

ABYSSAL ZONE BINDING SITE PLAN  
NW 1/4 OF THE SE 1/4, SECTION 3, TOWNSHIP 34 N, RING 2 EAST

AUDITORS CERTIFICATE  
FILED FOR RECORD THIS 11 DAY OF MAY 2020  
AT 5:45 MINUTES PAST 2 O'CLOCK (P.M.) UNDER  
AUDITOR'S FILE  
NO. 202005110078 RECORDS OF SKAGIT  
COUNTY, WASHINGTON

AUDITOR *Stacie Reichen*  
DEPUTY AUDITOR *Stacie Reichen*

LEGAL DESCRIPTION

PARCEL P131234, 9723 Podilla Heights Road  
PARCEL "A"

Lot 2, Great Heights Short Plat No. PL 12-0264, approved on October 22, 2012, recorded on October 23, 2012, under Auditor's File No. 201210230054; being a portion of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

An Access and Utility Easement as delineated in document recorded November 7, 2012, under Auditor's File No. 201211070054.

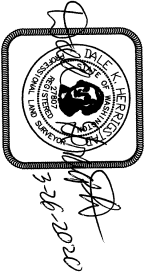
Situate in the County of Skagit, State of Washington.

TREASURERS CERTIFICATE

This is to certify that all taxes hereinafter listed and which have been assessed and levied upon the property herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2020.

This 20th day of April, 2020.

*DALE K. HERRIGSTAD*  
Skagit County Treasurer



SURVEYORS CERTIFICATE

I hereby certify that the 'ABYSSAL ZONE BINDING SITE PLAN' is based on an actual survey, which is retrievable and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the subdivision in accordance with the provisions contained in Chapter 39-120 WAC.

DALE K. HERRIGSTAD, P.L.S.

CERTIFICATE NO. 27807 DATE MARCH 26, 2020

CONSENT

The undersigned hereby dedicates this Binding Site Plan and declares that it is made freely and in accordance with the wishes of the owner of the lands encompassed hereon.

LAWRENCE A. HORN *LAWRENCE A. HORN*  
DORM J. HORN

ACKNOWLEDGEMENT

State of Washington  
County of Skagit

I, *Lawrence A. Horn*, do hereby acknowledge that I have signed this instrument, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 26th day of March, 2020.

Notary Public in and for the State of Washington

Signed *Richard Delgado*

Name printed *Richard Delgado*

Residing at *Rich, Mansville*

My commissions expires *June 13, 2025*



COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE SCC 14.18.

ON THIS 30th DAY OF April, 2020.

*DALE K. HERRIGSTAD* 4-30-2020  
Date

Planning and Development Services

*DALE K. HERRIGSTAD* 5.27.2020  
Date

County Engineer

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

& 12.48 (WATER) ON THIS 7th DAY OF April, 2020.

*Healand* 5/7/20  
Date

County Health Officer

PL18-0573

DATE: March 26, 2020

SHEET 1 OF 8

BINDING SITE PLAN

OWNER/DEVELOPER

Lawrence & Dorn Hahn  
120 NW Canal Street  
Seattle, WA 98107

A PORTION OF THE NW 1/4 OF THE SE 1/4, SECTION 3, TOWNSHIP 34 N, RING 2 EAST, W.M.

SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whittle Lake Road, Anacortes, WA 98221 (360) 299-8904

SCALE: Noted

JO82018-93

ABYSSAL ZONE BINDING SITE PLAN  
NW 1/4 OF THE SE 1/4, SECTION 3, TOWNSHIP 34 N, RNG 2 EAST

NOTES

1. The property lies within the URBAN GROWTH AREA of the City of Anacortes and is zoned U-1, Light Manufacturing (U). Zoning setbacks, building coverage, use, lot size, and other applicable standards shall comply with the City of Anacortes Municipal Code for U-1.
2. The Binding Site Plan number and date of approval shall be included in all deeds and contracts.
3. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION BY VARIOUS RECORDING THIS LAND DIVISION AND THE LOT CERTIFICATION. ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE MAP #20190520103.
4. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application deemed to be within an official designated boundary of Skagit County Fire District.
5. Change in location of access, any necessitate change of address, contact Skagit County Planning & Development Services.
6. Area Calculations:  
The total acreage for the entire parcel (S5,534 of 6,537 acres)  
Lot 1 1.021 acres  
Lot 2 1.338 acres  
Lot 3 1.588 acres
7. 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.
8. Address (unless there is a change of access):  
Lot 1 9723 Padilla Heights Road  
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 22.01.010.  
Road Name Beginning Range Ending Range  
Padilla Heights Road 9200 1001
9. Future development of the final lots may require frontage improvements as required by the City of Anacortes.
10. The above referenced property is located wholly or partially within the Skagit County Pipeline Consultation Area, identified by Skagit County GIS as the area within 100 feet of any hazardous liquid or natural gas transmission pipeline.
11. No ground disturbance is permitted within 20 meters (600') of any pipeline or transmission line. If a pipeline or transmission line is located within 20 meters of the proposed project, a DWPIC is also required from Kinder Morgan prior to any ground disturbance as noted on the map. The DWPIC must be installed on the right of way. Inquiries in this regard should be directed to the attention of the NAC Pipeline Protection Department at 1-888-767-0304 and /or Puget Sound Operations at 360-356-1541.
12. In addition the "One Call Center" must be contacted at least 48 hours (ten working days) prior to initiating any excavation or construction activities within 25 feet of DWPIC pipelines or when the reach of mechanical equipment is capable of extending within 25 feet of the pipeline(s), so DWPIC can arrange to have a pipeline technician specialist present when working in close proximity to DWPIC's pipeline(s). Pipeline specialists in this area is Ken Pleasant and can be reached at 206-201-8594. No construction may occur within the pipeline right of way may commence without his presence or prior approval.
13. A drainage report was prepared for this Binding Site Plan by Herrigstad Engineering and Surveying, dated April 4, 2019. See report on file with the Skagit County Planning and Development Services Department.
14. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
15. Future development may be subject to stormwater management rules in effect at the time of development and may require additional analysis and flow control to comply with stormwater management rules.
16. The 9723 Padilla Heights Road Binding Site Plan Owners Association Declaration of Covenants, Conditions, Restrictions for the 9723 Padilla Heights Road Binding Site Plan is recorded under Skagit County Auditor's File No. 20190520103.
17. A Joint Use Maintenance and cost sharing covenant for the private access and utility easement for the purpose of a private access road and utilities for the parcels of Lots 2 and 3 is recorded under Skagit County Auditor's File No. 20190520101.

NOTES CONTINUED

15. No new septic drain fields are allowed and Lot 1 currently has an existing drain field. All lots will be required to connect to sanitary sewer per the Pre-Annexation Agreement Section 7 and recorded under Auditor's File No. 20190520103. Sewage storage tanks are permitted to be pumped from unit such that the Pre-Annexation Agreement and the Sanitary Sewer extension to the property has been completed and available for connection to the properties.
16. The lots in this subdivision are subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water ratepayer changes may be payable.
17. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the use of road. In no case shall the county accept a dedication or any obligation and/or allow a road, street, and/or alley until the same and all roads, streets, and/or alleys are constructed to the standards of the current county road system have been brought to all current county road standards and a right-of-way deed has been transferred to and accepted by the county.
18. The Plot is in a watershed basin, identified by the Washington State Department of Ecology, that has ground water withdrawal restrictions. Legal Access to groundwater shall be subject to the restrictions outlined. Please contact Washington State Department of Ecology for more information.
19. The site service water line serving lot #3 is required to be installed before building inspection for a building permit on lot #3. No hose bibs allowed on lot #3 without the site service line installed to lot #3.
20. The documents listed below by their recording number have been recorded by the Skagit County Auditor's Office and pertain to one or more parcels generated by this Binding Site Plan.  
# 20190520103 Annexation Agreement  
# 20190520103 Pre-Annexation Agreement  
# 20190520101 Declaration of Easements
21. Any sale or lease of lots within the property covered by the binding site plan and all future development must be in conformance with the binding site plan.
22. The owner's failure to keep the fire access (tunnels) open and maintained may subject the property to being placed as a nuisance and the city/county may terminate occupancy of such properties until the access easement ways are adequately maintained.
23. Sufficient parking for each use must be located on the lot where the use is located. All parking agreements must be recorded by the owners for the area of the binding site plan. All parking agreements must be submitted for review and approval prior to building permit issuance.
24. Landscaping requirements will be met for each phase of the binding site plan. Landscaping requirements may be met for an area of one or more lots as long as a joint maintenance agreement is recorded or included in the declaration of covenants.
25. Street improvements along Padilla Heights Road must be constructed as required by the City of Anacortes prior to certificate of occupancy being granted for any use on Lot 2.



PL18-0573

DATE: March 26, 2020

SHEET 2 OF 3

BINDING SITE PLAN

OWNER/DEVELOPER  
Lawrence & Donna Hahn  
120 NW Canal Street  
Seattle, WA 98107

A PORTION OF THE NW 1/4 OF THE SE 1/4, SECTION 3,  
TOWNSHIP 34 N, RNG. 2 EAST, W.M.

SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

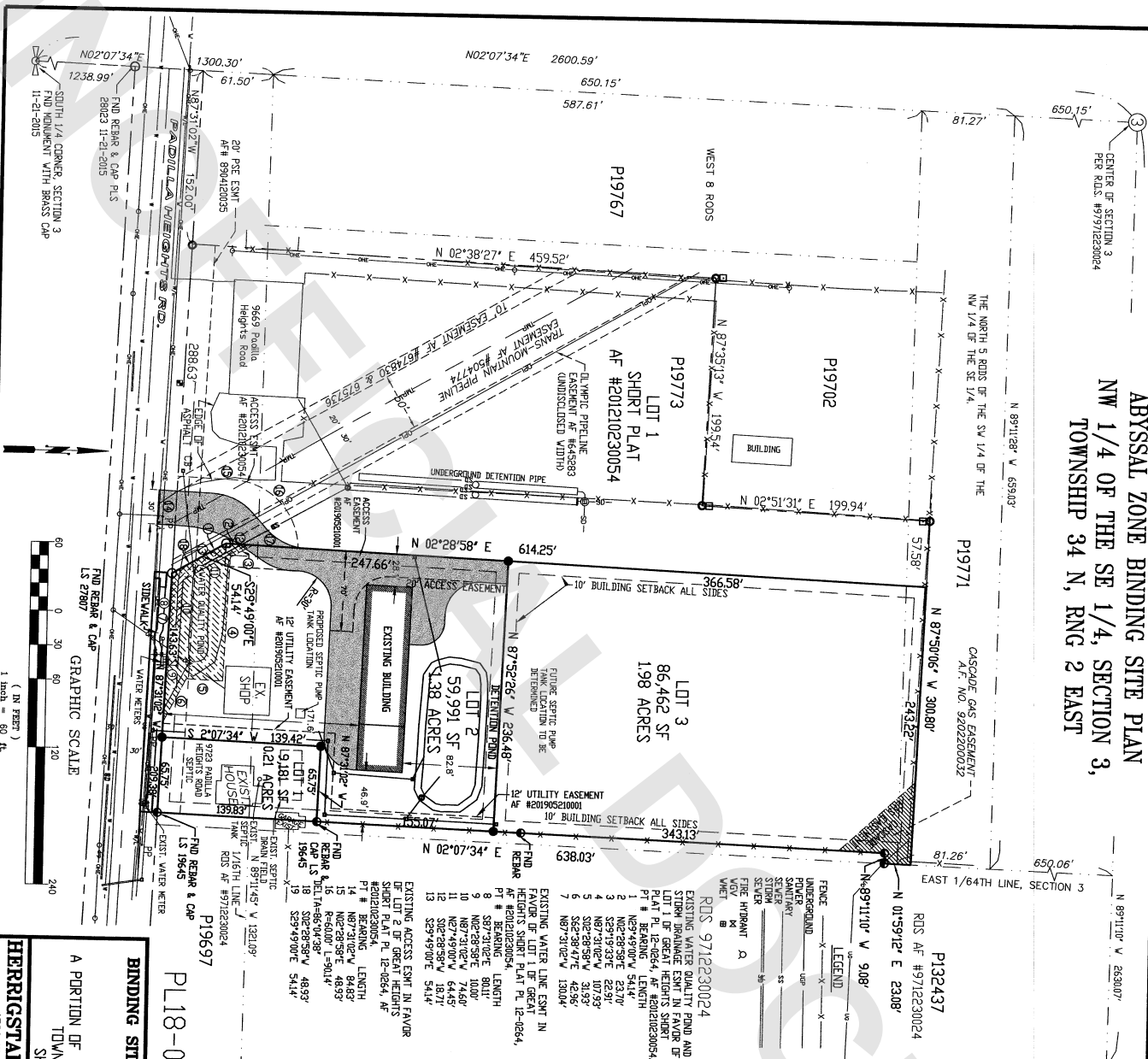
DWN BY: DKH

CHECK BY: DKH

SCALE: Noted

JOB2018-93

# ABYSSAL ZONE BINDING SITE PLAN NW 1/4 OF THE SE 1/4, SECTION 3, TOWNSHIP 34 N, RANG 2 EAST



## GENERAL INFORMATION

1. Assessor's Account No. 340031-4-012-0103, P119234.
2. Description and exception information is provided in the INSURANCE COMPANY Order No. 01-170035-F, dated November 2, 2018.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record referred to in Chicago Title Insurance Company's report dated under Note 2 above. Said report lists documents recorded under the Pict. #201210230054 (Cascadia Natural Gas PSE Easement as shown on the Pict. #201210230054 (Cascadia Natural Gas Pict. #12-0264), #201208150064 and #201210230055 (Lot Certification) and #201211070054 (Access and utility easements).
4. Zoning: (LMI) Light Manufacturing (1). Anacortes Urban Growth Area Urban Development District.
5. Water Supply: City of Anacortes.
6. Storm Sewer: City of Anacortes.
7. Storm Sewer: City of Anacortes.
8. Utilities shown are based on surface indicators and for reference only.

- NOTES:-
1. SET RE-BAR AND RED CAP P.L.S. #27807.
  2. FOUND EXISTING REBAR & CAP P.L.S. #27807.
  3. FOUND 1 1/2" PIPE.
  4. FOUND EXISTING REBAR AND CAP AS NOTED.
  5. FOUND CONCRETE WITHIN POST.
  6. EQUIPMENT USED: TOTAL STATION.
  7. PROPERTY CORNERS FOUND AS NOTED.
  8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
  10. BASIS OF BEARINGS AND SECTION BREAKDOWN: RECORD OF SURVEY AF # 9712230024.



PL18-0573

DATE, March 26, 2020

P19697

OWNER/DEVELOPER

Lawrence & Donna Hohn

120 NW Canal Street

Seattle, WA 98107

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TOWNSHIP 34 N, RANG 2 EAST, W.M.

SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whittle Lake Road, Anacortes, WA 98221 (360) 299-8504

SHEET 3 OF 3

DMV BY: DKH

CHECK BY: DKH

SCALE: 1"=60'

1082018-93