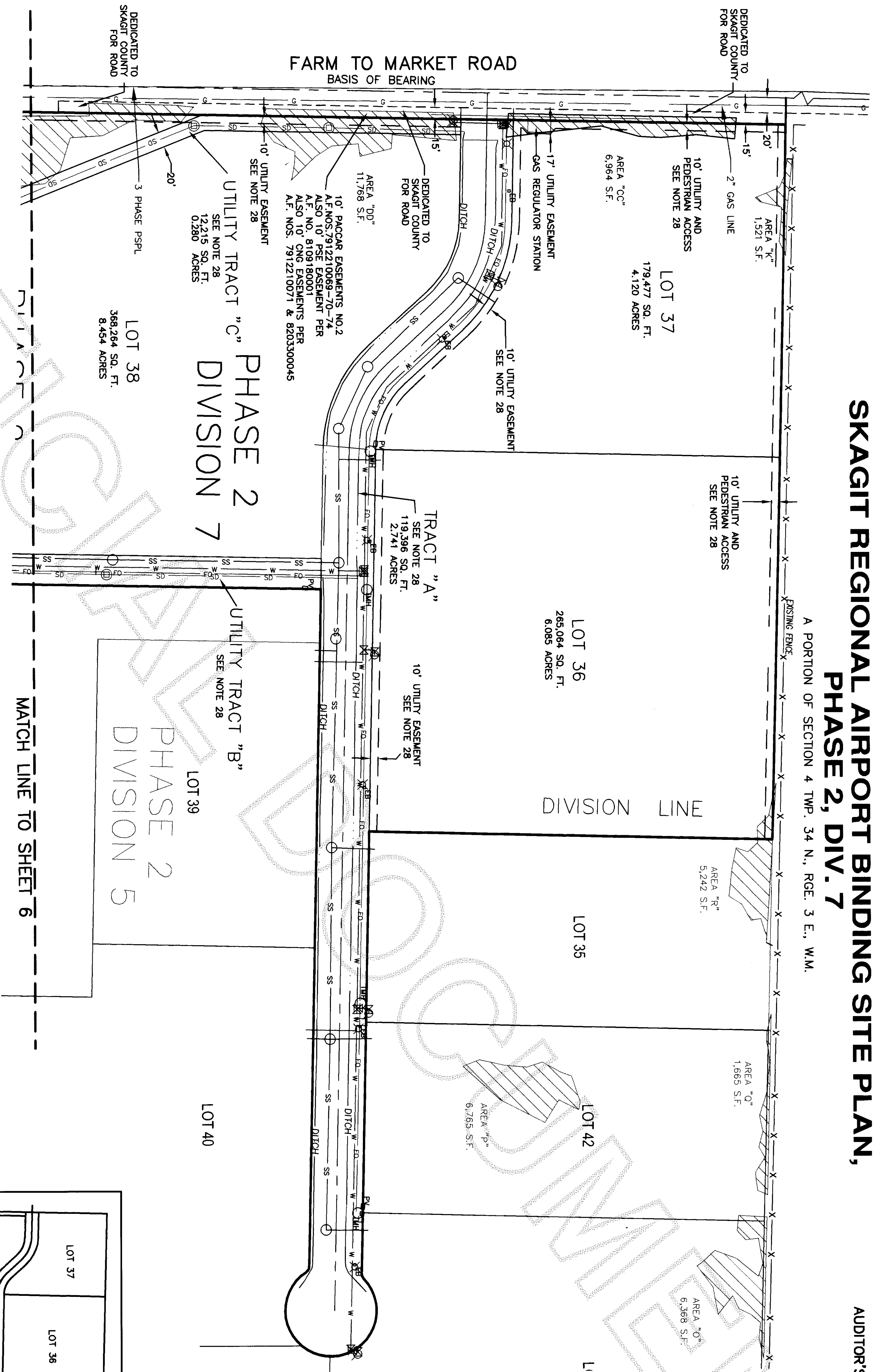


SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,  
PHASE 2, DIV. 7

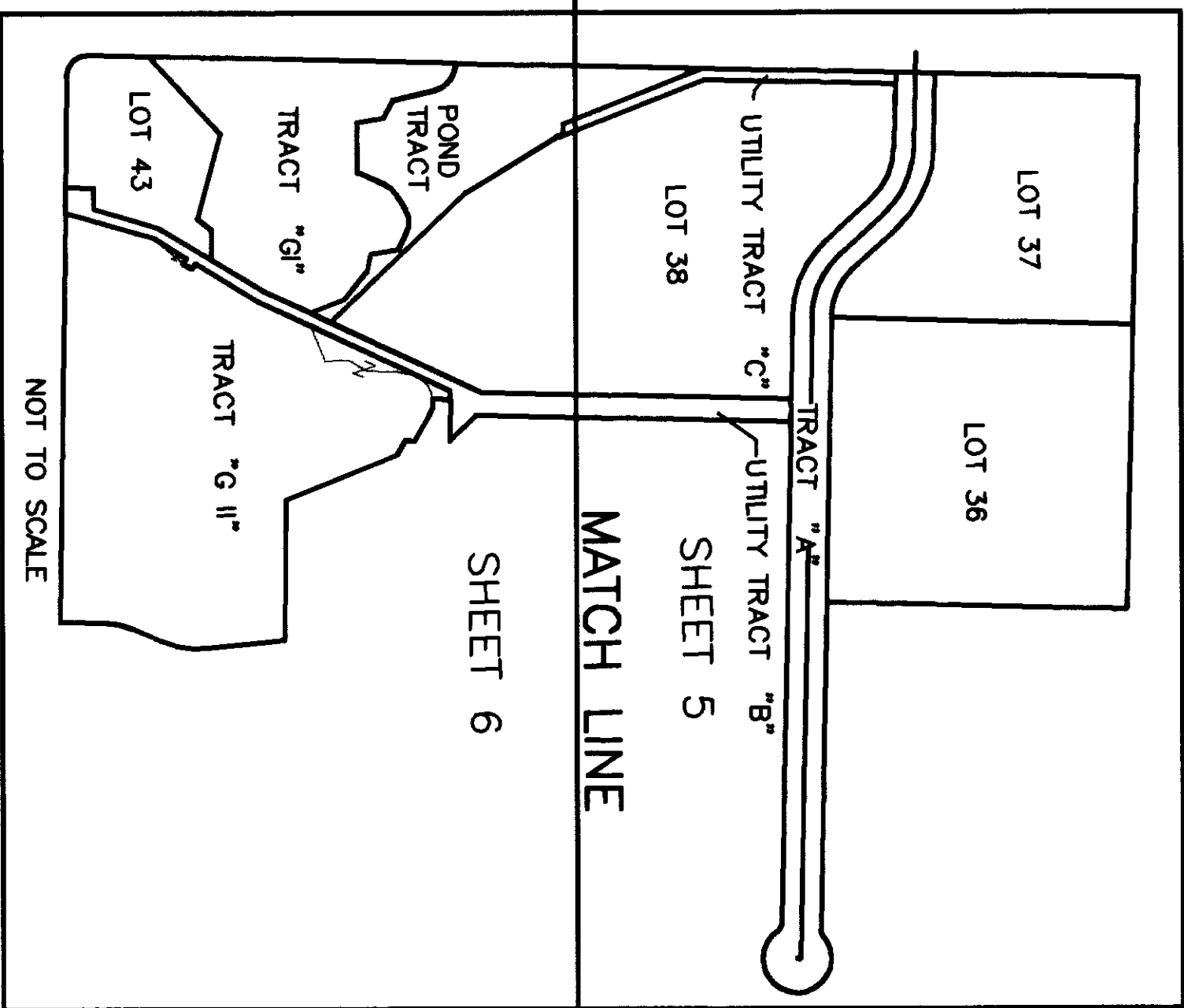
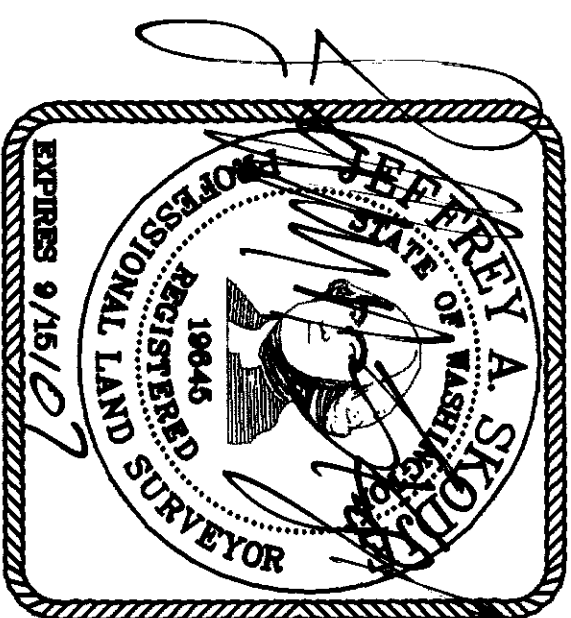
AUDITOR'S CERTIFICATE

5/30/2007 Page 5 of 6  
200705300031  
Skagit County Auditor  
6 10:39AM

A PORTION OF SECTION 4 TWP. 34 N., RGE. 3 E., W.M.



- LEGEND**
- FO- EXISTING FIBER OPTIC LINE
  - G- EXISTING 4" GAS LINE
  - P- EXISTING UNDERGROUND POWER, TELEPHONE
  - SS- EXISTING SANITARY SEWER GRAVITY LINE
  - W- EXISTING WATER LINE
  - SD- EXISTING STORM LINE
  - SSFM- EXISTING SANITARY SEWER FORCE MAIN
  - EV- EXISTING POWER TRANSFORMER
  - EB- EXISTING ELECTRICAL BOX
  - TM- EXISTING TELEPHONE MANHOLE
  - SM- EXISTING SANITARY SEWER MANHOLE
  - SM- EXISTING STORM MANHOLE
  - WV- EXISTING WATER VALVE
  - FH- EXISTING FIRE HYDRANT
  - LS- EXISTING LIGHT STANDARD
  - EF- EXISTING FENCE
  - W- EXISTING WETLAND AREAS



SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,  
PHASE 2, DIV. 7

AUDITOR'S CERTIFICATE

200705300031  
Skagit County Auditor  
5/30/2007 Page 6 of 6 6:10:39AM

A PORTION OF SECTION 4 TWP. 34 N., RGE. 3 E., W.M.

MATCH LINE TO SHEET 5

PHASE 2  
DIVISION 7

LOT 38  
368,264 SQ. FT.  
8.454 ACRES

UTILITY TRACT "B"  
42,585 SQ. FT.  
0.978 ACRES  
SEE NOTE 28

LOT 41

POND TRACT

82,319 SQ. FT.  
1.880 ACRES

AREA "EE"  
9,776 S.F.

AREA "FF"  
1,423 S.F.

3 PHASE PSPPL  
10' UTILITY EASEMENT  
SEE NOTE 28

AREA "GG"  
64,146 S.F.  
PCA TRACT "G-1"  
135,966 SQ. FT.  
3.121 ACRES  
SEE NOTE 25

LOT 43  
66,991 SQ. FT.  
1.536 ACRES

NOT PART OF  
SKAGIT WIN  
SEE NOTE 31

PCA TRACT "G-2"  
318,534 SQ. FT.  
7.313 ACRES  
SEE NOTE 25

AREA "HH"  
120,800 S.F.

PEDESTRIAN CIRCULATION TRAIL

TRACT "H"

FARM TO MARKET ROAD

BASIS OF BEARING

OVENELL ROAD

16' NATURAL GAS LINE

12" DIAMETER WATERLINE

10' UTILITY EASEMENT  
SEE NOTE 28

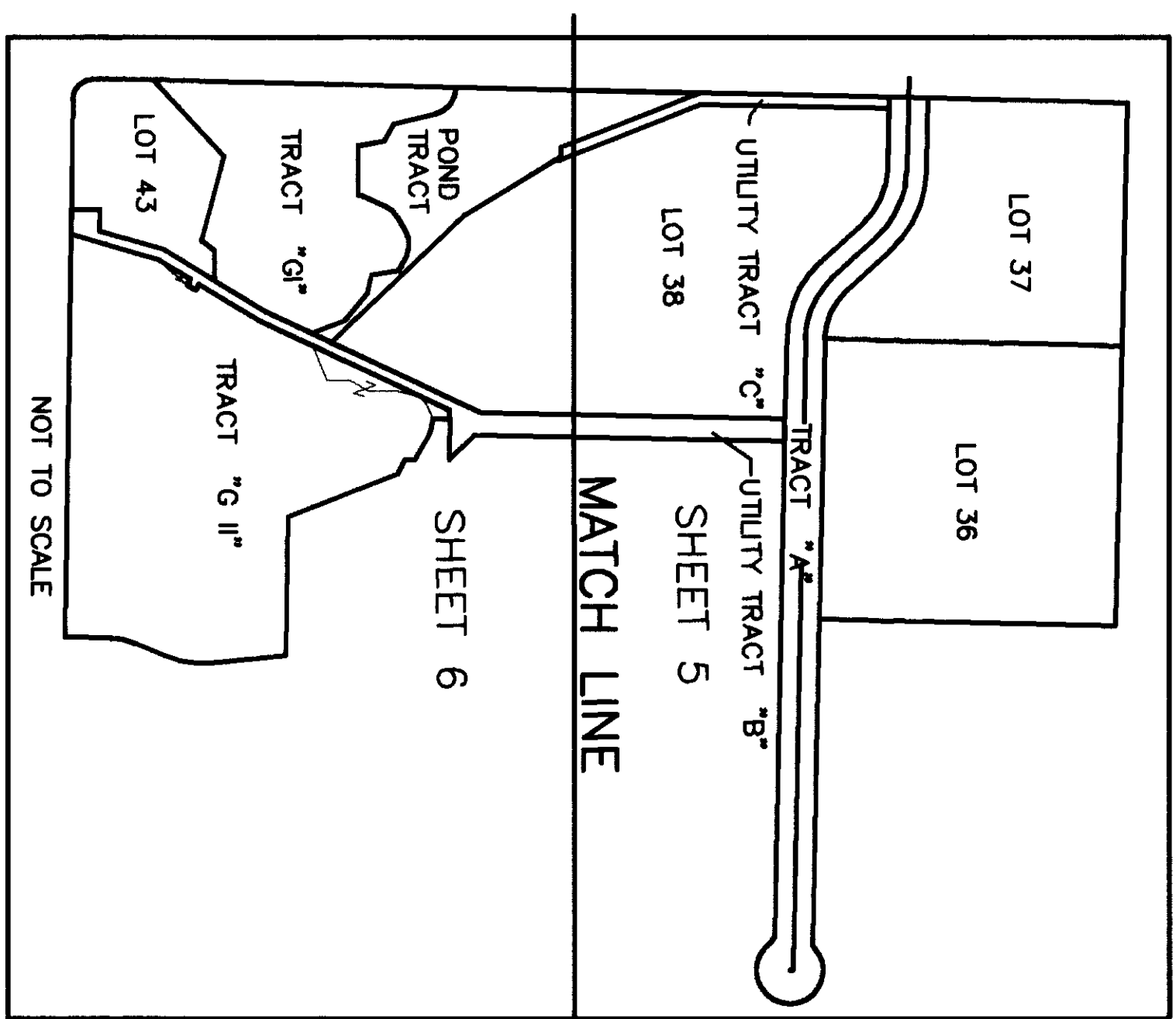
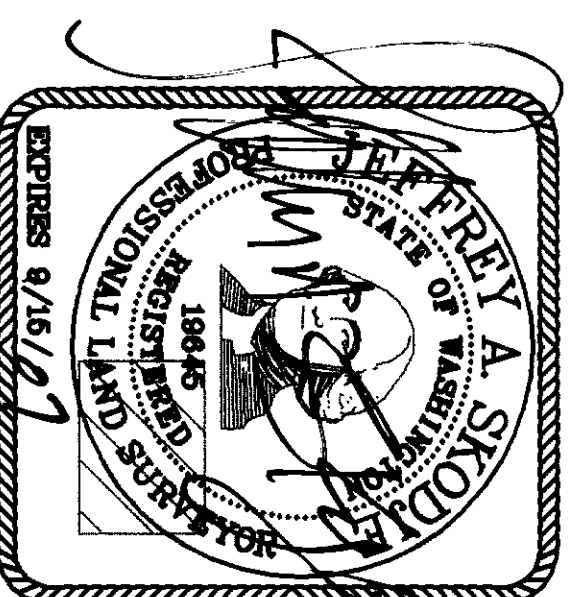
10' UTILITY EASEMENT  
SEE NOTE 28

PEDESTRIAN CIRCULATION TRAIL

LEGEND

- |      |   |     |                                   |
|------|---|-----|-----------------------------------|
| FO   | - EXISTING FIBER OPTIC LINE             | TMH | - EXISTING TELEPHONE MANHOLE      |
| G    | - EXISTING 4" GAS LINE                  | ○   | - EXISTING SANITARY SEWER MANHOLE |
| P    | - EXISTING UNDERGROUND POWER, TELEPHONE | ⊖   | - EXISTING STORM MANHOLE          |
| SS   | - EXISTING SANITARY SEWER GRANTY LINE   | ⊗   | - EXISTING WATER VALVE            |
| W    | - EXISTING WATER LINE                   | ⊗   | - EXISTING FIRE HYDRANT           |
| SD   | - EXISTING STORM LINE                   | ⊗   | - EXISTING LIGHT STANDARD         |
| SSFM | - EXISTING SANITARY SEWER FORCE MAIN    | ⊗   | - EXISTING FENCE                  |
| EV   | - EXISTING POWER TRANSFORMER            | ⊗   | - WETLAND AREAS                   |
| EB   | - EXISTING POWER WALLT.                 |     |                                   |
| EB   | - EXISTING ELECTRICAL BOX               |     |                                   |

Scale 1" = 100'



UTILITY/WETLAND SHEET

SHEET 6 OF 6

DWN BY: KWH DATE: MAR. 2006  
FIELD BOOK: 639, PGS. 40-47, 57-58

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

SCALE: 1"=100'  
JOB NO: 04048