

### PORT 읶 SKAGIT COUNTY, $\triangleright$ CONNER MARINA BINDING $\overline{\Omega}$ 금 PLAN

PORTIONS OF GOV'T. LOT 5, SECTION 25 AND GOV'T. LOTS 1 & 2, SECTION 36, TWP. 34 N., RGE N ŗ

### LEGAL DESCRIPTION

LEGAL DESCRIPTION FROM FRIST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE, POLICY NUMBER 5003353-00024726. DATED MAY 31, 2019 AT 8:00 A.M.

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#### ¢ GFS PARCEL A

1, 2, 3 AND 4, BLOCK 1, JOHNSON'S PLATS, PAGE 8, RECORDS, OF SKAGIT TOWN OF LA CONNER, AS PER PLAT

UTIST, 140, 2 COSETTINE SOUTH SERVET HORSEYS OF 3, THAT PORTION OF LOT 4, LYMO SOUTH OF A LINE BECONNEC OF THE REST LINE OF SCIENDINE, TOWNERS 14 MERTH, ANNUEZ 2 SOST, TWA, AT A POINT SEQUE THE HORSE WE RE-COMENDARY TOWNERS ON THE EAST LINE OF SOM SCIENDINE, HENDEX MARCH BY 67 MEST TO THE MEST LINE OF COMENDARY TO THE CONNECT LINEAR SOUTH SEARCH OWNER OWNERS AND A LINEAR SOUTH CASE OF SOM LINEAR SOUTH CASE OF SOME CONNECT LINEAR SOUTH CASE OF SOME CONNECT LINEAR SOUTH CASE OF SOME CONNECT LINEAR SOUTH CASE OF SOME OWNERS AND A LINEAR SOUTH CASE OWNERS AND A LINEAR SOUTH CASE OF SOME OWNERS AND A LINEAR SOUTH CASE OF SOME OWNERS AND A LINEAR SOUTH CASE OWNERS AND A LINEAR

ARISI A RUGI OF LAND GESCHED, SE GERMAN, AT HE REFECTION OF HE GOLD HE OF LOT A BROCK A CHARDAN AMOUNT, WASHINGTON, ON HE TIME OF LANDING AND AND A LINE WHICH EXPENSE AND A LINE WHICH WHICH AND A LINE WHICH WHICH A LINE WHICH AND A LINE WHICH WHICH AND A LINE WHICH WHICH AND A LINE WHICH AND A LINE WHICH AND A LINE WHICH AND A LINE WHICH WHICH AND A LINE WHICH AND A LINE WHICH AND A LINE WHITE AND A LINE WHICH AND A LINE WHICH AND A LINE WHICH AND A LINE WHITE AND A LINE WHICH AND A LINE WHITE AND A LINE WHI

DEZET FRAM THE ASSIS-ESSESSED PARCE, A MAY PORTON THERES FIND STAMM TRACT, IT AND TAN IN, THE THE SHEEKEN OF SECTION AS, DIMMSHEY AND METHER AND ESSESSED THE SOUTH AND ASSISTED THE ASSISTED THE SOUTH AS ASSISTED THE ASSISTED T

AND ALSO EXCEPT THAT CERTAIN 10-FOOT STRIP CONVEYED TO DRAWAGE BY DEED DATED SEPTEMBER 29, 1949 AND RECORDED OCTOBER 14, 1949, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON DISTRICT NO. 15 OF SKAGIT COUNTY, WASHINGTON UNDER AUDITOR'S FILE NO. 436871.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED JORDAN STREET AND SECOND STREET ADJACENT TO SAID BLOCKS, AS VACATED BY TOWN OF LA CONNER ORDINANCE NO. 338, RECORDED APRIL 4, 1988, UNDER AUDITOR'S FILE NO. 712002. ALL OF BLOCKS 1, 2, 5 AND 6, JOHNSON'S FIRST ADDITION TO THE TOWN OF LA CONNER AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C

ALL OF TRACT 2 AND THAT EART OF TRACT I, PAUE NO. 18, TOE, AND SHORDLANDS OF SECTION 18, TOWNESSES AND THAN SANCE 2 (ESST, MALL, LO CAMBER HABBOR, SANCE COUNTY, STATE OF WASHINGTON, ACCORDING TO THE PAUT THREEGE ON RECORD IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT CLYMPA, WASHINGTON, DESCRIPED, AS FOLLOWS.

DICEPT FROM THE ABONE-DESCRIBED PARCEL C THAT PORTION THEREOF LYING WITHIN THE PLAT OF JOHNSON'S TO THE TOWN OF LA COWNER, AS FER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 56, RECORDS OF SKABIT WASHINGTON, S FIRST A

EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF JOHNSON'S FIRST ADDITION TO THE TOWN OF LA CONNER, PLAT RECORDED IN VOLUME 4 OF PLATS, PACE 8, RECORDS OF SKAGT COUNTY, WASHINGTON,

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AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

ALONG SAID ALONG SAID RECENTION AT A POINT ON THE MESTERY LINE OF SAID TRACT I, A DISTANCE OF 661 FEET SOUTHER'S FROM THE MEMBERS'S CHARGES HERGES, HERGE ESSIST OF FEET, MORG ON LESSIS, TO THE LINE OF MEMBERS LINES THE SAID SET STATES AND SET LINES OF MESTIS, TO THE MEST HARBOR LINE, THOSE NORTHERS, VALUDO SAID UNEST HARBOR LINE THOSE NORTHERS, VALUDO SAID UNEST HARBOR LINE THOSE NORTHERS, VALUDO SAID UNEST HARBOR LINE THOSE TO THE POINT OF ECONOMIC.

ALSO EPECT THAT PORTION THEREOF LYNC WITHIN THAT CERTAIN 10-FOOT STRP CONCERD TO DRAWINGE DISTRICT NO. 15 OF SAGET COUNTY, WASHINGTON, BY DEED DATED SEPTEMBER 29, 1949, AND RECORDED OCTOBER 14, 1949, UNDER AUDITOR'S THE NO. 45887). ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN THAT CERTAIN 33-FOOT STRIP CONNEYED TO SALGIT COUNTY FOR ROAD PARPOSES BY DEED DATED MAY 5, 1935 AND RECORDED AUGUST 27, 1936, UNDER AUDITOR'S FLE NO. 282072.

AND EXCEPT THAT PORTION OF TRACT 2, PLATE 18, DESCRIBED AS FOLLOWS:

THAT W.M. OFFICE FIRST SKAG PROPRING TE PROCEZ E LATE MO. 31. TOE AND SEVERLAND OF SCRIBN. 35, TOMISHER SE MARTH, RANGE Z EAST, LA COMMERN BHORDE, SALO COMMENT STATE OF MENHANCION, COCORDING TO THE FEAT THESEST ON RECOME IN RECOMMENDATION, CHINE SOURCES OF PROCESS AND THE CANDIDATE OF PROCESS AND COMMENTS. MESSAGE OF THE SALO SE ALARDOSED IN VIOLUE 3 OF PLATS, PAGE 56, RECOMDS OF COUNTY, MANISHMENT, OF

# BUILDING SETBACKS IN COMMERCIAL ZONE

SETBACKS FROM AGRICULTURAL LAND SHALL BE A MINIMUM OF 25 FEET.

SETBACKS FROM ADJACENT RESIDENTIAL (RD) ZONES SHALL BE 10 FEET FOR SIDEYARD AND 25 FEET FOR REAR YARD.

# BUILDING SETBACKS IN INDUSTRIAL ZONE

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OR PUBLIC USE
A MINIMUM OF A
DEPARTMENT AC
ALL BUILDINGS. I
ALL BUILDINGS. OUTDOOR STORAM
AGRICULTURAL L MINNIUM SERBACK EXCEST ADMINENT TO, OR ACROSS THE STREET FROM A RESIDENTIAL MINNIUM OF AT LEAST 5 FEET ON EACH SIDE AND 10 FEET IN THE REAR TO ALLOW FOR FIRE PARTHENT ACCESS.

PARTHENT ACCESS.

LE BULDINGS, INTERIOR LOT – 50 FT, FRONT, 15 FT (30 FT, TOTAL) SIDE, AND 50 FT, REAR LEULINGS, INTERIOR LOT – 50 FT, FRONT, 15 FT (50 E, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, REAR STOLLTHALL, LONG). SET, 15 SIDE, AND 25 FT, 15 SIDE, AND

PARCEL D:

INTO PRICE OF SCHALDING IN SCIENCE, IN THE CHARGE SAY, WARRE, RANGE S LOST, WAL, LINKS WESTERLY OF THE WESTERLY WAS THE CHARGE SCIENCE AND OF CHARGE SCIEN

PARCEL E:

LOTS 5 AND 6, BLOCK 1, JOHNSON'S FREST ADDITION TO THE TOWN OF LA CONNER; AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 8, RECORDS OF SWAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THOSE FORTIONS OF COVERNMENT LOT 5 IN SECTION 25 AND OF GOVERNMENT RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL G:

EXEMBIGAT AL POINT ON THE ESTABLE OF OUT 1 OF SAM SCHOW MA, WHERE SAD DAST UNE WINDESCED THE OWN LAW OF THE WAY DEWANDED CHIEF OF THE WAY DEWANDED C

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL H

AND OF GOVERNMENT [ [0] 1,

BECONNIC AT A POINT ON THE EAST LINE OF LOT 1, SUID SECTION 36, WHERE SAID EAST LINE INTERSECTS THE NORTH LINE OF THE MAIN DRAINAGE DITCH. OF DRAINAGE DISTRICT NO. 15;

## SKAGIT COUNTY PARCEL NUMBERS

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL F

LOT 1 IN SECTION 36, ALL IN TOWNSHIP 34 NORTH,

GENANDA IT HE NORTHEST CORRECT OF SAU CONERWANT LOT S, THRUST SOUTH ALONG THE JUST UNE OF SAU SECTIONS 25 AND SA LOCKAGE OF SAU SECTIONS 25 AND SA LOCKAGE OF SAU SECTION 25 AND SALE OF SALE OF SAU SECTION 25 AND SALE OF SALE OF SAU SALE OF SAU SECTION 25 AND SALE OF SALE OF SALE OF SAU SALE OF SAL

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES EASTERLY OF THE WESTERLY BASE LINE OF THE EXISTING DIKE ON SAID PROPERTY:

THAT PORTION OF COMENMENT LOT 5 OF SECTION 25, TOWNSHP 34 NORTH, RAINE 2 EAST, W.M., AND OF COMENMENT LOT 1, SECTION 35, TOWNSHP 34 NORTH, RAINE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

EXCEPT ANY PORTION OF THE ABOVE—DESCRIBED PREMISES LYING WITHIN BOUNDARIES OF EXISTING ROADS AND RIGHTS—OF—WAY FOR DIKE.

THAT PORTION OF GOVERNMENT LOT 5 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

P207725
P207725
P207725
P207730
P207730
P207730
P207731
P20864
P20864
P20864
P20864
P20867
P74189
P74190
P74276
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P74275
P744778
P744778

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EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PREMISES LYING WITHIN BOUNDARIES OF EXISTING ROAD RIGHTS-OF-WAY,

ALSO, TRAOT 5 OF PLATE NO. 17, THE AND SHORE LANDS OF SECTION 25 AND 24, COMER HARBUR, SKAGT COUNTY, STATE OF WASHINGTON, ACCORDING TO THE PLAT COMMISSIONER OF PERIOL LANDS AT OLYMPIA, WASHINGTON, EXCEPT THAT PORTION LINE OF THE EXISTING DIKE. AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY BASE LINE OF THE EXISTING DIKE. , TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LA T THEREOF ON RECORD IN THE OFFICE OF THE THEREOF LYING EASTERLY OF THE WESTERLY BASE

450, PART OF TROTT, PULIT NO. 18, TIDE AND SHORE LANDS OF SECTION 18, TOWNSHIP 24 MORTH, RANGE 2 EAST, WLH, LA COMMER HARBOR, SHART COMINY, STATE OF MISHINGTON, ACCIDIONNE OT THE PLAT HEREOF ON RECORD IN THE CHTACT OF THE COMMISSIONET OF PUBLIC LANDS AT QUARMA, MISHINGTON, EESCREED AS PULLORS.

ERGRANCA IT DE INITIAL DONE MANUS E 1007 SOUTH AND SEE RETEMBET OF THE DEMORTH CORRECT RETEMBED SECTIONS 36 AND 25 THOMBED SEATHERS. SECTION SEE SEE THE THE THOMBE AND THE SEE SEET THE THOMBE SEET THE THE SEET THE THE SEET THE S

EXCEPT RIGHT-OF-WAY OF DRAINAGE DISTRICT NO. 15,

AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY BASE LINE OF THE EXISTING DIKE.

EXCEPT FROM PARCELS "G" AND "H", THE FOLLOWING DESCRIBED TRACT.

ALL OF SHORT PAT MO SE-COLL PROPODE JUDISTS 5, 1923, RECORDED JUDISTS 9, 1933, IN VALUALE TO OF SHORT PATS, PACES 200.

AND 221 JURGER JUDISTS EEL NO, 1920/2000, JAN DE SENA, PACES OF JOURNESS OF SECTION 25, TOMORE 34 MORTER,

ANAZ 2 EST, MAL AND TRACT, SHATE MO, 17, TIEL JUNIOS, MO SHORDANGS OF SECTIONS 25 AND 24. MORRISHE 34 MORTER

CHARGE SEST, MAL AND TRACT SHATE MORTER SHATE OF MORTER SHATE OF THE CHARGE SHATE AND THE SHATE SHATE

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

THAT PORTION OF THE VACATED NORTH 900 FEET OF FRST BY TOWN OF LA CONNER ORDINANCE NO. 339, RECORDED DI COUNTY OF SKAGIT, STATE OF WASHINGTON. ST STREET IN THE TOWN OF DECEMBER 6, 1968, UNDER LA CONNER WHICH REVERTED TO SAID PREMISES AUDITOR'S FILE NO. 721098. SITUATE IN THE

PARCEL 1:

HAT PRIPRIO DE GOODWINST LOT J. SECTION AS, TOWASPE SI MERIE, MANGE Z ESET, WL., THING MERTE OF THE EXPENSE OF THE TOWN OF SCHOOLING MERCHEN AND THE MEAST HE OF "SHEARINGS AND THE MEAST HE OF "SHEARINGS AND MEAST MAD THE MEAST HE OF "SHEARINGS AND MEAST MEAST HE REST LIKE OF LOT OF CLUCKIN ADDITION THE TOWN OF "LA RECORDED AS SECTIONATIVE, MAD THE CHING "LA RECORDED AS SECTIONATIVE, MEAST HE CHING "LA RECORDED AS SECTIONATIVE, MAD THE CHING "LA RECORDED AS S

A STRIP OF LAND 33 FEET IN WIDTH IN SECTION 36, TOWNSHIP 34 NORTH FOLLOWS: RANGE 2 EAST, MORE

SPECIFICALLY DESCRIBED AS

PARCEL K

PARCEL J:

REGINNER AT A POINT ON THE RESTRICTAL UNE OF LOT 3, BLOCK A CAMPILANT RISK ALDITION TO THE TOWN OF LANDARIES, SOON DEVILLAND AND THE METALE AND THE METALE AND THE METALE UNITE OF SOON DEVILLAND AND THE METALE AND THE

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE COMPANY SUBDIVISION 31, 2019 AT 8:00 A.M. GUARANTEE, POLICY NUMBER 5003353-0002472e, DATED MAY





Phone: 425.259.4099	320 W. Marine View Drive, Suite 200	ND ASSOCIATES INC.
CHECKED BY: RCH	DRAWN BY: GJLA	

SHEET 2 OF 1	SCALE: N /A	CHECKED BY: RCH
JOB NO.: PSCX0030	DATE: 5-19-2021	DRAWN BY: GJLA
	LEGAL DESCRIPTION	
	BINDING SITE PLAN	
	LA CONNER MARINA	
JNTY	PORT OF SKAGIT COUNTY	PORT

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#### PORT 읶 SKAGIT COUNTY, $\vdash$ CONNER $\leq$ ARINA BINDING $\underline{\circ}$ H PLAN

IN PORTIONS OF GOV'T. LOT 5, SECTION 25 AND GOV'T. LOTS 1 & 2, SECTION 36, TWP. 34 N., RGE. . 2 E.,

### OTS AND TRACTS

PARCILS DESIGNATED AS LOTS WHIN! HE PORT OF SWART CUMIT LA CONNER MARINA BRIGNE SITE PLAY ARE SEPARATE LEGAL LOTS OF RECORD THAT ARE INTERDED TO BE DEPLOPED WITH COMMERCIAL, INCUSTRIAL AND/OR MINED USES CONSSIENT WITH APPLICABLE TOWN OF LA CONNER ZOWNG RECULATIONS. MITHIN THE PORT OF SKAGIT COUNTY LA CONNER MARINA BINDING SITE PLAN THERE ARE OR WILL BE PARCELS THAT ARE EITHER LOTS OR TRACTS

parcils designated as "tracits" within the port of scagit county la conner marina broing ste plan are for road, utility and Parking purposes or other uses as may be specifically designated and limited herein or by separate mote.

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PART OF SAAJOT COUNTY.

PARESE RESCAIRED AS TRACTS WHICH THE EXPERT SHAFT CHART HAS MERCHAR PRIMES THE PLAN ARE FERR POOR UTILITY PARKIN AND HARMAN POOR THEMSTERMED REPORTED VICTURE THE THE THE THE SHAFT THE ARROWN OF THE PROFILED REPORT OF SHAFT CHART AND REGULATIONS ESTABLISHED BY THE PORT OF SHAFT CHART AND REGULATIONS ESTABLISHED BY THE PORT OF SHAFT CHART AND REGULATIONS AND THE THEMSTERMED BY THE THEMSTERMED OF SHAFT CHART IN CHART HAS AND RESCAIRED BY THE PORT OF SHAFT CHART OF SHAFT CHART HAS THE SHAFT CHART CHART

racts A, B, B1, B2, B3, C, and C1 are limited to parking, nobess and egress, and utilities and associated uses (e.g. pedestrian Andscaping, storminates). The port of skagt county may assign parking spaces to particular uses and/or lots.

iract d is limied to a private road (nobess and egress) and utility corridor and associated uses (e.g. pedestram, landscaping, Stormwater).

## RACT E IS LIMITED TO MARINA/PORT INFRASTRUCTURE OR ACCESS

Tracts f and g are located waterward of the ordinary high water mark this lots and tracts note. ADDITIONAL NOTES: , AND ARE NOT SUBJECT TO THE USE LIMITATIONS SET FORTH IT

## GRANT OF PARKING EASEMENT- LOT 14

A CHORD PARKE EXERCIT RESIDING OF 11 OF THE PORT OF SOLD COUNTY LA COUNTEY MAKEN, BERGAN SIET, MAY THE EXCLUSIVE BERGAN TO THE PARKE EXCLUSIVE COUNTY LA COUNTEY COUNTY AND THE PARKE THE PARKE THE OFFICE OF THE PARKE THE COUNTY LA COUNTY LA COUNTY AND THE WARTH THE OFFICE OF THE PARKE THE COUNTY LA COUNTY AND THE WARTH THE OFFICE OF THE PARKE THE COUNTY COUNTY AND THE PARKE THE PARKE THE COUNTY COUNTY AND THE PARKE THE COUNTY COUNTY AND THE PARKE THE PARKET T

## REPAIR AND MAINTENANCE OF PRIVATE ROADS

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EL CURNOCIMINAT ÉCHAPAMENTANCE, TIÉ COSS O REPRÈS OF JOHANG CAUSTI DE PANT LOS OMBRE RESTO, MICLIANCE, RIMBOTI LIMITANCIA, UIITEN RESULANCIA, OMACE TIES EL COSS OR RESPONSE DE PARTICIONE DE PARTICIO

#### UTILITY EASEMENTS

A THE FOOT HIMT EXECUTED CONTRESS ON THE CIPTION BEAMONEY OF SEAL OF MINH THE PORT OF SOLICITIONS TO LOWEST HANN, HOMING STEP AND EXECUTED TO THE OFFICE OF SOLICITION THAN ITS SOLICITIONS. HERS AND STANDS THE PORT HAY SOME HAIT EXEMPLIST TO ANY THOSE PARTY (PIELLS ON PRIVATE) WHITE PROVIDES WHICH THIS EXECUTION AND STANDS THE PORT HAY BOULD ANY STRICTION, ON APPOINDED OF THAY MIND, AND HIS PLAT, ANY LANGUAGEN WHICH THIS DESCRIPT SEALS WITHOUT THE PORT WHITEN COURSEN OF THE PORT OF SHARE (DUSTING).

### STORMWATER EASEMENT

THE COPE CENTRES AND INSULAND ITS COCCESSOR LEGS AND ASSURES OF PORT A PERSONAL EXPLAND OF RECOLUTION AND TRACE THAN IS THE CONTRACT AND WITH A STREET AND THE MARKET (16) PETER OF THE CONTRACT ON THE CONTRA

#### ELLANEOUS NOTES

- THE THINK OF THE WASTESS TO REPORT BOAGE.

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- A CONSER.

  15 SOURCE HUBE STORMANTS COC:

  16 PART OF THE STORMANTS COC:

  17 PART OF THE STORMANTS COC:

  18 PART OF THE STORM
- 50074. SPACES: ARE DEVELOPED, PARKING SHALL COUPLY WITH TOWN OF LA CONNER AND COUNTY OF SMAGIT.

## SCHEDULE "B-1" EXCEPTION NOTES

. M.

- PER ITEM "A." THE PARCEL IS SUBJECT TO A 60-FOOT WIDE EASEMENT TO PUGET SOUND FORER & LIGHT COMPANY FOR A TRANSMISSION LINE BY AF NO. 190435. (AS SHOWN HEREON, AFFECTS TRACTS C1, C4, G, AND LOTS 31, 34, AND 35.)
- ERECTINE IN THE FARSE. IS SECTION RESENATIONS CONTAINED IN RESENANCE AND ANALYSIS OF REAL PROPERTY OF THE PARTY OF THE PAR
- $\underline{PR}$  ITM  $\underline{C}^{\bullet}$  THE PARCEL IS SUBJECT TO AN 18-FOOT MOE EASEMENT ALONG THE NORTH LINE OF COVERNMENT LOT 1, SECTION 35, FOR FARMING PURPOSES, BY AF NO. 469235. (DOES NOT AFFECT BINDING SITE PLAN TRACTS/LOTS).
- <u>BR ITM "D"</u> THE PARCEL IS SUBJECT TO RESERVATION OF WHERALS AND MINERAL RICHTS, FOSSILS, ETC., WITH ROATS OF WAY, ETC. BY DEED FROM THE STATE OF WASHINGTON AF NO. 453818, (NOT PLOTTABLE, AFFECTS TRACTS B AND F OF BNDING STE PLANL)
- EREITEL\*\* HE PARCE IS SURFET TO EXCEPTIONS AND RESERVATION REGARDING THE RIGHT AND PRINCES OF DRAWNICK AND DESCHARMONG HLL SIRREGARD DESCHARMONG THE WIRE ADDRESS REMAINS THE RIGHT STATE OF THE RIGHT AND THE RIGHT
- PER ITEM "S" THE PARCEL IS SUBJECT TO A 10-FOOT WIDE EASEMENT TO MAX JENSEN TO "LAY, MANTAIN, AND REMOVE AT ANY TIME A WATER PIPE LINE..." BY AF NO. 625685, (AS SHOWN HEREON, AFFECTS TRACTS A, B, B2, O, F, AND LIDTS 9, 23-25 OF BNOING STE PLAN,
- PER ITEM "H" THE PARCEL IS SUBJECT TO A PUGET SOUND POWER & LIGHT COMPANY AN ELECTRIC UNE, INCLUDING ALL NECESSARY POLES OR TOWERS, WRES AND EXTURES, BY AF NO. 627732 (NOT PLOTFABLE, AFFECTS LOT 9 AND TRACES B AND F OF BINDING SITE PLAN.)
- <u>Per Ital "i he paga is saret to a puet somo pomba a light company an electro due, ancidina all recessary pales Or tomes, meets am primes, by a no rébies (not potitable, location is vaole, appears to affect tracts e, be, bb, c), d f, g, and lots 3, 25—1 of broing sie flank)</u>
- ERRITH.". THE PARCEL SUBJECT TO A PUGET SOUND POWER & LIGHT COMPANY EXSEMPLY FOR AM LECTRIC LINE, INCLUDING ALL NECESSARY POLES OR TOWERS, MIRES AND PIXTURES, BY AF NO. 628400 (NOT FLOTMBLE, AFFECTS ALL BNOING SITE PLAN IRACTS/LOTS NORTH OF DRAMANCE DIST, NO. 15 DTCH)
- BER ITEM "K". THE PARCEL IS SUBJECT TO A 30 EASDADNT FOR ROAD PURPOSES BY AF9205180073 (NOT PLOTTABLE; AFFECTS ALL BINDING SITE PLAN TRACES/LOTS NORTH OF DRAINAGE DIST, NO. 15 DITCH)
- PER ITEM 1." THE PARCEL IS SUBJECT TO A CASCADE NATRUAL CAS CORPORATION GAS PIPELINE EASEMBNT BY AF NO. 771329 (NOT PLOTTABLE, AFFECTS LOT 31, AND TRACTS C AND G OF BINDING SITE PLAN.)
- FIRE TIME THE PARCEL IS SUBJECT TO A CASSAGE MATURAL DAS CORPORATION CAS PREDUE EXEMBNÍ BY AF NO. 772375 (NOT PADTIBLE PAPEAS TO AFFECT ALL BROWNS STE PLAN LOTS/PRACTS WORTH OF THE DRIAWAZE DIST, NO. 15 DITCH, EXCEPT LOTS 27-28 AND TRACTE ES.) <u>PER ITEM "M"</u> THE PARCEL IS SUBJECT TO A CASCADE MATRUAL CAS CORPORATION CAS PIPELINE EASEMENT BY AF NO. 771330 (NOT PLOTTABLE, APPEARS TO AFFECT ALL BINDING STE PLAN LOTS/TRACTS EXCEPT C, C1, AND LOTS 32—36.)
- TERTITAL "VI HE PARCE IS SIBERCT TO A PURET SOUND FORER AND LIGHT COMARNY EXSURPT FOR ONE OR MORE EXERTING INFORMATION LINES BY AF NO. 7904240035 (AS SHOWN HERCOX, AFFECTS TRACTS A AND D, AND LOTS 1 AND 2 OF BRONKS TIE FUNK)
- PER LIFEL "P" THE PARCEL IS SUBJECT TO PRIET SOUND POWER AND LIGHT COMAPNY TRANSMISSION AND/OR DISTRIBUTION LINES BEFORE TRANSMISSION AND/OR DISTRIBUTION HERDIN, MFTECTS LOT 20 OF BINDING SITE PLAN.) EASEMENT FOR AN UNDERGROUND ELECTRIC SYSTEM BY AF NO. 7908210020 (AS SHOWN
- PER ITEM 'O' THE PARCE IS SUBJECT TO A PIGET SOUND POWER AND UTEM COMPANY TRANSMISSION AND/OR DISTRIBUTION LINES BECTRIC TRANSMISSION AND/OR DISTRIBUTION MERCIN, AFFECTS TRACT D AND LOTS 1, 2, AND 3 OF BINDING SITE PLAN.) EASEMENT FOR AN UNDERGROUND ELECTRIC SYSTEM BY AF NO. 8508280038 (AS SHOWN
- EREITEL "2" HE PAREL IS SUBECT TO A PUET SOMA POIRE NAU LIDIT COMPAY EXSEMPLITER AN UNDESCOUND EXETTIC TRANSICION MOD/OR DETRIBUTION LISE ELECTION TRANSICIONEM AND (OR DISTRIBUTION SYSTEM BY AF NO. 870206046 (AS SHOWN HERCON, AFTECTS LOTS 12 AND 13 AND TRACT D OF BHONNE STE PLAN.)
- ERITM "A" THE PARCE IS SUBJECT TO DRAMAGE FEES PER MEMORANDUM OF UNDERSTANDING BY A. F. NO. 200208190118. (NOT PROTTABLE, AFFECTS TRACTS C, CI, C, AND LOTS 30—36 OF BNOING SITE PLAN.)
- EREIDIA" HE PAGIS IS SAECT TO AN EXCADET IN GROSS WHAN HE WACKED BERT OF WAY FOR ALL DUBES UTURES, WALLING TUTUROUS AN AMPROLEMENT RESERVA, AND RECORDING OF ANY FRANCHESS OF RECORDS BY A.F. M. ZOOJIOGOOGS, (AS SHOWN HEEDIN, AFECTS LOTS 30, 31 AND TRACT O OF BROWN STE PLAN.)
- $\underline{\text{PER ITM 'Y'}}$  THE PARCEL IS SUBJECT TO AN EXEMENT FOR MOREES, EGRESS, AND URLINES BY A.F. NO. 2008/03/20070. (NOT PLOTTABLE AFFICTS TRACTS C, CI., AND G, AND LOTS JI-34 OF BNOWG SITE PLAN.)
- PER ITEM "Z" THE PARCEL IS SUBJECT TO AN 10 EASEMENT FOR UTILITIES BY A.F. NO. 200809020090 AND TRACTS CI AND G OF BINDING SITE PLAN.)  $\underline{\text{FER}}$  ITM. "A" THE PARCEL IS SUBJECT TO AN 10 EASEMENT FOR INGREES, EXPRESS, AND UTLITIES BY A.F. NO. 200804160076. (AS SHOWN HEREON, AFFECTS TRACTS C, G AND LOTS 30 AND 31 OF BINDING STE PLAN.) . (NOT PLOTTABLE; AFFECTS LOT 31
- FER ITEM "AA". THE PARCEL IS SUBJECT TO AN 10 EASEMENT FOR UTILITIES BY A.F. NO. 2008/02/1003. (AS SHOWN HEREON, AFFECTS LOT 13, TRACTS A AND D OF BINDING SITE PLAN.)

23.

- FER ITEM 1881. THE PARCEL IS SUBJECT TO EASSMENT FOR UTILITIES BY A.F. NO. 201303260054 (AS SHOWN HEREON, AFTECTS LOT 10 AND TRACTS B, BI, BZ, D, E, AND F OF BNOING SITE PLAN.)
- $\frac{\partial \mathcal{E}_{1}}{\partial \mathcal{E}_{2}} = \frac{\partial \mathcal{E}_{2}}{\partial \mathcal{E}_{3}}$  in easement for unlines by a.f. no. 201302560055 (as shown hereon, affects tracts by 2, b, a.no f, and lots 2, 4-7, 9, 11-13, 18, 23a, and 29 of binding site plan.)
- $\underline{\text{ER}}$   $\underline{\text{IDA}}$  " $\underline{\text{DO}}$ " The parce, is subject to exserv for ununes by A.F. No. 2017/00/50025. (Not plothable, affects lots 16-23, 24-26, and tracts 82, 0, and f of brong site plan.)

## 4-13 SHEET INDEX

LA CONNER MARINA OF SKAGIT COUNTY

EASEMENT EXCEPTIONS & BINDING SITE PLAN NOTES BINDING SITE PLAN

BY: GJLA	DATE: 5-03-2021	JOB NO.: PSCX0030
D BY: RCH	SCALE: N/A	SHEET 3 OF 14



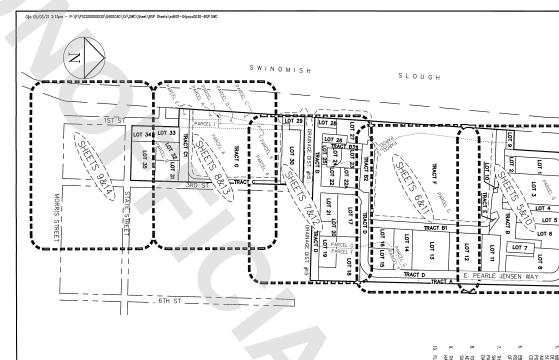


1620 W. Marine View Drive, Suite 200 Everett Washington 98201 Phone: 425.259.4099

DRAWN

### PORT 9 SKAGIT COUNTY, $\triangleright$ CONNER MARINA BINDING $\overline{\mathbb{N}}$ H PLAN

IN PORTIONS OF GOV'T. LOT 5, SECTION 25 AND GOV'T. LOTS 1 & 2, SECTION 36, TWP. 34 N., RGE. 2 E., W.M.



## SURVEY NOTES

- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORP 1201 ELECTRONIC DISTANCE
- ZONING: COMMERCIAL (C) AND INDUSTRIAL (I).

- THE INNER AND OUTER HARBOR LINES SHOWN HEREON WERE CALCULATED FROM 2003 SUPPLEMENTAL MAP OF ACCOUNTS HARBOR, RECORDED UNDER AUDITOR'S FILE NUMBER 2003/02/06/016, RECORDS OF SCAGIT COUNTY, WASHINGTON.
- FLOOD ZONE- A1, A7; SEE MAP PANEL-TOWN OF LA CONNER, SKAGIT COUNT-PANEL NO. 530156 0001 B

- MEASURING THEODOLITE
- SEWAGE DISPOSAL: TOWN OF LA CONNER.
- 4. WATER: TOWN OF LA CONNER.
- PROCESS TATALON, DALING OKSS-DERVISO NAMOSS PROCESS ESCOMASK IS CONTROL POWT (57) AND, A 5-56° BOW. BOD WITH 2 ALLAMANIA CHE STAMPOJ DEA CH 100° SET IN THE SOUTHEAST CORNES OF BBO AREA LAWN NORTHEAST FITE SAMONDAY THOSE TOLD BOLLDON.
- THIS SURFEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT THE REPORT, THIS SURFEY DAES NOT PURPORT TO SHOP ALL ESCALISTIK, RESTRICTIONS, RECEPTATIONS, PROPERIORS, CONCEAUNTS, OR CONDITIONS WHICH MAY AFFECT THE PARCIES SYMM HERCON, THE REPORT FROM FREST AMERICAN THE COMPANY, POLICY NAMERS SOCIASSA-DOZIATO, DATED MAY 31, 2019.
- TOPOGRAPHIC INTORNATION SHOWN HEREON IS BASED UPON A COMPOSITE OF AERIAL MAPPHIC PREFORACI BY AERO-METRIC N 2008, A GROUND SURFEY PERFORACID BY LEDWARD, BOUDNOT & SCOULEN 2008, AND A GROUND SURFEY FERFORACID BY DIAND EVANS AND ASSOCIATES IN 2012.

001 1 Area: 43,372 sq.ft. 1,00 acres
012 Area: 10,10 sq.ft. 1,00 acres
013 Area: 95,652 sq.ft. 2,20 acres
014 Area: 21,775 sq.ft. 1,05 acres
015 Area: 31,659 sq.ft. 0,75 acres
016 Area: 43,25 sq.ft. 1,15 acres
017 Area: 15,720 sq.ft. 0,55 acres
018 Area: 52,00 sq.ft. 0,55 acres
019 Area: 43,25 sq.ft. 0,19 acres
019 Area: 43,25 sq.ft. 0,19 acres
019 Area: 43,25 sq.ft. 0,19 acres
019 Area: 23,400 sq.ft. 0,55 acres
019 Area: 23,500 sq.ft. 0,55 acres
019 23 Area: 21,513 sq.ft. 0,55 acres
019 23 Area: 21,513 sq.ft. 0,55 acres
019 23 Area: 21,513 sq.ft. 0,55 acres
019 23 Area: 21,520 sq.ft. 0,55 acres

LOT TABLE

LOT TABLE

1.00cres

101 24 Area; 13,504 sq.ft, 0,31ocres

2.20cres

101 25 Area; 4,888 sq.ft, 0,13ocres

2.20cres

101 26 Area; 13,505 sq.ft, 0,13ocres

3.50cres

101 27 Area; 37,898 sq.ft, 0,32ocres

1.70cres

101 28 Area; 36,989 sq.ft, 0,32ocres

1.70cres

101 29 Area; 37,989 sq.ft, 0,51ocres

1.70cres

101 29 Area; 36,955 sq.ft, 0,51ocres

1.70cres

PARCEL NUMBER
FROM FIRST AMERICAN
TITLE COMPANY LEGAL
DESCRIPTION

- LUMINARE

  STREET LIGHT

  —— POWER/JUILITY POLE

  TUB TELEPHONE JUNCTION B

  SSMIC SANITARY MAHOLE

  C/O\* SANITARY CLEANOUT BOX
- · X A ⊞ Å □ ⑩
- WATER VALVE SIGN
- FIRE HYDRANT
- STORM MANHOLE
  STORM CATCHBASIN
  STORM CULVERT
  WATER METER  $\triangleright \bullet \otimes \circ \bigcirc$ 
  - ••

LEGEND:

- FOUND CASED MONUMENT
- FOUND CONCRETE MONUMENT FOUND REBAR AND CAP PLS #19645 (UNLESS NOTED DIFFERENTLY) FOUND BRASS CAP
- SET REBAR AND CAP, PLS #42674 (JANUARY 2012 UNLESS NOTED DIFFERENTLY) SET MAGNAIL AND WASHER PLS #42674 (JANUARY 2012 UNLESS NOTED DIFFERENTLY) FOUND MAGNAIL AND WASHER PLS #19645 (UNLESS NOTED DIFFERENTLY)

1620 W. Marine View Drive, Suite 200 Everett Washington 98201 Phone: 425.259.4099 AND ASSOCIATES INC.

RAWN BY:

HECKED BY: GJLA RSH SURVEY NOTES, LEGEND BINDING CONNER MARINA 1"=300' 5-03-2021 ND & PLAN KEY MAP ON BOL SHEET 4 PSCX0030 읶 <u>-</u>4

PORT OF SKAGIT COUNTY

TOTAL PROPERTY: 2,868,512 sq.ft.

65.85

acres

