

**BLAINE DEVELOPMENT**  
 PRELIMINARY GENERAL BINDING SITE PLAN  
 SE 1/4 OF SECTION 6, TWP. 40N., RNG 1E., W.M.  
 WHATCOM COUNTY, WASHINGTON.

**PROJECT INFORMATION:**

**APPLICANT:**  
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**OWNER:**  
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 N WACOMBA WY 441  
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**SURVEYOR:**  
 DAVID R. DOWNING & ASSOCIATES  
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**EASEMENTS**

1. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 126111 IS BLANKET IN NATURE AND CAN NOT BE LOCATED.
2. THE 20.00' WHATCOM COUNTY DRAINAGE DITCH EASEMENT IS UNSURVEYABLE AND IS NOT SHOWN HEREON.
3. THE ROAD VACATION DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 171237 IS NOT LEGIBLE AND MAY CONTAIN RESERVATIONS FOR EASEMENTS NOT SHOWN HEREON.

**WATER/SEWER/ZONING**

ZONING OF THE PROJECT AND ALL ADJOINING PARCELS IS MANUFACTURING SUBZONE B.  
 WATER AND SEWER PURVEYOR IS THE CITY OF BLAINE.  
 STORM WATER WILL BE HANDLED WITH ONSITE FACILITIES.

**LEGAL DESCRIPTION**

**PARCEL A**  
 THE SOUTH 5 FEET OF LOT 1 AND ALL OF LOT 2, BLOCK 1, PLAT OF HOLLAND AND McFARLAND'S SECOND ADDITION TO BLAINE, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT SUCH PORTION, IF ANY, THEREOF, AS TAKEN FOR ROAD, TOGETHER WITH VACATED ADELIA STREET ABUTTING AS VACATED BY ORDINANCE NO. 1779, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1525418  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL B**  
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT 5 1/3 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE, THENCE WEST 18 2/3 RODS, THENCE SOUTH 32 RODS, THENCE EAST 10 RODS, THENCE NORTH 32 RODS TO THE POINT OF BEGINNING, EXCEPT THE RIGHT-OF-WAY FOR PIPELINE ROAD LYING ALONG THE NORTH LINE THEREOF.  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL C**  
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT 36 2/3 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE, THENCE WEST 18 2/3 RODS, THENCE SOUTH 48 RODS, THENCE EAST 16 2/3 RODS, THENCE NORTH 48 RODS TO THE POINT OF BEGINNING, EXCEPT THE RIGHT-OF-WAY FOR PIPELINE ROAD LYING ALONG THE NORTH LINE THEREOF.  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL D**  
 LOTS 1 TO 8, INCLUSIVE, BLOCK 1, LOTS 1 TO 18 INCLUSIVE, BLOCK 2, LOTS 1 TO 10, INCLUSIVE, BLOCK 3, LOTS 1 TO 20, INCLUSIVE, BLOCK 4, PLAT OF SEN AND SHAW'S FIRST ADDITION TO BLAINE, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF WHATCOM COUNTY, WASHINGTON, TOGETHER WITH VACATED GEORGIA STREET, MARY AVENUE, BUCKEYE STREET AND VACATED ALLEYS IN BLOCKS 2 AND 4 AS VACATED BY ORDINANCE NO. 433, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 171237  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

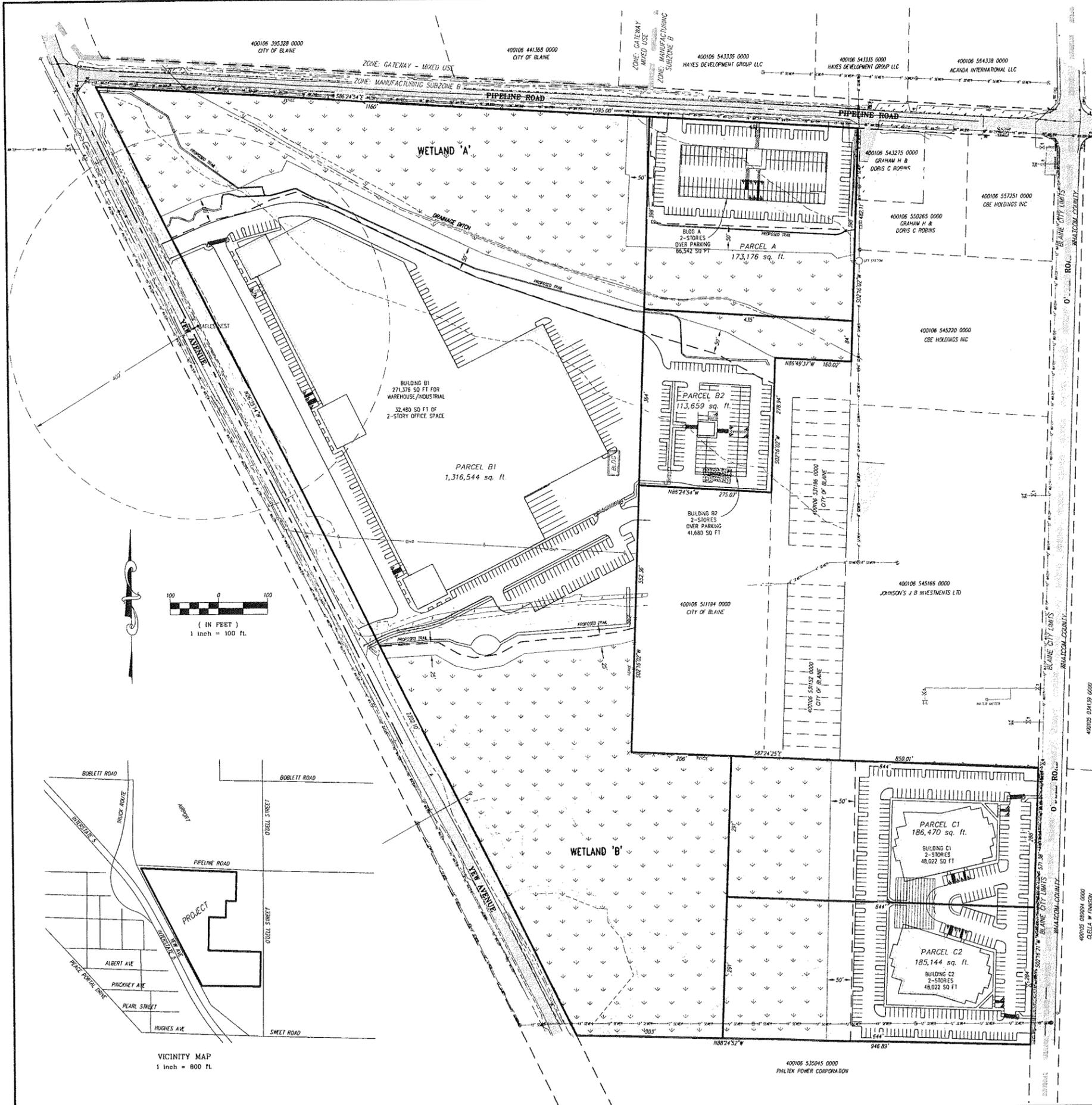
**PARCEL E**  
 THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 63 1/3 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, THENCE WEST 18 2/3 RODS, THENCE SOUTH 32 RODS, THENCE EAST 18 2/3 RODS, THENCE NORTH 32 RODS, TO THE POINT OF BEGINNING, EXCEPT THE RIGHT-OF-WAY FOR PIPELINE ROAD LYING ALONG THE NORTH LINE THEREOF.  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL F**  
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., LYING EAST OF THE GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY, ALSO THE FOLLOWING DESCRIBED TRACT OF LAND:  
 COMMENCING AT A POINT 47 FEET EAST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE IN A SOUTHERLY DIRECTION ON A LINE WHICH PRODUCED SOUTH WOULD INTERSECT THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AT A POINT 25 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID RAILWAY RIGHT-OF-WAY TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE NORTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO THE NORTHEAST CORNER THEREOF, THENCE EAST 47 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING FORMERLY KNOWN AS BLOCKS 3, 4 AND 5, AND THAT PART OF BLOCKS 6, 11, 12 AND 13 THAT LIES NORTHEASTERLY OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY CO. OF WACONIA'S FIRST ADDITION TO BLAINE, WHICH HAVE BEEN VACATED, TOGETHER WITH VACATED ADELIA, GEORGIA, AND CLYDE STREET AND WOUNGE AND COLLECT AGENE AND VACATED ALLEYS IN SAID BLOCK OF WOUNGE'S FIRST ADDITION TO BLAINE, AS VACATED BY ORDINANCE NO. 433, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 171237  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL G**  
 ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., LYING EAST OF THE OLD GREAT NORTHERN RAILWAY COMPANY'S RIGHT-OF-WAY, EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR HIGHWAY UNDER AUDITOR'S FILE NO. 864132, RECORDS OF WHATCOM COUNTY, WASHINGTON, ALSO EXCEPT THE SOUTH 10 FEET THEREOF, AND EXCEPT RIGHT-OF-WAY LYING ALONG THE EASTERLY LINE THEREOF, COMMONLY REFERRED TO AS ODELL STREET, ALSO EXCEPT RIGHT-OF-WAY LYING ALONG THE WESTERLY LINE THEREOF, COMMONLY REFERRED TO AS YEN AVENUE, EXCEPT ALSO THAT PORTION COMMANDED BY CAUSE NO. 99-2-DISS-4, BEING THE WEST 10 FEET OF THE EAST 30 FEET OF THE ABOVE DESCRIBED TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND EXCEPT PORTION DEEDED TO THE CITY OF BLAINE, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2050102587.  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL H**  
 LOTS 3 AND 4, BLOCK 1, PLAT OF HOLLAND AND McFARLAND'S SECOND ADDITION TO BLAINE, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT SUCH PORTION, IF ANY, THEREOF, AS TAKEN FOR ROAD, TOGETHER WITH VACATED ADELIA STREET ABUTTING AS VACATED BY ORDINANCE NO. 1779, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1525418  
 SITUATE IN WHATCOM COUNTY, WASHINGTON

**PARCEL I**  
 LOT 3, BLOCK 1, AND LOTS 1 THROUGH 12, BLOCK 2, ALL IN PLAT OF HOLLAND AND McFARLAND'S SECOND ADDITION TO BLAINE, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 83, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT THAT PORTION, IF ANY, THEREOF, AS TAKEN FOR ROAD, TOGETHER WITH VACATED ADELIA STREET ABUTTING AS VACATED BY ORDINANCE NO. 1779, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1525418  
 SITUATE IN WHATCOM COUNTY, WASHINGTON



VICINITY MAP  
 1 inch = 800 ft.

**SUBMISSION NO. 1**  
 SITE PLAN REVIEW  
**BLAINE DEVELOPMENT**  
 YEWE AVE. & PIPELINE RD.  
 BLAINE, WA 98230

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**PRELIMINARY GENERAL BINDING SITE PLAN**



REV DESCRIPTION DATE

**SHEET TITLE**  
**BSP1**

PROJECT NUMBER: 057471 119109  
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