AMENDMENT TO BINDING SITE PLAN NO. PL23-001

SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 , AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8, EAST OF W.M. DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE S 89°56'39"E ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 659.02 FEET; THENCE N 00°06'19"E, A DISTANCE OF 20.00 FEET; THENCE N 89°56'39"E, A DISTANCE OF 150.00 FEET; THENCE N 00°06'19"E, A DISTANCE OF 305.23 FEET; THENCE S 89°57'19"W, A DISTANCE OF 170.00 FEET; THENCE N 00°06'19"E, A DISTANCE OF 325.09 FEET; THENCE S 89°57'10"W, A DISTANCE OF 20.00 FEET; THENCE N 00°06'19"E, A DISTANCE OF 166.13 FEET TO A POINT ON THE NORTH LINE OF AIRPORT WAY; THENCE S 89°56'40"W ALONG AIRPORT WAY, A DISTANCE OF 614.79 FEET; THENCE N 89°55'56"W ALONG AIRPORT WAY, A DISTANCE OF 886.2 FEET TO A POINT ON THE EAST LINE OF SUPERIOR AVENUE; THENCE S 00°38'35"E ALONG SAID EAST LINE, A DISTANCE OF 366.00 FEET; THENCE N 89°55'56"W ALONG THE SOUTH LINE OF SUPERIOR AVENUE, A DISTANCE OF 70.01 FEET TO THE SOUTHWEST CORNER OF SUPERIOR AVENUE; THENCE CONTINUING N 89°55'56"W, A DISTANCE OF 367.50 FEET; THENCE S 00°06'28"E, A DISTANCE OF 18.65 FEET; THENCE N 89°48'26"W, A DISTANCE OF 32.00 FEET; THENCE N 00°06'28"W, A DISTANCE OF 20.48 FEET TO AN EXISTING FENCE: THENCE N 89°48'21"W ALONG SAID FENCE AND THE WESTERLY PROLONGATION OF SAID FENCE, A DISTANCE OF 885.01 FEET; THENCE S 00°37'10"E, A DISTANCE OF 449.54 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE S 89°48'26"E, A DISTANCE OF 2226.04 FEET TO THE POINT OF BEGINNING.

NOTES

1. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-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.
3. FOR ADDITIONAL INFORMATION SEE BINDING SITE PLAN NO. C-1-88 FILED IN A.F.#8810050086 AND SURVEY FILED IN A.F.#200801090042.
4. 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.
5. ZONING - AIRPORT LAND USE DISTRICT
6. 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.
7. 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.
8. 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.
9. ALL PROPOSED USES AND STRUCTURES SHALL COMPLY WITH CMC CHAPTER 19.20 - AIRPORT LAND USE DISTRICT.
10. ALL STRUCTURES SHALL COMPLY WITH ADOPTED FIRE CODE PROVISIONS FOR SEPARATION.
11. ALL DEVELOPMENT SHALL REQUIRE SITE PLAN REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT APPLICATIONS.
12. 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.
13. ALL PROPOSED USES AND STRUCTURES SHALL INCLUDE MEASURES TO INFILTRATE STORMWATER ON-SITE.
14. 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.

SURVEYOR NOTES

THE PURPOSE OF THIS AMENDED BINDING SITE PLAN IS TO ADD FEATURES THAT HAVE BEEN BUILT SINCE THE LAST UPDATE AND RECONFIGURE SOME OF THE LEASE LOTS. LOTS THAT HAVE BEEN RECONFIGURED IN THIS AMENDED BINDING SITE PLAN INCLUDE LOTS 601B TO RESOLVE BUILDING SETBACKS AND/OR ENCROACHMENTS, LOTS 34, 35, 36, 37, 43, AND 44. LOT S 34 AND 35 HAVE BEEN COMBINED INTO A SINGLE LOT TO BE KNOW AS 34/35 PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AFN #202112060029. LOTS 36 AND 37 HAVE BEING COMBINED INTO A SINGLE LOT TO BE KNOW AS 36/37 PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AFN #202112060030. LOTS 43 AND 44 HAVE BEEN COMBINED INTO A SINGLE LOT TO BE KNOWN AS 44. NO NEW LEASE LOTS HAVE BEEN CREATED.

BASIS OF BEARING

NORTH 00°24'06" EAST BETWEEN THE SOUTH QUARTER CORNER AND 1/4 SECTION LINE SURVEY MARKER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., AS FIELD MEASURE AND SHOWN HEREIN.

DATUM

NAVD 88
PROJECT BENCHMARK: REBAR AND CAP MARKED "SKA SURV 17651". BOUNDARY CORNER ALONG EAST LINE OF SUBJECT PARCEL.
ELEVATION = 262.80'

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.

Marla Reed
TOWN OF CONCRETE - Marla Reed

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF November, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED Marla Reed, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Mayor OF THE TOWN OF CONCRETE, WA TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

ANDREA R. FICHTER
Commission Expires 12-03-2025
NOTARY PUBLIC
License Number 152159
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Concrete, WA

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2024.

Treasurer • Skagit County • OFFICIAL SEAL • State of Washington

Richie Brunson 12/20/23
SKAGIT COUNTY TREASURER DATE

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONCRETE MUNICIPAL CODE THIS 22nd DAY OF November, 2023.

TOWN ENGINEER Public Works Director, Terry Loggins

Kevin Cricchio, AICP
TOWN PLANNER Kevin Cricchio

THE WITHIN AND FOREGOING BINDING SITE PLAN IS HEREBY APPROVED BY THE CONCRETE TOWN COUNCIL THIS 21st DAY OF April, 2023.

TOWN PLANNER Andrea Fichter

RECORDING CERTIFICATE

FILED FOR RECORD BY BRIAN A. GULLIKSON THIS 20 DAY OF December 2023 A.D., AT 41 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 1.
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
COUNTY AUDITOR

Tera Diedrich
DEPUTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE TOWN OF CONCRETE IN FEBRUARY, 2023

BRIAN A. GULLIKSON REGISTRATION #22037806 11/2/2023
DATE

BRIAN ADAM GULLIKSON — STATE OF WASHINGTON — 22037806 — REGISTERED PROFESSIONAL LAND SURVEYOR — 11/2/2023

NorthLine Surveying
Surveying and Construction Technologies
1580 PORT DRIVE
BURLINGTON, WA 98233
(360)899-9598

2023 AMENDED BINDING SITE PLAN PL23-001
FOR
THE TOWN OF CONCRETE MEARS FIELD
PD FILE #LU23-001
PORTIONS OF THE SW 1/4 AND THE SE 1/4 OF SEC. 10, TWP. 35 N, RGE. 08 E, W.M.

SKAGIT COUNTY
WASHINGTON

PREP: 2/7/2023
REV: 10/31/2023
DWG: 2194_AMENDEDBSP
DRAFT: NGR/BAG
CHK: BAG
SHEET 1 OF 2
PROJECT: 2194

202312200019
12/20/2023 10:41 AM Pages: 1 of 2 Fees: $328.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

AMENDMENT TO BINDING SITE PLAN NO. PL23-001

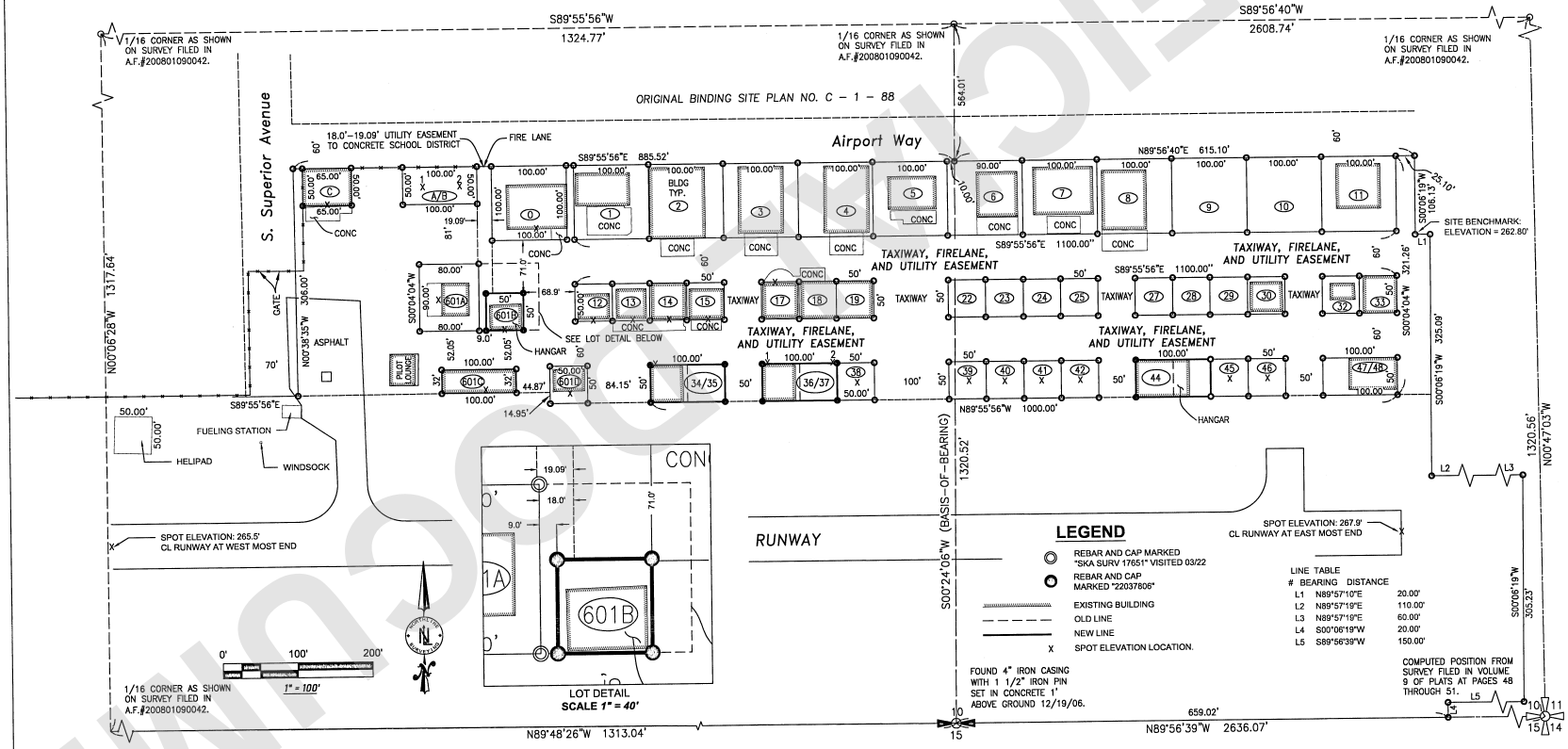
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 , AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

LOT INFORMATION:

LOT#	SIZE	AREA (Sq Ft)	LOT#	SIZE	AREA (Sq Ft)	LOT#	SIZE	AREA (Sq Ft)	LOT#	SIZE	AREA (Sq Ft)
A/B	100'X50'	5,000	14	50'X50'	2,500	31	50'X50'	2,500	601A	80'X90'	7,200
C	65'X50'	3,250	15	50'X50'	2,500	32	50'X50'	2,500	601B	80'X90'	7,200
0	100'X100'	10,000	16	50'X50'	2,500	33	50'X50'	2,500	601C	100'X32'	3,200
1	100'X100'	10,000	17	50'X50'	2,500	34	50'X50'	2,500	601D	50'X50'	2,500
2	100'X100'	10,000	18	50'X50'	2,500	35	50'X50'	2,500			
3	100'X100'	10,000	19	50'X50'	2,500	36	50'X50'	2,500			
4	100'X100'	10,000	20	50'X50'	2,500	37	50'X50'	2,500			
5	100'X100'	10,000	21	50'X50'	2,500	38	50'X50'	2,500			
6	100'X100'	10,000	22	50'X50'	2,500	39	50'X50'	2,500			
7	100'X100'	10,000	23	50'X50'	2,500	40	50'X50'	2,500			
8	100'X100'	10,000	24	50'X50'	2,500	41	50'X50'	2,500			
9	100'X100'	10,000	25	50'X50'	2,500	42	50'X50'	2,500			
10	100'X100'	10,000	26	50'X50'	2,500	43	50'X50'	2,500			
11	100'X100'	10,000	27	50'X50'	2,500	44	50'X50'	2,500			
12	50'X50'	2,500	28	50'X50'	2,500	45	50'X50'	2,500			
12	50'X50'	2,500	29	50'X50'	2,500	46	50'X50'	2,500			
13	50'X50'	2,500	30	50'X50'	2,500	47/48	100'X50'	5,000			

SPOT ELEVATIONS: (FF) = FINISH FLOOR

LOCATION	ELEVATION	LOCATION	ELEVATION	LOCATION	ELEVATION
LOT C	259.4'	LOT 19	263.9' (FF)	LOT A/B-1	261.0'
LOT 0	262.6'	LOT 30	264.2' (FF)	LOT A/B-2	260.3'
LOT 1	262.7' (FF)	LOT 32	263.6' (FF)	LOT 999	259.7'
LOT 2	262.5' (FF)	LOT 33	263.6' (FF)	LOT 601A	261.0'
LOT 3	262.5' (FF)	LOT 34/35	263.5'	LOT 601B	262.4'
LOT 4	262.6' (FF)	LOT 36/37-1	264.5'	LOT 601C	264.0'
LOT 5	262.9' (FF)	LOT 36/37-2	264.9'	LOT 601D	264.3'
LOT 6	263.1' (FF)	LOT 37	265.4'	CL RUNWAY (EAST)	267.9'
LOT 7	263.3' (FF)	LOT 38	265.5'	CL RUNWAY (WEST)	265.5'
LOT 8	263.1' (FF)	LOT 39	265.1'		
LOT 11	262.6' (FF)	LOT 40	264.9'		
LOT 12	262.1'	LOT 41	264.8'		
LOT 13	262.1'	LOT 42	264.5'		
LOT 14	262.5'	LOT 44	264.7' (FF)		
LOT 15	263.1'	LOT 45	264.4'		
LOT 17	263.6'	LOT 46	264.2'		
LOT 18	263.9' (FF)	LOT 47/48	263.1' (FF)		



LEGEND

- REBAR AND CAP MARKED "SKA SURV 17651" VISITED 03/22
- REBAR AND CAP MARKED "22037806"
- EXISTING BUILDING
- OLD LINE
- NEW LINE
- X SPOT ELEVATION LOCATION.

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

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

LINE TABLE		
#	BEARING	DISTANCE
L1	N89°57'10"E	20.00'
L2	N89°57'19"E	110.00'
L3	N89°57'19"E	60.00'
L4	S00°06'19"W	20.00'
L5	S89°56'39"W	150.00'

RECORDING CERTIFICATE

FILED FOR RECORD BY BRIAN A. GULLIKSON THIS 20 DAY OF December 2023 A.D., AT 41 MINUTES PAST 10 O'CLOCK A M.

AND RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 1.

RECORDS OF SKAGIT COUNTY, WASHINGTON.

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BRIAN A. GULLIKSON REGISTRATION #22037806 11/2/2023 DATE

BRIAN ADAM GULLIKSON STATE OF WASHINGTON 22037806 REGISTERED PROFESSIONAL LAND SURVEYOR 11/2/2023

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PD FILE #LU23-001
PORTIONS OF THE SW 1/4 AND THE SE 1/4 OF SEC. 10, TWP. 35 N, RGE. 08 E, W.M.

SKAGIT COUNTY
WASHINGTON

PREP: 2/7/2023
REV: 10/31/2023
DWG: 2194_AMENDEDBSP
DRAFT: NGR/BAG
CHK: BAG
SHEET 2 OF 2
PROJECT: 2194

UNOFFICIAL DOCUMENT

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12/20/2023 10:41 AM Page 2 of 2