

## BINDING SITE PLAN

## TWIN BRIDGES MARINA DIVISION I

FOR

TWIN BRIDGES MARINA, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY

## SKAGIT COUNTY APPLICATION NUMBER PL15-0313

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 SWANISH 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, SKAGIT 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. 97-2-01394

SKAGIT COUNTY SHORELINE PERMIT NO. 95-0414

SKAGIT COUNTY BUILDING PERMIT NO. BP 01-0226, BP 01-1506

SKAGIT COUNTY FLOOD PERMIT NO. F 94-0004

SKAGIT COUNTY LAND USE PERMIT NO. PL 94-0089

SKAGIT COUNTY HEALTH DEPARTMENT PERMIT NO. 5 98-0494

AS IDENTIFIED IN SCC 14.16.06(1) THESE PERMITTED USES SHALL BE PERMITTED TO CONTINUE

**SITE INFORMATION:** 1101 JOSE GREEN LANE, MOUNT VERNON, WA 98273

TOTAL LAND AREA IN LEGAL DESCRIPTION:

64,4291 SQUARE FEET = 1.5 +/- ACRES

TAX PARCEL NO. P20219, TAX PARCEL X REF ID: NO. 34021-0-014-0003

PARKING STALLS, NON-HANDICAP PARKING STALLS = 49

HANDICAP PARKING STALLS = 5

TOTAL PARKING STALLS = 103

**VESTING:** TWIN BRIDGES MARINA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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 BINDING SITE PLAN "TWIN BRIDGES MARINA DIVISION I":

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, SKAGIT COUNTY CODE SECTION 14.16.10(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 14.16.04(0), PERFORMANCE STANDARDS; AND

(ii) NO PETROLEUM TANKS OR ABOVE GROUND PETROLEUM STORAGE SHALL BE CLOSER THAN 15 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)(c) OF THIS SECTION, THESE SETBACKS SHALL NOT APPLY; AND LOCATION OF PETROLEUM TANKS AND STORAGE SHALL BE COVERED 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 PLANNING AND DEVELOPMENT SERVICES FOR COMPLIANCE WITH SCC 14.16.10. THIS PLAN SHALL INCLUDE A DIAGRAM AND EXPLANATION ON HOW THE OPEN AREAS SHALL BE MAINTAINED DURING AND AFTER CONSTRUCTION TO AVOID SEWAGE, DRAINAGE AND DIST 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 (5)(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 SWAMP, 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 SWAMP; AND

(ii) MORE THAN 200 FEET LANDWARD OF THE ORDINARY HIGH WATER MARK.

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY

BY Thomas E. Barry COUNTY AUDITOR

DATE: December 17, 2015

BINDING SITE PLAN # PL15-0313, APPROVAL DATE: \_\_\_\_\_

A.F.N. \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

I, Thomas E. Barry

DO HEREBY CERTIFY THAT I HAVE SATISFACTORILY EVIDENCE THAT WILLIAM J. YOUNGMAN IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH 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: December 17, 2015.

BY Thomas E. Barry

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED: Thomas E. Barry

RESIDING AT: Arlington, WA

MY APPOINTMENT EXPIRES: 12-19-18

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.16.500

THIS DAY OF December, 2015.

BY Thomas E. Barry

SKAGIT COUNTY ENGINEER

PLANNING DIRECTOR

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 12.05 (ON-SITE SEWAGE)

THIS DAY OF December, 2015.

BY Thomas E. Barry

SKAGIT COUNTY HEALTH OFFICER

COUNTY TREASURER'S CERTIFICATE

I HEREBY 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 2015.

THIS DAY OF December, 2015.

BY Thomas E. Barry

SKAGIT COUNTY TREASURER

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN OF TWIN BRIDGES MARINA, DIVISION I, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM., THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLANNING REGULATIONS OF SKAGIT COUNTY.

BY Thomas E. Barry

THOMAS E. BARRY

PROFESSIONAL LAND SURVEYOR

CERTIFICATE NO. 22067

DATE: 12-17-15

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SHEET 4 DETAILS OF LOT 1 AND LOT 1-A

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## CONDITIONS AND RESTRICTIONS

1. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY CELESTATION AS TO ANY SUCH ROAD STREET AND/OR ALL EYNTL 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 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 PROVISIONS OF SKAGIT 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 SKAGIT 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 BINDING 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 SKAGIT 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 ISSUANCE 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. 2006010608, A.F.N. 2006030005 & A.F.N. 2006030004, 12/15/2015

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 SKAGIT COUNTY. A VARIETY OF NATURAL, RESOURCE LAND AND 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 OCCASIONALY GENERATES TRAFFIC, DIRT, SMOKE, NOISE AND ODOR. 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. INCONVENIENCE, 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 14.16.010. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

12. THE SEPTIC DRAINFIELD LOCATED ON LOT 1A, AS SHOWN HEREON, IS SUBJECT TO CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE APPROVAL BY SKAGIT 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 50051 0250 C, ZONE AT 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 MAC 246-272A.

15. SUBJECT TO CONDITIONS, RESTRICTIONS AND COVENANTS DEFINED IN EASEMENTS AND MAINTENANCE AGREEMENT AS RECORDED UNDER A.F.N. 201312120012.

16. SUBJECT TO CONDITIONS, RESTRICTIONS AND COVENANTS DEFINED IN THE RECIPROCAL EASEMENT AGREEMENT AS RECORDED UNDER A.F.N. 2006030006 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 SYSTEM 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**

14.16.10 RURAL MARINE INDUSTRIAL (RM-I).

**SETBACK, HEIGHT AND FLOOR SPACE AREA 14.16.10(6)**

(a) DIMENSIONAL STANDARDS:

(i) FRONT, SIDE AND REAR SETBACKS FROM EXTERIOR PROPERTY LINES, 50 FEET. INTERNAL SETBACKS FROM PROPERTY BOUNDARIES WITHIN AN RM-I PARCEL SHALL BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING CODES AND FIRE CODE AND THE SHORELINE MANAGEMENT MASTER PROGRAM (SMP).

(ii) SETBACKS FROM NEI LANDS SHALL BE PROVIDED PER SCC 14.16.01(7).

(c) MAXIMUM HEIGHT, 50 FEET.

(d) HEIGHT EXCEPTIONS, FLAGPOLES, HAVY RADIO ANTENNAS, CHURCH STEEPLES, WATER TOWERS, METEOROLOGICAL TOWERS, AND FIRE TOWERS ARE EXCEPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS IS REGULATED IN SCC 14.16.10.

(e) MAXIMUM LOT COVERAGE AND INTERVIEWS SURFACE LIMIT FOR PARCELS 30 ACRES OR LESS IN SIZE.

(f) ON PARCELS 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 FOOTAGES, BASED ON THE AVERAGE OF THE CONTIGUOUS ZONED AREA IN THE PARCEL:

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

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MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

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MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (345,000 SQ. FT.)

IF LAND RM-I PARCEL, AREA, AVERAGE = LESS THAN 30 ACRES

MAXIMUM LOT COVERAGE, PERCENT OF AVERAGE = 18% (115,000 SQ. FT.)

MAXIMUM INTERVIEWS SURFACE, PERCENT OF AVERAGE = 55% (3













LEGAL DESCRIPTIONS.

LOT 1- TWIN BRIDGES MARINA DIVISION I  
THAT PORTION OF SECTIONS 2 AND 12, 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE SOUTH 84°33'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1061.81 FEET, MORE OR LESS, TO THE MEANDER CORNER ON SAID NORTH SECTION LINE BETWEEN SECTIONS 2 AND 12, AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 612.55 FEET, THENCE SOUTH 33°11'44" WEST FOR A DISTANCE OF 174.63 FEET, THENCE SOUTH 16°24'51" WEST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHERLY MARGIN OF SAID VACATED T. B. FISH ROAD NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1949, UNDER AUDITOR'S FILE NO. 490300061, RECORDS OF SAID COUNTY, THENCE NORTH 13°35'04" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 358.18 FEET, THENCE NORTH 16°24'51" EAST A DISTANCE OF 207.21 FEET, THENCE NORTH 32°48'51" EAST A DISTANCE OF 60.21 FEET, THENCE NORTH 57°11'04" WEST A DISTANCE OF 34.26 FEET, THENCE NORTH 32°48'51" EAST A DISTANCE OF 50.81 FEET, THENCE SOUTH 57°11'04" EAST A DISTANCE OF 34.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 174,633 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

LOT 1A- TWIN BRIDGES MARINA DIVISION I

THAT PORTION OF SECTIONS 11 AND 12, 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:

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 1061.81 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 AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 612.55 FEET, TO THE BEGINNING OF A 2" SPIRAL CURVE TO THE LEFT, THENCE ALONG SAID 2" SPIRAL CURVE TO THE LEFT THROUGH A SPIRAL CURVE HAVING A CHORD BEARING OF SOUTH 57°17'04" EAST A DISTANCE OF 201.60 FEET TO THE POINT OF CURVATURE OF A 2144.67 FOOT RADIUS CURVE TO THE LEFT, AT WHICH POINT OF CURVATURE THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°42'27" EAST, THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2144.67 FEET, THROUGH A CENTRAL ANGLE OF 1°46'04", AN ARC DISTANCE OF 84.92 FEET, THENCE SOUTH 29°56'25" WEST A DISTANCE OF 134.1 FEET TO A POINT ON THE NORTHERLY MARGIN OF T. B. FISH ROAD NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1949, UNDER AUDITOR'S FILE NO. 490300061, RECORDS OF SAID COUNTY, THENCE SOUTH 16°24'51" WEST A DISTANCE OF 60.21 FEET TO A POINT ON THE CURVE OF THE SOUTHERLY MARGIN OF SAID VACATED T. B. FISH ROAD NO. 26, AT WHICH POINT THE RADIUS POINT, OF SAID CURVE, BEARS SOUTH 13°31'13" WEST, THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE OF SAID SOUTHERLY MARGIN, TO THE LEFT, HAVING A RADIUS OF 5649.27 FEET, THROUGH A CENTRAL ANGLE OF 3°06'23", AN ARC DISTANCE OF 308.44 FEET, THENCE NORTH 13°35'04" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 253.64 FEET, THENCE NORTH 16°24'51" EAST FOR A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID VACATED T. B. FISH ROAD NO. 26, THENCE NORTH 33°11'44" EAST FOR A DISTANCE OF 174.63 FEET TO THE SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY AND THE TRUE POINT OF BEGINNING.

CONTAINING 72,349 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

LOT 2 - UNDEVELOPED AREA SOUTH OF MARINA

THAT PORTION OF SECTION 11, 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:

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 1061.81 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 AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 174.63 FEET, THENCE SOUTH 16°24'51" WEST A DISTANCE OF 29.55 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 33°11'44" WEST A DISTANCE OF 174.63 FEET, THENCE NORTH 58°32'05" WEST A DISTANCE OF 316.26 FEET, THENCE NORTH 64°15'52" WEST A DISTANCE OF 110.14 FEET, THENCE NORTH 63°03'43" WEST A DISTANCE OF 100.36 FEET, THENCE NORTH 64°26'54" WEST A DISTANCE OF 106.87 FEET, THENCE NORTH 64°54'01" WEST A DISTANCE OF 33.44 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL OF SAID DEGREE OF THE SUPERIOR COURT OF THE STATE OF WASHINGTON, IN AND FOR THE COUNTY OF SKAGIT, COURT DECREE NO. 97-2-00462-1, FILED JUNE 24, 2009 IN SKAGIT COUNTY, WASHINGTON, THENCE IN A SOUTHERLY DIRECTION, ALONG THE EASTERLY LINE OF PARCELS 1, 2, 6 AND 7 OF SAID COURT DECREE, ON THE FOLLOWING COARSES, SOUTH 25°15'04" EAST A DISTANCE OF 147.14 FEET, SOUTH 22°32'30" EAST A DISTANCE OF 191.43 FEET, SOUTH 0°41'54" EAST A DISTANCE OF 147.12 FEET TO A POINT ON THE NORTHERLY MARGIN OF T. B. FISH ROAD NO. 26, THENCE SOUTH 57°11'04" EAST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 101.01 FEET TO AN ANGLE POINT OF SAID NORTHERLY MARGIN, THENCE SOUTH 13°35'04" EAST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 6.04 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID T. B. FISH ROAD NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1949, UNDER AUDITOR'S FILE NO. 490300061, RECORDS OF SAID COUNTY, THENCE SOUTH 16°24'51" WEST A DISTANCE OF 60.20 FEET TO A POINT ON THE SOUTHERLY MARGIN OF SAID VACATED T. B. FISH ROAD NO. 26, THENCE SOUTH 13°35'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 473.30 FEET TO A POINT WHICH BEARS SOUTH 16°24'51" WEST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 16°24'51" EAST A DISTANCE OF 118.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 183,635 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

BINDING SITE PLAN  
TWIN BRIDGES MARINA DIVISION I

FOR

A WASHINGTON LIMITED LIABILITY COMPANY  
SKAGIT COUNTY APPLICATION NUMBER PL15-0313

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.

LOT 3 - TIDAL WATERS / MARINA

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 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 1061.81 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 AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 612.55 FEET, TO THE BEGINNING OF A 2" SPIRAL CURVE TO THE LEFT, THENCE ALONG SAID 2" SPIRAL CURVE TO THE LEFT THROUGH A SPIRAL CURVE HAVING A CHORD BEARING OF SOUTH 57°17'04" EAST A DISTANCE OF 201.60 FEET TO THE POINT OF CURVATURE THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°42'27" EAST, THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2144.67 FEET, THROUGH A CENTRAL ANGLE OF 1°46'04", AN ARC DISTANCE OF 84.92 FEET, THENCE SOUTH 29°56'25" WEST A DISTANCE OF 134.1 FEET TO A POINT ON THE NORTHERLY MARGIN OF T. B. FISH ROAD NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1949, UNDER AUDITOR'S FILE NO. 490300061, RECORDS OF SAID COUNTY, THENCE SOUTH 16°24'51" WEST A DISTANCE OF 60.21 FEET TO A POINT ON THE CURVE OF THE SOUTHERLY MARGIN OF SAID VACATED T. B. FISH ROAD NO. 26, AT WHICH POINT THE RADIUS POINT, OF SAID CURVE, BEARS SOUTH 13°31'13" WEST, THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE OF SAID SOUTHERLY MARGIN, TO THE LEFT, HAVING A RADIUS OF 5649.27 FEET, THROUGH A CENTRAL ANGLE OF 3°06'23", AN ARC DISTANCE OF 308.44 FEET, THENCE NORTH 13°35'04" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 253.64 FEET, THENCE NORTH 16°24'51" EAST FOR A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID VACATED T. B. FISH ROAD NO. 26, THENCE NORTH 33°11'44" EAST FOR A DISTANCE OF 174.63 FEET TO THE SOUTHERLY MARGIN OF SAID BURLINGTON NORTHERN & SANTA FE RAILWAY RIGHT OF WAY AND THE TRUE POINT OF BEGINNING.

CONTAINING 213,427 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS, OF EASEMENT RESERVATIONS

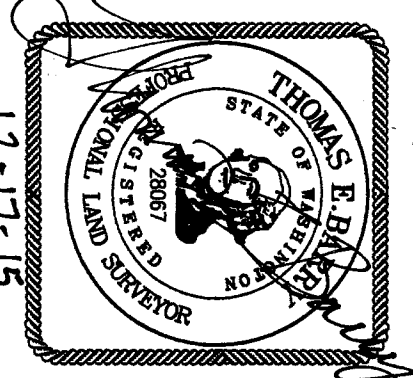
ACCESS AND OPERATIONS EASEMENT - TO BENEFIT LOTS 1, 2 & 3

AN EASEMENT FOR ACCESS, UTILITIES, OPERATIONS, INGRESS AND EGRESS TO THE FINGER FLOATS 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, SKAGIT 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 1061.81 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 AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 63.81 FEET, THENCE NORTH 57°11'04" WEST A DISTANCE OF 34.26 FEET, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 50.81 FEET, THENCE SOUTH 57°11'04" EAST A DISTANCE OF 34.26 FEET, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 60.21 FEET, THENCE SOUTH 16°24'51" 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. 490300061, RECORDS OF SAID COUNTY, THENCE SOUTH 13°35'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 143.71 FEET TO A POINT ON THE SOUTHWESTERLY PRO ECTION OF THE NORTHEASTERLY EXTERIOR FACE OF THE EXISTING BUILDING AS IT EXISTED IN APRIL, OF 2006, THENCE NORTH 32°44'07" EAST, ALONG SAID NORTHEASTERLY EXTERIOR FACE AND SAID SOUTHWESTERLY PRO ECTION THEREOF A DISTANCE OF 339.02 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 146.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 66,802 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.



12.17.15

SEPTIC DRAINFIELD EASEMENT - TO BENEFIT LOTS 1, 2 & 3

AN EASEMENT FOR SEPTIC DRAINFIELD, SEPTIC PIPE, LINE AND THEIR APPURTENANCES, OVER, UNDER, ACROSS AND THROUGH THAT PORTION OF SECTIONS 11 AND 12, 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:

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 1061.81 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 AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 57°11'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 612.55 FEET, TO THE BEGINNING OF A 2" SPIRAL CURVE TO THE LEFT, THENCE ALONG SAID 2" SPIRAL CURVE TO THE LEFT THROUGH A SPIRAL CURVE HAVING A CHORD BEARING OF SOUTH 57°17'04" EAST A DISTANCE OF 201.60 FEET TO THE POINT OF CURVATURE THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°42'27" EAST, THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2144.67 FEET, THROUGH A CENTRAL ANGLE OF 1°46'04", AN ARC DISTANCE OF 84.92 FEET, THENCE SOUTH 29°56'25" WEST A DISTANCE OF 134.1 FEET TO A POINT ON THE NORTHERLY MARGIN OF T. B. FISH ROAD NO. 26, AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 30, 1949, UNDER AUDITOR'S FILE NO. 490300061, RECORDS OF SAID COUNTY, THENCE SOUTH 16°24'51" WEST A DISTANCE OF 60.21 FEET TO A POINT ON THE CURVE OF THE SOUTHERLY MARGIN OF SAID VACATED T. B. FISH ROAD NO. 26, AT WHICH POINT THE RADIUS POINT, OF SAID CURVE, BEARS SOUTH 13°31'13" WEST, THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE OF SAID SOUTHERLY MARGIN, TO THE LEFT, HAVING A RADIUS OF 5649.27 FEET, THROUGH A CENTRAL ANGLE OF 3°06'23", AN ARC DISTANCE OF 308.44 FEET, THENCE NORTH 13°35'04" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 253.64 FEET, THENCE NORTH 16°24'51" EAST FOR A DISTANCE OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 40°00'00", AN ARC DISTANCE OF 31.42 FEET, THENCE SOUTH 13°35'04" EAST A DISTANCE OF 15.18 FEET, THENCE NORTH 16°24'51" EAST A DISTANCE OF 30.85 FEET TO A POINT ON A CURVE, AT WHICH POINT THE RADIUS POINT OF SAID CURVE BEARS NORTH 16°45'34" EAST, THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 106°03'12", AN ARC DISTANCE OF 37.02 FEET, THENCE NORTH 32°48'51" EAST A DISTANCE OF 44.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 40,424 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

FAIRWAY EASEMENT - TO BENEFIT LOTS 1, 2 & 3

AN EASEMENT FOR 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, SKAGIT 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 1061.81 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 AUDITOR'S FILE NO. 4900250014, THENCE NORTH 11°54'14" WEST A DISTANCE OF 242.07 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 123.87 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 63.81 FEET, THENCE NORTH 57°11'04" WEST A DISTANCE OF 34.26 FEET, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 50.81 FEET, THENCE SOUTH 57°11'04" EAST A DISTANCE OF 34.26 FEET, THENCE SOUTH 32°48'51" WEST A DISTANCE OF 60.21 FEET, THENCE SOUTH 16°24'51" 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. 490300061, RECORDS OF SAID COUNTY, THENCE SOUTH 13°35'04" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 143.71 FEET TO A POINT ON THE SOUTHWESTERLY PRO ECTION OF THE NORTHEASTERLY EXTERIOR FACE OF THE EXISTING BUILDING AS IT EXISTED IN APRIL, OF 2006, THENCE NORTH 32°44'07" EAST, ALONG SAID NORTHEASTERLY EXTERIOR FACE AND SAID SOUTHWESTERLY PRO ECTION THEREOF A DISTANCE OF 339.02 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 146.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 40,391 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

SHEET INDEX

SHEET 1	CONDITIONS & RESTRICTIONS, LAND USE COMPLIANCE, OWNERS CONSENT, SPECIAL PROVISIONS, ACKNOWLEDGMENTS, COUNTY APPROVALS & CERTIFICATES
SHEET 2	LEGAL DESCRIPTION FIELD PROCEDURES, AND INSTRUMENTATION, PARENT PARCEL, SOLUTION.
SHEET 3	DETAILS OF LOT 2 AND LOT 3
SHEET 4	DETAILS OF LOT 1 AND 1A
SHEET 5	LOTS AND EASEMENTS LEGAL DESCRIPTIONS

REV 00 CUT 12/17/15

METTRON  
and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLMPIC, SUITE 205  
ARLINGTON, WASHINGTON 98223  
(360) 433-5777 FAX (360) 435-4822  
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DATE: MARCH 2015 BY: JSM SCALE: N/A  
PROJECT NO. 15021 F.B. 2-34

BINDING SITE PLAN  
TWIN BRIDGES MARINA DIVISION I  
FOR  
TWIN BRIDGES MARINA, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY  
SKAGIT COUNTY APPLICATION NUMBER PL15-0313  
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.