SOUTH 89'36'55" EAST BETWEEN FOUND MONUMENTS AT THE WEST AND EAST 1/4 CORNERS OF SECTION 9 AS SHOWN ON SHEET 2 OF 4 AND ON SKAGIT COUNTY SHORT PLAT NO. 94-035, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 11 OF SHORT PLATS AT PAGES 207 AND 208, UNDER AUDITOR'S FILE NO. 9505260 RECORDS OF SKAGIT COUNTY, WASHINGTON.

BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRAI

ALL MAINTENANCE AND CONSTRUCTION OF CORPORATE ROADS SHALL BE THE RESPONSIBILITY OF THE NONPROFIT MAINTENANCE CORPORATION OR ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

THIS BINDING S

SITE PLAN IS SUBJECT TO A NON EXCLUSIVE PERPETUAL 10 FOOT WIDE PUGET SOUND ENERGY FILED UNDER AUDITORS FILE NO. 200906080133

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NOTE

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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.

A CHANGE IN LOCATION OF ACCESS, PLANNING AND PERMIT CENTER. MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY

LOT DEVELOPERS SHOULD BE AWARE THAT PORTIONS OF THIS BINDING SITE PLAN ARE LOCATED IN A FLOODPLAIN. ALL STRUCTURES LOCATED WITH IN THE FLOODPLAIN WILL BE REQUIRED TO COMPLY WITH THE SCC 14.34 FLOOD PREVENTION ORDINANCE. FLOOD ZONE A7-SEE MAP PANEL 530151 0250C, JANUARY 3, 1985. ALSO SEE TITLE NOTIFCATION UNDER A.F. NO. 200512140136.

IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREE 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.

WATER SOURCE: PUBLIC UTILITY DISTRICT #1; SEE SCC 12.48.240-5

SANITARY SEWER SERVICE: CITY OF BURLINGTON

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA 1105 ELECTRONIC TOTAL STATION

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.

ZONING/COMPREHENSIVE PLAN DESIGNATION = BAYVIEW RIDGE HEAVY INDUSTRIAL (BR-HI)

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13. PARKING REQUIRED WILL BE DETERMINED WITH INDIVIDUAL BUILDING PERMIT APPLICATIONS.

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

<u>15</u> FUTURE IMPACTS TO OR DEVELOPMENT OF ANY PROTECTED CRITICAL AREA PARCEL CONTAINED IN THE BINDING SITE PLAN WILL BE PURSUANT TO SKAGIT COUNTY'S CRITICAL AREAS ORDINANCE 14.06, AND AS AMENDED.

16. SET 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645" AT CORNERS OF EACH LOT AND TRACT, AND AT PERIMETER CORNERS.

FOREST AND MINERAL RESOURCE LANDS OF LONG—TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A FOREST AND MINERAL RESOURCE LANDS OF LONG—TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM USE OF CHEMICALS; OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABILISHED NATURAL RESOURCES MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS 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, STATE, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF OF MATERIALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

<u></u> PER SKAGIT COUNTY CODE 14.16.180(8), A SUBSTANTIALLY SIGHT— OBSCURING BUFFER WILL BE INSTALLED ON PROPERTY ZONED BAYVIEW RIDGE INDUSTRIAL, (BR-I), THAT IS LOCATED ADJACENT TO AND ZONED AGRICULTURAL—NATURAL RESOURCE, (AG—NRI), BEFORE ANY INDUSTRIAL DEVELOPMENT HAS BEGUN ON THE BR—I ZONED PROPERTY.

FOR PCA EASEMENT AGREEMENT, SEE A.F. NO. 200911160069
PCA TRACT B, IS A WETLAND WITH A 50 FOOT BUFFER TO BE REGULATED BY SKAGIT COUNTY DESIGNATED AS PROTECTED CRITICAL AREAS (PCA). 200911160069

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ALSO TOGETHER WITH THAT PORTION OF LOT "B" AS CREATED BY BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED MARCH 4, 2008, UNDER AUDITOR'S FILE NO. 200803040059, LYING SOUTHERLY OF THE CENTERLINE OF THAT CERTAIN 50-FOOT WIDE OIL PIPELINE EASEMENT CONVEYED TO TRANS MOUNTAIN OIL PIPELINE CORPORATION BY INSTRUMENT DATED JULY 9, 1954 AND RECORDED SEPTEMBER 16, 1954, UNDER AUDITOR'S FILE NO. 506571 IN THE AUDITOR'S OFFICE OF SAID COUNTY AND STATE.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9; THENCE NORTH 01'09'42" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 414.49 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE EAST ALONG SAID LINE, A DISTANCE OF 1337.79 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 AND THE END OF SAID DESCRIBED LINE;

EXCEPT FROM ALL THE ABOVE THOSE PORTIONS THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD AND UTILITY PUPOSES BY DEED RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 200107270007.

SOURCE OF LEGAL DESCRIPTION IS FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NUMBER 98221; EFFECTIVE DATE: AUGUST 21, 2009 AT 8:00A.M.

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21. POND TRACT F IS A COMMON TRACT TO BE USED FOR WATER DETENTION AND TREATMENT FOR THE BENEFI LOTS 1—4 AND ALSO PARCEL A (LOT A) AS RECORDED IN BOUNDARY LINE ADJUSTMENT UNDER SKAGIT COU AUDITOR'S FILE NUMBER 200803040059.

22. SETBACKS-FRONT: 35 FEET
SIDE: SHALL BE IN CONFORMANCE WITH THE ADOPTED BUILDING CODE OF SKAGIT COUNTY IF ADJACENT TO OTHER COMMERCIAL/ INDUSTRIAL ZONING DESIGNATIONS, AND 50 FEET IF ADJACENT TO OTHER ZONING DESIGNATIONS.
REAR: SHALL BE IN CONFORMANCE WITH THE ADOPTED BUILDING CODE OF SKAGIT COUNTY IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZONING DESIGNATIONS AND 50 FEET IF ADJACENT TO OTHER NONCOMMERCIAL/INDUSTRIAL ZONING DESIGNATIONS.

23. FUTURE BUILDING PERMITS FOR THE PORTIONS OF LOT 8 ADJACENT TO THE LOG PILE, WILL NEED TO SATISHER MARSHALL REQUIREMENTS FROM IFC 1906.2 FOR BUILDING SETBACKS. (A RATIO OD 100' SETBACK FOR EACH 20' OF PILE HEIGHT.

I HEREBY CERTIFY THAT "SIERRA PACIFIC BINDING SITE PLAN" IS
BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH,
RANGE 3 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY
THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED
CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE DECLIFACION.

AREA TO BE PLATTED= 122 ACRES
NUMBER OF LOTS = 8; NUMBER OF TRACTS 2
LARGEST LOT = LOT 8-71.5 Acres

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, WILLIAMS, CASCADE NATURAL GAS CORP., AND THEIR DISTRICT NO. 1, PUGET SOUND ENERGY, WILLIAMS, CASCADE NATURAL GAS CORP., AND THEIR DISTRICT NO. 1, PUGET SOLD ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF PARTS OF FIFTEEN (15) FEET OF LOTS. 2, 3, 4, 5, AND A PART OF LOT 8 THAT ABUTS THE WESTERLY EXTERIOR FROAD, UNDER AND UPON THE WESTERLY EXTERIOR WESTERLY 42 FEET OF LOTS. THAT ABUTS THE FAST SIDE OF MCFARLAND FROAT SEWER-EASEMENT OVER THE SOUTHERLY FORTY SIX (46) FEET OF LOT 6; UNDER AND UPON THE WESTERLY FORTY SIX (46) FEET OF LOT 6; UNDER AND UPON THE POND TRACT FIS HEREBY GRANTED TO THE CITY OF BURLINGTON. ALL AS SHOWN HEREON AND OTHER OPERATE. MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, 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 CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

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

19645, DATE:

AN EASEMENT FOR RAILROAD ACCESS IS HEREBY CREATED ACROSS LOTS 2, 3, 4, 5, AND PARTS OF 8 FOR THE BENEFIT OF LOTS 2, 3, 4, 5, 6, 7, AND 8 AND ALSO PARCEL "A" AS CREATED BY BOUNDARY LINE ADJUSTMENT UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200803040059. A 50.00 FOOT ACCESS AND UTILITY EASEMENT IS HEREBY CREATED ACROSS LOT 8 AND PORTIONS OF LOTS 6 AND 7 FOR THE BENEFIT OF LOTS 6 AND 7. A 50.00 RADIUS TURNAROUND EASEMENT IS HEREBY CREATED ACROSS A PORTION OF LOTS 5 AND 8.

> SIERRA PO Box 49 Redding Co 496028 PACIFIC INDUS

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OF. SEC TOWNSHIP

RANGE П

KNOW ALL PERSONS BY THESE PRESEN CALIFORNIA CORPORATION, HEREBY DECHAS BEEN MADE WITH THE FREE CONSTHE DESIRES OF THE OWNERS.

EXAMINED

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APPROVED FOR

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COUNTY OF

STATE

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DATE

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PRO

Smith

PACIFIC INDUSTRIES

THIS BINDING SITE PLAN IS SUBJECT TO AVIGATION EASEMENT GRANTED OF SKAGIT COUNTY PER A.F. NO. 200503170064; ALSO SEE NOTICE OF NOISE AND OVERFLIGHT EFFECTS FILED UN A.F. NO. 200903050091

ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS TO ADVERSELY EFFECT ADJACENT PROPERTIES.

AMENDMENT TO THE HYDROGEO REPORT SHALL BE SUBMITTED ANNING DEPARTMENT FOR EACH LOT AS THE LOT IS DEVELOPED.

THE OF

THIS BINDING SITE PLAN IS SUBJECT TO AN INDUSTRIAL WATER SERVICE AGREEMENT FILED UNDER AUDITOR'S FILE NO. 200809190069.

ACKNOWLEDGMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Sharta

BY WRITUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THERIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AUDITOR'S FILE NO.

2009/1/60070

EASEMENT

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 GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

I HEREBY CERTIFY THAT I KNOW OR HAVE SA IS THE PERSON WHO APPEARED BEFORE ME, INTHAT HE SIGNED THIS INSTRUMENT, ON OATH TO EXECUTE THE INSTRUMENT AND ACKNOWLE OF SIERRA PACIFIC INDUSTRIES AND TO BE THE SUCH PARTY FOR THE USES AND PURPOSES.

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DATE

DATED : October 200 2

ADDRESS

RANGE

AND ROAD ROAD -

- BEGINNING R.

RANGE 1

12994, ENDING RANGE 13701 4000, ENDING RANGE 16849

BUILDING

SETBACK

EXHIBITS

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MY COMMISSION November 2

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 DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, AND COMMUNICATION 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, ACROSS, ALONG, IN AND UNDER THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INCRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, 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(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS, TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT. GRANTOR SHALL CONDUCT TIS, ACTIVITIES ALPPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT TIS, ACTIVITIES AND AGREES 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 USEFULNESS OF THE BASEMENT.

NOTARY PUBLIC FOR THE STATE OF CALIFORN
RESIDING AT REDDING AT RESIDING

BECOME A LIEN UPON THE LANDS HEREIN DESC AND DISCHARGED ACCORDING TO THE RECORDS INCLUDING THE YEAR OF 200_**Q_9**_ T M ASURER'S CERTI CATE

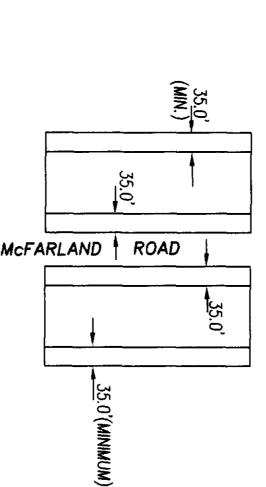
华 DAY OF NOVCMBOR

LOTS 1 THROUGH 8, INCLUSIVE, OF THAT CERTAIN "RECORD OF SURVEY FOR JACK AND ELIZABETH WALLACE/ WALLACE VENTURES, LLC" DATED APRIL 2004 AND RECORDED MAY 6, 2004 AS SKAGIT AUDITOR'S FILE NO. 200405060105; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND OF THE NORTH 1/2 OF THE SOUTHEAST 1/4; ALL IN SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

LEGAL

DESCRIPTION

TOGETHER MITH AN ADDITIONAL PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE AND NORTH OF SAID LOT 7:



McFARLAND ROAD

Farm To Market Rd. Best Road O D E C **早期 中國 「中心** AT AL COM LINE Partie Manager and an P. ** ** 农 其 的。 Here - see Human Live

Located In a Portion of Section 9, Township 34 N., Range 3 E., N.M.

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200 LEONARD, BOUDINOT and CIVIL ENGINEERS AND LAND 603 SOUTH FIRST ST., MOUNT VERNON, WA Z C

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DWN BY: X **E**

WIPOUT

DATE: OCT. 19,

SKODJE, INC. SURVEYORS 98273 (360)336-5751

