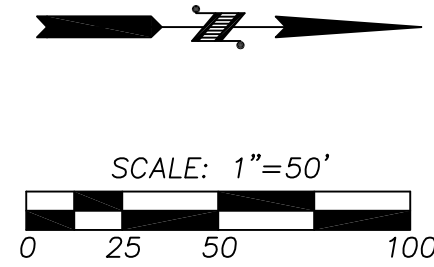


BINDING SITE PLAN NO. PLN.

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "LS 35476"
- ⊕ FOUND MONUMENT; IN CASE
- FOUND REBAR & CAP

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 01°22'27"E	30.00
L2	N 88°37'33"W	175.14
L3	S 05°25'41"W	4.32
L4	S 84°33'19"E	30.21
L5	N 05°26'41"E	28.60
L6	S 89°15'19"E	27.55
L7	S 88°19'58"E	10.01
L8	S 19°52'34"E	78.33
L9	S 01°22'27"W	40.00
L10	N 05°26'41"W	5.04
L11	N 88°37'33"W	20.05
L12	S 88°37'33"E	95.52

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	87°22'10"	25.00	38.12

EASEMENT NOTES:

- ① 15' WATER EASEMENT
- ② STORM DRAINAGE EASEMENT PER A.F.N. 201803090557
- ③ PEDESTRIAN ACCESS EASEMENT PER A.F.N. 201804020401
- ④ 30' & 24' ACCESS EASEMENTS PER A.F.N. 201706300752

SNO. CO. CONTROL #3105J17; TOP 2" BRASS DISK BADLY DAMAGED IN CASE, DOWN 0.6'; INTERSECTION 67TH AVE NE AND 204TH ST NE (02/2019)

PROPOSED 5' R/W DEDICATION FOR 204TH ST. N.E.

204TH ST. N.E.

TRACT "D"

TPN 31051100305400
29,979 SF (0.69 ACRES)

TRACT "B"

TPN 31051100304000
127,605 SF (2.93 ACRES)

TRACT "C"

TPN 31051100304100
RPI ARLINGTON, LLC

TRACT "A"
31051100400700
63,338 SF (1.45 ACRES)

TPN 31051100303200
CTJ INVESTMENTS, LLC

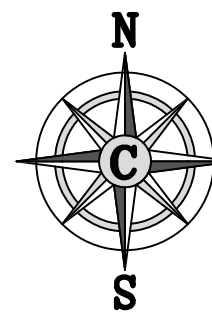
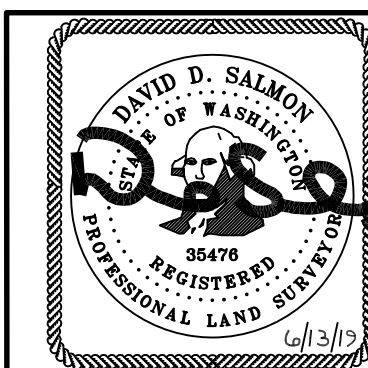
MATCH LINE SEE ABOVE

MATCH LINE SEE BELOW

10' WIDE UTILITIES STRIP EASEMENT ADJACENT TO THE WESTERLY RIGHT-OF-WAY MARGIN S.R. 9 PER A.F.N. 8304040029

S.R. 9

ACCESS TO S.R. 9 RESTRICTED FROM EAST BOUNDARY OF PROPERTY PER A.F.N. 1140278



NCS
SURVEYING, LLC

3930 South 352nd Street
Auburn, Washington 98001
Cell: (253) 606-6829
Fax: (253) 661-3641
dsalmon@ncssurveying.com

PREPARED FOR PROPERTY OWNER:
THE RESERVE AT ARLINGTON PARTNERS, LLLP
CHRIS SANTORO (AVS COMMUNITIES)
105 CRESCENT BAY DRIVE, SUITE "D"
LAGUNA BEACH, CA 92651
PHONE: (949) 715-5253

DRAWN BY: MFB/TWB	DATE: JUNE, 2019	JOB NO.: 190003
CHECKED BY: D. SALMON	SCALE: 1" = 50'	SHEET: 2 OF 3