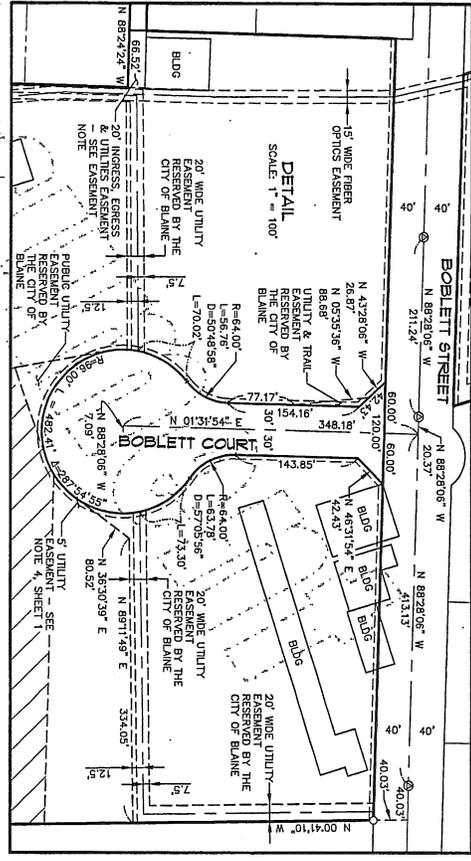
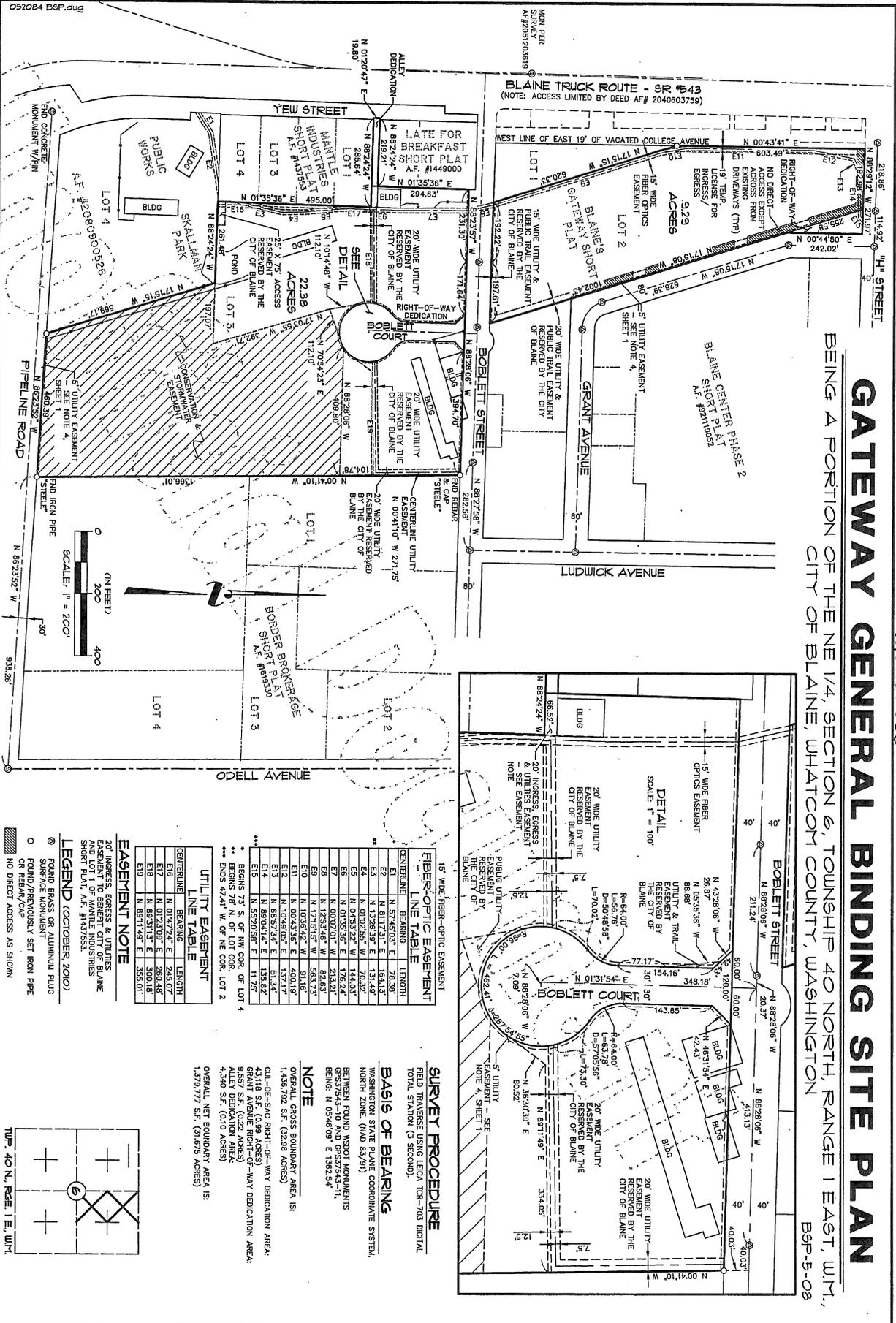


GATEWAY GENERAL BINDING SITE PLAN

BEING A PORTION OF THE NE 1/4, SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST, 10TH, CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON B9P-5-08



FIBER-OPTIC EASEMENT LINE TABLE

SEQUENCE	BEARING	LENGTH
E1	N 89°27'59" W	154.13'
E2	N 89°27'59" W	154.13'
E3	N 13°28'39" E	131.49'
E4	N 10°25'58" W	70.32'
E5	N 04°53'22" E	144.03'
E6	N 01°35'35" E	178.24'
E7	N 12°31'42" W	81.83'
E8	N 17°15'15" W	583.22'
E9	N 10°58'42" W	401.16'
E10	N 00°43'36" E	80.19'
E11	N 89°27'59" W	137.17'
E12	N 10°49'05" E	81.34'
E13	N 10°49'05" E	81.34'
E14	N 52°20'58" E	11.35'
E15	N 52°20'58" E	11.35'

UTILITY EASEMENT LINE TABLE

SEQUENCE	BEARING	LENGTH
U1	N 01°41'10" W	1356.01'
U2	N 01°41'10" W	1356.01'
U3	N 01°41'10" W	1356.01'
U4	N 01°41'10" W	1356.01'
U5	N 01°41'10" W	1356.01'
U6	N 01°41'10" W	1356.01'
U7	N 01°41'10" W	1356.01'
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U14	N 01°41'10" W	1356.01'
U15	N 01°41'10" W	1356.01'
U16	N 01°41'10" W	1356.01'
U17	N 01°41'10" W	1356.01'
U18	N 01°41'10" W	1356.01'
U19	N 01°41'10" W	1356.01'
U20	N 01°41'10" W	1356.01'
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U50	N 01°41'10" W	1356.01'
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U63	N 01°41'10" W	1356.01'
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U73	N 01°41'10" W	1356.01'
U74	N 01°41'10" W	1356.01'
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U85	N 01°41'10" W	1356.01'
U86	N 01°41'10" W	1356.01'
U87	N 01°41'10" W	1356.01'
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U89	N 01°41'10" W	1356.01'
U90	N 01°41'10" W	1356.01'
U91	N 01°41'10" W	1356.01'
U92	N 01°41'10" W	1356.01'
U93	N 01°41'10" W	1356.01'
U94	N 01°41'10" W	1356.01'
U95	N 01°41'10" W	1356.01'
U96	N 01°41'10" W	1356.01'
U97	N 01°41'10" W	1356.01'
U98	N 01°41'10" W	1356.01'
U99	N 01°41'10" W	1356.01'
U100	N 01°41'10" W	1356.01'

LEGEND (OCTOBER 2010)

- 20' WIDE BRASS OR ALUMINUM PLUG
- 30" DIA. MONUMENT SET IRON PIPE
- OR REBAR/PIPE
- NO DIRECT ACCESS AS SHOWN

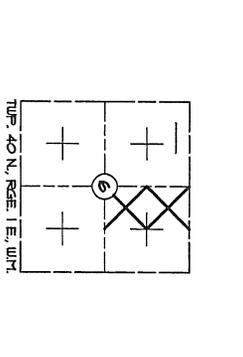
SURVEY PROCEDURE
FIELD TRAVERSE USING LEICA TOR-703 DIGITAL TOTAL STATION (3 SECOND).

BASIS OF BEARING
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/97)

NOTE
OVERALL GROSS BOUNDARY AREA IS: 1,435,792 S.F. (32.89 ACRES)
CL-DE-SAC RIGHT-OF-WAY DEDICATION AREA: 43,118 S.F. (0.99 ACRES)
GRANT AVENUE RIGHT-OF-WAY DEDICATION AREA: 4,340 S.F. (0.10 ACRES)
ALLEY DEDICATION AREA: 4,340 S.F. (0.10 ACRES)
OVERALL NET BOUNDARY AREA IS: 1,379,777 S.F. (31.675 ACRES)

UTILITY EASEMENT LINE TABLE

SEQUENCE	BEARING	LENGTH
U1	N 01°41'10" W	1356.01'
U2	N 01°41'10" W	1356.01'
U3	N 01°41'10" W	1356.01'
U4	N 01°41'10" W	1356.01'
U5	N 01°41'10" W	1356.01'
U6	N 01°41'10" W	1356.01'
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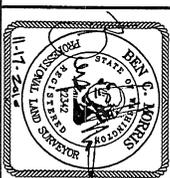


AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 1ST DAY OF November, 2010, AT 2:09 PM, AT THE REQUEST OF LARRY STEELE AND ASSOCIATES, LAND SURVEYORS, RECORDED UNDER AUDITOR'S FILE NUMBER 210102888.

Larry Steele
Auditor of Deeds
WHATCOM COUNTY AUDITOR'S OFFICE

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY TOWNSHIP, IN SEPTEMBER 2009.

Gary Towns
Surveyor



LARRY STEELE & ASSOCIATES
LAND SURVEYORS
SUITE 104
1001 LINDSEY AVE
BELLINGHAM WA 98225

BEING A PORTION OF THE NE 1/4, SECTION 6, T. 40 N., R. 1 E., 10TH, CITY OF BLAINE, WHATCOM COUNTY, WA.

GATEWAY GENERAL BINDING SITE PLAN

DRAWN BY: SLG DATE: 1/17/2010 JOB NO.: 05208-4
CHKD BY: BCH SCALE: 1" = 200' SHEET: 2 OF 2

2101102888

GATEWAY GENERAL BINDING SITE PLAN

B&P-5-08

BEING A PORTION OF THE NE 1/4, SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST, 11E, W1/4, CITY OF BLAINE, WHATCOMB COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOTS 2 AND 3 OF BLAINE'S GATEWAY SHORT PLAT, AS RECORDED IN THE PUBLIC RECORDS NO. 208090223 RECORDS OF WHATCOMB COUNTY, WASHINGTON.

DECLARATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNER REPRESENTATIVE OF THE LAND HEREBY PLATED, HEREBY DECLARE AND AGREE TO DEDICATE TO THE CITY OF BLAINE, WASHINGTON, THE USE OF THE PUBLIC AND CURRENT AND FUTURE UTILITIES OWNED OR FRANCHISED BY THE CITY OF BLAINE, FOREVER, ALL ROADS, ALLEYS, AND SLOTTED CURBS, STORM AND FLOOD CONTROL, AND TO MAKE ALL NECESSARY REASONABLE GRADING OF THE ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT OR AGENCY OF THE CITY OF BLAINE, WASHINGTON, BY ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD.

ACKNOWLEDGEMENTS

GARY TONISIC, CITY OF BLAINE MANAGER
STATE OF WASHINGTON)
COUNTY OF WHATCOMB) SS

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT GARY TONISIC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED TO ME THAT HE UNDERSTANDS THE CONTENTS OF THIS INSTRUMENT AND INTENDS TO EXECUTE THE SAME VOLUNTARILY AND WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE. I AM A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

NOTE PER RCW 58.110(4)(7E)

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE DEVELOPMENT OF SUCH LAND, AND IN CONFORMANCE WITH SUCH OTHER REGULATIONS, PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT THEREON BY THE CITY OF BLAINE, WASHINGTON, AND ANY OTHER GOVERNMENTAL AGENCY OR AGENCY OF THE CITY OF BLAINE, WASHINGTON, OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR OTHER OWNERS ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS INSTRUMENT SHALL BE VOID AND OF NO EFFECT UNLESS HEREINAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

WHATCOMB COUNTY TREASURER'S CERTIFICATE

I, STEVEN N. OLVER, TREASURER OF WHATCOMB COUNTY, DO HEREBY CERTIFY THAT THE CITY OF BLAINE HAS PAID TO ME ALL TAXES DUE TO THE COUNTY AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE, DATED 11/17/2010.

CONSERVATION AND STORMWATER EASEMENT

THE CITY RETAINS A NON-EXCLUSIVE EASEMENT DEPOSITED AS THE HATCHED AREA LABELED "CONSERVATION AND STORMWATER EASEMENT" IN THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS NO. 208090223, FOR MITIGATION, PUBLIC TRAIL ACCESS, UTILITIES AND STORMWATER MANAGEMENT TO BENEFIT THE CITY AND/OR ITS ASSIGNS, AGENTS OR LICENSEES.

DEVELOPMENT NOTES

- 1) TRAFFIC IMPACT FEES SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) REFER TO CONDITIONS OF THE GENERAL BINDING SITE PLAN APPROVAL FOR SITE LANDSCAPING REQUIREMENTS.
- 3) SPECIFIC BINDING SITE PLANS THAT CREATE LOTS WITH PRIMARY ACCESS FROM GRANT AVENUE SHALL INCLUDE A CROSS-ACCESS AND SHARED PARKING AGREEMENT TO BENEFIT ALL OTHER LOTS WITH PRIMARY ACCESS FROM GRANT AVENUE.
- 4) SPECIFIC BINDING SITE PLANS SHALL INCLUDE A FIVE-FOOT UTILITY EASEMENT ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY.
- 5) NO WETLAND FILL IS PERMITTED UNDER THIS GENERAL BINDING SITE PLAN APPROVAL. WETLAND FILL PROPOSED WITH FUTURE SPECIFIC PLAN APPROVALS AND DEVELOPMENT ARE SUBJECT TO INDEPENDENT REVIEW AND PERMITS.

CITY OF BLAINE MAYOR

EXAMINED AND APPROVED BY THE BLAINE CITY COUNCIL IN CONFORMANCE WITH THE BLAINE SUBDIVISION CODE.
APPROVED THIS 18TH DAY OF NOVEMBER, 2010.

COMMUNITY DEVELOPMENT DIRECTOR

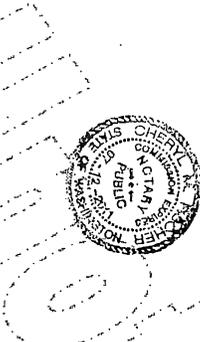
I HEREBY CERTIFY THAT THIS GENERAL BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL THE REQUIREMENTS OF THE CITY OF BLAINE SUBDIVISION CODE HAVE BEEN MET AND THIS INSTRUMENT IS HEREBY APPROVED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.
APPROVED THIS 18TH DAY OF NOVEMBER, 2010.

PUBLIC WORKS DIRECTOR

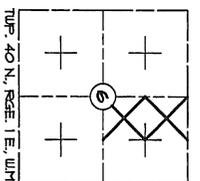
I HEREBY CERTIFY THAT ALL UTILITIES AND CONSERVATION TRAILS HAVE BEEN LOCATED AND THE CITY OF BLAINE HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES AND CONSERVATION TRAILS. THE CITY OF BLAINE HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES AND CONSERVATION TRAILS. THE CITY OF BLAINE HAS BEEN ADVISED OF THE LOCATION OF ALL UTILITIES AND CONSERVATION TRAILS.
APPROVED THIS 18TH DAY OF NOVEMBER, 2010.

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR TAXES DUE TO THE CITY OF BLAINE BY THE CITY FINANCE DIRECTOR FOR COLLECTION ON ANY PROPERTY HEREBY CONTAINED AND DEDICATED FOR STREETS, ALLEYS OR OTHER PUBLIC USES AND PAID IN FULL.
APPROVED THIS 18TH DAY OF NOVEMBER, 2010.



BEING A PORTION OF THE NE 1/4, SECTION 6, T. 40 N., R. 1 E., W1/4, CITY OF BLAINE, WHATCOMB COUNTY, WA.



TWP. 40 N., R. 1 E., W1/4

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF November 2010.
AT 3:30 PM, AT THE REQUEST OF LARST STEELE AND ASSOCIATES, LAND SURVEYORS, RECORDED UNDER AUDITOR'S FILE NUMBER 2101102888.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY TONISIC, IN SEPTEMBER, 2010.

GATEWAY GENERAL BINDING SITE PLAN

DRWN BY	SLG	DATE	JOB NO.
CHKD BY	BCH	SCALE	SHEET
		1/17/2010	09208.4
		N.T.S.	1 OF 2

092084 B&P.dwg
Whatcomb County Auditor's Office