LOTS D, E AND G GATEWAY BINDING STE PLAN, AS APPROVED APRIL 7, 2003, AND RECORDED MAY 19, 2003, UNDER ALIDITIOR'S FILE NO. 200305190183, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. LEGAL DESCRIPTION FER CHICAGO THE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NO. 620042555, WITH AN EFFECTIVE DATE OF MAY 1, 2020).

AMENDED GATEWAY BINDING SITE PLAN

BSP #2020-124

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

SITUATED IN SKAGIT COUNTY, WASHINGTON.

OWN TO ALL HES BY THESE PRESENTS THAT WE THE UNDESSENDED BRIDE OWNERS IN HEE SHAPE OF THE LAND HERRING HERRING DECLARE AND ACCOMMISSED HIS BRIDE OF THE BRIDE OWNERS HER HAVE THE SHAPE OF THE BRIDE OWNERS OF THE BRIDE OWNERS HER HAVE AND ENGLARE AND ACCORDANCE OF THE BRIDE OWNERS OF THE BRIDE OWNERS HER HAVE AND ENGLESS AND THE SEMENTS. AND THE SHAPE HE BRIDE OWNERS AND THE SHAPE HE BRIDE OWNERS HAVE THE SHAPE HER OWNERS AND THE SHAPE HE BRIDE OWNERS HAVE THE BRIDE OWNERS HAVE THE SHAPE HER OWNERS HER OWNERS HAVE THE SHAPE HER OWNERS HAVE THE SHAPE HER OWNERS HER OWNERS HAVE THE SHAPE DECLARATION AND DEDICATION

12-82-)

IMITED LIABILITY COMPANY ACKNOWLEDGEMENT

COUNTY OF WHATCOM } SS STATE OF WASHINGTON

ON THIS. OF DAY OF DALLY IN OUT 1, 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT JANCKI, MEMBER AND MANAGER, OF SERDEN WOOLLEY LIC, AND PESSONALLY KNOWN ZO JEC OF ROYCES TO ME ON THE BASS OF SATISSACTION PUBLIC TO BE A MEMBER OR DESIGNATED AGAIN OF THE UNITED LIABILITY COMPANY FAIR THE MEMBER AND OFFICE OF THE UNITED LIABILITY COMPANY FAIR AT THE SEATH OF THE LIABILITY COMPANY. SATISFACTION ON ITS OPERALTISON OR ITS OPERALTISON SHEEMEN, FOR THE USES AND PURPOSES THERE MEMONICALLY AND OND ON THE TRATED THAT HE IS AUTHORIZED TO DESCRIPT AND INSTRUMENT AND ON MACT RECEIVED THE INSTRUMENT ON BRANE FOR THE LIMITED LIABILITY COMPANY.

EXECUTE THE INSTRUMENT AND IN SACT RECEIVED THE INSTRUMENT ON BRANE FOR THE LIMITED LIABILITY COMPANY.



COUNTY OF DAWAS š RESIDING AT BEWINGHAM, WASHING TON

MY COMMISSION EXPIRES 5 - 21 - 2024 VOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

CORPORATE ACKNOWLEDGEMENT

C.0:0. — Of limited funeral directors benefit ife insurance company, to be the free and voluntary act of such harty for the uses and purposes mentioned in the instrument. HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ARAPZY B. CDY. IS THE PERSON WHÓ APPENED BEFORE ME, AND SAID FERSON ACKNOWLEDGED THAT HE'SHE MAS AUTHORIZED TO EXECUTE THEINSTRUMENT AND ACKNOWLEDGED IT AS THE

CITY TREASURER'S CERTIFICATE

MY COMMISSION EXPIRES 4-81-2083 RESIDING AT DEWAS Promoto Borro

SIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 274

THIS IS TO ERFIRE THAT THERE ARE NO BELNOLIENT SECCIÁ, ASSESSMENTS AND THAT ALL SPECIÁL ASSESSMENTS ON ANY OF THE PROPERTY HEREON CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL

DATE 1/29/21 CITY OF SEDRO-WOOLLEY TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND LANDS HEREON DESCRIBED HAVE BEEN FULLY PAID AND DISC OF MY OFFICE UP TO AND INCLUDING THE YEAR 2021. 3-9-2021 COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9TH DAY OF MOLY CH

RECORDS OF SKA 20 21_AT 8:30 AM.

IN BOOK OF SURVEYS DN PRICE COUNTY AUDITOR

UDITOR'S FILE NO._ 2021030900001

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTOR REPRESENTS, AS LIVENEY MADE BY MAE OR UNDER MY DIRECTION IN
CONCOMMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
ROBERT JANICKI IN APPRIL 2020.

CHRISTOPHER MICHAEL JEPSON

1302 - 92-10

VICINITY MAP (NOT TO SCALE)

STATE ROUTE 9 -



ASEMENTS DEPICTED ON FACE OF AMENDED BINDING SITE PLAN:

EASEMENT NO. 1: AN UTILITY EASEMENT AREA PER AF NO. 200209040081.

EASEMENT NO. 4: AN UTILITY EASEMENT IN FAVOR OF THE CITY OF SEDRO-WOOLLEY PER GATEWAY BINDING SITE PLAN (AF NO. 200305190183). EASEMENT NO. 3: A 20-F00T UTILITY EASEMENT IN FAVOR OF THE CITY OF SEDRO-WOOLLEY PER GATEWAY BINDING SITE PLAN (AF NO. 200305190183) EASEMENT NO. 2: AN UTILITY EASEMENT IN FAVOR OF PUBLIC UTILITIES DISTRICT NO. 1 DF SKAGIT COUNTY PER AF NO. 200301310018

EASEMENT NO. 7: À BUS SHELTER ÈÀSEMENT IN FAVOR OF SKAGIT COUNTY PER GATEWAY BINDING SITÉ PLAN (AF NO. 200302192183). EASEMENT NO. 6: A 25-FOOT UTILITY EASEMENT IN FAVOR OF THE CITY OF SEDRO-WOOLLEY PER GATEWAY BINDING SITE PLAN (AF NO. 200302192183). EASEMENT NO. 5: A 20-FOOT UTILITY EASEMENT IN FAVOR OF THE CITY OF SEDRO-WOOLLEY PER GATEWAY BINDING SITE PLAN (AF NO. 200302192183).

EXEMENT NO. 8. AN INGRESSEGRESS EXEMENT IN FAVOR OF ADJACENT LIAND OWNER PER GATEWAY BINDING SITE PLAN (AF NO. 200822192188). EXEMENT NO. 9: A NON-EXCLUSIVE SEMERE EXEMENT IN FAVOR OF THE CITY OF SEXON WOOLLET PER AF NO 200. 20.

THE FOLLOWING EASEMENTS ARE EITHER BLANKET IN NATURE, OR ARE NOT SPECIFIC IN LOCATION AND THEREFORE NOT SHOWN:

- A DRAINAGE EASEMENT PER AF NO. 587779

- 2. AN UTILITY EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. FEA. AF NO. 202028200069.
 3. AN UTILITY EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. FEA. AF NO. 202011130055.
 4. AN BLANKET EASEMENT ALLOWING FOR INGRESS & EGRESS PER AF NO. 2020 ALL 0.30.110000 H

OTHER TITLE REPORT EASEMENTS AND NOTES:

- 2. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION(S) OF RESTRICTION FILED UNDER AF NO. 200209040081. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON CITY OF SEDRO-WOOLLY SHORT PLAT NO. 02-371, AS FILED UNDER AF NO. 2020/27/20091.
- 3. TERMAS, CONDITIONS, AND RESTRICTIONS OF THAT INSTRUMENT ENTITLED RESTRICTIVE COVENANT, AS FILED UNDER AF NO. 200209040082.
- Subject to covenants, conditions, restrictions, reservations, desembents, seembent provisions, dedications, building steraccines, notes, statements, and differentiable from a set to seem of the conditions of the con

200305190183 200305190783

- AMENDED BINDING SITE PLAN CHANGES ORIGINAL AF NO. 200305190783
- BINDING SITE PLAN NUMBER AND DATE APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- FOR ADDITIONAL INFORMATION SEE GATEWAY BINDING SITE PLAN FILED UNDER AF NO. 200305190183 AND SHORT PLAT NO. 02-427 FILED UNDER AF NO. 200207100091
- THE BOUNDARY GEOMETRIES OF PARCELS A, B, C, F, H, P, & R HAVE NOT BEEN ALTERED BY THIS AMENOMENT TO GATEWAY BINDING SITE PLAN. THE PURPOSE OF THIS AMENOMENT TO GATEWAY BINDING SITE PLAN IS TO RECONFIGURE THE BOUNDARY GEOMETRIES OF PARCELS D, E & G.

- ADDED SEDRO WOOLLEY, LLC AND UNITED FUNERAL DIRECTORS BENEFIT LIFE INSURANCE COMPANY TO SIGNATURE AND NOTARY BLOCKS.
- REMOVED MCDOMAD'S CORPORATION; JEFFERY S, HOOGIN; KITTY HODGIN; S.W. PROPERTY MANAGEMENT, LLC, SW CORNER, LLC, PMSZ, LLC, GLENN ANDESSON AND JUJÉ ANDESSON FROM SIGNATURE AND NOTARY BLOCKS.
- THAT 20-FOOT UTILITY EXEMENT IN FAVOR OF THE CITY OF SEDRO WOOLEY AS SHOWN ON GATEWAY BINDING SITE PLAY (AF NO. 20080S190183) [DEPICTED AS EXEMENT NO. 5 HEREON IS TO BE EXTINGUISHED.

APPROVALS

HEREOCEANT PLATTIKE SHOUNG STEE MAH MAS EERE FEANINGD AND THAT ALL OF THE ESQUIREMENTS. AND CONDITIONS OF THE TECHNICAL REPIRY COMMITTER AMERICAN PROPRIED FOR AND ARE HEREOF PAPROVED BY THE DEPARTMENT OF PUBLIC WORKS THIS <u>こうい</u> NOT OF <u>NATURAL PLANE PROPRIED</u> 2021.

HERRY CERTIFY THAT THE SHANNOK STEF DAM HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE AND CITY ORDINANCES TO CERTIFIES WITH A REPORT OF THE TECHNOLIN MYGOMATON SHOOMN THEREON AND HEREOY APPROVED. THAS	ANCE WITH APPLICABLE STATE AND CITY DRDINANCES 1 HEREBY APPROVED.
PUBLIC WORKS DIRECTOR, SEDRO-WOOLLEY	1-28-202 DATE
PLANNING DIRECTION, SEDRO-WOOLLEY	1.28.21 DATE
MAYOR, SERRO-WOOLING	1-29-21
CITY ENGINEER, SENSE WOOTLEY	1/28/21
TON AMOUNT	1/28/2)

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EMAIL CMJEPSON@JEPSONENGINEERING.COM	WA 98225	JEPSOIN & ASSOC. CLIENT	1770 01 8- 1000
חשל אח	DATE:		
DWG NO : 16001-AGRED dwg CHECKED BY: CMJ L CT L	01/26/2021	RJ GROUP	./4 SE1/4, SECTION 23, TOWNS OF SEDRO-WOOLLEY, SKAGIT O
CHECKED B	DRAWN BY	JOB NO: 16001	3, TOWNSHI
3	DRM	6001	P 35 N., F
-	J. HELL	F.B. NO.	ANGE 4 E.,
^	ב	RJ-03	Š

