

CONDITIONS AND RESTRICTIONS

1. 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.
2. ALL RUNOFF FROM INTERVIEWS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
3. A SKEGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS, SKEGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH PROVISIONS OF SKEGIT COUNTY CODE 15.24.
4. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKEGIT COUNTY FIRE DISTRICT.
5. CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT PLANNING AND DEVELOPMENT SERVICES.
6. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
7. THE BUILDING SITE PLAN NUMBER AND DATE OF APPROVALS SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
8. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
9. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK SHALL BE SUBJECT TO THE PROVISIONS OF THE SKEGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
10. A LOT RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISALANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.N. 200803130085 & A.F.N. 200803130085
11. THIS PARCEL LIES WITHIN AN AREA OF WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL, RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKEGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKEGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.6.810. CONTACT SKEGIT COUNTY PLANNING AND PERMIT HEREON FOR DETAILS.
12. THE SEPTIC DRAINFIELD LOCATED ON LOT 1, AS SHOWN HEREON, IS SUBJECT TO CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE APPROVAL BY SKEGIT COUNTY HEALTH DEPARTMENT.
13. BUYER SHOULD BE AWARE THAT A PORTION OF THIS LAND DIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 53051 02050 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR ELEVATION OF CONSTRUCTION.
14. BUYER SHOULD BE AWARE THAT USES ON THE PROPERTIES MAY BE LIMITED BY THE AVAILABILITY OF SEWAGE DISPOSAL. SAID SEWAGE DISPOSAL SHALL MEET THE DEFINITION OF RESIDENTIAL STRENGTH WASTE BEFORE DISPOSAL INTO THE DRAINFIELD AND SHALL NOT INCLUDE WASTE THAT MEETS THE DEFINITION OF "INDUSTRIAL WASTE" AS DEFINED BY WAC 246-2124.
15. SUBJECT TO TERMS AND CONDITIONS AS RECORDED UNDER A.F.N. _____ FOR "OWNERSHIP AGREEMENT".
16. SUBJECT TO CONDITIONS, RESTRICTIONS AND COVENANTS DEFINED IN THE RECIPROCAL EASEMENT AGREEMENT AS RECORDED UNDER A.F.N. 200803130085 FOR MAINTENANCE OF ACCESS AND UTILITY PROVISIONS.
17. AT SUCH TIME AS ANY PORTION OF THE BINDING SITE PLAN IS OWNED AND FURTHER DEVELOPED BY A PARTY OTHER THAN THE ORIGINAL UNDERLYING OWNERS, THE CAPACITY OF THE SEPTIC DRAINFIELD SYSTEMS OPERATION SHALL BE QUANTIFIED AND AN AGREEMENT SHALL BE PREPARED AND RECORDED UPON THE ENTIRE BINDING SITE PLAN SPECIFYING ALL RESTRICTIONS AND LIMITATIONS OF USE, OPERATION, AND MAINTENANCE OF THE SEWAGE CONVEYANCE, SEPTIC DRAINFIELD SYSTEM, AND EFFLUENT VOLUME / QUALITY GENERATED, AS APPLICABLE TO THE LOTS WITHIN THIS BINDING SITE PLAN.

LAND USE COMPLIANCE

ZONING/COMPREHENSIVE PLAN

RURAL MARINE INDUSTRIAL (RM-I)

SETBACK, HEIGHT AND FLOOR SPACE AREA:

1. SETBACK: SKEGIT COUNTY CODE 14.6.106.6(a). FRONT, SIDE AND REAR SETBACKS. ALL USES ON THE PROPERTY (EXCEPT STRUCTURES NOT REQUIRING A PERMIT, INCLUDING ALL SIGNS AND FENCES REGARDLESS OF HEIGHT, LANDSCAPING, OPEN SPACE, AND DRIVEWAYS) SHALL BE SET BACK A MINIMUM OF 50 FEET FROM THE EXTERIOR PROPERTY BOUNDARY. INTERNAL SETBACKS FROM PROPERTY BOUNDARIES WITHIN AN RURAL MARINE INDUSTRIAL (RM-I) PARCEL SHALL BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE UNIFORM BUILDING CODE AND FIRE CODE AND THE SHORELINE MANAGEMENT MASTER PROGRAM (SMP). PARKING AREAS THAT ARE EXISTING OR INCLUDED IN A VESTED PERMIT APPLICATION AS OF APRIL 1, 2002, MAY REMAIN WITHIN THE 50-FOOT SETBACK.
2. SETBACK: SKEGIT COUNTY CODE 14.6.106.6(b). SETBACKS FROM NEI LANDS SHALL BE PROVIDED PER SCC 14.6.810.7).
3. HEIGHT: SKEGIT COUNTY CODE 14.6.106.6(c). (i) 35 FEET FOR ALL STRUCTURES REQUIRING BUILDING PERMITS ON PARCELS WITHOUT A MARINA USE PERMITTED UNDER SUBSECTION (2)(d) OF THIS SECTION. (ii) 60 FEET FOR ALL STRUCTURES REQUIRING BUILDING PERMITS ON PARCELS WITH A MARINA USE PERMITTED UNDER SUBSECTION (2)(d) OF THIS SECTION.
4. FLOOR SPACE: SKEGIT COUNTY CODE 14.6.110.6(d). MAXIMUM LOT COVERAGE AND INTERVIEWS SURFACE LIMIT FOR PARCELS 30 ACRES OR LESS IN SIZE. (i) ON PARCEL WITH A MARINA USE PERMITTED UNDER SUBSECTION (2)(d) OF THIS SECTION, MAXIMUM LOT COVERAGE AND INTERVIEWS SURFACE SHALL BE LIMITED TO THE FOLLOWING SQUARE FOOTAGE, BASED ON THE ACRES OF THE CONTIGUOUS RM-I ZONED AREA IN THE PARCEL: (ii) UPLAND RM-I PARCEL: AREA ACREAGE = LESS THAN 30 ACRES MAXIMUM LOT COVERAGE AND INTERVIEWS SURFACE LIMIT FOR PARCELS 30 ACRES OR LESS IN SIZE. MAXIMUM INTERVIEWS SURFACE, PERCENT OF ACREAGE = 53% (345,000 SQ. FT.)

BINDING SITE PLAN

FOR

TWIN BRIDGES MARINA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
SKEGIT COUNTY APPLICATION NUMBER PLO6-0818

A PORTION OF THE SE1/4, SE1/4, SECTION 2, & A PORTION OF THE NE1/4, NE1/4, SECTION 12 TOWNSHIP 34 NORTH, RANGE 2 EAST, WM.

WATER BOUNDARIES:

WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO EROSION OR ACCRETION BY TIDAL ACTION OR THE FLOW OF RIVERS AND STREAMS. A REALIGNMENT OF WATER BODIES MAY ALSO OCCUR DUE TO MANY REASONS SUCH AS DELIBERATE CUTTING AND FILLING OF BORDERING LANDS OR BY AVULSION. RECORDED SURVEYS OF NATURAL WATER BOUNDARIES ARE NOT RELIED UPON BY TITLE INSURERS FOR LOCATION OF TITLE.

THE BOUNDARY ADJOINING THE SWINOHISH CHANNEL IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. THE STRUCTURES, BUILDINGS, USE DESIGNATIONS, ACCESS, UTILITIES AND ALL RELATED BENEFITTING IMPROVEMENTS FOR LOTS 1, 2 AND 3, AS SHOWN HEREON, WERE CONSTRUCTED UNDER APPROVED LAND USE PERMITS. THESE WERE ISSUED BY THE U.S. CORPS OF ENGINEERS, DEPARTMENT OF ECOLOGY, SKEGIT COUNTY, CITY OF ANACORTES AND OTHER RESPONDING AGENCIES AND INTERESTS.

WHEN PERMIT APPROVAL WAS GRANTED, ALL CONDITIONS WERE MET TO CONDUCT THE ACTIVITIES SHOWN HEREON.

THE FOLLOWING APPROVED PERMITS WERE GRANTED FOR THE IMPROVEMENTS SHOWN HEREON:

U.S. ARMY CORPS OF ENGINEERS PERMIT NO. 97-2-01534
SKEGIT COUNTY SHORELINE PERMIT NO. 95-0414
SKEGIT COUNTY BUILDING PERMIT NO. BP 01-0226, BP 01-1506
SKEGIT COUNTY FEMA / FLOOD PERMIT NO. F 94-0004
SKEGIT COUNTY LAND USE PERMIT NO. PL 94-0006
SKEGIT COUNTY HEALTH DEPARTMENT PERMIT NO. 5 48-0444
AS IDENTIFIED IN SCC 14.6.820(1) THESE PERMITTED USES SHALL BE PERMITTED TO CONTINUE.

SITE INFORMATION:

TOTAL LAND AREA IN LEGAL DESCRIPTION:
644,241 SQUARE FEET = 15 +/- ACRES
TAX PARCEL NO. P20219, TAX PARCEL X REF. ID. NO. 340211-0-014-0004
PARKING STALLS:
NON-HANDICAP PARKING STALLS = 85
HANDICAP PARKING STALLS = 5
TOTAL PARKING STALLS = 90

VESTING:

TITLE TO SAID REAL PROPERTY IS VESTED IN TWIN BRIDGES MARINA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

CONSENT:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED HAVE MADE AS OUR FREE AND VOLUNTARY ACT AND DEED IN ACCORDANCE WITH THE OWNERS, THIS SUBDIVISION KNOWN AS TWIN BRIDGES MARINA BINDING SITE PLAN

TWIN BRIDGES MARINA, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: William J. Youngman TITLE: MANAGER
WILLIAM J. YOUNGMAN
TWIN BRIDGES MARINA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

SPECIAL PROVISIONS. SKEGIT COUNTY CODE SECTION 14.6.100(1)

- (A) ALL USES OR EXPANSIONS OF USE SHALL COMPLY WITH THE FOLLOWING:
 - (i) ALL STRUCTURES AND OUTSIDE ACTIVITIES SHALL BE SO LOCATED OR SCREENED FROM ADJACENT PROPERTIES TO AVOID DISTURBANCE THROUGH GLARE, SHADING, NOISE, DIRT OR OTHER NUISANCES OR HAZARDS CONSISTENT WITH SCC 14.6.840, PERFORMANCE STANDARDS, AND
 - (ii) NO PETROLEUM PUMPS OR ABOVE GROUND PETROLEUM STORAGE SHALL BE CLOSER THAN IS FEET FROM ANY STREET RIGHT-OF-WAY OR 100 FEET FROM PARCELS OF DIFFERENT OWNERSHIP, EXCEPT, THAT ON PARCELS ON WHICH MARINAS ARE PERMITTED UNDER SUBSECTION (2)(D) OF THIS SECTION, THESE SETBACKS SHALL NOT APPLY AND LOCATION OF PETROLEUM PUMPS AND STORAGE SHALL BE GOVERNED BY THE BUILDING AND FIRE CODES; AND
 - (iii) ALL DEVELOPMENT PROPOSALS WITHIN THIS DESIGNATION SHALL INCLUDE A PLAN, WHICH SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND PERMIT CENTER FOR COMPLIANCE WITH SCC 14.6.110. THIS PLAN SHALL INCLUDE A DIAGRAM AND EXPLANATION ON HOW THE OPEN AREAS SHALL BE MAINTAINED DURING AND AFTER CONSTRUCTION TO AVOID SEWER, DRAINAGE AND DUST NUISANCES TO ADJACENT PROPERTIES, USES, AND CRITICAL AREAS. THE PLAN SHALL ALSO DEMONSTRATE HOW EXISTING EASEMENT RIGHTS OR OTHER PROPERTY OWNERSHIP INTERESTS IN THE PROPERTY ARE PROTECTED.
- (B) RESIDENTIAL ACCESSORY USES ARE PROHIBITED EXCEPT AS ALLOWED UNDER SUBSECTION (3)(A) OF THIS SECTION.
- (C) IMPACTS TO THE OFF-SITE ROAD SYSTEM SHALL BE MITIGATED PARTICULARLY WITH REGARD TO THE IMPACTS OF TRUCKS ON STANDARD ROADS BETWEEN THE PARCEL AND THE ARTERIAL SYSTEM.
- (D) ALL PROPOSED USES SHALL BE CONSISTENT WITH THE STATE SHORELINE MANAGEMENT ACT AND CHAPTER 14.26 SCC, THE SMP, AND CHAPTER 14.32 SCC, DRAINAGE ORDINANCE.
- (E) ON PARCELS REGULATED BY SUBSECTION (6)(E) OF THIS SECTION, ANY NEW BUILDINGS OR NEW OUTDOOR STORAGE AREAS SHALL BE LOCATED:
 - (i) OUTSIDE THE GEOGRAPHICAL JURISDICTION OF THE SMP; AND
 - (ii) MORE THAN 200 FEET LANDWARD OF THE ORDINARY HIGH WATER MARK.

BINDING SITE PLAN #PLO6-0818, APPROVAL DATE: 3-13-08

A.F.N. _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY,

200803130084
Skegit County Auditor

3/13/2008 Page 1 of 5 1:58PM

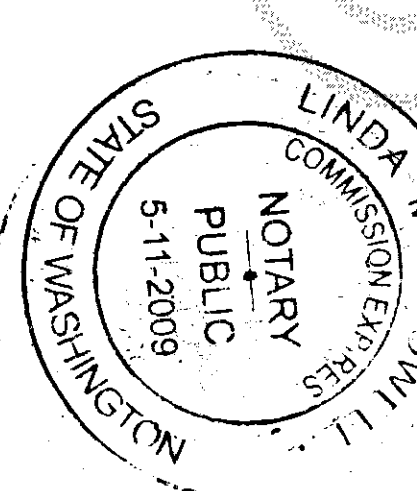
BY: J. Wunaguis

DEPUTY COUNTY AUDITOR

ACKNOWLEDGMENTS

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM J. YOUNGMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE MANAGER OF TWIN BRIDGES MARINA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 15, 2008



BY: Shirley M. Stowell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Mount Vernon
MY APPOINTMENT EXPIRES: 5-11-2009

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKEGIT COUNTY CODE SECTION 14.6.500

THIS 15 DAY OF Feb, 2008

BY: Bill Blue

PLANNING DIRECTOR

BY: William J. Youngman

SKEGIT COUNTY HEALTH OFFICER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BEEN PAID UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2008

THIS 15 DAY OF March, 2008

BY: Hattie Pungquist

BY: David Patterson

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TWIN BRIDGES MARINA, LLC, BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 02 EAST, WM.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS OF SKEGIT COUNTY.

BY: Thomas E. Barry

DATE: 11-28-07

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

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| SHEET 3 | DETAILS OF LOT 2 AND LOT 3 |
| SHEET 4 | DETAILS OF LOT 1 |
| SHEET 5 | LOTS AND EASEMENTS LEGAL DESCRIPTIONS |

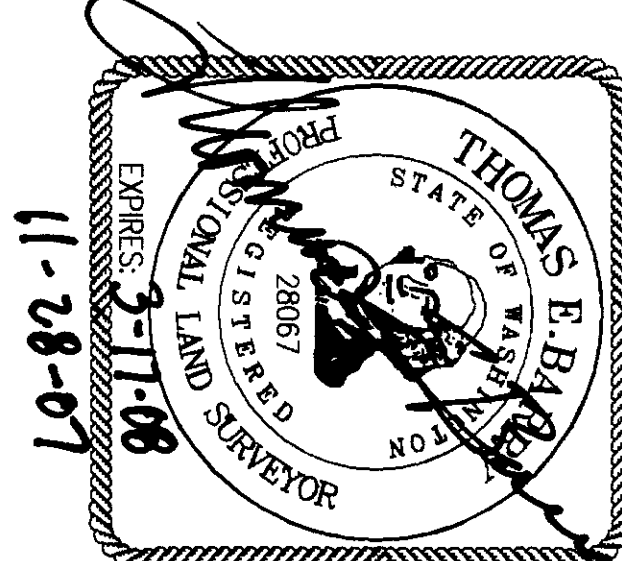
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BINDING SITE PLAN

FOR

TWIN BRIDGES MARINA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
SKEGIT COUNTY APPLICATION NUMBER PLO6-0818

A PORTION OF THE SE1/4, SE1/4, SECTION 2, & A PORTION OF THE NE1/4, NE1/4, SECTION 12 TOWNSHIP 34 NORTH, RANGE 2 EAST, WM.



DATE: FEB 2007 BY: JSM SCALE: ---
PROJECT NO. 06017 FEB. 2-3-04



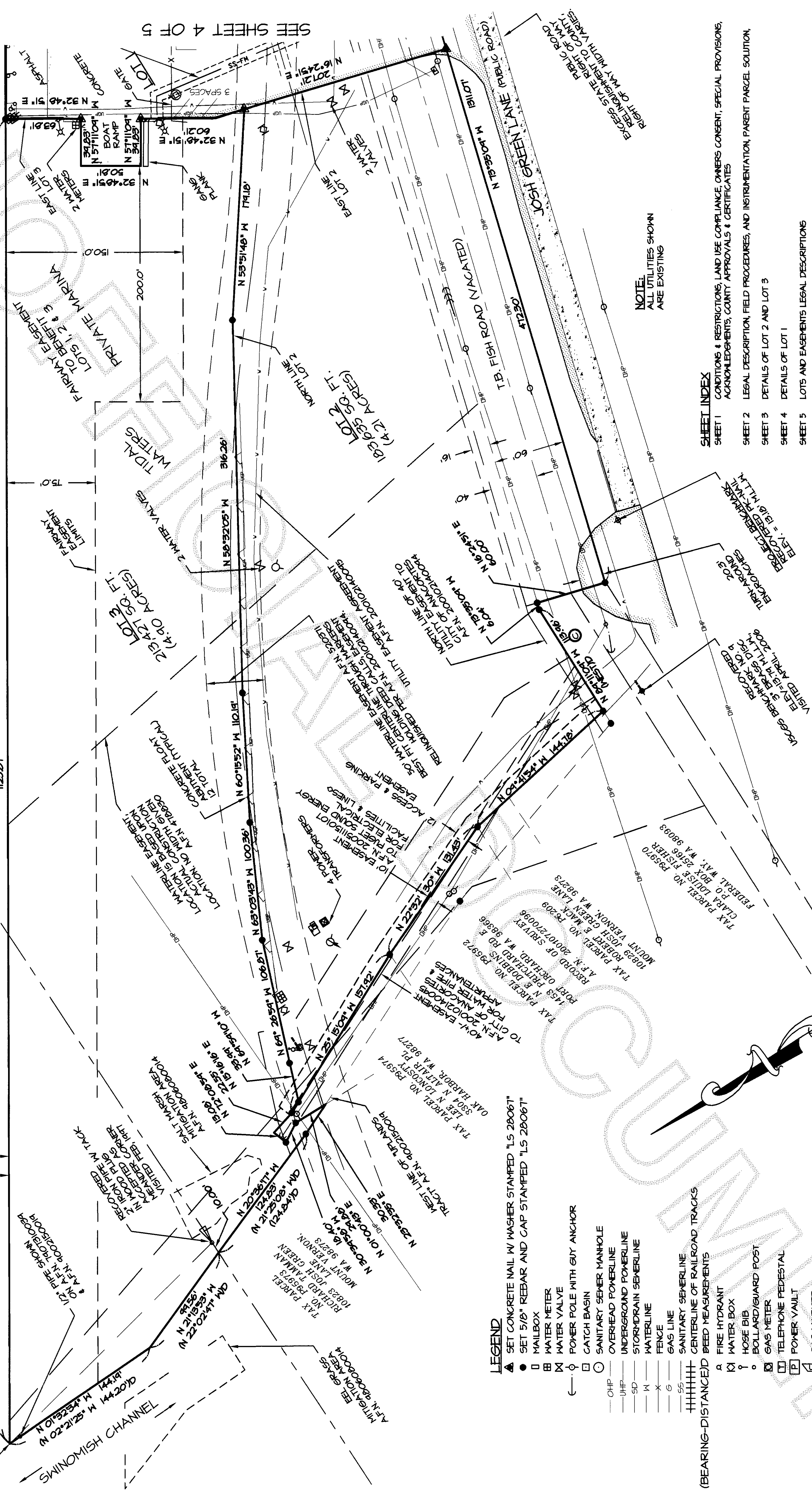
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Skagit County Auditor
3/13/2008 Page 3 of 5 1:58PM

BINDING SITE PLAN

FOR
TWIN BRIDGES MARINA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
SKAGIT COUNTY APPLICATION NUMBER FLO6-0878
A PORTION OF THE SE1/4, SE1/4, SECTION 2, &
A PORTION OF THE NE1/4, NE1/4, SECTION 11, &
A PORTION OF THE NW1/4, NW1/4, SECTION 12
TOWNSHIP 34 NORTH, RANGE 2 EAST, WM.

GREAT NORTHERN RAILWAY
(BURLINGTON NORTHERN & SANTA FE RAILWAY)

TAX PARCEL NO. UNKNOWN
BURLINGTON NORTHERN & SANTA FE RAILWAY
3423 15TH ST.
EVERETT, WA 98201



SEE SHEET 4 OF 5

LEGEND

- ▲ SET CONCRETE NAIL W/ WASHER STAMPED "LS 28067"
- SET 5/8" REBAR AND CAP STAMPED "LS 28067"
- MAILBOX
- WATER METER
- WATER VALVE
- POWER POLE WITH GUY ANCHOR
- CATCH BASIN
- SANITARY SEWER MANHOLE
- OHP — OVERHEAD POWERLINE
- UHP — UNDERGROUND POWERLINE
- SD — STORM/RAIN SEWERLINE
- W — WATERLINE
- X — FENCE
- G — GAS LINE
- SS — SANITARY SEWERLINE
- C — CENTERLINE OF RAILROAD TRACKS
- BEED MEASUREMENTS
- FIRE HYDRANT
- WATER BOX
- HOSE BIB
- BOLLARD/GUARD POST
- GAS METER
- TELEPHONE PEDESTAL
- POWER VAULT
- GAS MARKER
- WATER MARKER
- WATER BLOWOFF
- STORM DRAIN MANHOLE
- PARKING STOPS 6'x8' (TYPICAL)
- TRANSFORMER
- LIGHT POST
- POWER METER
- POST VALVE INDICATOR
- GUARD POST WITH WATER & POWER
- CATHODIC PROTECTION RECTIFIER EQUIPMENT
- DUMPSTER

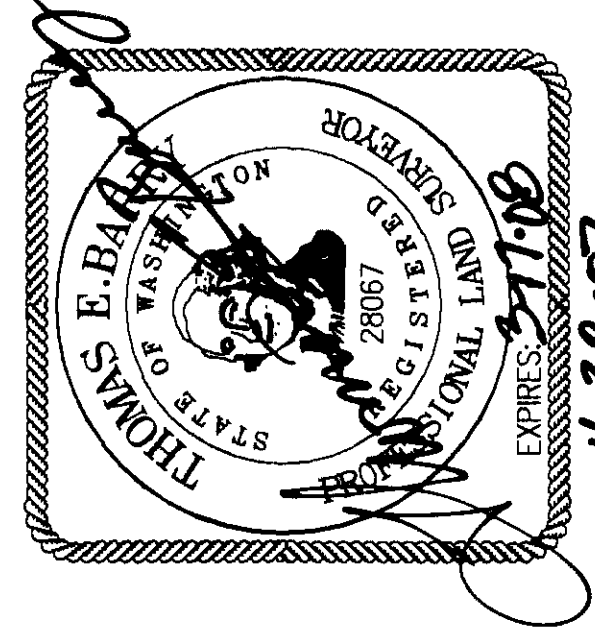
(BEARING-DISTANCE) BEED MEASUREMENTS

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- SHEET 2 LEGAL DESCRIPTION, FIELD PROCEDURES, AND INSTRUMENTATION, PARENT PARCEL SOLUTION, DETAILS OF LOT 2 AND LOT 3
- SHEET 3 DETAILS OF LOT 1
- SHEET 4 DETAILS OF LOT 1
- SHEET 5 LOTS AND EASEMENTS LEGAL DESCRIPTIONS

NOTE:
ALL UTILITIES SHOWN
ARE EXISTING

REV 04 VSM 11/19/07



METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
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BINDING SITE PLAN
FOR
TWIN BRIDGES MARINA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
SKAGIT COUNTY APPLICATION NUMBER FLO6-0878
A PORTION OF THE SE1/4, SE1/4, SECTION 2, &
A PORTION OF THE NE1/4, NE1/4, SECTION 11, &
A PORTION OF THE NW1/4, NW1/4, SECTION 12
TOWNSHIP 34 NORTH, RANGE 2 EAST, WM.

DATE: FEB 2007 BY: JSM SCALE: 1" = 60'
PROJECT NO. 06017 FB. 2-34



Scale 1" = 60'

TWIN BRIDGES MARINA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
SKAGIT COUNTY APPLICATION NUMBER PLO6-0878
A PORTION OF THE S.E.1/4, S.E.1/4, SECTION 2, &
A PORTION OF THE N.E.1/4, N.E.1/4, SECTION 11, &
A PORTION OF THE N.W.1/4, N.W.1/4, SECTION 12
TOWNSHIP 34 NORTH, RANGE 2 EAST, WM.

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LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
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DATE: FEB 2007	BY: JSM	SCALE: 1" = 60'
PROJECT NO. 06017		F.B. 2-34

BINDING SITE PLAN FOR

TWIN BRIDGES MARINA, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
SKAGIT COUNTY APPLICATION NUMBER PLO6-0818

A PORTION OF THE S.E.1/4, S.E.1/4, SECTION 2, &
A PORTION OF THE N.E.1/4, N.E.1/4, SECTION 11, &
A PORTION OF THE N.W.1/4, N.W.1/4, SECTION 12
TOWNSHIP 34 NORTH, RANGE 2 EAST 11M.

SHEET 4 OF 5

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TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

LOT 1 - EXISTING BUILDINGS

THAT PORTION OF SECTIONS 2 AND 11, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON & SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONNECTING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 64°33'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1061.61 FEET, MORE OR LESS, TO THE MEANDER CORNER ON SAID NORTH SECTION LINE BETWEEN SECTIONS 2 AND 11, AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITORS' FILE NO. 4002150014000; THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 FEET TO A POINT ON THE SOUTHERL MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY; THENCE SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 1123.87 FEET TO THE TRILE POINT OF BEGINNING; THENCE SOUTH 32°48'51" WEST A DISTANCE OF 68.81 FEET TO THE TRILE POINT OF BEGINNING; THENCE SOUTH 32°48'51" WEST A DISTANCE OF 34.83 FEET; THENCE SOUTH 57°11'04" EAST A DISTANCE OF 34.83 FEET; THENCE SOUTH 57°11'04" WEST A DISTANCE OF 34.83 FEET; THENCE SOUTH 32°48'51" WEST A DISTANCE OF 60.21 FEET; THENCE SOUTH 16°24'51" WEST, A DISTANCE OF 28.55 FEET; THENCE NORTH 53°51'49" WEST A DISTANCE OF 174.16 FEET; THENCE NORTH 59°32'05" WEST A DISTANCE OF 316.26 FEET; THENCE NORTH 60°15'52" WEST A DISTANCE OF 101.19 FEET; THENCE NORTH 63°03'43" WEST A DISTANCE OF 100.36 FEET; THENCE NORTH 64°28'54" WEST A DISTANCE OF 106.87 FEET; THENCE NORTH 64°54'10" WEST A DISTANCE OF 35.94 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 OF CORNER DECREE OF THE SUPERIOR COURT OF THE STATE OF WASHINGTON, AND FOR THE COUNTY OF SKAGWIT, COURT DECREE NO. 47-2-006642, FILED JUNE 24, 2000, IN SKAGWIT COUNTY, WASHINGTON; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF PARCEL 1, ON THE FOLLOWING COURSE(S), NORTH 25°15'04" WEST, A DISTANCE OF 10.73 FEET; NORTH 15°16'16" WEST A DISTANCE OF 22.55 FEET; SOUTH 72°08'54" WEST A DISTANCE OF 13.08 FEET; SOUTH 30°34'58" EAST A DISTANCE OF 18.44 FEET; SOUTH 01°00'43" WEST A DISTANCE OF 24.88 FEET; THENCE NORTH 23°33'35" WEST A DISTANCE OF 30.34 FEET; THENCE NORTH 20°36'17" WEST, A DISTANCE OF 124.83 FEET; THENCE NORTH 21°18'53" WEST A DISTANCE OF 44.56 FEET; THENCE NORTH 07°32'34" WEST, A DISTANCE OF 144.19 FEET TO A POINT ON SAID SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY; THENCE SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 1123.87 FEET TO THE TRILE POINT OF BEGINNING.

CONTAINING 213,427 SQUARE FEET, MORE OR LESS

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON

THAT PORTION OF SECTION II, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT FOR ACCESS, UTILITIES, OPERATIONS, INGRESS AND EGRESS TO THE FINGER PLATS AND USE OF THE WATER, OVER, UNDER, ACROSS AND THROUGH THAT PORTION OF SECTIONS 11 AND 12, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 84°33'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1061.61 FEET, MORE OR LESS, TO THE NEADER CORNER ON SAID NORTH SECTION LINE BETWEEN SECTIONS 2 AND 11, AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4002150014; THENCE NORTH 11°54'41" WEST, A DISTANCE OF 2432.07 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY; THENCE SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 1023.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 32°46'51" WEST A DISTANCE OF 632.61 FEET; THENCE NORTH 57°11'04" WEST A DISTANCE OF 344.85 FEET; THENCE SOUTH 52°48'51" WEST A DISTANCE OF 50.81 FEET; THENCE SOUTH 57°11'04" EAST A DISTANCE OF 34.63 FEET; THENCE SOUTH 32°46'51" WEST A DISTANCE OF 60.21 FEET; THENCE SOUTH 6°24'24" WEST A DISTANCE OF 207.21 FEET TO THE SOUTHERLY MARGIN OF T. B. FISH ROAD, NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1949, UNDER AUDITOR'S FILE NO. 4801300061, RECORDS OF SAID COUNTY; THENCE SOUTH 73°35'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 143.77 FEET TO A POINT ON THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY EXTERIOR FACE OF THE EXISTING BUILDING AS IT EXISTED IN APRIL OF 2006; THENCE NORTH 32°40'17" EAST, ALONG SAID NORTHWESTERLY EXTERIOR FACE AND SAID SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 333.02 FEET TO A POINT ON SAID SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY; THENCE NORTH 57°11'04" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 196.45 FEET TO THE TRUE POINT OF BEGINNING.

SIMILATE IN SKASIT COUNTY STATE OF WASHINGTON

SHEET | CONDITIONS & RESTRICTIONS, LAND USE COMPLIANCE, OWN

and ASSOCIATES
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F.B. 2-34

SCALE: -----

704

A PORTION OF THE S.E.1/4, S.E.1/4, SECTION 2, &
A PORTION OF THE NE.1/4, NE.1/4, SECTION 11, &
A PORTION OF THE N.W.1/4, N.W.1/4, SECTION 12
TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

SHEET 5 OF 5



5 of 5 1:58PM

AN EASEMENT FOR SEPTIC, DRAINFIELD, SEPTIC, PIPELINE AND THEIR APPURTENANCES, OVER LANDER, ACROSS6 AND THROUGH THAT PORTION OF SECTIONS 11 AND 12, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE HILLARLETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

32°48'51" EAST A DISTANCE OF 49.28 FEET TO

ATTAINING 40,429 SQUARE FEET, MORE OR LESS

STATE IN SKAGIT COUNTY, STATE OF WASHINGTON

AN EASEMENT, ACCESS, OPERATIONS, INGRESS, AND EGRESS TO THE FINGER FLOATS AND USE OF THE WATER, AND JOINT USE OF THE TWO FINGER FLOATS OVER UNDER, ACROSS AND THROUGH THAT PORTION OF SECTIONS 2 AND 11, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, SALASIT COUNTY, WASHINGTON, LIVING SOUTHERLY OF THE BURLINGTON AND SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS SOUTHERN & SANTA FE RAILWAY RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS

FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 98,331 SQUARE FEET, MORE OR LESS.

DATE IN SKAGIT COUNTY, STATE OF WASHINGTON