

# <u>--</u> **₩**. M.

U 34 PL07-ス S 0187

# **SCRIPTION**

NORTHWES

**ALONG** EAST LINE TO THE ER AUDITOR'S THE

PORTION THEREOF INCLUDED RECORDED PAGES 112 AND 113, UNDER 2 SHORT 1989 IN V FILE NO. 8

SOUTHWEST CORNER 유 SAID LOT REVISED

08'13" 50.27 TO A T 217.57 FEET BEGINNING. 101.06 FEET ALONG THE !
THE SOUTHERLY LINE OF .
S, EGRESS AND UTILITIES, NORTHERLY THAT S, RECORDED AN 유 > 1 NO +

CONVEYED AUDITOR'S TO SKAGIT COUNTY BY FILE NO. 9906240101,

89 885.06 F THF S

LOT

DESCRIPTION

(CONTINUED)

SIMPLE PROPERTY.

SEMRAU ENGINEERING

SURVEYING

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8/10/2011

RECORDED INDER ALL 13, 1986, IN 12, 1986, IN 1LE NO. 8608 IN A PORTIO 1986, AND 3ES 108 AND 1

32.69 FEET ALONG THE S SKAGIT COUNTY SHORT PL WARCH 2, 1989, IN VOLUM S FILE NO. 8903020017, F

T NO. 7-89, APPROVED MARCH 1, 1989, AND 2, 1989, IN VOLUME 8 OF SHORT PLATS, PAGES 112-72, 1989, IN VOLUME 8 OF SKAGIT COUNTY, WASHING NOT THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP TOW

## DESCRIBED S FOLLOWS:

DAHLSTEDT PL07-0187

**FAMILY** 

**PROPERTIES** 

BINDING SITE
SHEET 1

PLAN OF 4

NUTH 1/4 CORNER 1" IRON PIPE MON IN CASE JAN. 2009

**AUDITOR'S** 

CERTIFICATE

APPROVED

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P

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOT 1, LOT 2, A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOT 1, LOT 2, LOT 3, LOT 7, AND LOT 8, OVER, UNDER AND ACROSS THE EAST 20 FEET OF LOT 2, REVISED SHORT PLAT NO. 14-83, APPROVED AUGUST 12, 1986, AND RECORDED AUGUST 13, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

TOCETHER WITH THAT PORTION OF THE EAST 20 FEET OF LOT 3, SAID REVISED SHORT PLAT NO. 14-83, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°05'26" EAST 238.00 FEET (BEARING CALLED NORTH 00°05'32" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 89'46'44" WEST 20.00 FEET (BEARING CALLED SOUTH 89'47'05" WEST IN PREVIOUS DESCRIPTIONS) TO THE TERMINUS OF SAID LINE.

PARCEL F:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOT 1, LOT 2, A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO SERVE LOT 1, LOT 2, LOT 3, LOT 7 AND LOT 8, OVER, UNDER AND ACROSS THE WEST 30 FEET OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 NORTHEAST, W.M. AS DESCRIBED IN "RESERVATION OF EASEMENT" IN STATUTORY WARRANTY DEED FROM NORMAN H. DAHLSTEDT AND PATRICIA LOUISE DAHLSTEDT, HUSBAND AND WIFE, TO PUGET SOUND POWER & LIGHT COMPANY, DATED FEBRUARY 24, 1982, AND RECORDED FEBRUARY 24, 1982, IN VOLUME 467 OF DEEDS, PAGES 566 AND 567, UNDER AUDITOR'S FILE NUMBER 8202240060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER INSTRUMENTS OF RECORD.

**SUBJECT TO** EXISTING EASEMENTS, RESERVATIONS, OF RECORD.

RESTRICTIONS AND OTHER INSTRUMENTS

PORTION DESCRIBED FOLLOWS:

PARCEL G:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES TO SERVE A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES TO SERVE LOT 7 AND LOT 8, OVER, UNDER, ACROSS AND THROUGH THE EAST 20 FEET OF PARCEL "C" AS DESCRIBED IN "ATTACHED AS SCHEDULE A-1" IN WARRANTY DEED FROM DAHLSTEDT FAMILY PROPERTIES, L.L.C., TO HUGHES FARMS, INC., DATED NOVEMBER 24, 1997, AND RECORDED JANUARY 22, 1998, IN VOLUME 1757 OF DEEDS, PAGES 0072 THROUGH 0075, UNDER AUDITOR'S FILE NUMBER 9801220067, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF LOT 3, REVISED SHORT PLAT NO. 14-83, APPROVED AUGUST 12, 1986, AND RECORDED AUGUST 13, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. **SUBJECT TO** EXISTING EASEMENTS, OF RECORD. RESERVATIONS, RESTRICTIONS

ALL

SITUATE IN THE COUNTY OF

SKAGIT,

STATE

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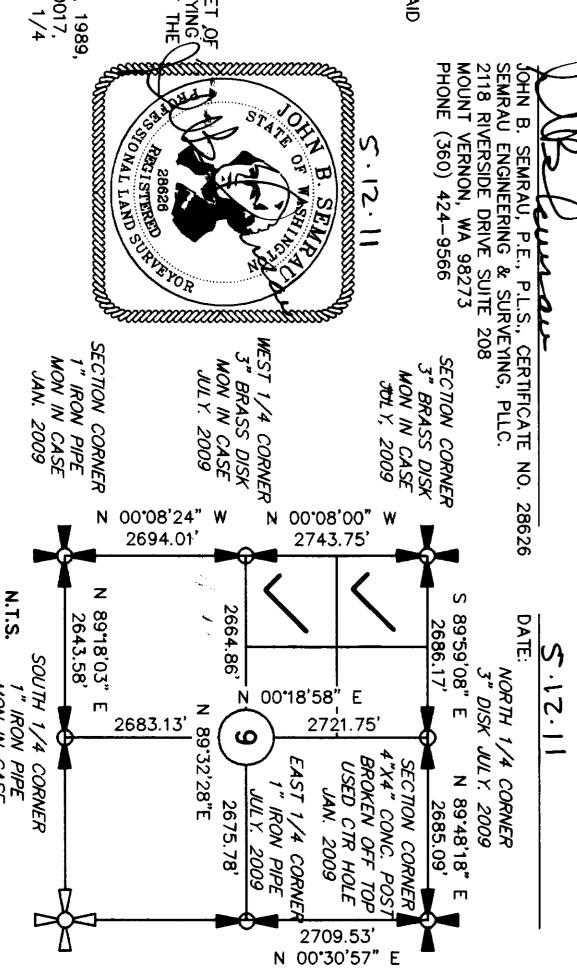
WASHINGTON

AND

OTHER INSTRUMENTS

# SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE "DAHLSTEDT FAMILY PROPERTIES 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, THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.



DRAWING FILE: 4002BSP-2.DWG 3/29/11

### OWNER

DAHLSTEDT FAMILY PROPERTIES C/O NORM DAHLSTEDT 13048 FARM TO MARKET ROAD MOUNT VERNON, WA 98273

# H PERTIE INDIN TE

PORTION SECTION

### 8/10/2011 Page Skagit County 2 of

2:32PM

N. M.

LAN

PL07-0187 APPROVED

29-

# TREASURER'S CERTIFICATE

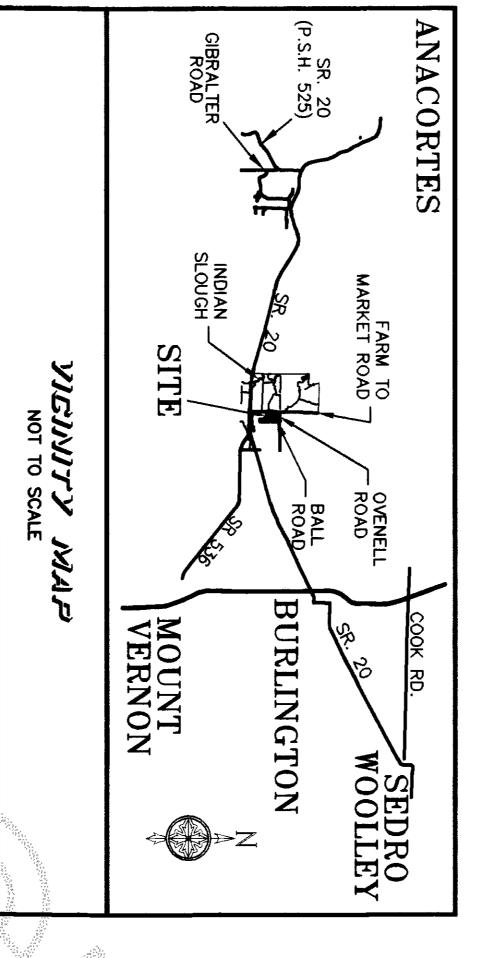
SKAGIT COUNTY TREASURER O THIS IS TO CERTIFY THAT ALL TAXES HERE: BECOME A LIEN UPON THE LANDS HEREIN ID THE RECORDS THE YEAR OF 2011 THIS 29 DAY OF FORE LEVIED AND SCRIBED HAVE BEE

# **ADDRESS** INFORMATION

THE ADDRESS ROAD. HAVE ALONG TO MARKET ROAD AND BALL

ROAD NAME	BEGINNING RANGE	ENDING RANGE	
FARM TO MARKET ROAD	5846	13761	
BALL ROAD	12994	13477	LI
LOT AREA AND ADDRESS INFORMATI	S INFORMATION		

	AREA AND	ADDRESS	INFORMATION
LOT 1		1.68 ACRES	BALL ROAD
LOT 2	285,557 SQ. FT.	6.55 ACRES	BALL ROAD
	SQ.	2.38 ACRES	BALL ROAD
	SQ.	7.03 ACRES	TO MARKET
LOT 5	Š	2.53 ACRES	FARM TO MARKET ROAD
	SQ.	5.68 ACRES	TO MARKET
	SQ.	9.19 ACRES	BALL ROAD
	١.	3.73 ACRES	BALL ROAD
TOTAL	1,688,921 SQ. FT.	38.77 ACRES	



### PUD ALILIA INTERPRETATION EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NI CONSTRUCTION AND MAINTENANCE OF A WATER, AND COMMUNICATION AND MAINTENANCE OF A WATER, AND COMMUNICATION OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH FOR THE TRANSPORTATION OF WATER, AND COMMUNICATION LISERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR BY REASON OF PROXIMITY TO THE LINE(S). THE GRANL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT. R TRIM ALL BRUSH, OR OTHER GRANTOR WHICH, IN THE OPINION OF LINE(S) OR TO PERSONS OR GRANTOR AGREES THAT TITLE TO AND REMOVED FROM THE EASEMENT ROSS ADJACENT
OR OTHER
THE OPINION OF

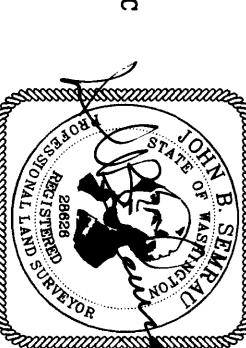
ANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF MITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES OF THE USE OF THE INTERFERE WITH, OBSTRUCT OR ENDANGER THE USE OF THE FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE YS AND AGREES NOT TO NY KIND ON THE EASEMENT OF THE DISTRICT. GRANTOR GRANTOR'S PROPERTY SO AS NESS OF ANY IMPROVEMENTS ( EASEMENT OR IN ANY WAY 윢

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SEMRAU ENGINEERING & SURVEYI

CIVIL ENGINEERING • LAND SURVEYING •

2118 RIVERSIDE DRIVE — SUITE 20 & SURVEYING, PLL 208



- APPROVAL SHALL BE INCLUDED IN ALL
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS OR CITY OF BURLINGTON SEWER.
- ZONING/COMPREHENSIVE PLAN BAYVIEW RIDGE-HEAVY INDUSTRIAL (BR-HI), AIRPORT OVERLAY (AEO)

THE LOTS IN REVISED SHORT PLAT NO. 14-83 AND IN SHORT PLAT NO. 7-89 HAVE BEEN PROPORTIONED TO CONFORM TO THE CURRENT SECTION SUBDIVISION INFORMATION.

ATTENUATION OF DRAINAGE IS CURRENTLY HANDLED BY EACH INDIVIDUAL LOT. EACH LOT WILL BE RESPONSIBLE FOR THEIR OWN WATER QUALITY AND QUANTITY CONTROL.

ALL LOTS IN THIS BINDING SITE PLAN ARE UNDER ONE OWNERSHIP. AT THE TIME ANY OF THESE LOTS ARE SOLD TO A SECOND OWNER, THIS BINDING SITE PLAN SHALL BE REVISED AND AMENDED TO NICLUDE INTERNAL ROADWAY AND UTILITY EASEMENTS. INTERNAL ROADWAY IMPROVEMENTS MAY ALSO BE REQUIRED AT THAT TIME. AN OPERATION AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR PRIVATE ROADWAYS THAT SERVE MORE THAN ONE LOT.

- BASIS OF BEARING WEST LINE OF NW 1/4 OF SECTION 9-34-3. BEARING =
- SURVEY DESCRIPTION IS FROM PACIFIC NORTHWEST TITLE INSURANCE COMPANY, REVISED 3RD AMENDED SUBDIVISION GUARANTEE, ORDER NO. 109215-F, DATED MARCH 24, 2011.
- LEICA TCA 1105 THEODOLITE
- SURVEY PROCEDURE: FIELD TRAVERSE
- <u>.</u> SO AS
- 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, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY. BINDING SITE PLAN PLO7-0187 IS 38.77 ACRES
- BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0250 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST ELEVATION OF CONSTRUCTION.
- 14. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE IN SKAGIT 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 ODDER. SKAGIT 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 PERMIT CENTER FOR DETAILS. 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.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 7 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8208230010, 8905150032, 9506270030, 9806300272, 200605080209, 504776, 519687, 8202240060, 8202240061, 8210260023, 8210270028, 8211150026, 8301030065, 201103160043, 8301030066, 201002260181, 8307110001, 8308190027, 8409280037, 8410230029, 8903230054, 8903230055, 8903230056, 8905150032, 8911130034, 9112240100, 9112240102, 9205270087, 9204130089, 9204280074, 9506270030, 9511070022, 9803270183, 9806010103, 9906250029, 200105020095, 20030707051, 200307160055, 2007040902, 201011080109, 2010012170092, 201012170093, 2010012170094, 201102160060, 201102160061, 201005060062, 201102160062, 201103240152, 200701180003, 8608130026, 8903020017, 8804060064, 9906240101, 82110270028, 8608130026, 9801220067, AND 9906170004.
- SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
- A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. 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. SEE AF# 20110810 89000180110E
- MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE THE RESPONSIBILITY OF THE OWNER. ALSO
- **19**. THE SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED AIRPORT ENVIRONS OF THE PORT OF SKAGIT COUNTY. SECTION 14.16.210 AIRPORT ENVIRONS OVERLAY (AEO) OF THE SKAGIT COUNTY CODE WILL APPLY. AN AVIGATION EASEMENT HAS BEEN PROVIDED TO THE PORT OF SKAGIT COUNTY PERMITTING THE RIGHT OF FLIGHT IN THE AIRSPACE ABOVE THE SUBJECT PROPERTY AND IS RECORDED UNDER AF # 201103240152, RECORDS OF SKAGIT COUNTY, WA.
- LOCATION OF ACCESS MAY NECESSITATE AND DEVELOPMENT SERVICES. ADDRESS; CONTACT SKAGIT COUNTY
- PARKING AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AND SHALL CONFORM TO THE SKAGIT COUNTY CODE IN EFFECT AT TIME OF APPLICATION.
- AT THE TIME OF FUTURE DEVELOPMENT OR BUILDING PERMIT APPLICATION, ALL ACTIVITY SHALL HYDROGEO REPORT ADDRESSING PROPOSED FUTURE USE ON THAT LOT.
- CURRENT APPROVED DEVELOPMENTS WITHIN THIS BINDING SITE PLAN USE SEPTIC SYSTEMS. SKAGIT COUNTY CODE 14.16.215 REQUIRES NEW ACTIVITY OR DEVELOPMENT, AND EXPANSIONS OR REPAIRS OF SEPTIC SYSTEMS TO CONNECT TO SEWER. SEWER IMPROVEMENTS SHALL BE BUILT TO THE STANDARDS AND APPROVAL OF THE CITY OF BURLINGTON.

# BUILDING SETBACK DIMENSIONAL STANDARDS FOR BAYVIEW RIDGE HEAVY INDUSTRIAL (BR-HI) AS SHOWN IN S.C.C. 14.16.190 ARE AS FOLLOWS: (i) FRONT: 35 FEET. (ii) SIDE: SHALL BE IN CONFORMANCE WITH THE ADOPTED BUILDING CODE OF SKAGIT COUNTY IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZOINING DESIGNATIONS, AND 50 FEET IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZOINING DESIGNATIONS, AND 50 FEET IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZOINING DESIGNATIONS, AND 50 FEET IF ADJACENT TO OTHER ZONING DESIGNATIONS. (iv) ACCESSORY: SAME AS PRINCIPAL BUILDINGS. (v) SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(7).

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED NORMAN H. DIGHLSTEPTHEREBY CERTIFIES THAT THIS SUBDIVISION IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED. CONSENT

BY: Horman DAHLSTEDT FAMILY PROPER ERTIES, L.L.C.

## ACK. NOWLEDGMENT

STATE OF WASHINGTON COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

NORMAN H. DAHLSTEDT SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE)SHE/THEY) (WAS)ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER

OF, DAHLSTEDT FAMILY PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

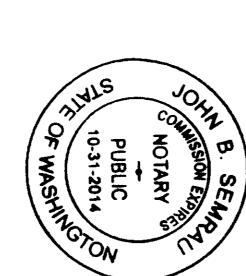
DATED

MY APPOINTMENT EXPIRES TAP **~** P 10.31.

TITLE

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SIGNATURE .



# **ROVALS**

EXAMINED AND CTOR OF PLANNING
DEVELOPMENT SERVICES
TON BOARD OF COUNTY COUNTY HEALTH OFFICER ENGINEER APPROVED FOR COUNTY SKAGIT, STATE OF  $\otimes$ Ø DATE DATE DATE WASHINGTON

DAHLSTEDT PL07-0187 **FAMILY PROPERTIES** BINDING SITE SHEET 2 PLAN OF 4

> 4002BSP-2.DWG 4/06/11 DRAWING FILE:

