

**SURVEY INSTRUMENTATION**

TRIMBLE S-6  
SERIAL 92710972, STD DEV 3",  
EDM ± (3MM + 2PPM)

**SURVEYING PROCEDURE**

FIELD TRAVERSE  
LINEAR AND ANGULAR MEASUREMENTS MEET OR  
EXCEED STANDARDS SET IN WAC 332-130-090

**BASIS OF BEARING**

NORTH LINE SECTION 32 AS PER BINDING SITE PLAN  
NO. PLO1-0518, RECORDED FEBRUARY 2, 2004,  
UNDER AUDITOR'S FILE NO. 200402020080, RECORDS  
OF SKAGIT COUNTY, WASHINGTON

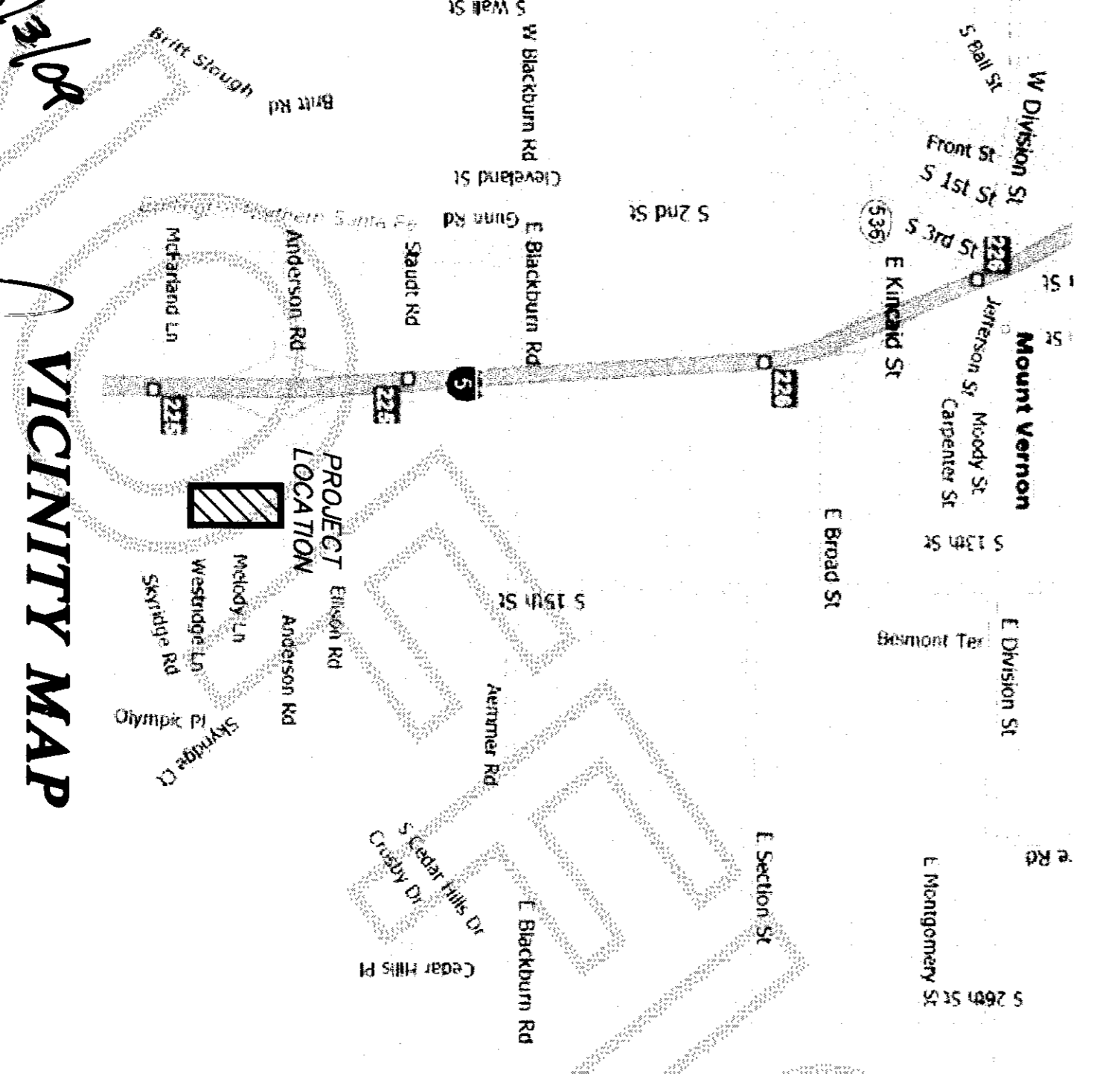
**LEGAL DESCRIPTION**

LOTS 1 THROUGH 5, INCLUSIVE OF BINDING SITE  
PLAN NO. PLO1-0518, RECORDED FEBRUARY 2,  
2004, UNDER AUDITOR'S FILE NO. 200402020080,  
RECORDS OF SKAGIT COUNTY, WASHINGTON AND  
BEING A PORTION OF THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34  
NORTH, RANGE 4 EAST, W.M.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF  
WASHINGTON.

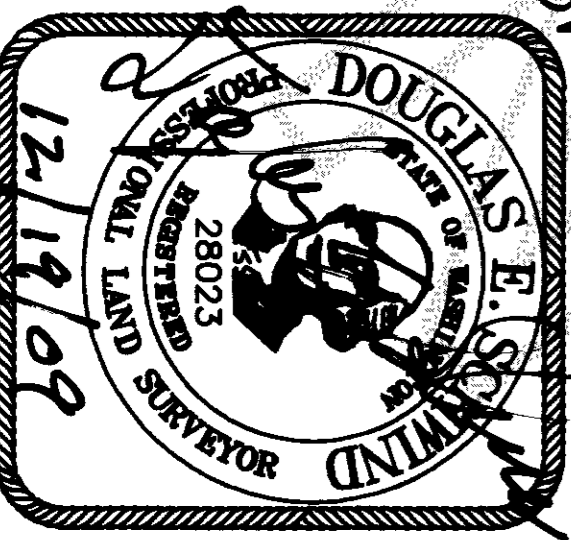
**NOTES**

1. LAND USE NO. LU08-058, AMENDMENT TO LOTS 1-5 OF THE HAGMAN PROPERTY BINDING SITE PLAN, NO. PLO1-0518.
2. THIS AMENDMENT IS BEING COMPLETED TO COMBINE AND RECONFIGURE LOTS CREATED WITH THE ORIGINAL BINDING SITE PLAN. THE NUMBER OF LOTS WILL BE REDUCED FROM (5) TO THREE (3). THE REVISED LOTS HAVE BEEN RENUMBERED AND ARE SHOWN AS LOTS 1, 2 AND 3 ON THIS MAP.
3. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 131362-S, DATED OCTOBER 20, 2008.
4. ZONING OF PARCELS WITHIN THIS BINDING SITE PLAN:  
C-3 COMMUNITY COMMERCIAL, R-1.40 MEDIUM DENSITY SINGLE FAMILY AND C-1 COMMERCIAL LIMITED INDUSTRIAL.

**UTILITY PROVIDERS:**  
WATER - SKAGIT COUNTY PUD#1  
SEWER - CITY OF MOUNT VERNON  
STORM DRAINAGE - CITY OF MOUNT VERNON  
POWER - PSE  
GAS - CASCADE NATURAL GAS  
TELEPHONE - VERIZON  
CABLE TV - COMCAST

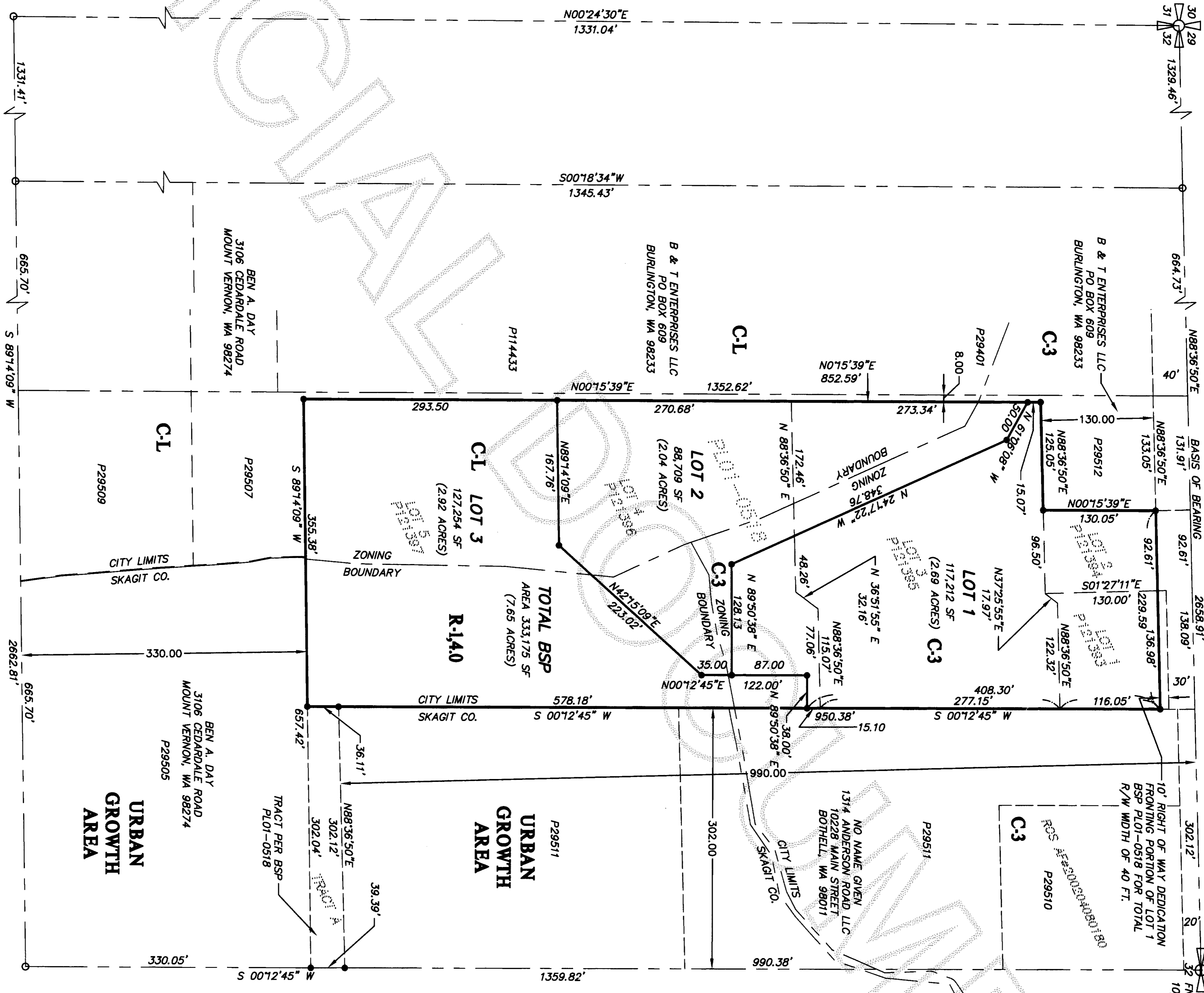


**VICINITY MAP**



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF  
*Paul Hagman*  
IN 2009  
CERTIFICATE NO. 28023

**ANDERSON ROAD**

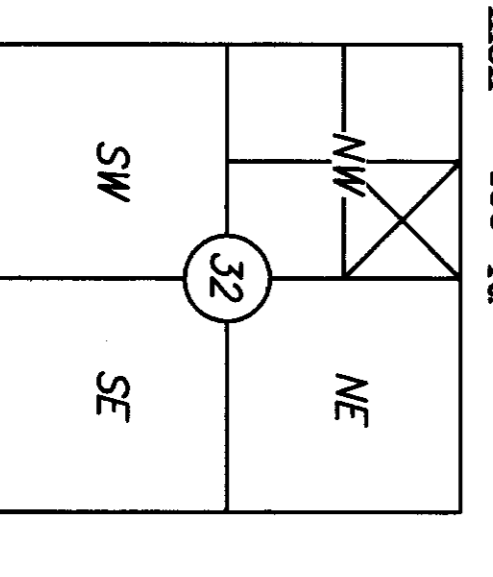


**AUDITOR'S CERTIFICATE**

2009092200149  
Skagit County Auditor  
9/22/2009 Page 1 of 3 2:18PM  
*Stacyquist DuChow*  
COUNTY AUDITOR OR DEPUTY AUDITOR

**LEGEND**

- EXISTING WATER METER
- EXISTING OVERHEAD POWERLINE
- EXISTING POWER POLE
- EXISTING TELEPHONE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY CORNER
- EXISTING STORM DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING POWERLINE
- EXISTING FENCELINE
- EXISTING FENCELINE
- SECTION CORNER
- 1/4 CORNER
- 1/16 CORNER
- EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" REBAR/CAP SET - MDD PLS 28023
- EXISTING P.K. MAIL
- PROPOSED PROPERTY LINE



Section 32, T 34 N, R 4 E  
Skagit County, Washington

**NORTHWEST DATUM & DESIGN**

CIVIL ENGINEERING AND SURVEYING SOLUTIONS  
2209 MONICA DR.  
MOUNT VERNON, WASHINGTON 98273  
PH: (360) 424-4865 FAX: (360) 424-4866

**BINDING SITE PLAN**

Amendment to Lots 1-5 Paul Hagman Prop BSP PLO1-0518  
SURVEY in a portion of the NE 1/4 of the NW 1/4  
Section 32, T. 34 N., R. 4 E. WM  
for  
**PAUL N. & DEBORAH R. HAGMAN**

1220 Anderson Road, Mount Vernon, Washington, 98274, 360-424-6164

PROJECT 07029  
DRAWING 07029.dwg  
DRAWN BY bz  
CHECKED BY des  
DATE Oct. 2008

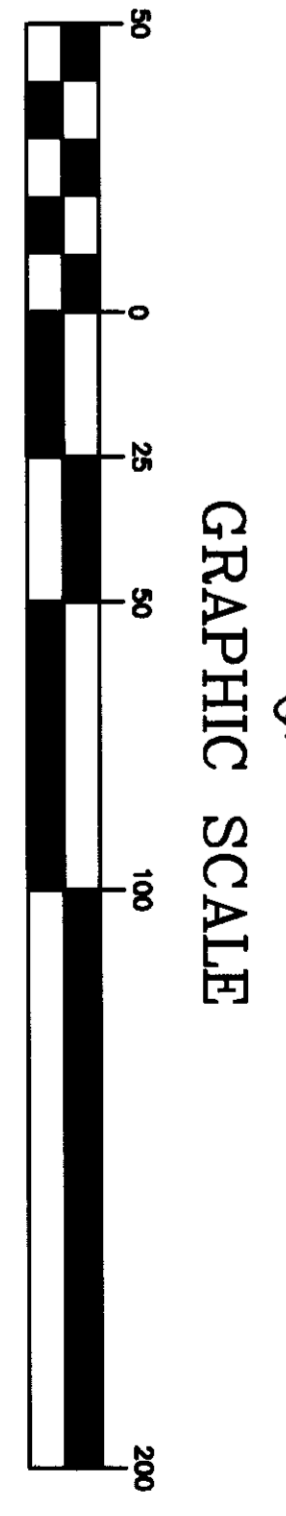
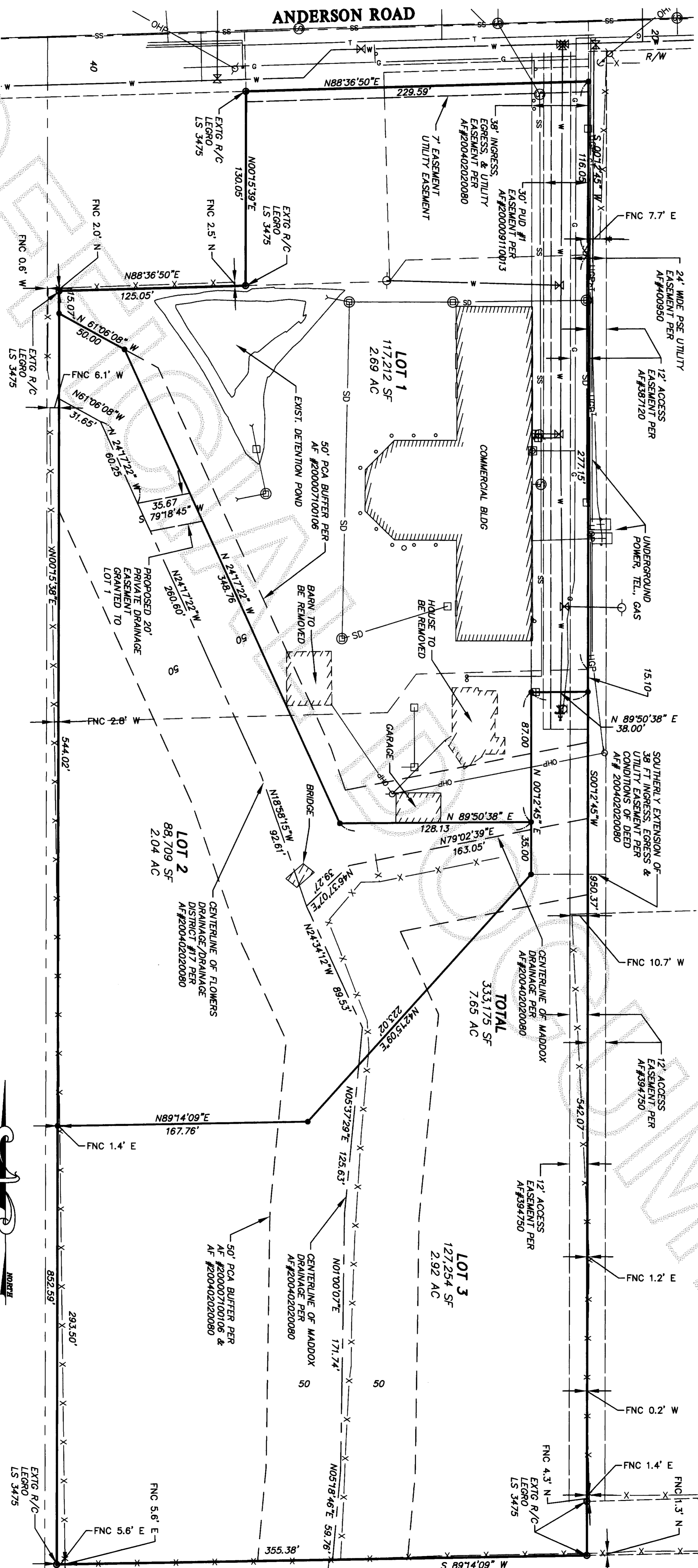
**SHEET 1 OF 3**

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 PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, 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 LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR 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 GRANTOR 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. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'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.

200909220049  
Skagit County Auditor  
9/22/2009 Page 2 of 3 2:18PM

COUNTY AUDITOR OR DEPUTY AUDITOR



**BINDING SITE PLAN**

Amendment to Lots 1-5 Paul Hagman Prop BSP PL01-0518  
SURVEY in a portion of the NE 1/4 of the NW 1/4  
Section 32, T. 34 N., R. 4 E., WM

PAUL N. & DEBORAH R. HAGMAN  
for:

PROJECT 07029  
DRAWING 07029.dwg  
DRAWN BY bz  
CHECKED BY des  
DATE Oct. 2008  
**SHEET 2 OF 3**

**NORTHWEST DATUM & DESIGN**  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS



2209 MONICA DR.  
MOUNT VERNON, WASHINGTON 98273  
PH: (360) 424-4865 FAX: (360) 424-4866

**OWNER'S CERTIFICATION & DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THE DECISION TO MAKE THIS PLAN WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS BSP IN THE ORIGINAL RESPONSIBLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

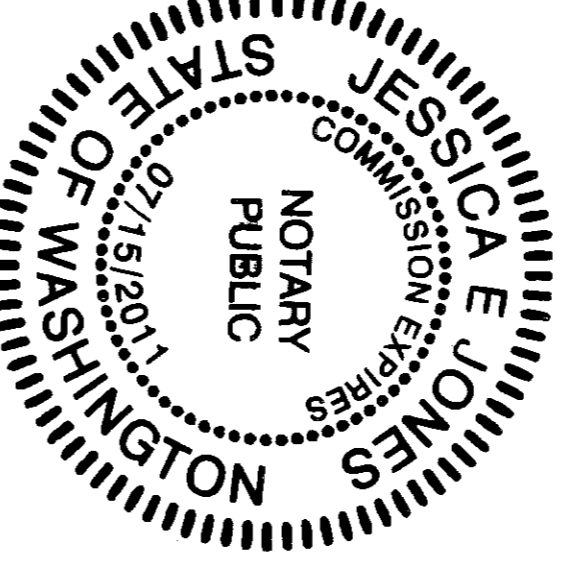
IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 20 DAY OF June 2009.

SIGNATURE Paul Hagman PRINT NAME Paul Hagman  
 SIGNATURE Deborah R Hagman PRINT NAME Deborah R Hagman  
 PRINT TITLE Owner PRINT TITLE Owner

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 4 DAY OF June, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL N. HAGMAN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

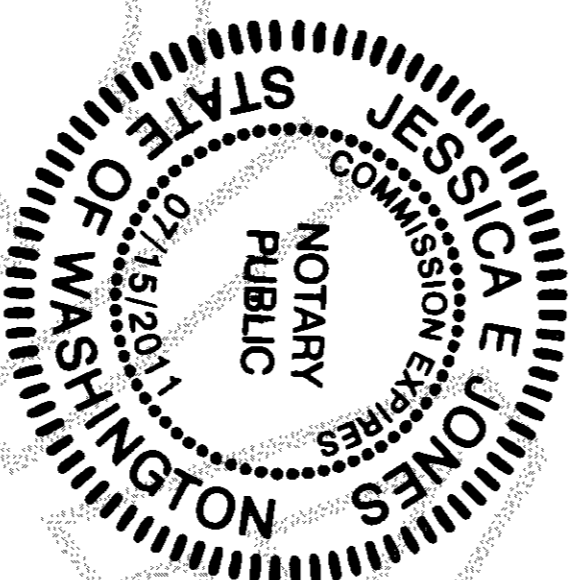
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Jessica Jones  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit Co.  
 MY COMMISSION EXPIRES July 15, 2011



**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 4 DAY OF June, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DEBORAH R. HAGMAN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Jessica Jones  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit Co.  
 MY COMMISSION EXPIRES July 15, 2011



**CITY ENGINEERS APPROVAL**

THIS BINDING SITE PLAN AMENDMENT IS HEREBY APPROVED THIS 11th DAY OF June, 2009.

CITY ENGINEER [Signature]  
 CITY MAYOR APPROVAL [Signature] CITY MAYOR John A. [Signature]  
 EXAMINED AND APPROVED THIS 11th DAY OF June, 2009.

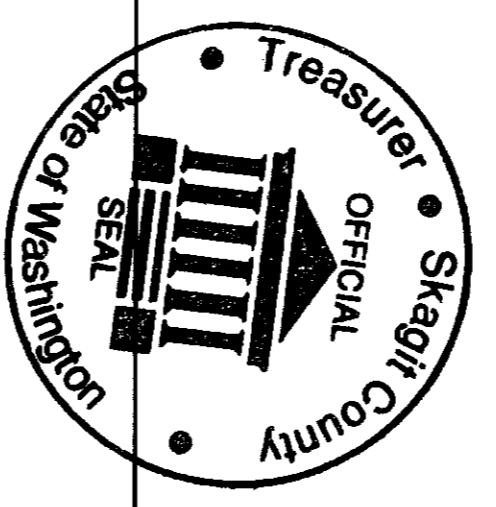
ATTEST FINANCE DIRECTOR [Signature]  
 MAJOR [Signature]  
 ATTEST FINANCE DIRECTOR [Signature]

OLD ADDRESSES: LOT 1: 1212 ANDERSON ROAD, LOT 2: 1220 ANDERSON ROAD, LOT 3: 1224 ANDERSON ROAD, LOT 4: 1226 ANDERSON ROAD, LOT 5: 1230 ANDERSON ROAD  
 NEW ADDRESSES: LOT 1: 1220 ANDERSON ROAD, LOT 2: 1226 ANDERSON ROAD, LOT 3: 1230 ANDERSON ROAD

**CITY TREASURER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 11th DAY OF June, 2009.

**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 2009.  
 CERTIFIED THIS 21st DAY OF September, 2009.

DO HEREBY CERTIFY THAT A REPORT HAS BEEN MADE TO COVER ANTI-CORRUPTED FEES FOR THE YEAR 2009.  
[Signature] DEPUTY  
 SKAGIT COUNTY TREASURER



**COMMUNITY & ECONOMIC DEVELOPMENT APPROVAL**  
 EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 11th DAY OF June, 2009.

- NOTES**
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS WITHIN THIS BINDING SITE PLAN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AS OUTLINED IN THE DECLARATION AND AGREEMENT FOR ROAD, DRAINAGE, AND UTILITIES MAINTENANCE RECORDED UNDER AUDITOR'S FILE NO. 200402020079.
  2. THE STORMWATER DETENTION POND LOCATED ON LOT 1 WAS DESIGNED AND CONSTRUCTED TO ACCOMMODATE STORMWATER FROM LOT 1 ONLY. STORMWATER ANALYSIS AND DRAINAGE DESIGN WILL BE REQUIRED FOR ANY DEVELOPMENT ON LOTS 2 OR 3.
  3. THE CONDITIONS LISTED IN NOTES NUMBERED 7, 8, 11, 12, 16, 17, 18, 19, 21, 22, 23, 26, 27, 28 AND 29 OF THE ORIGINAL BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 2004020080 ARE HEREBY REMOVED AND/OR DEEMED NO LONGER APPLICABLE WITH THE RECORDING OF THIS AMENDMENT. ANY FUTURE DEVELOPMENT ON LOTS WITHIN THIS BINDING SITE PLAN SHALL COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL AGENCY REQUIREMENTS AND PERMITS IN EFFECT AT THE TIME OF APPLICATION.
  4. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS.
  5. LOTS WITHIN THIS BINDING SITE PLAN SHALL BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

**EASEMENT DEDICATION**  
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E. CASCADE NATURAL GAS CORP. AND TO CABLE VISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE BSP, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE PLAT BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

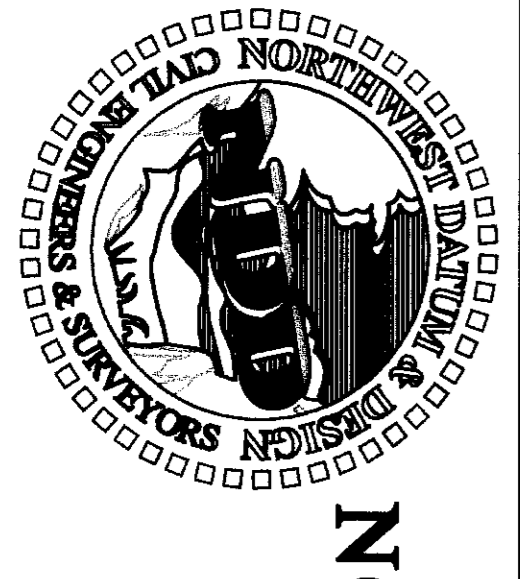
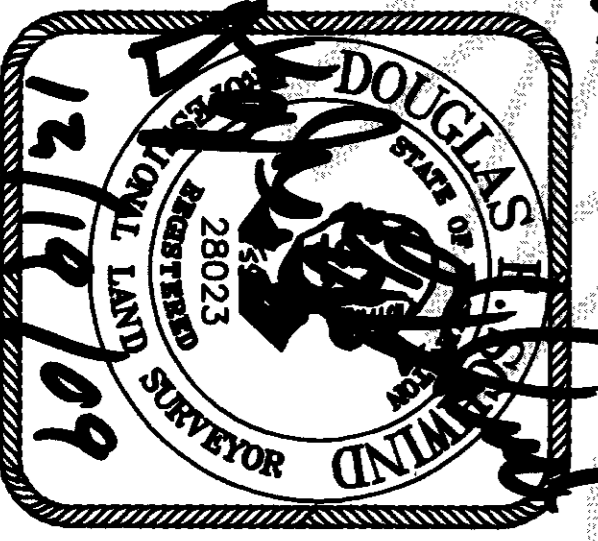
**PRIVATE DRAINAGE EASEMENT**  
 THE EXISTING STORM WATER POND LOCATED ON LOT 1 OUTFALLS TO THE FLOWERS CREEK/DRAINAGE DISTRICT 17 DITCH LOCATED ON LOT 2. AN EASEMENT FOR CONVEYING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF LOT 1, OVER THE EXISTING DRAINAGE SYSTEM THAT IS LOCATED WITHIN LOT 2. THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE BENEFITING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.  
 THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT AREA FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

LAND USE NO. LV008-058

**AUDITOR'S CERTIFICATE**

2009092200049  
 Skagit County Auditor  
 9/22/2009 Page 3 of 3 2:18PM

COUNTY AUDITOR OR DEPUTY AUDITOR



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 1220 Anderson Road, Mount Vernon, Washington, 98274, 360-424-6164

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 DATE Oct 2008  
**SHEET 3 OF 3**