

PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN

REVISION 001

NOTES

Revision 001: This "Binding Site Plan" revises the previous plan recorded in Book 1 of Binding Site Plans, at Pages 19 and 20, in the records of Cowlitz County, Washington

Zoning: Light Industrial

Easements of record (see Binding Site Plan recorded in Book 1 of Binding Site Plans at Pages 19 and 20 unless noted otherwise)

- A) 5' utility easement along Guild and Schurman Roads
- B) 30' electrical easement to Cowlitz PUD across Northeastly
- C) 30' Olympic Gas Line easement across Northeastly portion of site (see AFN 562199)
- D) 30' spur railway easement along N/ly boundary of site
- E) 15' drainage and utility easement S/ly of railway easement
- F) 15' drainage easement along S/ly and E/ly boundary of Lot 5
- G) 10' drainage and utility easements along all interior streets

Utilities:

Existing: Guild and Schurman Roads, sanitary and storm sewers, gas, water, power and telephone

Setback Requirements:

- Front Min. 30'
- Side Min. 10' except corner lots 30'
- Rear Min. 10' except abutting residential 25'

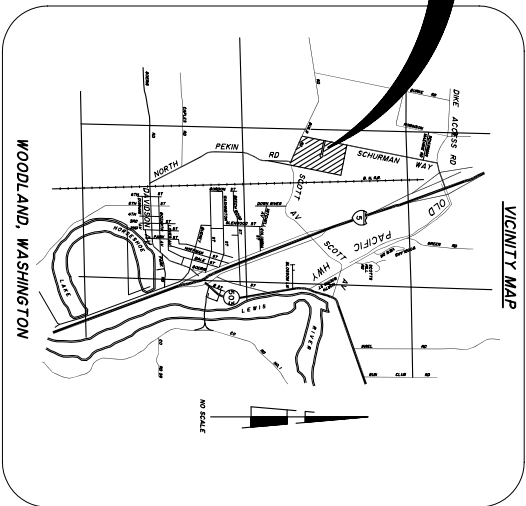
Development Requirements: Woodland Municipal Code CH16.19, (WMC)

A revision of the Binding Site Plan shall be prepared and recorded for each phase in accordance with CH. 16.19 W.M.C.

Construction Requirements:

Prior to the issuance of a building or grading permit for any new construction, a licensed engineer will prepare a site or lot specific site improvement plan per CH. 16.19 W.M.C., to include anticipated storm runoff calculations and drainage plan, and an erosion control plan for the construction phase.

PROJECT SITE



LEGAL DESCRIPTION

A parcel of land in the Solomon Strong Donation Land Claim, as indexed in the NW/4 SW/4 and the SW/4 NW/4 of Section 13 Township 5 North Range 1 West of the Willamette Meridian, being more particularly described in Volume 1033 of Deeds at Page 1329 (AFN#93081070), together with Volume 1204 of Deeds at Page 6298 (AFN#930621008), AND EXCEPTING Volume 1204 of Deeds at Page 1290 (AFN#93082100) and Volume 1204 of Deeds at Page 531250, 536157 and 108980, and matters set forth by surveys AFN#s 930225055 and 93267086, to wit:

COMMENCING at the intersection of the North line of (Old Alignment) Guild Road and the East line of that tract of land described in Volume 147 at Page 154, and as shown on Record of Survey in Book 12 of Surveys of BEGMINNIG; thence, North 2°24'56" East - 7.83 feet to the TRUE POINT OF BEGINNING; thence, Northerly along the East line of said tract North 1°24'56" East - 1980.50 feet to the Eastern extension of the Southerly line of that tract of land described in AFN# 315526, records of Cowlitz County; thence, westerly along said Eastern extension and the Southerly line of said tract described in AFN# 315526, North 76°32'53" West 1081.43 feet to the Eastern right of Way of 62 feet thereon, containing along said right of Way South 29°58'48" East 76.61 feet to the Northerly Right of Way (New Alignment) Guild Road; thence, Eastern along said Northerly right of Way the following courses: 735.00 feet, a central angle of 18°36'17" for an arc length of 238.66 feet to the point of reverse curve; thence on a curve to the left with a radius of 665.00 feet, a central angle of 27°18'44" for an arc length of 317.00 feet to the point of TRUE BEGINNING; said described parcel containing 48.00 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that the Binding Site Plan of "Port of Woodland Industrial Park, as revised hereon, is based on an actual survey and subdivision of a portion of the Solomon Strong Donation Land Claim, as indexed in the NW/4 SW/4 and the SW/4 NW/4 of Section 13, Township 5 North, Range 1 West of the Willamette Meridian, and that the boundaries are shown hereon correctly and that proper monuments have been set.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____: _____ M., in BOOK _____ of Binding Site Plans, of PAGE _____, at the request of Hampstur Corp.

COUNTY AUDITOR _____ DEPUTY AUDITOR _____

Phillip R. Guish P.L.S.
Certificate No. 37,529

Date signed: _____

DEDICATION

Know all men by these presents, that _____ the undersigned, as the owner(s) in fee simple of the land hereby subdivided, hereby declares that this Binding Site Plan and dedication(s) in fee to the use of the public forever, all streets and easements or whatever public property there is shown on the plan and the use thereof for any and all public purposes; also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plan in the reasonable original grading of all streets, shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this _____ day of _____, 20____.

(Signed) _____
Commissioner

Commission Secretary

Commissioner

NOTARY

STATE OF WASHINGTON)
COUNTY OF COWLITZ)
THIS IS TO CERTIFY THAT on the _____ day of _____, 20____, before me, the undersigned, a Notary Public, personally appeared _____ to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that _____ (he/she/their) signed and sealed the same as _____ their _____ (his/her/their) free and voluntary act and deed for the uses and purposes herein mentioned.

WITNESS my hand and official seal the day and year last above mentioned.

NOTARY PUBLIC in and for the State of Washington,
residing at _____



COUNTY TREASURER

I HEREBY CERTIFY THAT the taxes on the land described hereon have been paid to date, including the year _____
DATED: _____

(Signed) _____
Cowlitz County Treasurer

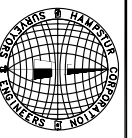
(Signed) _____
Deputy Treasurer

CITY OF WOODLAND

EXAMINED AND APPROVED this _____ day of _____, 20____.
(Signed) _____
Public Works Director

HAMPSTUR CORPORATION

| |
|--------------------------|
| Calculated by: PRG |
| Checked by: PRG/CAH |
| Drawn by: L |
| Completion date: 7/31/02 |
| Field Book no.: |
| Drawing No.: 00508BSP2 |
| HAMPSTUR JOB no.: 00-508 |
| Sheet no. 1 of 2 |



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