

Survey in the SW1/4 of the SE1/4, and the SE1/4 of the SW1/4, of Section 10, Twp. 35 N., Rng. 8 E., W.M.

Amendment To Binding Site Plan No. C-1-88

Legal Description

THAT PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST OF W.M., LYING BETWEEN TWO LINES DRAWN AS FOLLOWS: THE SOUTHERLY LINE BEING PARALLEL TO AND SOUTH 504 FEET FROM THE NORTH LINE OF SAID SW1/4 OF THE SW1/4, AND THE NORTHERLY LINE BEING PARALLEL TO AND SOUTH 504 FEET FROM THE NORTH LINE OF SAID SW1/4 OF SW1/4 OF SECTION 10, EXCEPTING THEREFROM THE WEST 400 FEET AND THE EAST 32 FEET.

TOGETHER WITH A TRACT OF LAND IN THE SE1/4 OF SW1/4 OF SAID SECTION 10, DESCRIBED AS FOLLOWS: ALL THAT PART OF SAID SE1/4 OF SW1/4 LYING SOUTH OF A LINE WHICH BEGINS AT A POINT 504 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 960 FEET, MORE OR LESS, TO THE WEST LINE OF SUPERIOR AVENUE, EXTENDED SOUTH, THENCE SOUTH ALONG SAID WEST LINE, EXTENDED, 366 FEET; THENCE WEST 400 FEET; THENCE SOUTH 444.5 FEET, MORE OR LESS, TO SOUTH LINE OF SECTION 10; THENCE EAST, ALONG SAID SOUTH LINE, TO THE SOUTHEAST CORNER OF SE1/4 OF SW1/4; THENCE NORTH, ALONG SUBDIVISION LINE TO PLACE OF BEGINNING.

AND TOGETHER WITH ALL OF LOTS 26 AND 23, AND THAT PORTION OF LOT 22 LYING SOUTH OF A LINE DRAWN PARALLEL TO AND 504 FEET SOUTH FROM THE NORTH LINE OF SW1/4 OF SAID SECTION 10, SAID LOTS BEING AS SHOWN IN "PLAT OF SUNRISE ADDITION" AND RECORDED IN VOLUME 4 OF PLATS AT PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Notes

- BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- BASIS--BEARINGS - ASSUMED N89°48'26"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, AS SHOWN ON SURVEY FILED IN A.F.#200801090042.
- FOR ADDITIONAL INFORMATION SEE BINDING SITE PLAN NO. C-1-88 FILED IN A.F.#8810050086 AND SURVEY FILED IN A.F.#200801090042.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
- ZONING - AIRPORT LAND USE DISTRICT
- SEWER - TOWN OF CONCRETE, SEWER SERVICE HAS NOT BEEN EXTENDED TO ALL OF THE LOTS IN THIS BINDING SITE PLAN, THE OWNERS/LESSEES OF THE LOTS SHOULD INQUIRE AS TO THE AVAILABILITY OF SEWER SERVICE.
- WATER - TOWN OF CONCRETE, WATER SERVICE HAS NOT BEEN EXTENDED TO ALL OF THE LOTS IN THIS BINDING SITE PLAN, THE OWNERS/LESSEES OF THE LOTS SHOULD INQUIRE AS TO THE AVAILABILITY OF WATER SERVICE.
- LOT STAKING - ONLY THE LOT CORNERS WHERE REINFORCING RODS ARE SHOWN HEREON HAVE BEEN SET AT THE TIME OF FILING THIS AMENDED BINDING SITE PLAN.
- ALL PROPOSED USES AND STRUCTURES SHALL NOT PENETRATE THE PART 77 IMAGINARY SURFACES AS DEFINED BY THE CODE OF FEDERAL REGULATIONS, TITLE 14 FEDERAL AVIATION REGULATION (FAR) PART 77, OBJECTS AFFECTING NAVIGABLE AIRSPACE.
- ALL PROPOSED USES AND STRUCTURES SHALL COMPLY WITH CMC CHAPTER 19.20 - AIRPORT LAND USE DISTRICT. FRONT SETBACK: ZERO (0) FEET SIDE SETBACK: FIVE (5) FEET REAR SETBACK: ZERO (0) FEET
- BUILDINGS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE AS REQUIRED BY CMC CHAPTER 15.04.
- ALL DEVELOPMENT SHALL PROVIDE PLANS SHOWING THE DESIGN AND CONSTRUCTION OF THE SANITARY SEWER AND WATER SYSTEMS AND CONNECTIONS AS PROVIDED IN CMC TITLE 13.
- ALL PROPOSED USES AND STRUCTURES SHALL INCLUDE MEASURES TO INFILTRATE STORMWATER ON-SITE.
- ALL DEVELOPMENT SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES IN COMPLIANCE WITH THE BEST MANAGEMENT PRACTICES OF THE DEPARTMENT OF ECOLOGY MANUAL TO PREVENT EROSION DURING ALL ACTIVITIES.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS AMENDED BINDING SITE PLAN IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Paul Wilber
TOWN OF CONCRETE

Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Judd Wilson
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Mayor OF THE TOWN OF CONCRETE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: *Judd Wilson* TITLE: Notary Public
DATE: 5/12/08 MY APPOINTMENT EXPIRES: 12/03/11 Residing: Skagit County

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

Robert D. Angsted
SKAGIT COUNTY TREASURER
DATE: 5-16-08

Approvals

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CONCRETE MUNICIPAL CODE THIS 12 DAY OF MAY 2008.

TOWN ENGINEER: *Paul Wilber*
TOWN PLANNER: *Paul Wilber*

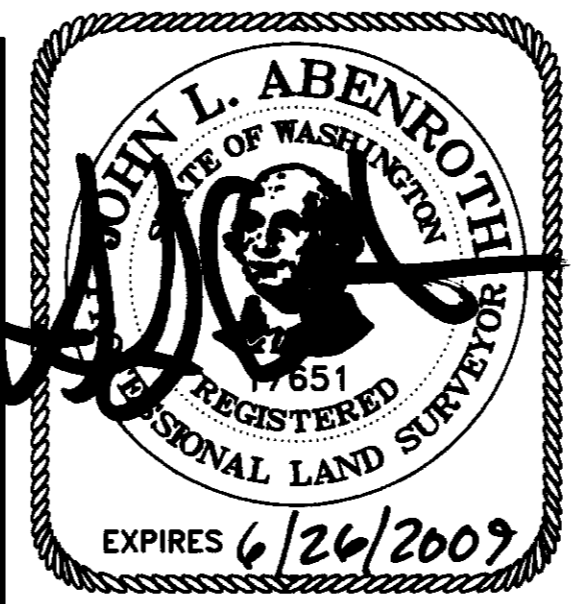
THE WITHIN AND FOREGOING BINDING SITE PLAN IS HEREBY APPROVED BY THE CONCRETE TOWN COUNCIL THIS 12 DAY OF MAY 2008.

Paul Wilber
TOWN MAYOR

05/08/08	REVISED APPROVAL BLOCK PER RICK CISAR	S.R.M.	JO#	206155A	DRAWN	stmm	CHECKED	djm	DATE	29AUG07	SCALE	N/A	SHEET	1 OF 2
03/14/08	REVISED NOTES & DWG PER RICK CISAR	S.R.M.	BY											

Amended Binding Site Plan for the Town of Concrete

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
COPYRIGHT 2008 SKAGIT SURVEYORS, INC.



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2008 at the request of the Town of Concrete.
John L. Abenroth CERT#17651
Date 5/13/08

AUDITOR'S CERTIFICATE
200805160156
Skagit County Auditor
5/16/2008 Page 1 of 2 3:30PM
J. Yungquist by Judy Zausala
County Auditor or Deputy Auditor

Survey in the SW1/4 of the SE1/4, and the SE1/4 of the SW1/4, Amendment To Binding Site Plan No. C-1-88 of Section 10, Twp. 35 N., Rng. 8 E., W.M.

1/16 CORNER AS SHOWN
ON SURVEY FILED IN
A.F.#200801090042.

S89°55'56" W

1324.77'

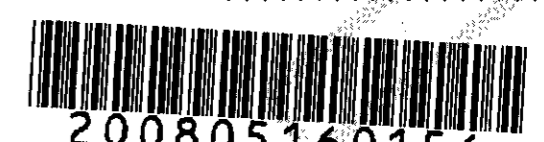
1/16 CORNER AS SHOWN
ON SURVEY FILED IN
A.F.#200801090042.

S89°56'40" W

2608.74'

1/16 CORNER AS SHOWN
ON SURVEY FILED IN
A.F.#200801090042.

AUDITOR'S CERTIFICATE



200805160156
Skagit County Auditor

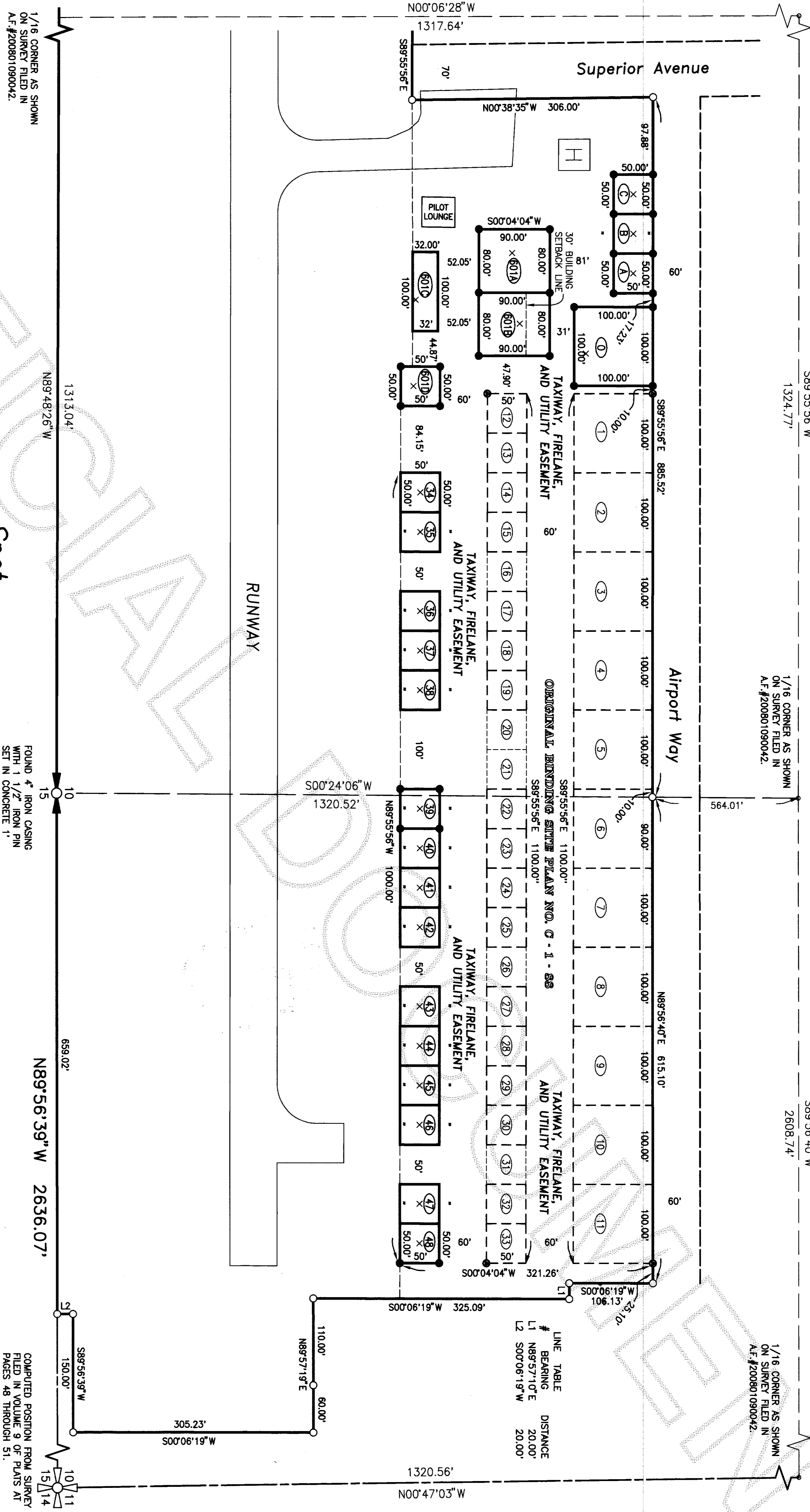
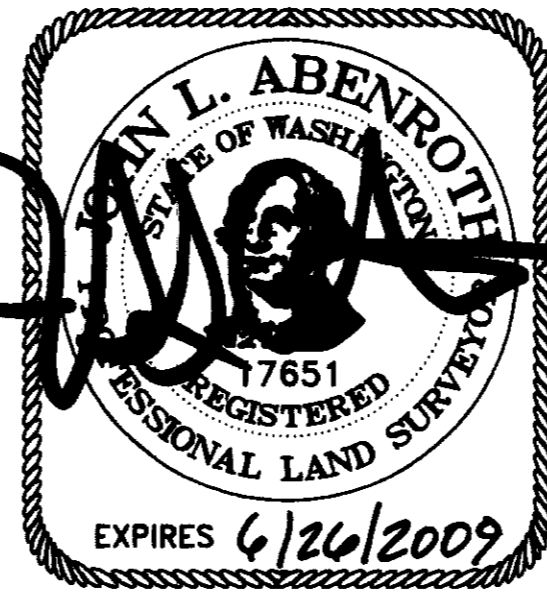
5/16/2008 Page 2 of 2 3:30PM

County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2008 at the request of the Town of Concrete.

John L. Abenroth CERT#17651
Date 5/13/08



1/16 CORNER AS SHOWN
ON SURVEY FILED IN
A.F.#200801090042.

N89°48'26" W

FOUND 4" IRON CASING
WITH 1 1/2" IRON PIN
SET IN CONCRETE 1'
ABOVE GROUND 12/19/06.

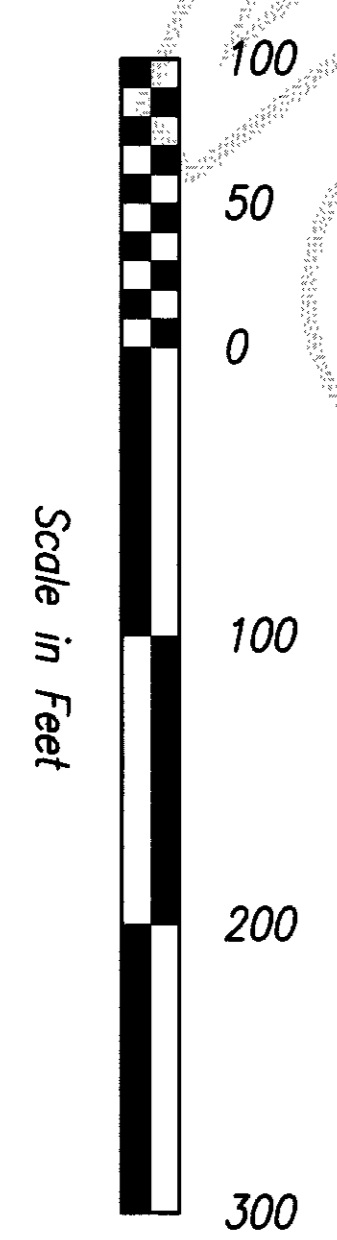
658.02'

N89°56'39" W

2636.07'

COMPUTED POSITION FROM SURVEY
FILED IN VOLUME 9 OF PLATS AT
PAGES 48 THROUGH 51.

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Spot Elevations

LOT 34 ELEV. =	264.1'
LOT 35 ELEV. =	264.5'
LOT 36 ELEV. =	265.1'
LOT 37 ELEV. =	265.4'
LOT 38 ELEV. =	265.5'
LOT 39 ELEV. =	265.1'
LOT 40 ELEV. =	264.9'
LOT 41 ELEV. =	264.8'
LOT 42 ELEV. =	264.5'
LOT 43 ELEV. =	264.9'
LOT 44 ELEV. =	264.7'
LOT 45 ELEV. =	264.4'
LOT 46 ELEV. =	264.2'
LOT 47 ELEV. =	263.3'
LOT 48 ELEV. =	262.6'
LOT A ELEV. =	261.0'
LOT B ELEV. =	259.7'
LOT C ELEV. =	262.5'
LOT 601A ELEV. =	261.0'
LOT 601B ELEV. =	261.2'
LOT 601C ELEV. =	264.0'
LOT 601D ELEV. =	264.3'

Lot Information

LOTS 1 THROUGH 33 SHOWN HEREON ARE EXISTING LOTS CREATED DURING BINDING SITE PLAN NO. C-1-88 FILED IN A.F.#8810050086.

LOTS 34 THROUGH 48, LOTS A THROUGH C, AND LOT 601D ARE EACH 50' BY 50' AND CONTAIN 2,500 S.F. EACH

LOTS 601A AND 601B ARE EACH 80' BY 90' AND CONTAIN 7,200 S.F. EACH

LOT 601C IS 100' BY 32' AND CONTAINS 3,200 S.F.

LOT 0 100' BY 100' AND CONTAINS 10,000 S.F.

LOTS 16, 20, 21, 26, AND 31 OF THE ORIGINAL BINDING SITE PLAN NO. C-1-88 (FILED IN A.F.#8810050086) ARE HEREBY RESERVED FOR USE AS TAXIWAYS, FIRELANES, AND UTILITY EASEMENTS.

- Legend**
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE "Z" X "Z" WITNESS STAKE.
 - SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" DURING SURVEY FILED IN A.F.#200801090042.
 - SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" DURING BINDING SITE PLAN NO. C-1-88 FILED IN A.F.#8810050086.
 - × SPOT ELEVATION LOCATIONS. VERTICAL DATUM = NAVD88.

Amended Binding Site Plan for the Town of Concrete

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	03/14/08	REVISED NOTES & DWG PER RICK CISAR	S.R.M.	JOB#	206155A	DRAWN	srmm	CHECKED	djm	DATE	29AUG07	SCALE	1" = 100'	SHEET	2 OF 2
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