

BINDING SITE IMPROVEMENT PLAN

BSIP 11-01

PARCEL NO. 063000111900

PORTIONS OF:
SUBURBAN LOTS 122, 123, 124, 145, 146, 147,
TOWNSITE OF PORT ANGELES,
CITY OF PORT ANGELES,
CLALLAM COUNTY, WASHINGTON
PREPARED FOR
PORT OF PORT ANGELES

LEGAL DESCRIPTION OF PROPERTY BEING PLATTED
UNDER THIS BINDING SITE IMPROVEMENT PLAN:

PORTIONS OF SUBURBAN LOTS 122, 123, 124, 145, 146, 147
AND VACATED "N" STREET ADJOINING SAID LOTS 122 AND 147,
PORT ANGELES TOWNSITE, CLALLAM COUNTY, WASHINGTON.

SAID PORTIONS INCLUDE A TRACT OF LAND INDICATED AS "PROPOSED LEASE
AREA (OPTION) 15.615 AC." ON MAP ENTITLED, IN PART, "AIRPORT INDUSTRIAL
PARK - AUSTIN COMPANY LEASE", PREPARED BY CLARK & ASSOCIATES AND
DATED NOVEMBER 21, 1984, AND REVISED JANUARY 16 AND APRIL 2, 1985.
THIS MAP IS NOT A RECORDED DOCUMENT AND IS ON FILE WITH THE PORT OF
PORT ANGELES.

ALSO INCLUDED ARE LOTS 18, 19, 20, 21, 22 AND 23 AS DEPICTED ON MAP
ENTITLED, IN PART, "PROPERTY MAP - AIRPORT INDUSTRIAL PARK - PHASE 1",
PREPARED BY CLARK & ASSOCIATES AND DATED JANUARY 20, 1978. THIS IS
NOT A RECORDED DOCUMENT AND IS ON FILE WITH THE PORT OF PORT
ANGELES.

ALSO INCLUDED IS LOT "B" OF BINDING SITE IMPROVEMENT PLAN 99-01(A),
FILED IN VOLUME 42 OF SURVEYS, PAGE 70, UNDER AUDITOR'S FILE NUMBER
1999 1034232, RECORDS OF CLALLAM COUNTY, WASHINGTON.

DECLARATION:

WE THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND
HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO
ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTORES AUTHORIZED BY THE CITY IN RELATION
TO THIS SUBDIVISION. WE HEREBY CONSENT TO THIS PLAT.



JEFF ROBB, EXECUTIVE DIRECTOR, PORT OF PORT ANGELES

STATE OF WASHINGTON SS
COUNTY OF CLALLAM

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF July, 2011, BEFORE ME THE
UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF ROBB, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED AS HIS FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN PORT ANGELES



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, (NAD 83/91),
BASED ON FIELD MEASUREMENTS MADE TO CITY OF PORT ANGELES
GEODEIC CONTROL POINTS 06300680 (FB-2-1) AND 06300570 (G9-4-11);
SAID MONUMENTS BEING SHOWN ON RECORD OF SURVEY FILED IN VOLUME
34 OF SURVEYS, PAGE 22, UNDER AFF# 730242.

PROCEDURES:

THIS RECORD OF SURVEY IS BASED ON A GROUND SURVEY
UTILIZING CONVENTIONAL TRAVERSE METHODS.

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS
CONTAINED IN WAC 332-130-090.

EQUIPMENT:

TRIMBLE® MODEL S3 3" ROBOTIC TOTAL STATION.

DATE OF SURVEY:
MAY, 2011

SURVEYOR'S CERTIFICATE:

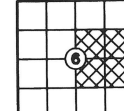
THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED BY
ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
REQUIREMENTS OF TITLE 16, PAMC, AND THE STATE SURVEY
RECORDING ACT, TITLE 58 RCW.



BRADLEY R. LYMAN, PLS 28071 DATE



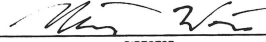
SECTION 6 (PROJECTED)
T. 30 N. R. 6 W.



CITY APPROVALS:

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT


EXAMINED AND APPROVED THIS 21st DAY OF July, 2011,

BY: 

DIRECTOR

DIRECTOR OF PUBLIC WORKS AND UTILITIES

EXAMINED AND APPROVED THIS 26th DAY OF July, 2011.

BY: 

DIRECTOR

CITY FIRE CHIEF

EXAMINED AND APPROVED THIS 22nd DAY OF July, 2011.

BY: 

FIRE CHIEF

PLANNING COMMISSION

EXAMINED AND APPROVED THIS 26th DAY OF July, 2011.

BY: 

CHAIR, PLANNING COMMISSION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF July, 2011,
AT 4:09 PM, IN VOLUME 1 OF BINDING SITE PLANS, AT PAGE 20
AT THE REQUEST OF ZENOVIC & ASSOCIATES, INC.



COUNTY AUDITOR

**ZENOVIC &
ASSOCIATES**
INCORPORATED

301 E. SIXTH ST., STE. 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514

SHEET 1 OF 4

DATE: 7/13/11 JOB# 11038

2011-05-20 10:08:17 AM
V. 01. 01. 009
FILED
CLALLAM COUNTY, WASHINGTON
07/29/2011 04:08:17 PM
FILED
CLALLAM COUNTY, WASHINGTON

BINDING SITE IMPROVEMENT PLAN

BSIP 11-01

PARCEL NO. 06300011900

PORTIONS OF:
 SUBURBAN LOTS 122, 123, 124, 145, 146, 147,
 TOWNSITE OF PORT ANGELES,

CITY OF PORT ANGELES,
 CLALLAM COUNTY, WASHINGTON

PREPARED FOR
 PORT OF PORT ANGELES

CURVE TABLE FOR SHEET 2

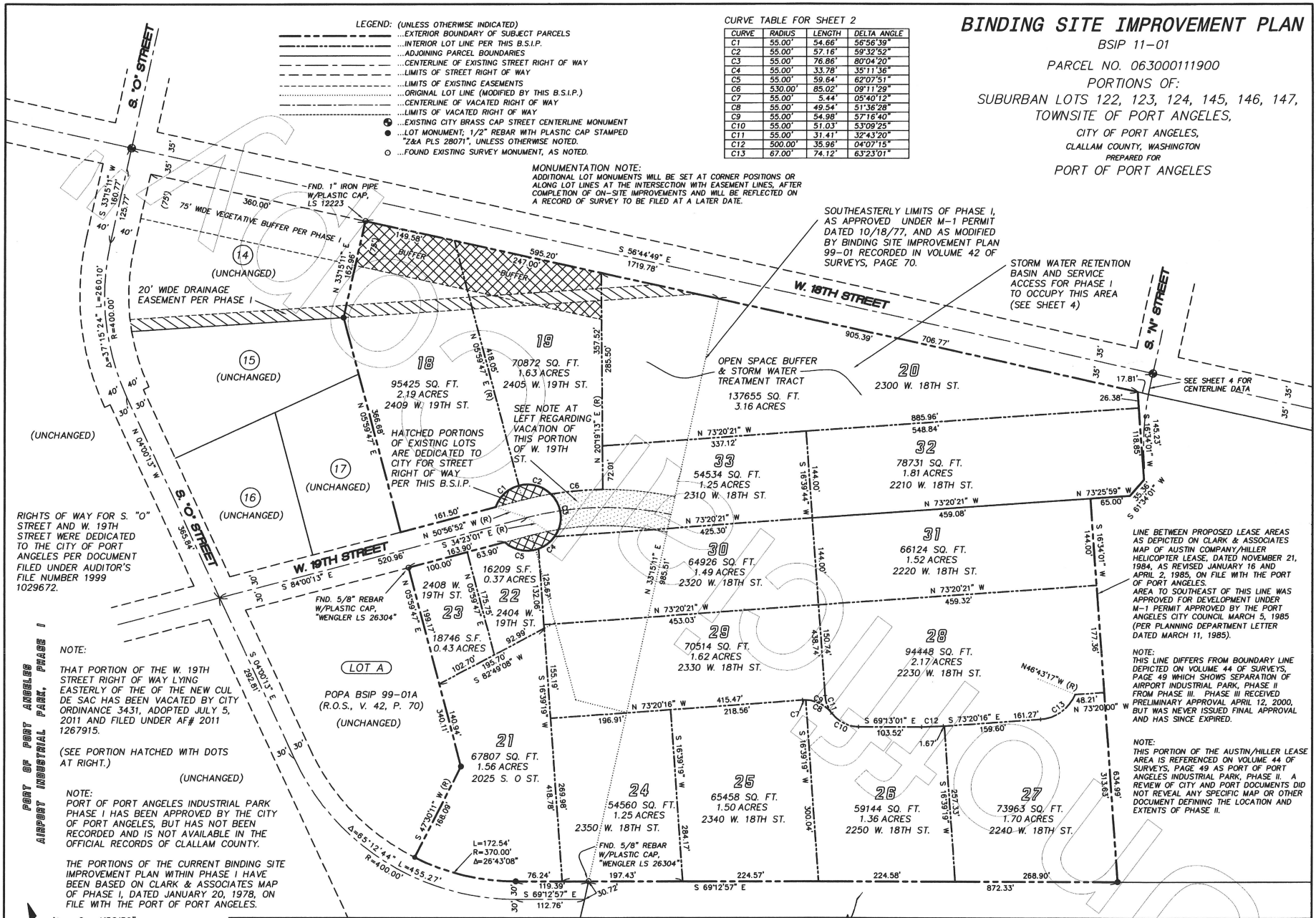
CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	55.00'	54.66'	56°56'39"
C2	55.00'	57.18'	59°32'52"
C3	55.00'	76.86'	80°04'20"
C4	55.00'	33.78'	35°11'36"
C5	55.00'	59.64'	62°07'51"
C6	530.00'	85.02'	09°11'29"
C7	55.00'	5.44'	05°40'12"
C8	55.00'	49.54'	51°36'28"
C9	55.00'	54.98'	57°16'40"
C10	55.00'	51.03'	53°09'25"
C11	55.00'	31.41'	32°43'20"
C12	500.00'	35.98'	04°07'15"
C13	67.00'	74.12'	63°23'01"

- LEGEND:** (UNLESS OTHERWISE INDICATED)
- EXTERIOR BOUNDARY OF SUBJECT PARCELS
 - INTERIOR LOT LINE PER THIS B.S.I.P.
 - ADJOINING PARCEL BOUNDARIES
 - CENTERLINE OF EXISTING STREET RIGHT OF WAY
 - LIMITS OF STREET RIGHT OF WAY
 - LIMITS OF EXISTING EASEMENTS
 - ORIGINAL LOT LINE (MODIFIED BY THIS B.S.I.P.)
 - CENTERLINE OF VACATED RIGHT OF WAY
 - LIMITS OF VACATED RIGHT OF WAY
 - EXISTING CITY BRASS CAP STREET CENTERLINE MONUMENT
 - LOT MONUMENT; 1/2" REBAR WITH PLASTIC CAP STAMPED "C&A PLS 28071", UNLESS OTHERWISE NOTED.
 - FOUND EXISTING SURVEY MONUMENT, AS NOTED.

MONUMENTATION NOTE:
 ADDITIONAL LOT MONUMENTS WILL BE SET AT CORNER POSITIONS OR ALONG LOT LINES AT THE INTERSECTION WITH EASEMENT LINES. AFTER COMPLETION OF ON-SITE IMPROVEMENTS AND WILL BE REFLECTED ON A RECORD OF SURVEY TO BE FILED AT A LATER DATE.

SOUTHEASTERLY LIMITS OF PHASE I, AS APPROVED UNDER M-1 PERMIT DATED 10/18/77, AND AS MODIFIED BY BINDING SITE IMPROVEMENT PLAN 99-01 RECORDED IN VOLUME 42 OF SURVEYS, PAGE 70.

STORM WATER RETENTION BASIN AND SERVICE ACCESS FOR PHASE I TO OCCUPY THIS AREA (SEE SHEET 4)



RIGHTS OF WAY FOR S. "0" STREET AND W. 19TH STREET WERE DEDICATED TO THE CITY OF PORT ANGELES PER DOCUMENT FILED UNDER AUDITOR'S FILE NUMBER 1999 1029672.

NOTE:
 THAT PORTION OF THE W. 19TH STREET RIGHT OF WAY LYING EASTERLY OF THE OF THE NEW CUL DE SAC HAS BEEN VACATED BY CITY ORDINANCE 3431, ADOPTED JULY 5, 2011 AND FILED UNDER AF# 2011 1267915.

(SEE PORTION HATCHED WITH DOTS AT RIGHT.)

NOTE:
 PORT OF PORT ANGELES INDUSTRIAL PARK PHASE I HAS BEEN APPROVED BY THE CITY OF PORT ANGELES, BUT HAS NOT BEEN RECORDED AND IS NOT AVAILABLE IN THE OFFICIAL RECORDS OF CLALLAM COUNTY.

THE PORTIONS OF THE CURRENT BINDING SITE IMPROVEMENT PLAN WITHIN PHASE I HAVE BEEN BASED ON CLARK & ASSOCIATES MAP OF PHASE I, DATED JANUARY 20, 1978, ON FILE WITH THE PORT OF PORT ANGELES.

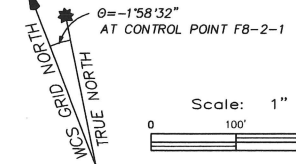
LOT A
 POPA BSIP 99-01A (R.O.S., V. 42, P. 70)
 (UNCHANGED)

SEE NOTE AT LEFT REGARDING VACATION OF THIS PORTION OF W. 19TH ST. HATCHED PORTIONS OF EXISTING LOTS ARE DEDICATED TO CITY FOR STREET RIGHT OF WAY PER THIS B.S.I.P.

LINE BETWEEN PROPOSED LEASE AREAS AS DEPICTED ON CLARK & ASSOCIATES MAP OF AUSTIN COMPANY/HILLER HELICOPTER LEASE, DATED NOVEMBER 21, 1984, AS REVISED JANUARY 18 AND APRIL 2, 1985, ON FILE WITH THE PORT OF PORT ANGELES. AREA TO SOUTHEAST OF THIS LINE WAS APPROVED FOR DEVELOPMENT UNDER M-1 PERMIT APPROVED BY THE PORT ANGELES CITY COUNCIL MARCH 5, 1985 (PER PLANNING DEPARTMENT LETTER DATED MARCH 11, 1985).

NOTE:
 THIS LINE DIFFERS FROM BOUNDARY LINE DEPICTED ON VOLUME 44 OF SURVEYS, PAGE 49 WHICH SHOWS SEPARATION OF AIRPORT INDUSTRIAL PARK, PHASE II FROM PHASE III. PHASE III RECEIVED PRELIMINARY APPROVAL APRIL 12, 2000, BUT WAS NEVER ISSUED FINAL APPROVAL AND HAS SINCE EXPIRED.

NOTE:
 THIS PORTION OF THE AUSTIN/HILLER LEASE AREA IS REFERENCED ON VOLUME 44 OF SURVEYS, PAGE 49 AS PORT OF PORT ANGELES INDUSTRIAL PARK, PHASE II. A REVIEW OF CITY AND PORT DOCUMENTS DID NOT REVEAL ANY SPECIFIC MAP OR OTHER DOCUMENT DEFINING THE LOCATION AND EXTENTS OF PHASE II.



WILLIAM G. FAIRCHILD INTERNATIONAL AIRPORT
 EXTERIOR BOUNDARIES OF BINDING SITE IMPROVEMENT PLAN AND INTERIOR LOT CONFIGURATION (SEE SHEETS 3 AND 4 FOR DETAILS OF INTERIOR EASEMENTS)



ZENOVIC & ASSOCIATES
 INCORPORATED
 301 E SIXTH ST., STE. 1
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SHEET 2 OF 4
 DATE: 7/13/11
 JOB# 11038

Vol 1 P920

BINDING SITE IMPROVEMENT PLAN

BSIP 11-01

PARCEL NO. 06300011900

PORTIONS OF:

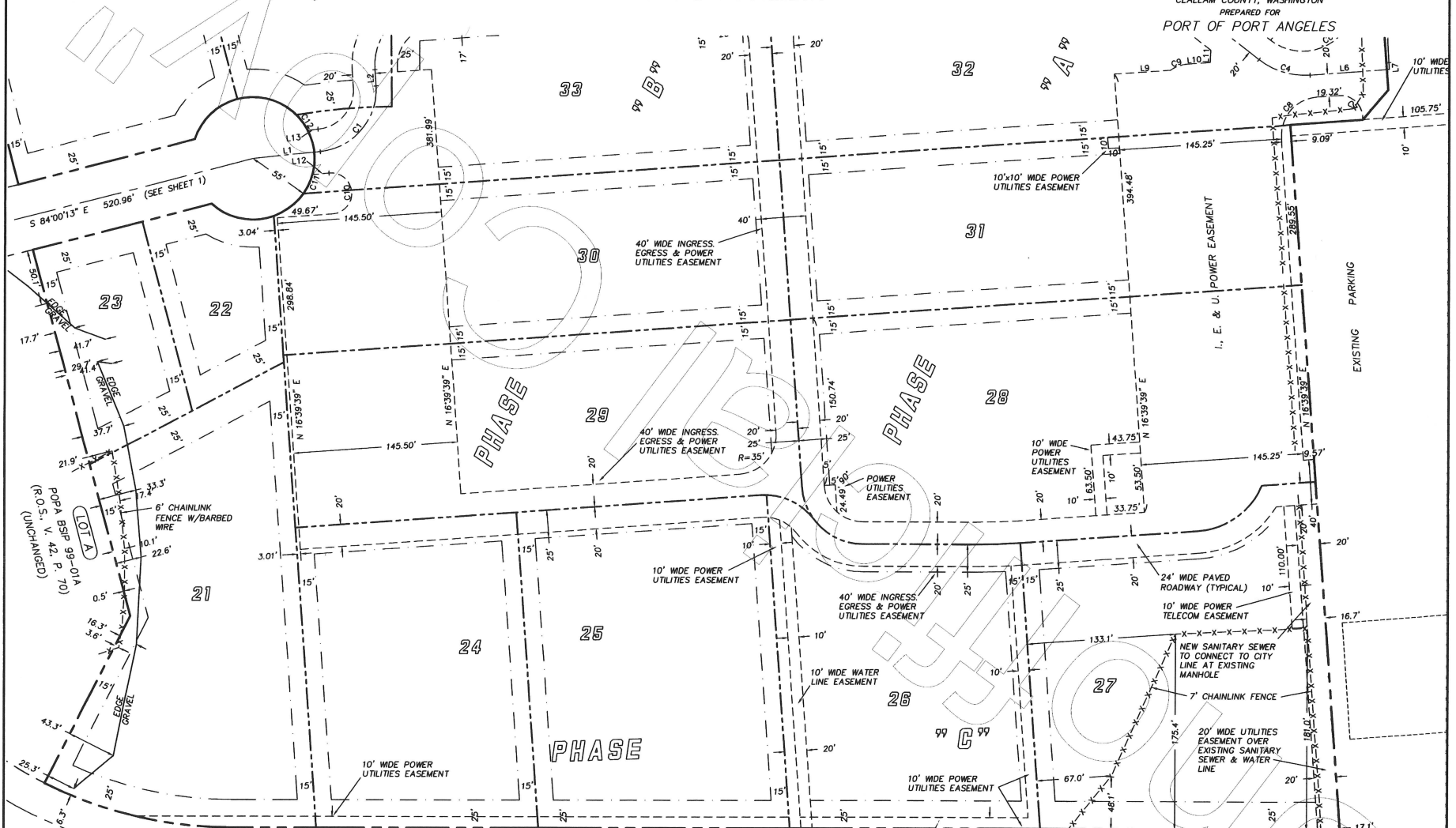
SUBURBAN LOTS 122, 123, 124, 145, 146, 147,
 TOWNSHIP OF PORT ANGELES,

CITY OF PORT ANGELES,
 CLALLAM COUNTY, WASHINGTON

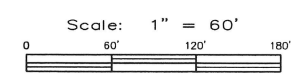
PREPARED FOR
 PORT OF PORT ANGELES

DETAILS OF INTERIOR EASEMENTS
 AND PHASES FOR DEVELOPMENT
 OF SITE IMPROVEMENTS

- LEGEND: (UNLESS OTHERWISE INDICATED)
- EXTERIOR BOUNDARY OF SUBJECT PARCELS
 - INTERIOR LOT LINE
 - ADJOINING PARCEL BOUNDARIES
 - CENTERLINE OF EXISTING STREET RIGHT OF WAY
 - LIMITS OF STREET RIGHT OF WAY
 - CENTERLINE OF INGRESS, EGRESS & UTILITIES EASEMENTS
 - LIMITS OF INGRESS, EGRESS & UTILITIES EASEMENTS
 - BUILDING SET-BACK LINE



WCS GRID NORTH
 TRUE NORTH
 $\theta = -1'58'32''$
 AT CONTROL POINT F8-2-1



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	84.69'	55.00'	88°13'20"	L1	S 75°07'15" E	60.27'
C2	86.40'	55.00'	90°00'15"	L2	N 16°39'24" E	14.56'
C3	49.13'	67.00'	42°01'05"	L3	S 73°20'21" E	299.54'
C4	49.13'	67.00'	42°01'05"	L4	S 73°20'21" E	297.33'
C5	131.38'	450.00'	16°43'38"	L5	S 31°19'16" E	124.53'
C6	102.78'	47.00'	125°17'45"	L6	S 73°20'21" E	71.53'
C7	34.52'	20.00'	88°52'58"	L7	N 16°51'44" E	5.92'
C8	54.98'	35.00'	90°00'00"	L8	S 33°15'22" W	21.04'
C9	16.23'	28.50'	32°38'18"	L9	S 73°20'21" E	50.38'
C10	53.22'	19.50'	156°22'17"	L10	S 73°20'21" E	20.54'
C11	18.64'	55.00'	19°24'50"	L11	N 23°36'31" E	11.07'
C12	17.29'	55.00'	16°00'40"	L12	N 75°07'15" W	14.75'
				L13	N 75°07'15" W	9.04'



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SHEET 3 OF 4
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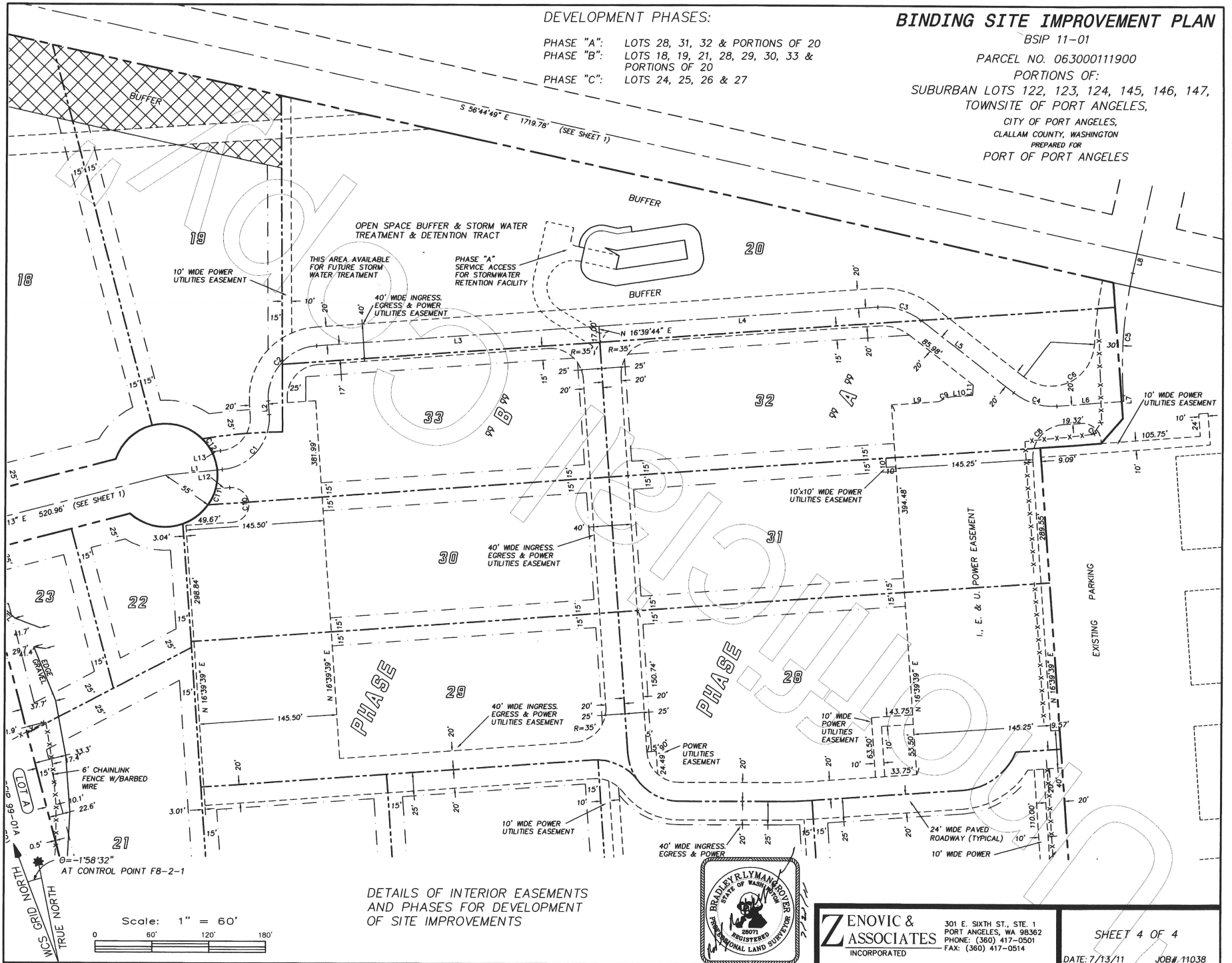
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DEVELOPMENT PHASES:

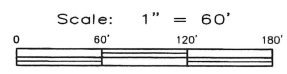
- PHASE "A": LOTS 28, 31, 32 & PORTIONS OF 20
- PHASE "B": LOTS 18, 19, 21, 28, 29, 30, 33 & PORTIONS OF 20
- PHASE "C": LOTS 24, 25, 26 & 27

BINDING SITE IMPROVEMENT PLAN

BSIP 11-01
 PARCEL NO. 06300011900
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 TOWNSITE OF PORT ANGELES,
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DETAILS OF INTERIOR EASEMENTS AND PHASES FOR DEVELOPMENT OF SITE IMPROVEMENTS



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