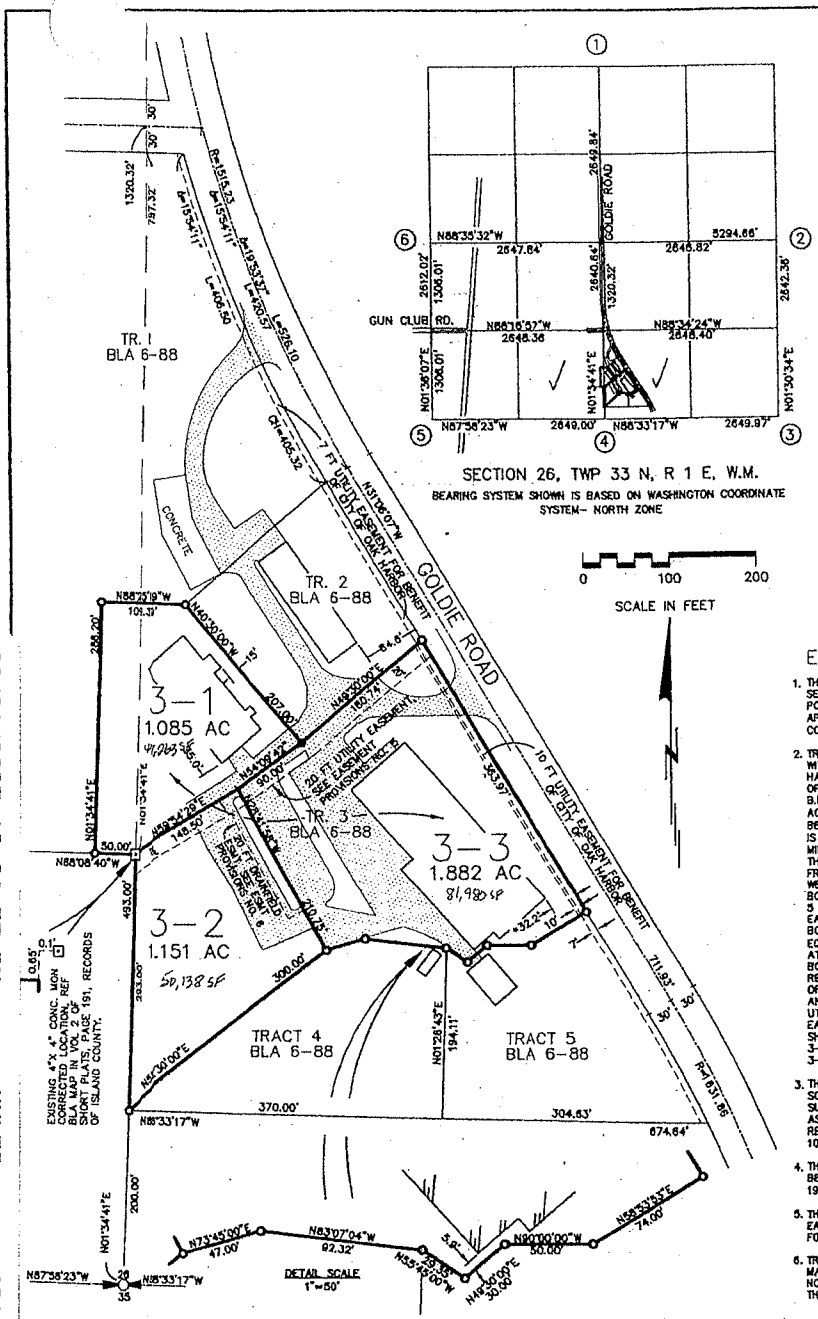
CITY OF OAK HARBOR
BINDING SITE PLAN NO. BSP-04-00001
ISLAND COUNTY PARCEL NO. R13326-051-2830



- ● 1/2" IRON REBAR SET THIS SURVEY, MARKED : FK, LS 11941
- ○ EXISTING IRON PPE, REF VOL. 2 OF SHORT PLATS, P. 191, MARKED : FK, LS 11941
- PARKING & ASPHALT DRIVE AREA
- * DENOTES SETBACK DISTANCE THAT IS NONCONFORMING PER CITY CODE, 35 FEET IS THE MINIMUM

① NORTH 1/4 CORNER
SEPT 21, 1858- GLO SET POST
1961,- H.L. MORGAN, PLS, FND CONC MON
OCT, 1972- R.P. FAKKEMA, PLS, FND CONC MON. W/BRASS CAP
DEC, 1984- D. BEARDSLEE, PLS, FND CONC. MON.
APRIL, 1990- R.P. FAKKEMA, PLS, FND CONC. MON.
NOV, 1991- D. DUNSMORE, PLS, FND CONC. MON.

② EAST 1/4 CORNER
SEPT 13, 1858- GLO SET POST
1961,- H.L. MORGAN, PLS, FND CONC. MON.

③ SOUTHEAST CORNER
SEPT 13, 1858- GLO SET POST
1961,- H.L. MORGAN, PLS, FND CONC. MON.
APRIL, 1972- R.P. FAKKEMA, PLS, FND CONC. MON IN ROAD, SET CASE
JUNE, 1984- R. CRAY, PLS, FND CONC. MON IN CASE.

④ SOUTH 1/4 CORNER
SEPT, 16, 1858- GLO SET POST
1961, -- H.L. MORGAN, PLS, FND CONC. MON.
NOV, 1979-R.P. FAKKEMA, PLS, FND CONC. MON.
DEC, 1996- J. LEONARD, PLS, FND CONC. MON.

⑤ SOUTHWEST CORNER
SEPT 16, 1858- GLO SET POST
1961,-H.L. MORGAN,PLS, FND CONC. MON.
FEB, 1978- R.P. FAKKEMA,PLS,FND CONC. MON, W/TACK
SEPT, 1983-D. BEARDSLEE,PLS, FND CONC. MON, W/WOOD PLUG
APRIL, 1984- R. CRAY, PLS, FND CONC. MON.
NOV, 1984-L.STEELE,PLS, FND CONC. MON.

⑥ WEST 1/4 CORNER
SEPT 16, 1858- GLO SET POST
1961,-H.L. MORGAN,PLS, FND CONC. MON.
FEB, 1986-R.D. CRAY, PLS, FND CONC. MON.
AUG, 1995- A. BOWERS, PLS, FND CONC. MON.

EASEMENT PROVISIONS

1. THAT PORTION OF TRACT 3-1 SHOWN HEREON WHICH LIES IN THE SW ¼ OF SECTION 26 IS SUBJECT TO THAT EASEMENT FOR BENEFIT OF PUGET SOUND POWER AND LIGHT COMPANY AS DESCRIBED IN THAT INSTRUMENT RECORDED APRIL 17, 1964, UNDER AUDITOR'S FILE NO. 161156, RECORDS OF ISLAND COUNTY.
2. TRACTS 3-1, 3-2 AND 3-3 SHOWN HEREON ARE SUBJECT TO AND TOGETHER WITH THAT EASEMENT FOR ACCESS AND UTILITIES AS ESTABLISHED BY OAK HARBOR BOUNDARY LINE ADJUSTMENT NO. 6-88 AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 191, FOR BENEFIT OF TRACTS 1,2,3,4 & 5 OF SAID B.L.A. NO. 6-88, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: OVER AND ACROSS ALL "ASPHALT DRIVEWAY AND PARKING" AREAS(ACCESS EASEMENT BENEFITS TO TRACT 5 WILL TERMINATE WHEN DIRECT ACCESS TO GOLDIE ROAD IS PROVIDED FOR TRACT 5) SHOWN ON SAID B.L.A. NO. 6-88 HAVING A MINIMUM WIDTH OF 30 FEET WITH 15 FEET ON EACH SIDE OF THE CENTERLINE THEREOF, AND EXTENDING SOUTHERLY TO THE NORTH BOUNDARY OF TRACT 4 FROM THE NORTHEAST CORNER THEREOF TO A POINT LYING 139.32 FEET WESTERLY FROM SAID NORTHEAST CORNER, AS MEASURED ALONG SAID NORTH BOUNDARY, AND EXTENDING SOUTHERLY TO THE NORTH BOUNDARY OF TRACT 5 FROM THE NORTHWEST CORNER THEREOF TO A POINT LYING 59.35 FEET EASTERLY FROM SAID NORTHWEST CORNER, AS MEASURED ALONG SAID NORTH BOUNDARY. THE OWNERS OF TRACTS 3-1, 3-2 & 3-3 SHALL SHARE EQUALLY IN THE RESPONSIBILITY AND COST (⅓ TO OWNERS OF EACH TRACT) ATTRIBUTED TO ORIGINAL TRACT 3 OF AFORESAID CITY OF OAK HARBOR BOUNDARY LINE ADJUSTMENT NO. 6-88 FOR ANY MAINTENANCE, REPAIR, REPLACEMENT, ETC. OF AFOREDESCRIBED EASEMENT ACROSS TRACTS 1, 2 & 3 OF SAID BLA 6-88. ALSO, THE CITY OF OAK HARBOR IS HEREBY GRANTED AN EASEMENT FOR PURPOSES OF FIRE AND POLICE PROTECTION AND PUBLIC UTILITIES OVER AND ACROSS THE AFOREDESCRIBED ACCESS AND UTILITY EASEMENT ACROSS SAID TRACTS 3-1, 3-2 & 3-3. THE FIRE ACCESS LANES SHALL BE KEPT OPEN AND MAINTAINED ACROSS SAID TRACTS 3-1, 3-2 & 3-3. ALL EXISTING PRIVATE UTILITIES LOCATED IN SAID TRACTS 3-1, 3-2 & 3-3 SHALL BE GRANTED EASEMENTS ALONG EXISTING UTILITIES.
3. THE NORTHEAST 7.00 FEET OF TRACT 3-3, BEING A STRIP OF LAND LYING SOUTHWESTERLY OF AND ABUTTING GOLDIE ROAD AS SHOWN HEREON IS SUBJECT TO THAT UTILITY EASEMENT FOR BENEFIT OF CITY OF OAK HARBOR AS ESTABLISHED ON OAK HARBOR BOUNDARY LINE ADJUSTMENT NO. 6-88, AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 191, AND EXPANDED TO 10.00 FEET AS SHOWN HEREON.
4. THE EASTERLY 27 FEET OF TRACT 3-3 IS SUBJECT TO THAT EASEMENT FOR BENEFIT OF PUGET POWER AS DESCRIBED IN THAT INSTRUMENT RECORDED MAY 19, 1992, UNDER AUDITOR'S FILE NO. 9209094, RECORDS OF ISLAND COUNTY.
5. THE NORTHWESTERLY 20 FEET OF TRACTS 3-2 & 3-3 IS SUBJECT TO AN EASEMENT FOR BENEFIT OF CITY OF OAK HARBOR AND TRACTS 3-1 & 3-2 FOR PURPOSES OF UTILITIES.
6. TRACT 3-2 IS SUBJECT TO AN EASEMENT FOR THE PLACEMENT, REPAIR, MAINTENANCE AND USE OF A DRAINFIELD OVER, ACROSS AND UNDER THE NORTHEASTERLY 20 FEET THEREOF; EXEPT THE SOUTHEASTERLY 55 FEET AND THE NORTHWESTERLY 20 FEET THEREOF; FOR THE BENEFIT OF TRACT 3-3.

SURVEYOR'S CERTIFICATE

THIS BINDING SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF OAK HARBOR AND THE WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF Sept. 2005

Robert D. Cray 9/16/05

ROBERT D. CRAY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 11941

ROBERT D. CRAY — STATE OF WASHINGTON — 11941 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 12/16/06

LAND DESCRIPTION

TRACT 3 OF OAK HARBOR BOUNDARY LINE ADJUSTMENT NO. 6-88, AS APPROVED ON DECEMBER 16, 1988, AND RECORDED DECEMBER 21, 1988, IN VOLUME 2 OF SHORT PLATS, PAGE 191 UNDER AUDITOR'S FILE NO. 88018134, RECORDS OF ISLAND COUNTY, WASHINGTON. BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 26, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.
SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

OWNERS CONSENT

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

MAURICE E. KLEIN — RUTH M. KLEIN

BERNARD J. SIGLER

R & A DAVIS INVESTMENTS, L.L.C.
RONALD O. DAVIS
MANAGING MEMBER

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF ISLAND }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MAURICE E. KLEIN AND RUTH M. KLEIN HUSBAND AND WIFE AND BERNARD J. SIGLER A SINGLE MAN ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED January 16, 2006.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Mt. Vernon, WA MY APPOINTMENT EXPIRES 2-1-08

KELLY L. OLSEN — NOTARY PUBLIC — STATE OF WASHINGTON — COMMISSION EXPIRES 2-1-08

STATE OF WASHINGTON } SS
COUNTY OF ISLAND }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONALD O. DAVIS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS MANAGING MEMBER OF R & A DAVIS INVESTMENTS, L.L.C., A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED January 16, 2006

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Mt. Vernon, WA MY APPOINTMENT EXPIRES 2-1-08 2008

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR PUBLIC USE ARE PAID IN FULL. THIS 24th DAY OF February, 2006.

DOUGLAS A. MERRIMAN, CITY OF OAK HARBOR FINANCE DIRECTOR

ALL TAXES LEVIED WHICH HAVE BECAME 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, 2006.

LINDA E. ASHE
ISLAND COUNTY TREASURER

APPROVALS

THIS BINDING SITE PLAN HAS BEEN EXAMINED AND APPROVED IN ACCORDANCE WITH THE CITY OF OAK HARBOR MUNICIPAL CODE, CHAPTER 21.80 THIS 21 DAY OF Feb 2006

STEVE POWERS
DIRECTOR OF DEVELOPMENT SERVICES

LARRY BENFIELD, P.E.
OAK HARBOR CITY ENGINEER

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF March, 2006 AT 2:29 p.m., IN BOOK 4 OF PLANS, UNDER AUDITOR'S FILE NO. 4116329 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE CITY OF OAK HARBOR.

SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR

ISLAND COUNTY — COUNTY AUDITOR — STATE OF WASHINGTON

E:\DATA\FAKKEMA PROJECTS\4000-4099\4018 KLEIN-SIGLER\DRAWINGS\4018 BSP.DWG

BINDING SITE PLAN OF
TRACT 3 , CITY OF OAK HARBOR SHORT PLAT BLA 6-88, LOLBI BUSINESS PARK, FOR M. KLEIN AND B. SIGLER
SECTION 26, TWP 33 N, R 1 E, W.M. — OAK HARBOR, WASHINGTON

DRAWN BY: EGH	DATE: 8/31/2004	FAKKEMA & KINGMA, INC.	SCALE: 1" = 100'	DWG. NO. 4518
REVIEWED BY: RDC	DATE: 8/31/2004	CONSULTING ENGINEERS & SURVEYORS, 840 SE 11th Ave #102 Oak Harbor, Wa. 98277 (360) 675-5971	DATE:	SHEET NO.

08/31/2007 12:04:57 PM MULTI
Recording Fee $96.00 Page 14 of 17
EAS,R
Island County Washington
4210897

Exhibit C – BINDING SITE PLAN NO. BSP-04-00001