

# PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN

REVISION 001

## DEDICATION

Know all men by these presents that they, the undersigned, as the owner(s) in fee simple of the land hereby subdivided, hereby declare(s) this Binding Site Plan and dedicate(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\_\_\_\_.

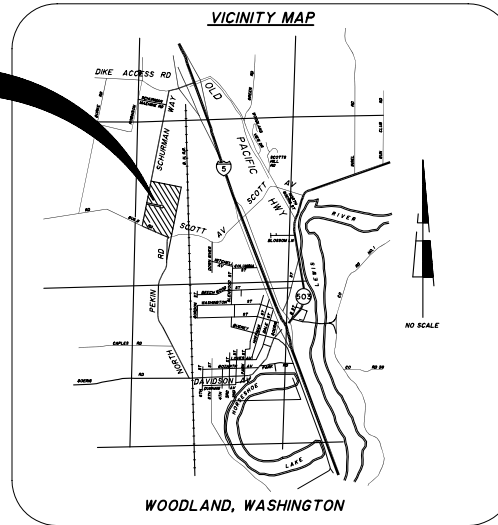
(Signed) \_\_\_\_\_  
Commission President  
\_\_\_\_\_  
Commission Secretary  
\_\_\_\_\_  
Commissioner

## 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 their (he/she/their) signed and sealed the same as their (his/her/their) free and voluntary act and deed for the uses and purposes therein 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 \_\_\_\_\_



## 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 Northeasterly portion of site (see AFN 562199)
- C) 30' Olympic Gas Line easement across Northeasterly portion of site (see AFN 592934)
- D) 30' spur railway easement along N'y boundary of site
- E) 15' drainage and utility easement S'y of railway easement
- F) 15' drainage easement along S'y and E'y 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  
Proposed site to include the same

## Setback Requirements:

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

## Development Requirements: Woodland Municipal Code CH.16.19, (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.

## 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 1153 of Deeds at Page 1329 (AFN#930810070), together with Volume 1204 of Deeds at Page 1298 (AFN#950621008), AND EXCEPTING Volume 1204 of Deeds at Page 1290 (AFN#950621007), subject to easements under AFN#s 957250, 596757 and 708480, and matters set forth by surveys AFN#s 930225055 and 931217086, 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 at Page 42, records of Cowlitz County; thence, North 12°24'56"East - 7.83 feet to the TRUE POINT OF BEGINNING; thence, Northerly along the East line of said tract North 12°24'56"East - 1980.50 feet to the Easterly extension of the Southerly line of that tract of land described in AFN# 315526, records of Cowlitz County; thence, Westerly along said Easterly extension and the Southerly line of said tract described in AFN# 315526, North 76°32'53"West - 1091.43 feet to the Easterly Right of Way of Schurman Road; thence, Southerly along said Easterly Right of Way South 13°27'07"West - 1800.62 feet; thence, continuing along said Right of Way South 29°58'48"East 76.61 feet to the Northerly Right of (New Alignment) Guild Road; thence, Easterly along said Northerly Right of Way the following courses, curves and distances, South 73°24'43"East - 522.44 feet; thence, on a curve to the right with a radius of 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.

## 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

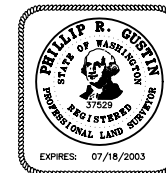
## CITY OF WOODLAND

EXAMINED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Signed) \_\_\_\_\_ (Seal)  
Public Works Director

## 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, W.M., that the distances and courses and angles 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,  
at PAGE \_\_\_\_\_, at the request of Hampstur Corp.

Phillip R. Gustin PLS  
Certificate no. 37,529

Date signed: \_\_\_\_\_

\_\_\_\_\_  
COUNTY AUDITOR DEPUTY AUDITOR

## OWNER

Port of Woodland  
141 Davidson  
Woodland, WA 98674  
360-225-6555

## AGENCY

City of Woodland  
230 Davidson  
Woodland, WA 98674  
360-225-8281

## HAMPSTUR CORPORATION



P.O. Box 368  
Kelso, Washington 98626  
Phone: (360) 423-8166

Calculated by :	PRG
Checked by :	PRG/CJH
Drawn by :	4
Completion date :	7/31/02
Field Book no. :	
Drawing No. :	00508BSP2
HAMPSTUR JOB no. :	00-508
Sheet no. :	1 of 2