

# ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

SITUATE A PORTION OF THE SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 NORTH,  
AND A PORTION OF THE NE 1/4 OF THE NW 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 34 NORTH,  
RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON

**DEDICATION**  
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED  
OWNER OF THE LAND HEREBY PLATTED, DECARE THIS SUBDIVISION,  
KNOWN AS "ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE  
PLAN, PHASE 1", TO BE FREE AND VOLUNTARY ACT FOR THE  
USES SHOWN HEREON.  
THIS 15th DAY OF October, 2021

STEVEN DUDAL, COMMISSIONER  
KEVIN E. WARE, COMMISSIONER  
CANTON, JESSICA SHAW, Abstract  
MICHAEL SWANER, COMMISSIONER

**ACKNOWLEDGMENT**  
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE  
THAT CANTON, JESSICA SHAW, Abstract  
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON DAH  
STATE OF WASHINGTON } SS  
COUNTY OF SKAGIT

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STATE OF WASHINGTON } SS  
COUNTY OF SKAGIT

**LEGAL DESCRIPTION:**  
SEE SHEET 2 OF 4

PL20-0246

DRAWN BY: TAW CHECKED BY: ASW F.S.# 485.15 DATE: 9.27.2021 JOB NO. 2020028 SHEET NO. 1 OF 5

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON } N/A  
COUNTY OF SKAGIT

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COUNTY OF SKAGIT

**APPROVALS:**  
EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT,  
STATE OF WASHINGTON.  
Heather  
SKAGIT COUNTY HEALTH OFFICER

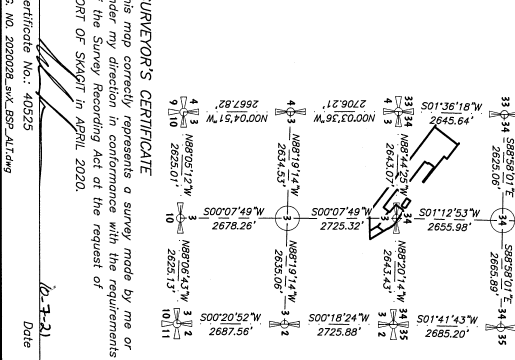
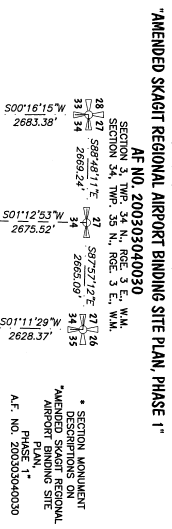
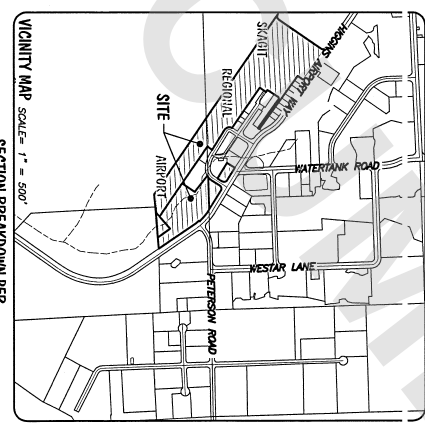
**SKAGIT COUNTY PLANNING DIRECTOR**  
John A. Hest  
SKAGIT COUNTY PLANNING DIRECTOR

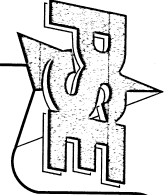
**DEVELOPER**  
PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION  
BELLINGHAM, WA 98233

**SKAGIT COUNTY TREASURER**  
Chloe Brown  
SKAGIT COUNTY TREASURER

**SITE ADDRESSES NOTE:**  
A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS  
SUBDIVISION. THE ADDRESS RANGE IS 15.24, ADDRESS RANGE = HIGGINS AIRPORT WAY FROM 11000  
TO 15401.

AUDITOR'S CERTIFICATE  
Filed for record this 10 day of Dec. 2021 at 2:00pm  
in book \_\_\_\_\_ of surveys at page \_\_\_\_\_ at the request of  
PACIFIC SURVEYING AND ENGINEERING SERVICES INC.  
County Auditor Stacy Folger  
AUDITOR'S FILE NO.: 202112100111





# ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

1. EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR THE PURPOSE OF UNDERGROUND FACILITIES INCLUDING UTILITY LINES AND RELATED FACILITIES, GRANTED TO PUGET SOUND ENERGY AND/OR ITS PREDECESSORS, RECORDED APRIL 30, 1993, AS AUDITOR'S FILE NO. 1000360002.

2. EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR UTILITY LINES AND RELATED FACILITIES, GRANTED TO PUGET SOUND ENERGY AND/OR ITS PREDECESSORS, RECORDED APRIL 30, 1993, AS AUDITOR'S FILE NO. 1000360002.

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PL20-0246

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## BINDING SITE PLAN NOTES:

1. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF CORPORATE ROADS SHALL BE THE RESPONSIBILITY OF THE PORT OF SKAGIT COUNTY.
3. NO BUILDING PERMITS SHALL BE ISSUED FOR RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
4. A CHANGE IN LOCATION OF ACCESS, WAY NECESSARY A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
5. 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 ARE BROUGHT TO FULL COUNTY ROAD STANDARDS AND HAVE BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY. A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
6. WATER SOURCE: PUBLIC UTILITY DISTRICT #1.
7. SANITARY SEWER SERVICE: CITY OF BELLINGHAM.
8. FUTURE DEVELOPMENT MAY BE SUBJECT TO THE STORMWATER MANAGEMENT RULES IN EFFECT AT THE TIME OF DEVELOPMENT, AND MAY REQUIRE ADDITIONAL ANALYSIS AND FEEDBACK TO SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. ZONING: AIR (WATER RELATED).
10. PARKING REQUIRED WILL BE DETERMINED WITHIN INDIVIDUAL BUILDING PERMIT APPLICATIONS.
11. LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE SKAGIT COUNTY LANDSCAPING CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. SKAGIT COUNTY LANDSCAPING CODE REQUIREMENTS WILL SUPERSEDE SKAGIT COUNTY LANDSCAPING CODE REQUIREMENTS.
12. ENTIRE IMPACTS TO OR DEVELOPMENT OF ANY PROTECTED CRITICAL AREA PARCELS CONTAINED IN THE BINDING SITE PLAN WILL BE PURSUANT TO SKAGIT COUNTY PHASE II WETLAND MANAGEMENT PLAN AS DEVELOPED UNDER SKAGIT COUNTY CRITICAL AREAS ORDINANCE NO. 1424 AND AS AMENDED IN THE FUTURE.
13. TOTAL AREA - 33.53 ACRES.
14. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THE LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE CERTIFICATION, ALL LOTS HEREIN SHALL BE CONSIDERED LOT OF RECORD FOR THE PURPOSES OF THE SKAGIT COUNTY RECORDS ACT, UNLESS OTHERWISE RESTRICTED.



DRAWN BY: TLM

CHECKED BY: ASW

FILE # 49515

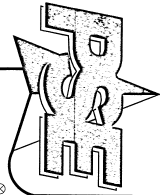
DATE: 9/27/2021

JOB NO. 20200208

SHEET NO. 2 OF 5

DWG. NO. 20200208, REV. BSP, ALDING

**PACIFIC SURVEY & ENGINEERING INC** EMAIL: info@psurvey.com  
909 SQUALICUM WAY SUITE 111 BELLINGHAM, WA 98225 PHONE: 360.671.7387 FAX: 360.671.4685 www.psurvey.com



# ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

PL200-0246

DRAWN BY: TLM CHECKED BY: JSM

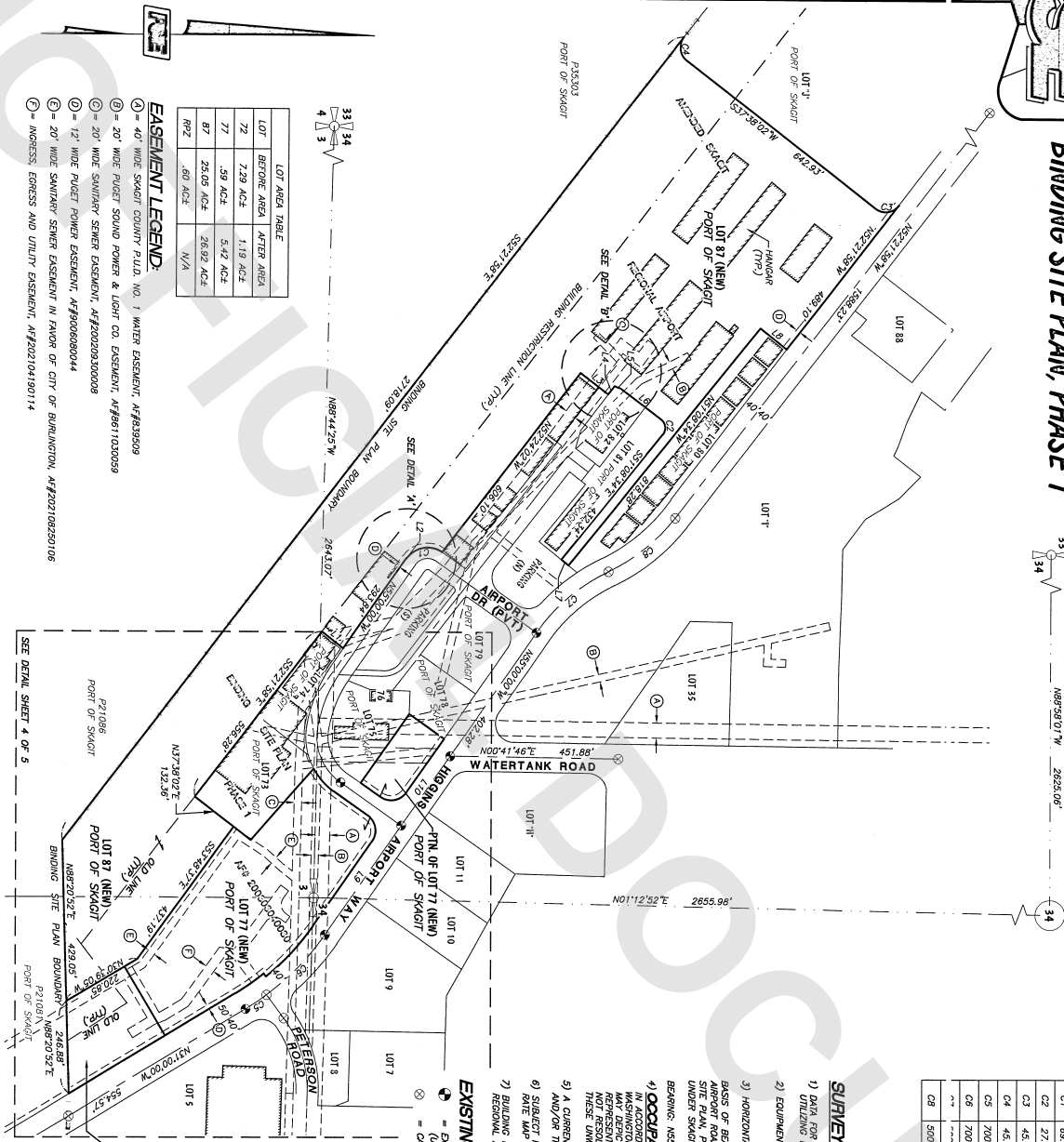
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DATE: 9/27/2021

JOB NO. 20200028

SHEET NO. 3 OF 5

DWG. NO. 20200028\_SVP\_ALT-049



## EASEMENT LEGEND:

LOT	BEFORE AREA	AFTER AREA
72	7.29 AC±	1.19 AC±
77	.39 AC±	5.42 AC±
87	25.09 AC±	28.92 AC±
RPT	.60 AC±	N/A

- ① = 40' WIDE SKAGIT COUNTY PUD, NO. 1 WATER EASEMENT, AF#933509
- ② = 20' WIDE PUECT SOUND POWER & LIGHT CO. EASEMENT, AF#811020059
- ③ = 20' WIDE SANITARY SEWER EASEMENT, AF#20203300008
- ④ = 12' WIDE PUECT POWER EASEMENT, AF#900000044
- ⑤ = 20' WIDE SANITARY SEWER EASEMENT IN FAVOR OF CITY OF BURLINGTON, AF#202108250106
- ⑥ = ADDRESS, EGRESS AND UTILITY EASEMENT, AF#202104190114

SEE DETAIL SHEET 4 OF 5

PORT OF SKAGIT

LOT 87 (NEW)

PORT OF SKAGIT

LOT 87 (NEW)

PORT OF SKAGIT

LOT 87 (NEW)

PORT OF SKAGIT

LOT 87 (NEW)

PORT OF SKAGIT

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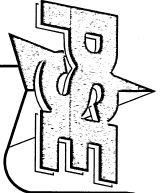
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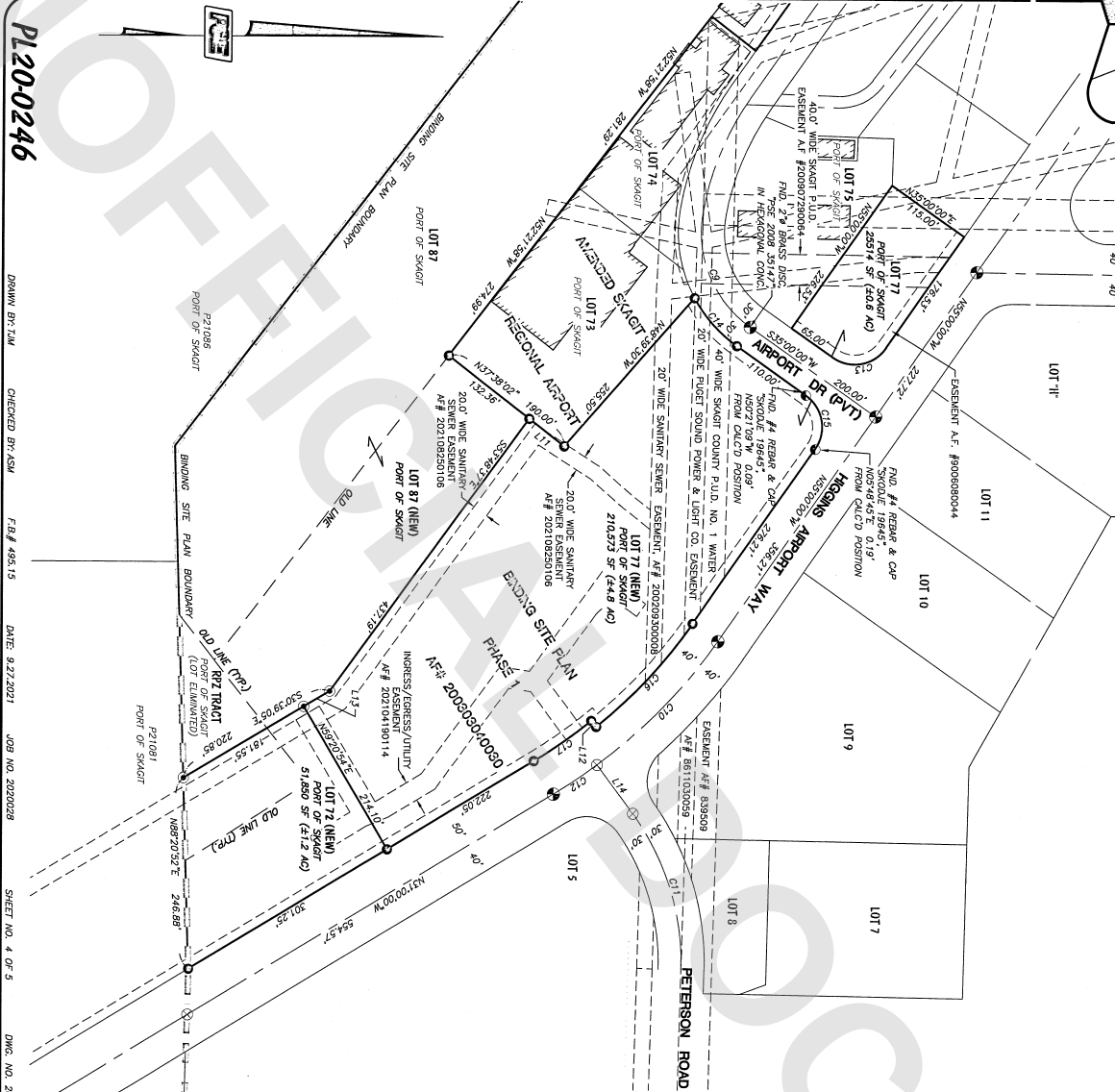
**PACIFIC SURVEY & ENGINEERING INC** EMAIL: info@psurvey.com  
909 SQUALICUM WAY SUITE 111 BELLINGHAM, WA 98225 PHONE: 360.671.7387 FAX: 360.671.4685 www.psurvey.com



# ALTERATION TO AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

PL200-0246

DRAWN BY: TMM CHECKED BY: ASW F.S.# 495.15 DATE: 9/27/2021 JOB NO. 2020028 SHEET NO. 4 OF 5 DWS NO. 2020028 SWK ESP-JLT/IMG



CURVE	RADIUS	DELTA	LENGTH
C9	150.00'	65.70/0.00°	170.17'
C10	700.00'	18.29/11°	226.04'
C11	322.50'	38.74/12°	215.30'
C12	700.00'	5.34/50°	64.18'
C13	50.00'	90.70/00°	78.54'
C14	180.00'	28.33/42°	83.45'
C15	50.00'	90.70/00°	78.54'
C16	650.00'	15.57/46°	183.88'
C17	650.00'	8.02/14°	91.18'

LINE	BEARING	LENGTH
L11	N27°38'02"E	57.64'
L12	S50°09'46"W	10.00'
L13	S30°09'02"E	38.29'
L14	N63°29'11"E	78.16'

## EXISTING FEATURE SYMBOL LEGEND

- EXISTING 2" BRASS DISC IN CONC. IN CASE (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POSITION PER PLAT
- ⊙ SET REBAR & YELLOW PLASTIC CAP "TSE 4023"
- ⊙ EXISTING REBAR AND CAP "SHOULDER 19845"
- ⊙ SET WALL/FLASHER "TSE 4023"

## OCCUPATIONAL INDICATOR NOTE

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON, RCW 66.08 AND RCW 66.09, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS IDENTIFIED THE FOLLOWING OCCUPATIONAL INDICATORS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

- 1) DATA FOR THIS SURVEY HAS BEEN GATHERED BY FIELD OBSERVATIONS, UTILIZING ELECTRONIC DATA COLLECTION IN MAY 2020 AND AUGUST 2021.
- 2) EQUIPMENT USED: THEODOLITE 02.01.5"
- 3) HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE NORTH ZONE
- 4) OCCUPATIONAL INDICATOR NOTE: BASIS OF BEGINNING: THE MONUMENTED CENTERLINE OF HOGANS AIRPORT ROAD PER "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1" (PLAT NO. 2003040020) UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2003040020.
- 5) A CURRENT TITLE REPORT WAS PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST THAT WERE NOT NOTED THEREIN.
- 6) SUBJECT PROPERTY IS LOCATED WITHIN ZONE 2, FEMA FLOOD INSURANCE RATE MAP 580151 02040, DATED AUGUST 21, 1985.
- 7) BUILDING LOCATIONS SHOWN FOR REFERENCE ONLY PER MOST RECENT SKAGIT REGIONAL AIRPORT PHOTOGRAPHY.

## SURVEY NOTES:

1) DATA FOR THIS SURVEY HAS BEEN GATHERED BY FIELD OBSERVATIONS, UTILIZING ELECTRONIC DATA COLLECTION IN MAY 2020 AND AUGUST 2021.

2) EQUIPMENT USED: THEODOLITE 02.01.5"

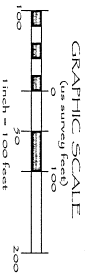
3) HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE NORTH ZONE

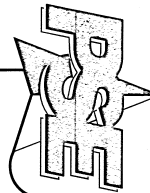
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BINDING SITE PLAN, PHASE 1

UTILITY LOCATION EXHIBIT

