

LEGAL DESCRIPTION: # 31052400300500

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST W.M. LYING EAST OF STATE HIGHWAY 1-A.

EXCEPT THE EAST 60 FEET THEREOF.

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 12069374;

AND EXCEPT THAT PORTION LYING WITHIN 172ND STREET N.E.;

AND EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 11-2-06578-1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, DO HEREBY DECLARE THIS BINDING SITE PLAN PURSUANT TO RCW 38.17.040 ON THIS DAY OF 2018, BY THE CITY OF ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

- (I) A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY GRANTED TO LOTS 1 THROUGH 8, OVER TRACT 999. THE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE EASEMENTS CONSISTENT WITH CITY CODE. TO LOTS 1 THROUGH 8 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS BINDING SITE PLAN SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE EASEMENTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARLINGTON FOR THE PURPOSES OF ROUTINE AND EMERGENCY UTILITY AND/OR STORM DRAINAGE MAINTENANCE ACROSS AND UNDER THE AREAS DESCRIBED AS "WATER, SANITARY SEWER, AND STORM WATER EASEMENTS" ON SHEETS 6 THROUGH 13. TRACT 999 IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACT CONSISTENT WITH CITY CODE. TO LOTS 1 THROUGH 8 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS BINDING SITE PLAN SUBJECT TO ROUTINE AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.
(II) SITE DEVELOPMENT: ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY LAWFULLY BE AMENDED WITH THE APPROVAL OF THE CITY OF ARLINGTON, AND IN ACCORDANCE WITH SUCH OTHER CITY OF ARLINGTON AND OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF.
(IV) NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.
(V) THE EASEMENTS FOR THE NON-EXCLUSIVE USE OF ALL LOTS IN THE BINDING SITE PLAN, AND IS HEREBY RESERVED AND CONVEYED AS AN EASEMENT FOR THE BENEFIT OF ALL OWNERS OF ALL LOTS AND THE CITY OF ARLINGTON.
(VI) SUBJECT TO THE ARLINGTON ROUNDABOUT PLAZA COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBERS(S) 201805310931
(VII) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT BINDING SITE PLAN AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EASEMENTS DEPICTED ON SHEETS 6 THROUGH 13 OF THIS BINDING SITE PLAN IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS BINDING SITE PLAN AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, WATER, SANITARY SEWER AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED; PROVIDED THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE ROAD SHALL BECOME NULL AND VOID, AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE CITY. HOSE EASEMENTS OVER WATER AND SANITARY SEWER MAINLINES ARE PUBLIC EASEMENTS. ANY OBSTRUCTION WITHIN A UTILITY EASEMENT SHALL BE REMOVED IMMEDIATELY. THE CITY OF ARLINGTON SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY OBSTRUCTION WITHIN A UTILITY EASEMENT.
(VIII) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL SANITARY SEWER, STORM DRAINAGE AND WATER UTILITIES SERVING THE SUBJECT BINDING SITE PLAN AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER, THROUGH AND UPON A STRIP OF LAND 20 FEET WIDE, TO EACH SIDE OF THE AS CONSTRUCTED-CENTRELINE OF ANY NEWLY CONSTRUCTED SANITARY SEWER AND WATER LINE. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OTHER UTILITIES SERVING THE SUBJECT BINDING SITE PLAN AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON A STRIP OF LAND 10 FEET WIDE, 5 FEET EACH SIDE OF THE AS CONSTRUCTED CENTRELINE OF THE NEWLY CONSTRUCTED UTILITIES. THE ABOVE EASEMENT SHALL INCLUDE ALL UNDERGROUND CONDUITS, CABLES, PIPE STRUCTURES AND WIRES IN ORDER TO RENEW, OPERATE AND MAINTAIN SAID UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES ETC., WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS BINDING SITE PLAN AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, WATER, SANITARY SEWER AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED; PROVIDED THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE ROAD SHALL BECOME NULL AND VOID, AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE CITY. HOSE EASEMENTS OVER WATER AND SANITARY SEWER MAINLINES ARE PUBLIC EASEMENTS. ANY OBSTRUCTION WITHIN A UTILITY EASEMENT SHALL BE REMOVED IMMEDIATELY. THE CITY OF ARLINGTON SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY OBSTRUCTION WITHIN A UTILITY EASEMENT.
(IX) ALL BUILDINGS TO HAVE INDIVIDUAL WATER METERS, SEWER SERVICES AND CROSS CONNECTION CONTROL.
(X) LOTS 1 THROUGH 8 SHALL BE DEVELOPED WITH ONSITE DRAINAGE FACILITIES WHICH SHALL COMPLY WITH CITY OF ARLINGTON AND DEPARTMENT OF ECOLOGY CODE AT THE TIME OF CONSTRUCTION AND SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEER.
(XI) ANY FUTURE DEVELOPMENT OF LOTS 1 THROUGH 8, LANDSCAPING AND PARKING SHALL BE INSTALLED PER THE 20-FOOT USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT.

CITY OF ARLINGTON

ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN

CITY FILE NUMBER: PLAN 402
SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.

(XII) ADDITIONAL PARKING TO BE INSTALLED BY A PROPERTY OWNER SHALL FOLLOW PARKING SPECIFICATIONS AND SCREENING REQUIREMENTS PER CHAPTER 20.72 OF TITLE 20 LAND USE CODE.
(XIII) ANY REDEVELOPMENT OF INDIVIDUAL OR CONTIGUOUS LOTS WITHIN THE BINDING SITE PLAN SHALL BE SUBJECT TO ENVIRONMENTAL REVIEW.

(XIV) THE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE EASEMENTS CONSISTENT WITH CITY CODE. TO LOTS 1 THROUGH 8 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS BINDING SITE PLAN SUBJECT TO A ROUTINE AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE EASEMENTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

(XV) THE "ACCESS, UTILITIES & EMERGENCY VEHICLE EASEMENT" IS FOR THE NON-EXCLUSIVE USE OF ALL LOTS IN THE BINDING SITE PLAN, AND IS HEREBY RESERVED AND CONVEYED AS AN EASEMENT FOR THE BENEFIT OF ALL OWNERS OF ALL LOTS AND THE CITY OF ARLINGTON.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ARLINGTON ROUNDABOUT PLAZA, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS(S), IN FEE SIMPLE OF THE LAND HEREBY BOUND BY THIS BINDING SITE PLAN, HEREBY DECLARES THIS BINDING SITE PLAN AND ALLOWS FOR DEDICATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE BINDING SITE PLAN AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY STORIES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACIS, ETC. SHOWN ON THIS BINDING SITE PLAN IN THE RESERVABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY IS WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAS HERON TO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERGED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE BINDING SITE PLAN MUST MAKE A LOCATION TO, AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OR SAID ALTERATION, AND ENCLOSE DRAINAGE WATERS IN CULVERTS OR DRAINS OR RECORDING THEREOF ACROSS ANY DISCONTINUITY OF LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS. SUCH OWNER, AFTER ACQUIRING A CULVERT FROM THE DEPARTMENT OF PUBLIC WORKS, SHALL BE REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITS AND REQUIREMENTS, TO PLACE SUCH EASEMENTS AND ALSO HEREBY DEDICATED TO THE CITY OF ARLINGTON AS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 31 DAY OF August 2018

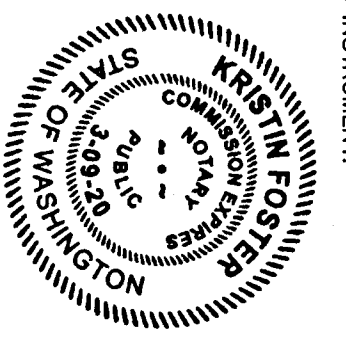
JAMES R. THOMPSON

CYNTHIA L. THOMPSON

ACKNOWLEDGMENT STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES R. THOMPSON AND CYNTHIA L. THOMPSON ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, IN EACH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNERS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

BY: Kristin Foster, Notary Public in and for the State of Washington



CITY OF ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT BINDING SITE PLAN APPROVAL:

THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS BINDING SITE PLAN CONFORMS TO THE ARLINGTON MUNICIPAL CODE GOVERNING BINDING SITE PLANS AND THE CITY OF ARLINGTON ZONING REQUIREMENTS, AND IS HEREBY APPROVED. NOTED THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION. EXAMINED AND APPROVED ON THIS DAY OF August 2018

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SNOHOMISH COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2018 TAXES.

EXAMINED THIS 31 DAY OF August 2018

BY: Beth Ann, Snohomish County Treasurer

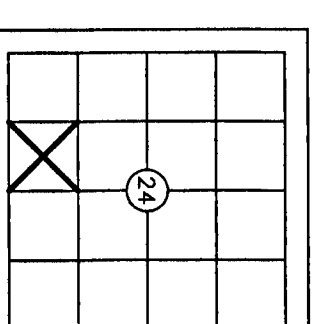
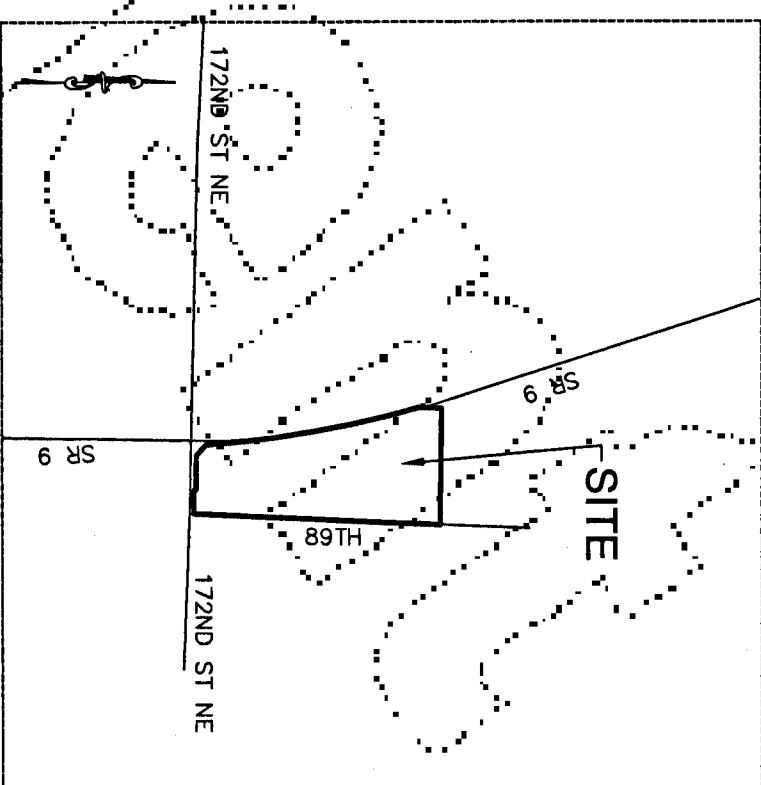
DEPUTY COUNTY TREASURER

RECORDING CERTIFICATE:

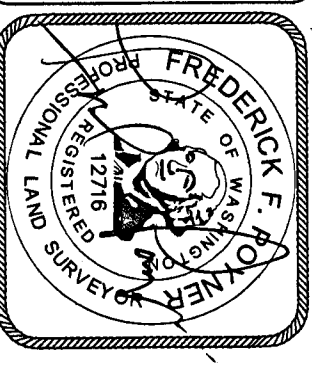
FILED FOR RECORD AT THE REQUEST OF DAY OF August 2018, AT 3:51 MINUTES PAST 3 O'CLOCK PM

BY: Carolyn Weikel, Snohomish County Auditor

DEPUTY COUNTY AUDITOR



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF JAMES THOMPSON THIS 4 DAY OF May 2018



CASCADE SURVEYING & ENGINEERING, INC.

4/25/2018 8:54:53 AM
V:\21543\DWG\BINDING SITE PLAN\21543 COVER SHEET.DWG (COVER)

AUDITOR'S FILE # 2018053105011

SURVEYOR: CASCADE SURVEYING & ENGINEERING, INC.
105 E. Division-PO Box 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551
FredP.Gyler@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 886, 898
DATE: 12/17 REVISED: 04/18 CHECKED BY:

ARLINGTON MUNICIPAL AIRPORT AVIGATION EASEMENT:

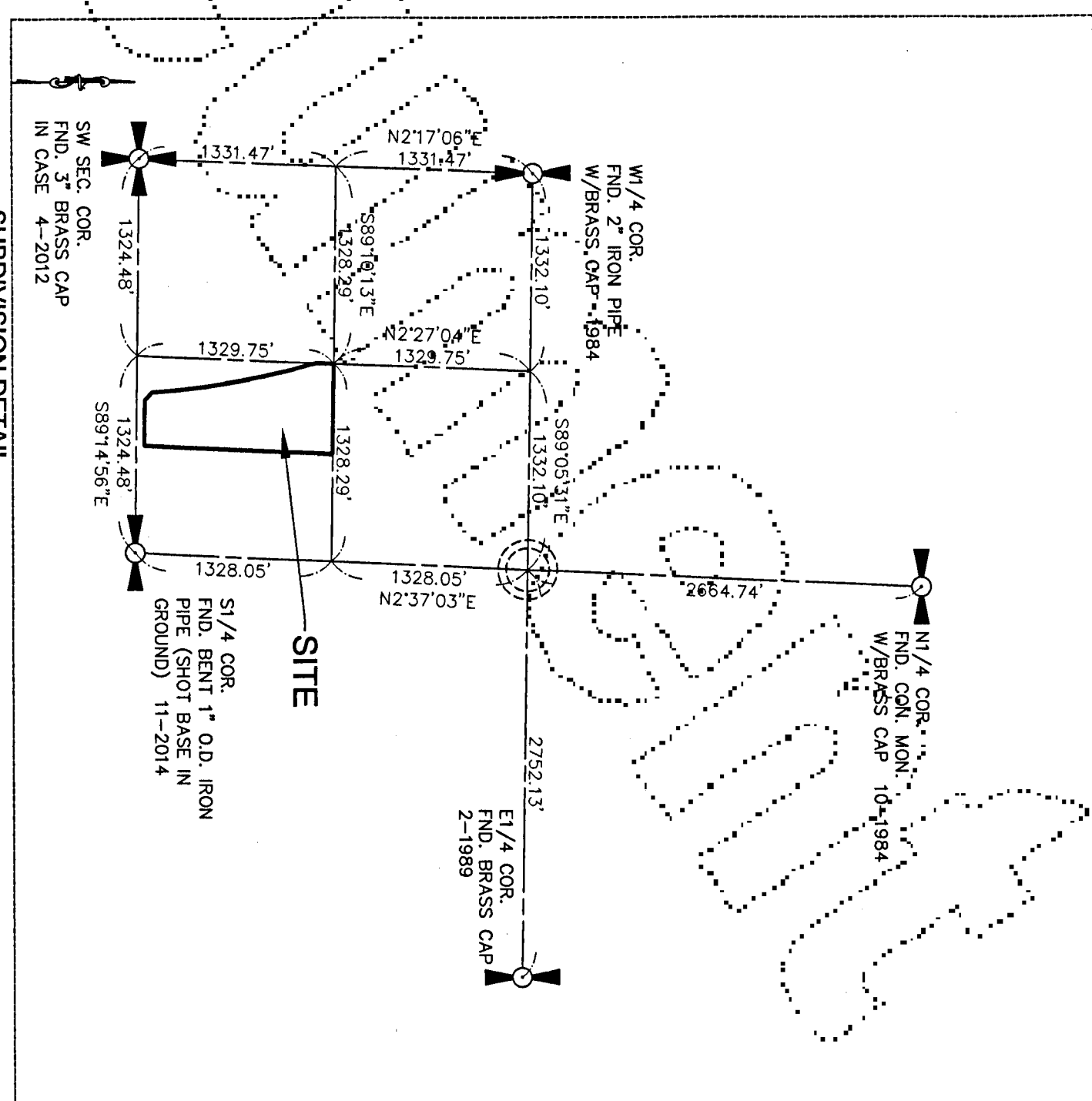
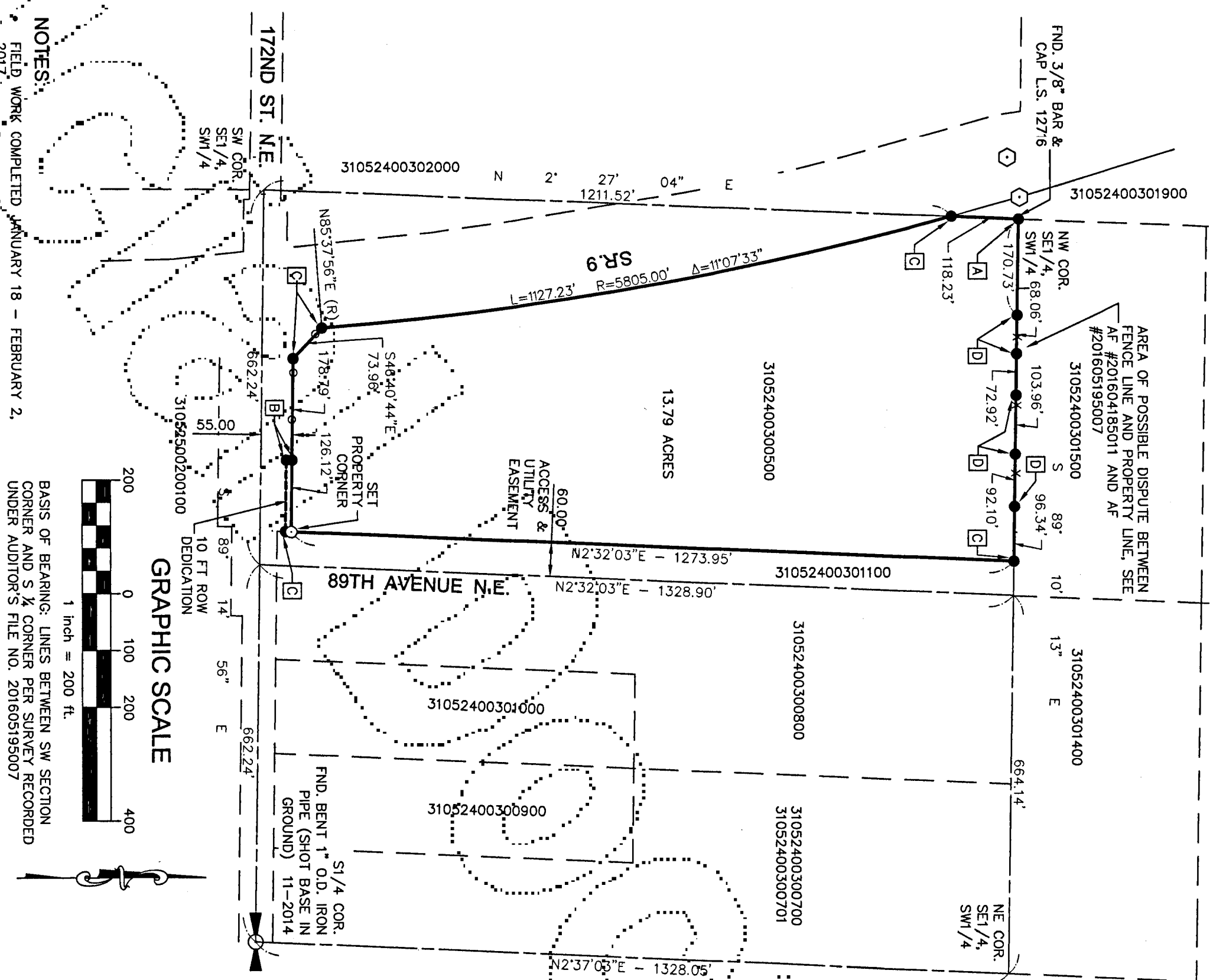
WHEREAS, JAMES R. THOMPSON AND CYNTHIA L. THOMPSON, HUSBAND AND WIFE, HEREINAFTER CALLED "GRANTOR", IS THE OWNER OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, TO WIT:

HEREINAFTER CALLED "GRANTOR'S PROPERTY", AND OUTLINED ON THE BINDING SITE PLAN.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION TO THE GRANTOR, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY SPECIFICALLY ACKNOWLEDGED, THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THE PROVISIONS HEREIN CONTAINED, HEREBY GRANTS, BARGAINS, SELLS AND CONVEYS UNTO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR USE AND BENEFIT OF THE PUBLIC, A PERPETUAL EASEMENT AND RIGHT-OF-WAY OVER THAT PORTION OF THE GRANTOR'S ABOVE-DESCRIBED LAND STARTING AT 292.2 MEAN SEA LEVEL (MSL), IN THE VICINITY OF ARLINGTON MUNICIPAL AIRPORT, FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT") BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED, USED OR DESIGNED FOR NAVIGATION OF OR FLIGHT IN THE AIR) BY WHOSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN UNLIMITED HEIGHT ABOVE THE SURFACE OF THE GRANTOR PROPERTY TOGETHER WITH THE RIGHT TO CAUSE ANY SAID AIRCRAFT TO TAKE OFF AND LAND AT ALL OTHER EFFECTS OF TAKING OFF FROM OR OPERATED AT OR ON ARLINGTON MUNICIPAL AIRPORT LOCATED WITHIN SNOHOMISH COUNTY, STATE OF WASHINGTON. GRANTOR HEREBY WAIVES, RELEASES AND RELEASES ANY RIGHT OR CAUSE OF ACTION WHICH GRANTOR HAS NOW, OR WHICH GRANTOR MAY HAVE IN THE FUTURE AGAINST THE GRANTEE, ITS SUCCESSORS AND ASSIGNS DUE TO SUCH NOISE VIBRATION AND OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AND TAKING OFF FROM OR OPERATING ON OR NEAR THE ARLINGTON MUNICIPAL AIRPORT. THE GRANTOR FURTHER COVENANTS AND AGREES THAT UPON SAID PROPERTY (A) NO USE SHALL BE PERMITTED THAT CAUSES A DISCHARGE INTO THE AIR OF FUMES, SMOKE OR DUST WHICH WILL OBSTRUCT VISIBILITY AND ADVERSELY AFFECT THE OPERATION OF AIRCRAFT, FOR SHALL NOT BE PERMITTED WHICH CAUSES ANY INTERFERENCE WITH NAVIGATIONAL FACILITIES NECESSARY TO AIRCRAFT OPERATION; AND (B) NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.

THIS EASEMENT SHALL BE EFFECTIVE AND SHALL INURE TO THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, UNTIL THE ARLINGTON MUNICIPAL AIRPORT SHALL BE ABANDONED AND SHALL BE USED FOR AIRPORT PURPOSES. THIS EASEMENT AND AGREEMENTS SHALL RUN WITH THE LAND, WHICH IS DESCRIBED HEREIN, AND GRANTOR, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, FURTHER ACKNOWLEDGES THAT THE EASEMENT AND OTHER OPERATIVE AIRCRAFT NUMBERS AND TYPES WILL INCREASE AND CHANGE AND THAT GRANTOR AND ASSIGNS HEREBY WAIVES AND RELEASES ALL RIGHTS, OBLIGATIONS AND COVENANTS HEREIN SET FORTH SHALL NOT BE ENFORCED AND IN THE EVENT OF CHANGES IN THE FLIGHT LOCATIONS OR CHARACTERISTICS OR TYPE OR CATEGORY OF AIRCRAFT USING THE ARLINGTON MUNICIPAL AIRPORT, CITY OF ARLINGTON, STATE OF WASHINGTON.

CITY OF ARLINGTON
ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN
 CITY FILE NUMBER: PLAN 402
 SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.



SITE INFORMATION:
 APPLICANT/OWNER: JAMES & CYNTHIA THOMPSON
 SITE ADDRESS: 8822 172ND ST. NE., ARLINGTON, WA. 98223
 TAX PARCEL NUMBER: 31052400300500
 TOTAL SITE AREA: 13,79 ACRES
 NUMBER OF LOTS: 8 LOTS PLUS TRACT 999

LOT SIZE	SQ FT	ACRES
LOT 1	56,108	1.29
LOT 2	39,926	0.92
LOT 3	21,804	0.50
LOT 4	39,258	0.90
LOT 5	60,119	1.38
LOT 6	58,877	1.35
LOT 7	47,589	1.09
LOT 8	118,325	2.72
TRACT 999	158,830	3.65

LOTS PER ACRE: 0.768
 AVERAGE LOT SIZE: 1,302 ACRES
 GENERAL COMMERCIAL / HORIZONTAL MIXED OVERLAY
 EXISTING ZONING: SUBDISTRICT D
 AIRPORT PROTECTION DISTRICT: CITY OF ARLINGTON
 WATER: CITY OF ARLINGTON
 SEWER: DISTRICT #21
 FIRE DISTRICT: DISTRICT #21

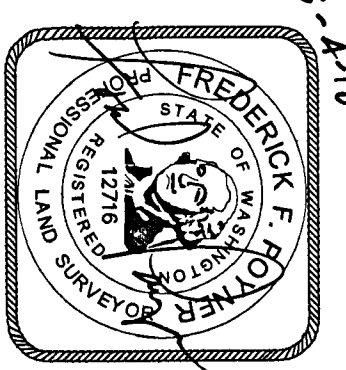
DRAWING SHEET INDEX

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3	LEGAL INFO
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18	CONCEPTUAL LANDSCAPE AND IRRIGATION PLAN 5
19	CONCEPTUAL UTILITY/SITE GRADING PLAN SOUTH
20	CONCEPTUAL UTILITY/SITE GRADING PLAN NORTH

CASCADE SURVEYING & ENGINEERING, INC.
 4/25/2018 9:30:58 AM
 V:\21543\DWG\BINDING SITE PLAN\21543 APPLICANT SITE INFO.DWG (SITE INFO)
 SURVEYOR: CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division PO Box 326
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 Fred@cymer.com

AUDITOR'S FILE # 2018D8315011

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:



- LEGEND:**
- DENOTES FOUND HIGHWAY MONUMENT
 - DENOTES FOUND SURVEY MARKER, AS NOTED
 - ⊠ FND 3/8" BAR & CAP L.S. 12716
 - ⊡ MAG NAIL & WASHER L.S. 19631
 - ⊞ FND 1/2" REBAR AND CAP L.S. 19631
 - ⊟ FND 1/2" REBAR AND CAP L.S. 42866
- APPLICANT SITE INFO 2 OF 28**

CITY OF ARLINGTON
ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN

CITY FILE NUMBER: PLAN 402
SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST W.M. LYING EAST OF STATE HIGHWAY 1-A,
EXCEPT THE EAST 60 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1206374;

AND EXCEPT THAT PORTION LYING WITHIN 172ND STREET N.E.;

AND EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 11-2-06578-1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

CONDITIONS, COVENANTS, AND RESTRICTIONS AND EASEMENTS OF RECORD PER CHICAGO TITLE COMPANY, COMMITMENT NO. 500017535 AMENDMENT 4

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

GENERAL EXCEPTIONS

- A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, OR CLAIMING POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
- B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEE BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT YET PAYABLE OR WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- F. ANY LIEN FOR SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, TAP, CAPACITY, OR CONSTRUCTION OR SIMILAR CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES, OR FOR GARBAGE COLLECTION AND DISPOSAL NOT SHOWN BY THE PUBLIC RECORDS.
- G. UNPATENTED MINING CLAIMS, AND ALL RIGHTS RELATING THERETO.
- H. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER
- K. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS, OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

SPECIAL EXCEPTIONS

- 1. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1-A (HIGHWAY 9) AND OF LIGHT, VIEW AND AIR BY DEED:
GUARANTTEE: STATE OF WASHINGTON
RECORDING DATE: SEPTEMBER 4, 1956
RECORDING NO.: 1206374
- 2. RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS SET FORTH BELOW:
DATED: FEBRUARY 21, 1975
RECORDING DATE: FEBRUARY 21, 1975
RECORDING NO.: 2374941
- 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: DANGER TREE RIGHTS
RECORDING DATE: APRIL 10, 1978
RECORDING NO.: 7804100162
- 4. UTILITY EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: APRIL 18, 2000
RECORDING NO.: 200004180316
- 5. CONDEMNATION OF ACCESS TO STATE HIGHWAY NUMBER 1-A (HIGHWAY 9) AND OF LIGHT VIEW AND AIR BY DECREE IN FAVOR OF THE STATE OF WASHINGTON:
SUPERIOR CASE CAUSE NUMBER: 11-2-06578-1
COUNTY: SNOHOMISH
DATE ENTERED: AUGUST 12, 2017

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ARLINGTON
PURPOSE: STORM SEWER, SANITARY SEWER AND/OR WATER LINES
RECORDING DATE: OCTOBER 21, 2011

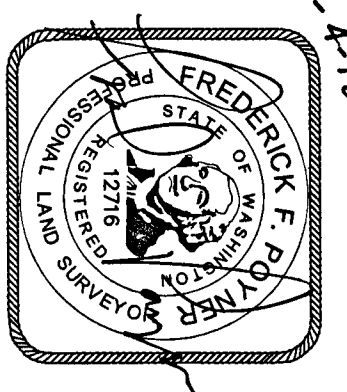
7. RIGHT TITLE AND INTEREST OF THE OWNER OF SAID PREMISES AFFECTS: SOUTHWESTERLY PORTION OF SAID PREMISES NORTH AS TO THAT PORTION OF SAID LAND LYING BETWEEN THE FENCE AND THE PROPERTY LINE, AS DISCLOSED BY SURVEY AS SET FORTH BELOW:
RECORDING DATE: APRIL 18, 2016
RECORDING NO.: 201604185011

8. PAYMENT OF THE REAL ESTATE EXCISE TAX, IF REQUIRED.
RECORDING DATE: MAY 19, 2016
RECORDING NO.: 201605195007

9. THE LAND IS SITUATED WITHIN THE BOUNDARIES OF LOCAL TAXING AUTHORITY OF CITY OF ARLINGTON.
PRESENT RATE OF REAL ESTATE EXCISE TAX AS OF THE DATE HEREIN IS 1.78 PERCENT.
ANY CONVEYANCE DOCUMENT MUST BE ACCOMPANIED BY THE ORIGINAL WASHINGTON STATE EXCISE TAX AFFIDAVIT. THE APPLICABLE EXCISE TAX MUST BE PAID AND THE AFFIDAVIT APPROVED AT THE TIME OF THE RECORDING OF THE CONVEYANCE DOCUMENTS. (NOTE: REAL ESTATE EXCISE TAX AFFIDAVITS MUST BE PRINTED AS LEGAL SIZE FORMS).
AN ADDITIONAL \$5.00 ELECTRONIC TECHNOLOGY FEE MUST BE INCLUDED IN ALL EXCISE TAX PAYMENTS.
IF THE TRANSACTION IS EXEMPT, AN ADDITIONAL \$5.00 AFFIDAVIT PROCESSING FEE IS REQUIRED.

10. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2017
TAX ACCOUNT NO.: 310524-003-005-00
LEVY CODE: 00110
ASSESSED VALUE-LAND: \$846,600.00
ASSESSED VALUE-IMPROVEMENTS: \$0.00
GENERAL AND SPECIAL TAXES: \$9,731.78
PAID: \$9,731.78
UNPAID: \$0.00

END OF SCHEDULE B
ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.



5-4-18

CASCADE SURVEYING & ENGINEERING, INC.

4/25/2018 9:57:34 AM

V:\21543\DMC\BINDING SITE PLAN\21543 LEGAL INFO.DWG (LEGAL INFO)



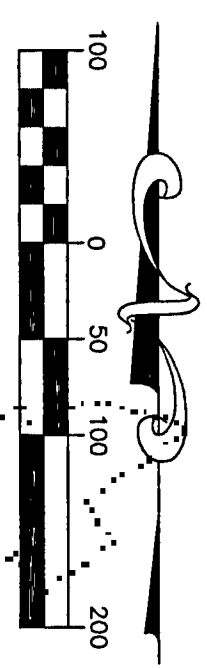
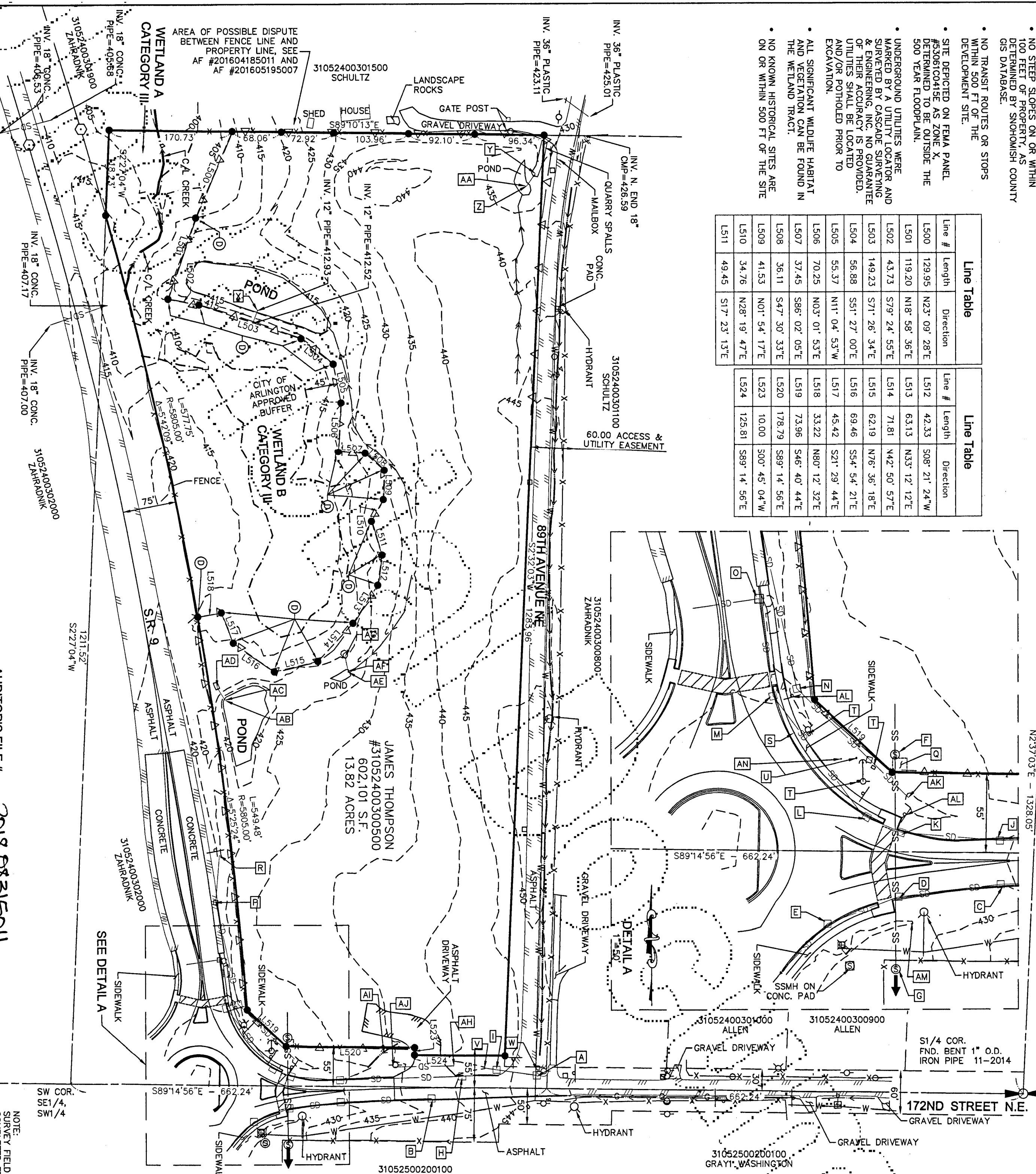
AUDITOR'S FILE # 201808315011

SURVEYOR:
CASCADE SURVEYING & ENGINEERING, INC.
105 E. DIVISION-PO BOX 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551
Fred@cymer@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
DATE: 12/17 REVISED: 04/18 CHECKED BY:

- NOTES:**
- NO STEEP SLOPES ON OR WITHIN 100 FEET OF PROPERTY, AS DETERMINED BY SNOHOMISH COUNTY GIS DATABASE.
 - NO TRANSIT ROUTES OR STOPS WITHIN 500 FT OF THE DEVELOPMENT SITE.
 - SITE DEPICTED ON FEMA PANEL #306100415E AS ZONE X, DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
 - UNDERGROUND UTILITIES WERE SURVEYED BY A UTILITY LOCATOR AND ENGINEERING, INC. NO GUARANTEE OF THEIR ACCURACY IS PROVIDED. UTILITIES SHALL BE LOCATED AND/OR POT-HOLED PRIOR TO EXCAVATION.
 - ALL SIGNIFICANT WILDLIFE HABITAT AND VEGETATION CAN BE FOUND IN THE WETLAND TRACT.
 - NO KNOWN HISTORICAL SITES ARE ON OR WITHIN 500 FT OF THE SITE.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L500	129.95	N23° 09' 28"E	L512	42.33	S08° 21' 24"W
L501	119.20	N18° 58' 36"E	L513	63.13	N33° 12' 12"E
L502	43.73	S79° 24' 55"E	L514	71.81	N42° 50' 57"E
L503	149.23	S71° 26' 34"E	L515	62.19	N76° 36' 18"E
L504	56.88	S51° 27' 00"E	L516	69.46	S54° 54' 21"E
L505	55.37	N11° 04' 53"W	L517	45.42	S21° 29' 44"E
L506	70.25	N03° 01' 53"E	L518	33.22	N80° 12' 32"E
L507	37.45	S86° 02' 05"E	L519	73.96	S46° 40' 44"E
L508	36.11	S47° 30' 33"E	L520	178.79	S89° 14' 56"E
L509	41.53	N01° 54' 17"E	L523	10.00	S00° 45' 04"W
L510	34.76	N28° 19' 47"E	L524	125.81	S89° 14' 56"E
L511	49.45	S17° 23' 13"E			



EXISTING NOTES:

- A) TOP CB=447.05 INV. 12" CONC. N=444.9
- B) TOP CB=437.55 INV. 12" CONC. W=444.75
- C) TOP CB=429.34 INV. 12" HDPE E=425.94
- D) TOP CB=429.34 INV. 12" HDPE W=425.88
- E) TOP CB=425.51 INV. 12" HDPE E=423.25
- F) TOP CB=425.51 INV. 12" HDPE W=423.24
- G) TOP CB=421.62 INV. 8" CPV W=421.62
- H) N.E. RIM CTR. STNUC.=428.03 FLOWLINE=413.25
- I) N.E. RIM=428.70 FLOWLINE=413.31
- J) TOP CB=440.52 INV. 12" HDPE W=434.74
- K) TOP CB=443.04 INV. 12" CONC. E=440.24
- L) TOP CB=429.27 INV. 12" HDPE W=440.14
- M) TOP CB=429.27 INV. 12" HDPE E=425.22
- N) TOP CB=426.17 INV. 12" HDPE W=423.16
- O) TOP CB=421.35 INV. 12" S.E.=421.35
- P) E. END CTR. 2 GRATES=425.67 W. END CTR. 2 GRATES=425.60
- Q) INV. 12" HDPE E=421.33
- R) INV. 12" HDPE W=421.00
- S) INV. 12" HDPE S=420.77
- T) TOP CB=424.72 INV. 12" HDPE N=420.67
- U) TOP CB=424.32 INV. 12" HDPE S=421.27
- V) TOP CB=421.28 INV. 12" HDPE N=421.28
- W) TOP CB=423.44 INV. 12" HDPE S=420.23
- X) TOP CB=422.61 INV. 12" HDPE S=419.43
- Y) INV. 12" HDPE N=419.31
- Z) TOP CB=420.77 INV. 12" PIPE=420.77
- AA) INV. 12" PIPE=420.28
- AB) INV. 12" CPV=436.94
- AC) INV. 12" CPV=431.63
- AD) INV. 12" CPV=423.64
- AE) INV. 12" HDPE=424.76
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- DENOTES CATCH BASIN
 - DENOTES CATCH BASIN TYPE 2
 - DENOTES POWER POLE
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES HYDRANT
 - DENOTES WATER VALVE
 - DENOTES WATER METER
 - DENOTES LIGHT POLE
 - DENOTES STORM LINE/CULVERT
 - DENOTES SEWER LINE
 - DENOTES BARBED WIRE FENCE
 - DENOTES CHAIN LINK FENCE
 - DENOTES WOOD FENCE
 - DENOTES SILT FENCE
 - DENOTES WATER LINE
 - DENOTES EDGE OF ASPHALT
 - DENOTES FOUND HIGHWAY MONUMENT
 - DENOTES FOUND SURVEY MARKER, AS NOTED
 - FND 1/2" REBAR AND CAP L.S. 42866
- EXISTING CONDITIONS 4 OF 20**

CASCADE SURVEYING & ENGINEERING, INC.
 4/25/2018 9:09:37 AM
 V:\21543\DWG\BINDING SITE PLAN\21543 EX CONDITIONS.DWG (EXIST CONDITIONS)

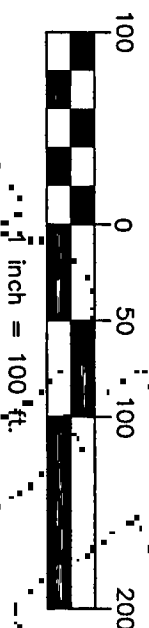


AUDITOR'S FILE # **201808315011**
 SURVEYOR: CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division-PO Box 326
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 Fred@ymv.net

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISION: 04/18 CHECKED BY:
 NOTE: SURVEY FIELD WORK COMPLETED FEBRUARY 2017

CITY OF ARLINGTON
 ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN
 CITY FILE NUMBER: PLAN 402
 SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.

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 CORRBT

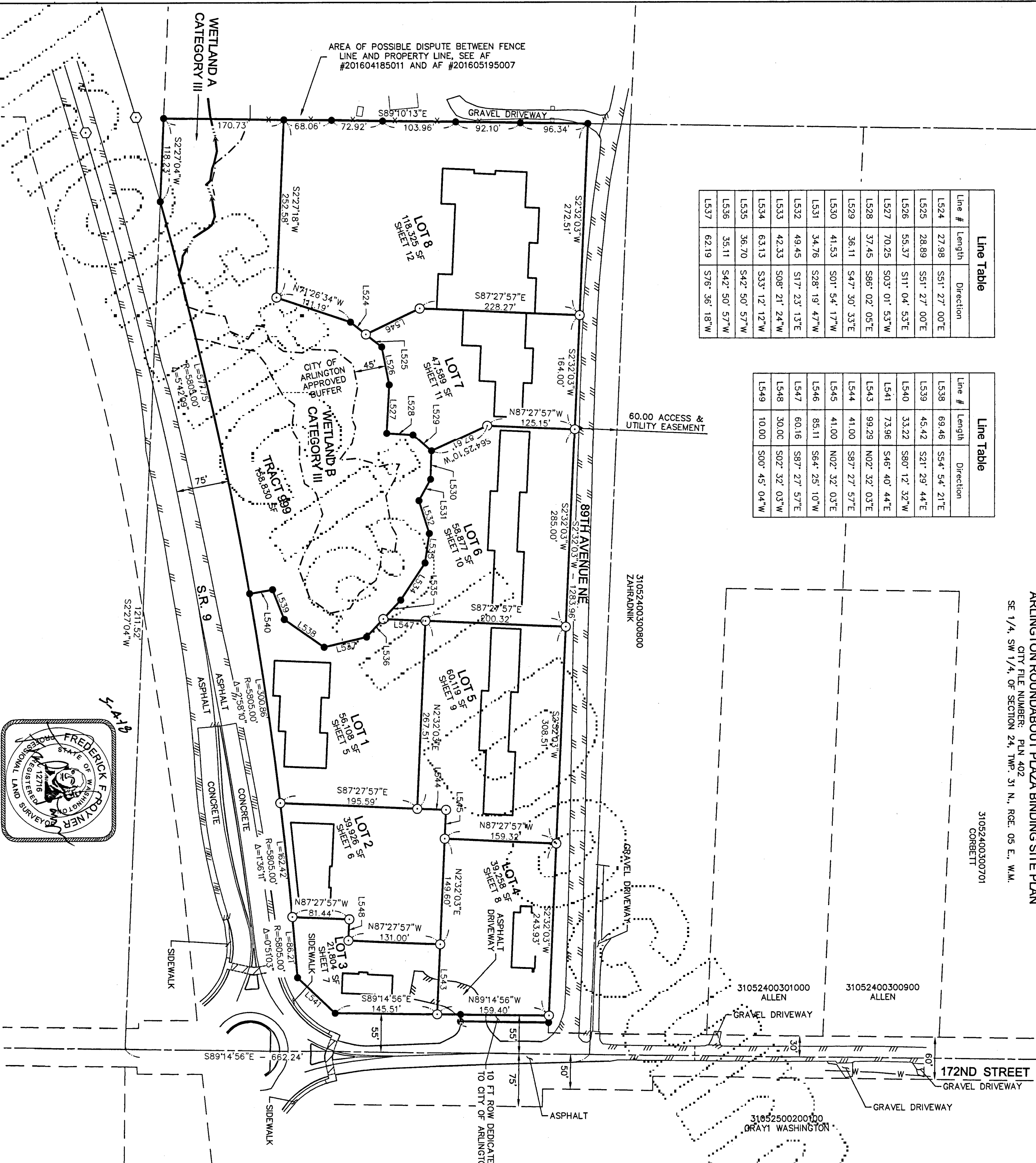


BASIS OF BEARINGS: LINE BETWEEN SE SECTION CORNER AND SOUTH 1/4 CORNER PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201605195007.

SURVEY INSTRUMENT USED: SOKKIA SRT 5
 SURVEY INSTRUMENT USED: TOPCON-D5
 SURVEY PROCEDURE: CLOSED TRAVERSE
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090

Line #	Length	Direction
L524	27.98	S51° 27' 00"E
L525	28.89	S51° 27' 00"E
L526	55.37	S11° 04' 53"E
L527	70.25	S03° 01' 53"W
L528	37.45	S86° 02' 05"E
L529	36.11	S47° 30' 33"E
L530	41.53	S01° 54' 17"W
L531	34.76	S28° 19' 47"W
L532	49.45	S17° 23' 13"E
L533	42.33	S08° 21' 24"W
L534	63.13	S33° 12' 12"W
L535	36.70	S42° 50' 57"W
L536	35.11	S42° 50' 57"W
L537	62.19	S76° 36' 18"W

Line #	Length	Direction
L538	69.46	S54° 54' 21"E
L539	45.42	S21° 29' 44"E
L540	33.22	S80° 12' 32"W
L541	73.96	S46° 40' 44"E
L543	99.29	N02° 32' 03"E
L544	41.00	S87° 27' 57"E
L545	41.00	N02° 32' 03"E
L546	85.11	S64° 25' 10"W
L547	60.16	S87° 27' 57"E
L548	30.00	S02° 32' 03"W
L549	10.00	S00° 45' 04"W

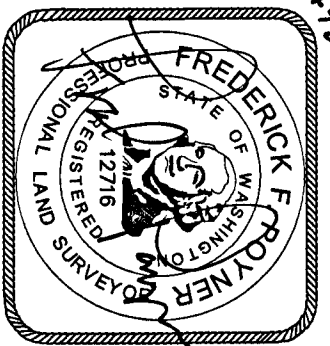


NOTE:
 • BUILDING SETBACK FROM PROPERTY LINES IS 5 FT UNLESS BUILDING OR PLANNING CODE DICTATES OTHERWISE. SEE SHEETS 6-13 FOR SPECIFIC LOCATIONS.
 • ALL BUILDINGS SHALL SETBACK A MINIMUM 5 FEET FROM ANY EASEMENT.

SITE PLAN LEGEND:
 --- EXISTING WETLAND
 --- EXISTING EDGE OF ASPHALT
 --- EXISTING STREAM
 [] PROPOSED BUILDING
 ○ SET PROPERTY CORNER
 ⊙ DENOTES FOUND HIGHWAY MONUMENT

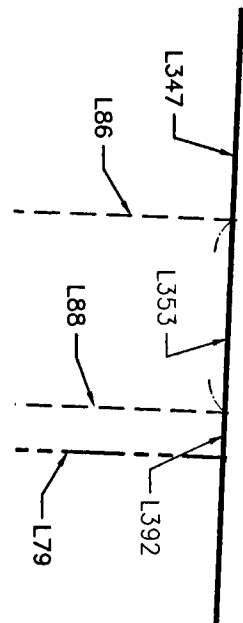
NOTE:
 DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN
 SITE PLAN 5 OF 20

CASCADE SURVEYING & ENGINEERING, INC.
 4/25/2018 9:38:36 AM
 V:\21543\DWG\BINDING SITE PLAN\21543 SITE PLAN.DWG (SITE PLAN)



AUDITOR'S FILE # 201808315011
 SURVEYOR:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division PO Box 328
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 Fred.Royner@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

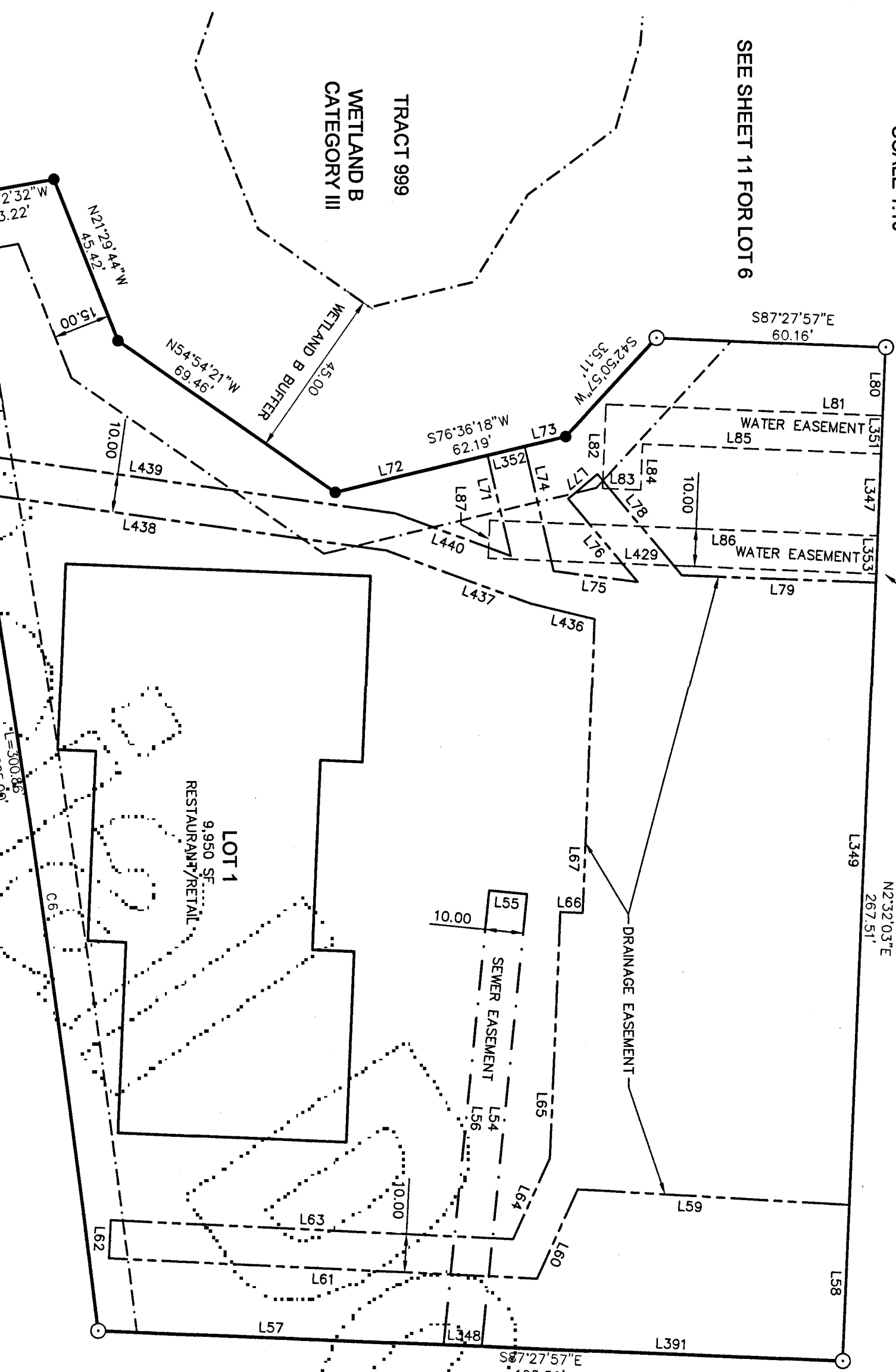


DETAIL 1/5
 SCALE 1:10

SEE SHEET 10 FOR LOT 5

SEE SHEET 11 FOR LOT 6

SEE SHEET 7 FOR LOT 2



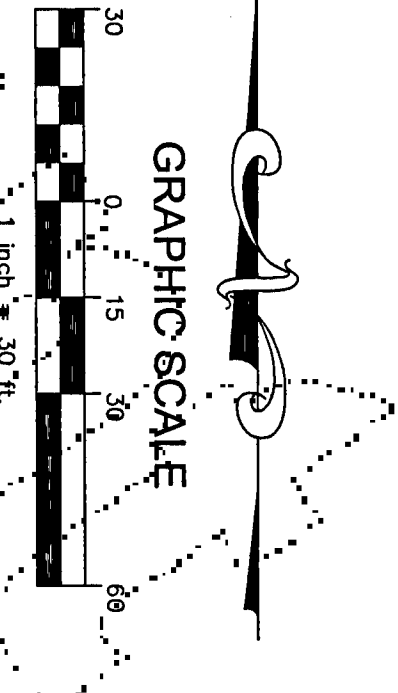
SR 9 ROW
 NO ACCESS PERMITTED

Line #	Length	Direction
L54	119.02	N05° 52' 22"E
L55	10.00	N84° 07' 38"W
L56	119.60	S05° 52' 22"W
L57	90.77	S87° 27' 57"E
L348	10.02	S87° 27' 57"E
L391	94.80	S87° 27' 57"E

Line #	Length	Direction
L58	40.90	S02° 32' 03"W
L59	71.43	N88° 31' 06"W
L60	25.65	S24° 34' 19"W
L61	112.57	N87° 04' 33"W
L62	10.00	N02° 55' 27"E
L63	105.78	S87° 04' 33"E
L64	23.36	N24° 34' 19"E
L65	64.51	N02° 32' 03"E
L66	5.86	S87° 27' 57"E
L67	76.47	N02° 20' 18"E
L71	27.13	N12° 47' 15"W
L72	43.13	N76° 36' 18"E
L73	11.06	S76° 36' 18"W
L74	33.63	S12° 47' 15"E
L75	22.19	S82° 17' 09"E
L76	28.48	N39° 30' 57"W
L77	10.00	N49° 57' 56"E
L78	34.63	S39° 30' 57"E
L79	51.04	S87° 38' 46"E
L349	164.73	N02° 32' 03"E
L352	10.00	S76° 36' 18"W
L392	2.35	S02° 32' 03"W
L436	16.89	N76° 01' 08"W
L437	40.61	N69° 28' 17"W
L438	108.09	N81° 45' 44"W
L439	112.28	S81° 45' 44"E
L440	32.13	S69° 28' 17"E

Curve #	Length	Radius	Delta
C3	10.475	5805.000	0°06'12"
C5	67.034	5805.000	0°39'42"
C6	223.346	5805.000	2°12'16"

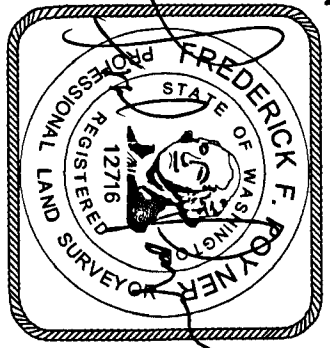
Line #	Length	Direction
L80	17.99	S02° 32' 03"W
L81	72.69	S87° 27' 24"E
L82	22.02	N02° 32' 36"E
L83	10.00	N87° 27' 24"W
L84	12.02	N02° 32' 36"E
L85	62.69	S87° 27' 24"E
L86	101.84	N87° 27' 24"W
L87	10.00	S02° 32' 36"W
L347	21.55	S02° 32' 03"W
L351	10.00	S02° 32' 03"W
L353	10.00	S02° 32' 03"W
L429	101.84	S87° 27' 24"E



NOTE:
 • BUILDING SETBACK FROM PROPERTY LINES IS 5 FT UNLESS BUILDING OR PLANNING CODE DICTATES OTHERWISE. SEE SHEETS 6-13 FOR SPECIFIC LOCATIONS.
 • ALL BUILDINGS SHALL SETBACK 5 FEET FROM ANY EASEMENT.

- LEGEND:**
- EXISTING WETLAND
 - PROPOSED SANITARY SEWER EASEMENT
 - PROPOSED STORM WATER EASEMENT
 - PROPOSED WATER EASEMENT
 - ▭ PROPOSED BUILDING
 - ▭ BUILDING SETBACK LINE
 - ▭ PROPERTY LINE
 - DENOTES FOUND HIGHWAY MONUMENT
 - DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN

AUDITOR'S FILE # 201808315D11



CASCADE SURVEYING & ENGINEERING, INC.
 4/25/2018 10:35:16 AM
 V:\21543.DWG\BINDING SITE PLAN\21543 LOT SITE PLAN 1.DWG (LOT 1)



SURVEYOR:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division-PO Box 326
 ARLINGTON, VA 98223
 PHONE: (360) 435-5551
 Fred@oymer@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

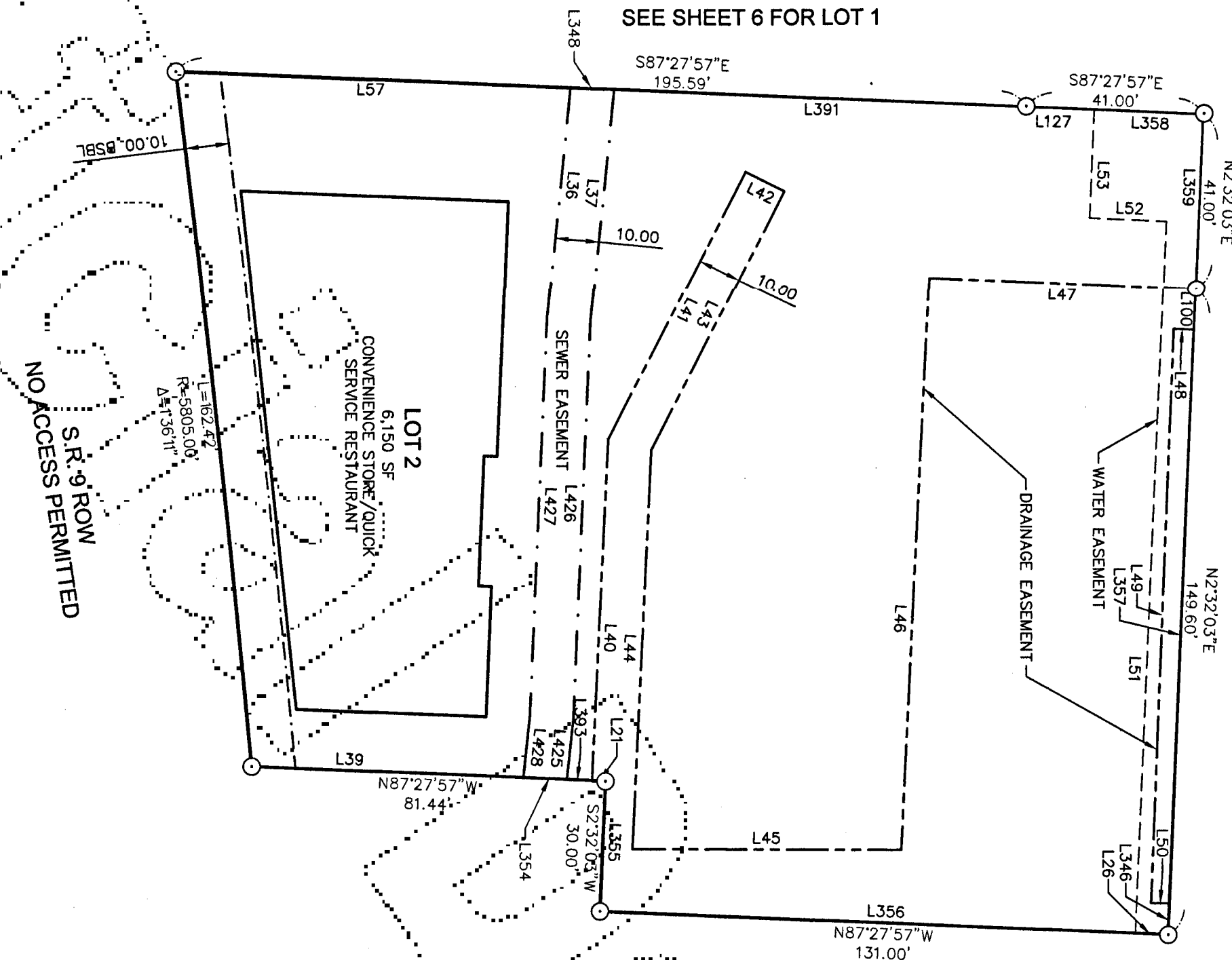
LOT 1 6 OF 28

SEE SHEET 10 FOR LOT 5

SEE SHEET 9 FOR LOT 4

SEE SHEET 6 FOR LOT 1

SEE SHEET 8 FOR LOT 3

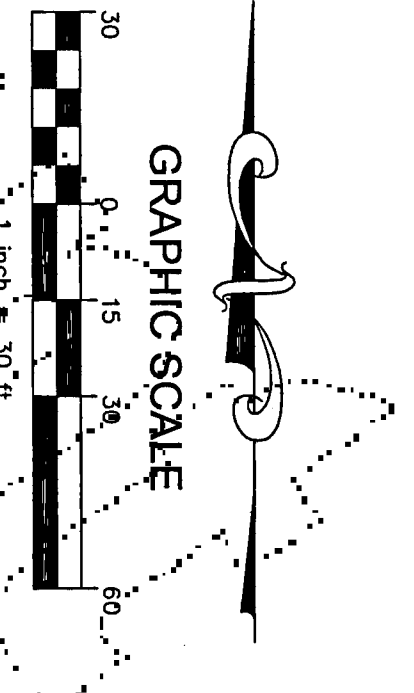


Sewer Easement Line Table

Line #	Length	Direction
L36	53.99	S05° 52' 22"W
L37	54.28	N05° 52' 22"E
L39	62.56	S87° 27' 57"E
L57	90.77	S87° 27' 57"E
L348	10.02	S87° 27' 57"E
L354	10.02	N87° 27' 57"W
L391	94.80	S87° 27' 57"E
L393	5.74	S87° 27' 57"E
L425	14.34	N06° 09' 21"E
L426	92.20	N02° 32' 10"E
L427	92.17	S02° 32' 10"W
L428	14.56	S06° 09' 21"W

Drainage Easement Line Table

Line #	Length	Direction
L40	78.69	S02° 50' 06"W
L41	70.25	S26° 46' 24"W
L42	10.00	N63° 13' 38"W
L43	68.13	N26° 46' 24"E
L44	91.91	N02° 50' 06"E
L45	61.89	S89° 39' 31"E
L46	132.63	N02° 50' 11"E
L47	61.66	N87° 27' 57"W
L48	4.78	S87° 27' 57"E
L49	132.45	N02° 20' 18"E
L50	4.32	N87° 30' 52"W
L100	10.00	S02° 32' 03"W
L346	7.16	S02° 32' 03"W
L355	30.00	S02° 32' 03"W
L356	123.38	N87° 27' 57"W
L357	132.45	S02° 32' 03"W



Water Easement Line Table

Line #	Length	Direction
L26	7.62	N87° 27' 57"W
L51	165.26	S02° 32' 36"W
L52	17.70	S87° 27' 24"E
L53	25.34	S02° 32' 36"W
L127	15.71	S87° 27' 57"E
L346	7.16	S02° 32' 03"W
L358	25.29	S87° 27' 57"E
L359	41.00	S02° 32' 03"W

NOTE:
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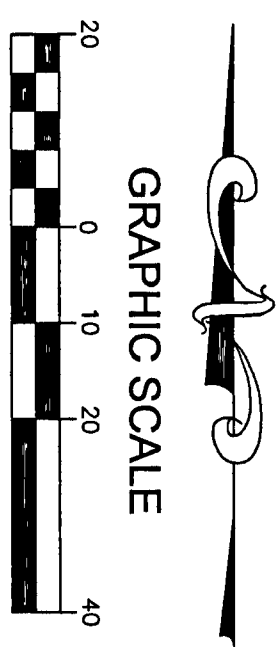
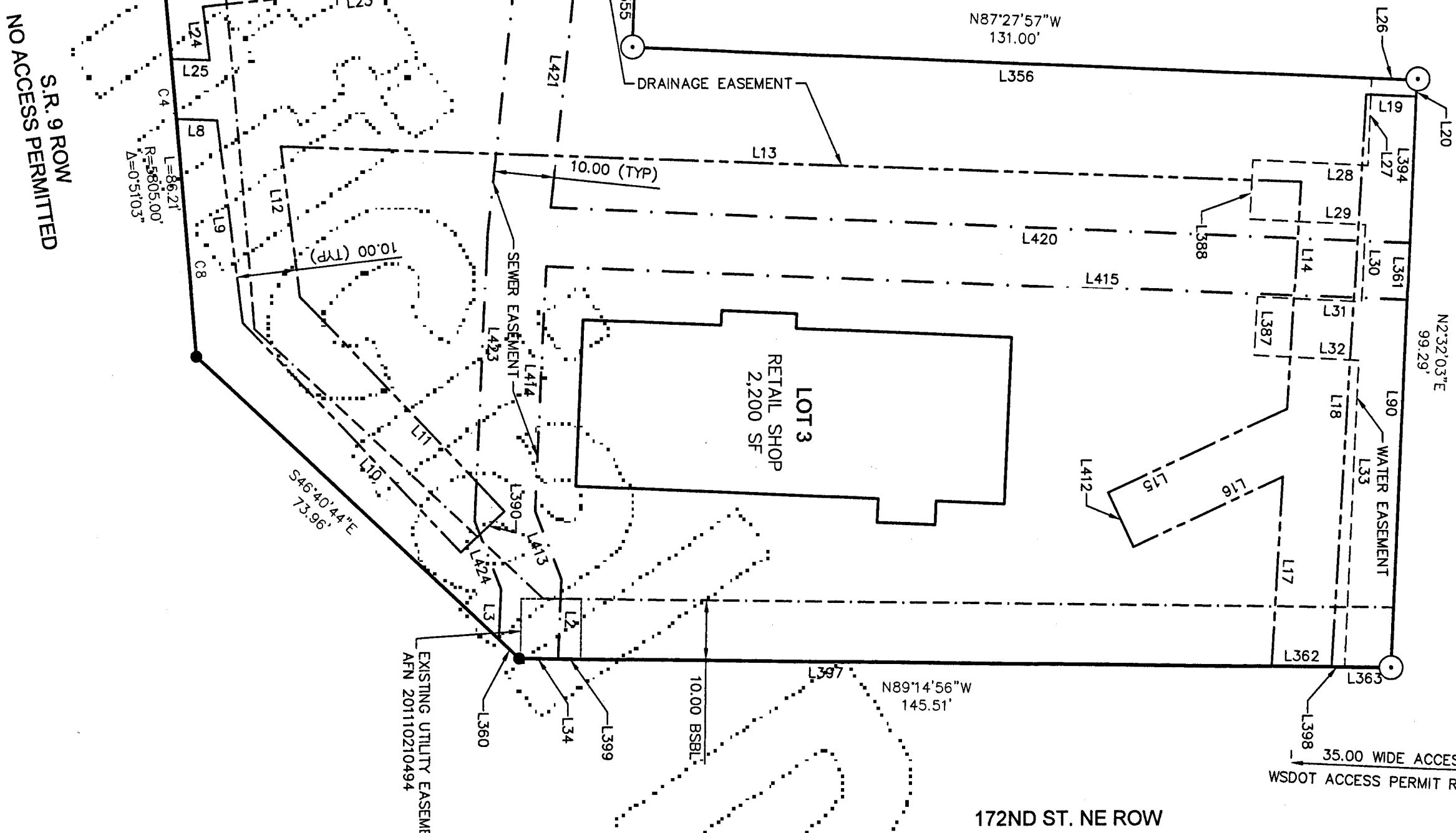
LEGEND:
 - - - - - PROPOSED SANITARY SEWER EASEMENT
 - - - - - PROPOSED STORM WATER EASEMENT
 - - - - - PROPOSED WATER EASEMENT
 [] PROPOSED BUILDING
 [] BUILDING SETBACK LINE
 [] PROPERTY LINE
 ○ DENOTES FOUND HIGHWAY MONUMENT
 ● DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN



SEE SHEET 9 FOR LOT 4

35.00 WIDE ACCESS
 WSDOT ACCESS PERMIT REQUIRED

SEE SHEET 7 FOR LOT 2



Curve #	Length	Radius	Delta
C4	10.075	5805.000	0°05'58"
C7	35.443	5805.000	0°20'59"
C8	40.691	5805.000	0°24'06"

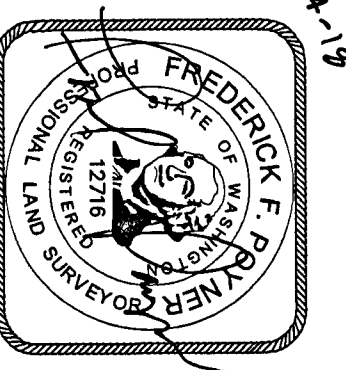
Line #	Length	Direction
L8	6.76	S87° 49' 34"E
L9	34.99	S08° 57' 13"E
L10	65.26	S44° 08' 17"E
L11	61.89	N44° 08' 17"W
L12	25.94	N06° 57' 13"W
L13	170.46	S87° 50' 50"E
L14	38.90	S03° 27' 03"W
L15	33.02	S64° 56' 10"W
L16	27.59	N64° 56' 10"E
L17	31.73	S03° 27' 03"W
L18	96.76	S03° 27' 03"W
L19	8.42	S87° 30' 52"E
L20	2.84	S02° 32' 03"W
L21	3.12	N87° 27' 57"W
L22	16.21	S02° 50' 06"W
L23	69.39	S84° 14' 36"W
L24	9.00	S06° 57' 13"E
L25	6.38	N87° 49' 54"W
L355	30.00	S02° 32' 03"W
L356	123.38	N87° 27' 57"W
L362	10.01	S89° 14' 56"E
L390	10.00	N46° 48' 46"E
L393	5.74	S87° 27' 57"E
L397	115.29	N89° 14' 56"W
L398	2.21	S89° 14' 56"E
L412	10.00	S25° 03' 50"E

Line #	Length	Direction
L26	7.62	N87° 27' 57"W
L27	14.79	S02° 32' 36"W
L28	19.20	N87° 04' 37"W
L29	19.27	S87° 04' 37"E
L30	13.44	S02° 38' 26"W
L31	12.38	N86° 56' 02"W
L32	17.46	S86° 56' 02"E
L33	51.39	S02° 38' 26"W
L363	7.76	S89° 14' 56"E
L387	10.00	S03° 03' 58"W
L388	10.00	S02° 55' 23"W
L394	24.66	S02° 32' 03"W

Line #	Length	Direction
L2	13.28	N02° 32' 10"E
L3	8.35	N02° 32' 10"E
L34	6.47	S89° 14' 56"E
L39	62.55	S87° 27' 57"E
L90	62.56	N02° 32' 03"E
L354	10.02	N87° 27' 57"W
L360	4.66	S46° 40' 44"E
L361	10.00	N02° 32' 03"E
L399	3.77	N89° 14' 56"W
L413	12.14	N21° 04' 17"W
L414	41.71	N02° 32' 03"E
L415	143.83	S87° 27' 57"E
L420	143.51	N87° 27' 57"W
L421	57.61	N06° 09' 21"E
L422	62.47	S06° 09' 21"W
L423	48.96	S02° 32' 03"W
L424	12.14	S21° 04' 17"E

NOTE:
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 • TEMPORARY ACCESS WILL BE ALLOWED. THIS ACCESS MAY BECOME RIGHT IN/RIGHT OUT AS TRAFFIC VOLUMES INCREASE.

- LEGEND:**
- PROPOSED BUILDING
 - PROPOSED SANITARY SEWER EASEMENT
 - PROPOSED STORM WATER EASEMENT
 - PROPOSED WATER EASEMENT
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - DENOTES FOUND HIGHWAY MONUMENT
 - DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN



CASCADE SURVEYING & ENGINEERING, INC.
 V:\21543\DWG\BINDING SITE PLAN\21543 LOT SITE PLAN 1DWC (LOT 3)

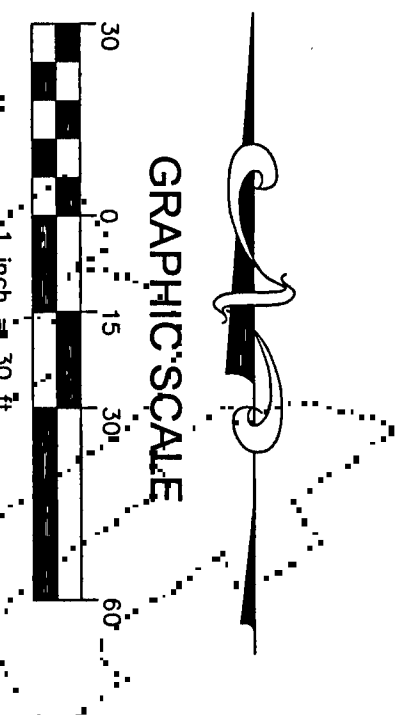
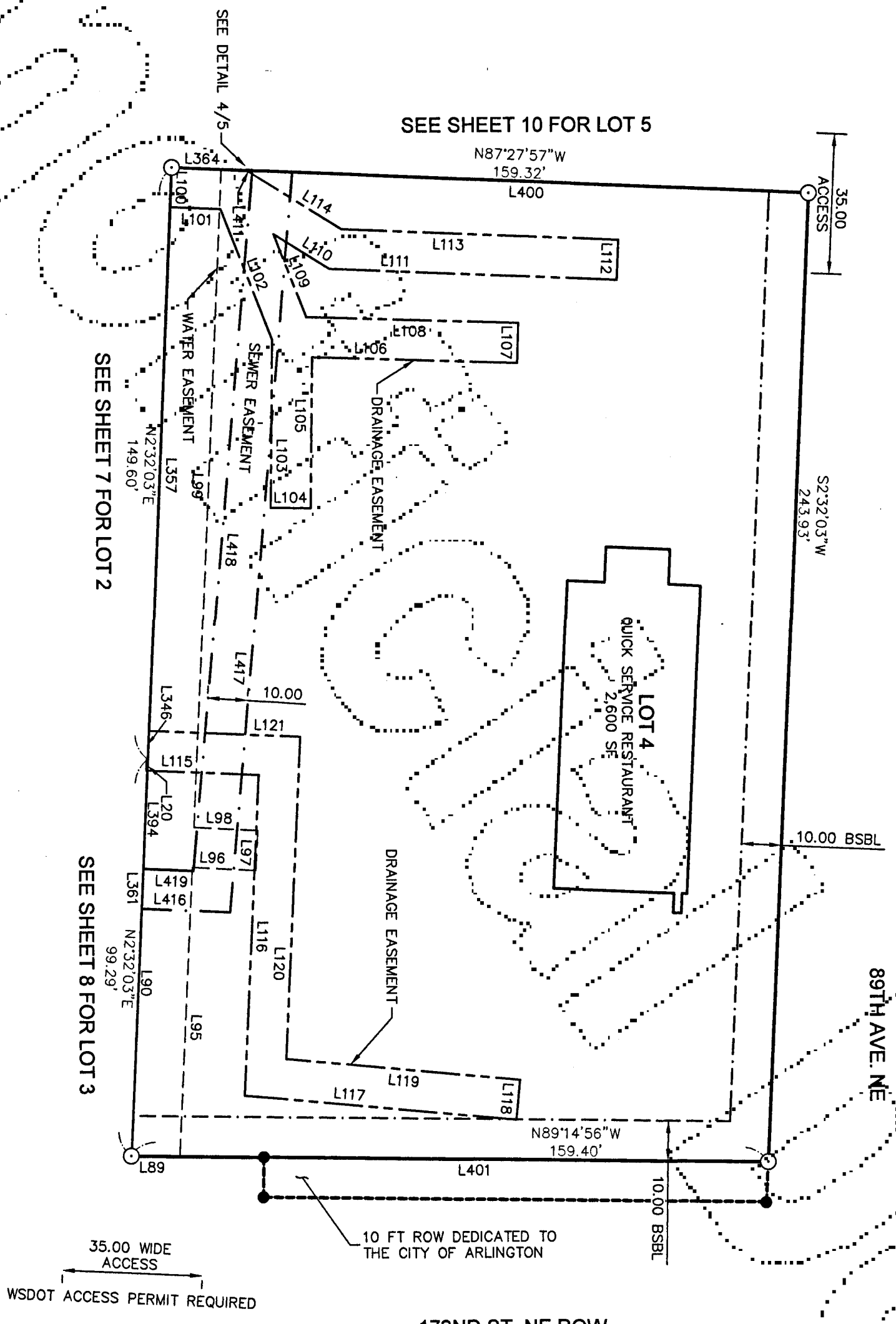
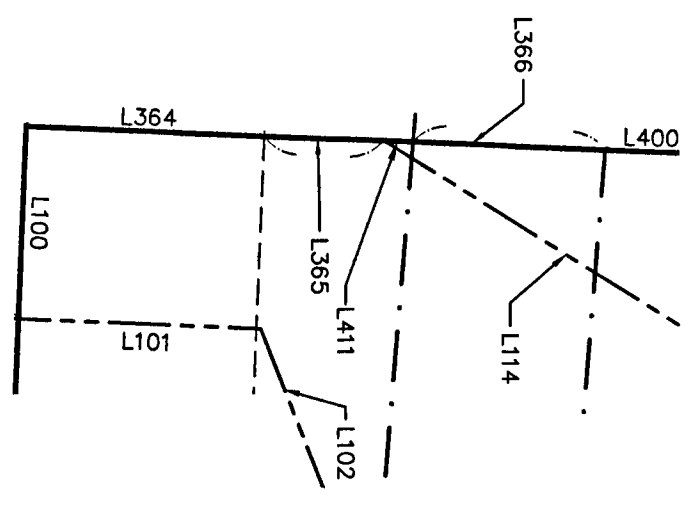


AUDITOR'S FILE # **201808315011**

SURVEYOR:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division - PO Box 326
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 FredPoyner@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., WM.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

LOT 3 8 OF 20



Line #	Length	Direction
L90	61.79	N02° 32' 03"E
L361	10.00	N02° 32' 03"E
L366	10.01	N87° 27' 57"W
L394	24.66	S02° 32' 03"W
L400	129.17	N87° 27' 57"W
L411	1.53	N87° 27' 57"W
L416	22.29	S87° 27' 57"E
L417	187.27	N04° 56' 29"E
L418	177.26	S04° 56' 29"W
L419	12.70	N87° 27' 57"W

Drainage Easement Line Table

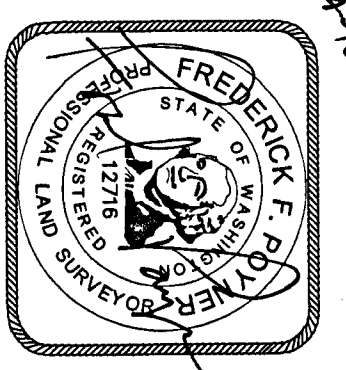
Line #	Length	Direction
L20	2.84	S02° 32' 03"W
L100	102.00	S02° 32' 03"W
L101	12.50	S87° 27' 57"E
L102	35.12	S21° 19' 22"E
L103	42.08	S00° 43' 59"W
L104	10.00	S89° 16' 22"E
L105	37.80	N00° 43' 59"E
L106	51.32	S88° 12' 45"E
L107	10.00	N01° 47' 12"E
L108	53.04	N88° 12' 45"W
L109	22.27	N21° 19' 22"W
L110	16.43	S57° 53' 04"E
L111	71.90	S87° 36' 32"E
L112	10.00	N02° 23' 25"E
L113	69.24	N87° 36' 32"W
L114	28.03	N57° 53' 04"W
L115	27.95	S87° 30' 52"E
L116	80.27	S02° 38' 27"W
L117	68.28	S84° 41' 08"E
L118	10.00	N05° 18' 31"E
L119	58.73	N84° 41' 08"W
L120	80.75	N02° 38' 27"E
L121	37.97	N87° 30' 52"W
L346	7.16	S02° 32' 03"W
L364	12.40	N87° 27' 57"W
L365	6.21	S87° 27' 57"E

Water Easement Line Table

Line #	Length	Direction
L89	12.25	N89° 14' 56"W
L95	72.33	S02° 38' 26"W
L96	15.92	S87° 02' 29"E
L97	10.00	N02° 57' 31"E
L98	16.00	S87° 02' 29"E
L99	166.18	S02° 32' 36"W
L346	7.16	S02° 32' 03"W
L357	132.45	S02° 32' 03"W
L364	12.40	N87° 27' 57"W
L394	24.66	S02° 32' 03"W
L401	147.15	N89° 14' 56"W

NOTE:
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 • ALL BUILDINGS SHALL SETBACK 5 FEET FROM ANY EASEMENT.
 • TEMPORARY ACCESS WILL BE ALLOWED. THIS ACCESS MAY BECOME RIGHT IN/RIGHT OUT AS TRAFFIC VOLUMES INCREASE.

- LEGEND:**
- PROPOSED SANITARY SEWER EASEMENT
 - PROPOSED STORM WATER EASEMENT
 - PROPOSED WATER EASEMENT
 - ▭ PROPOSED BUILDING
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - ⊙ DENOTES FOUND HIGHWAY MONUMENT
 - DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN



CASCADE SURVEYING & ENGINEERING, INC.
 V:\21543\DWG\BINDING SITE PLAN\21543 LOT SITE PLAN 1.DWG (LOT 4)



AUDITOR'S FILE # 201808315011
 SURVEYOR: CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division PO Box 328
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 FredPoyner@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

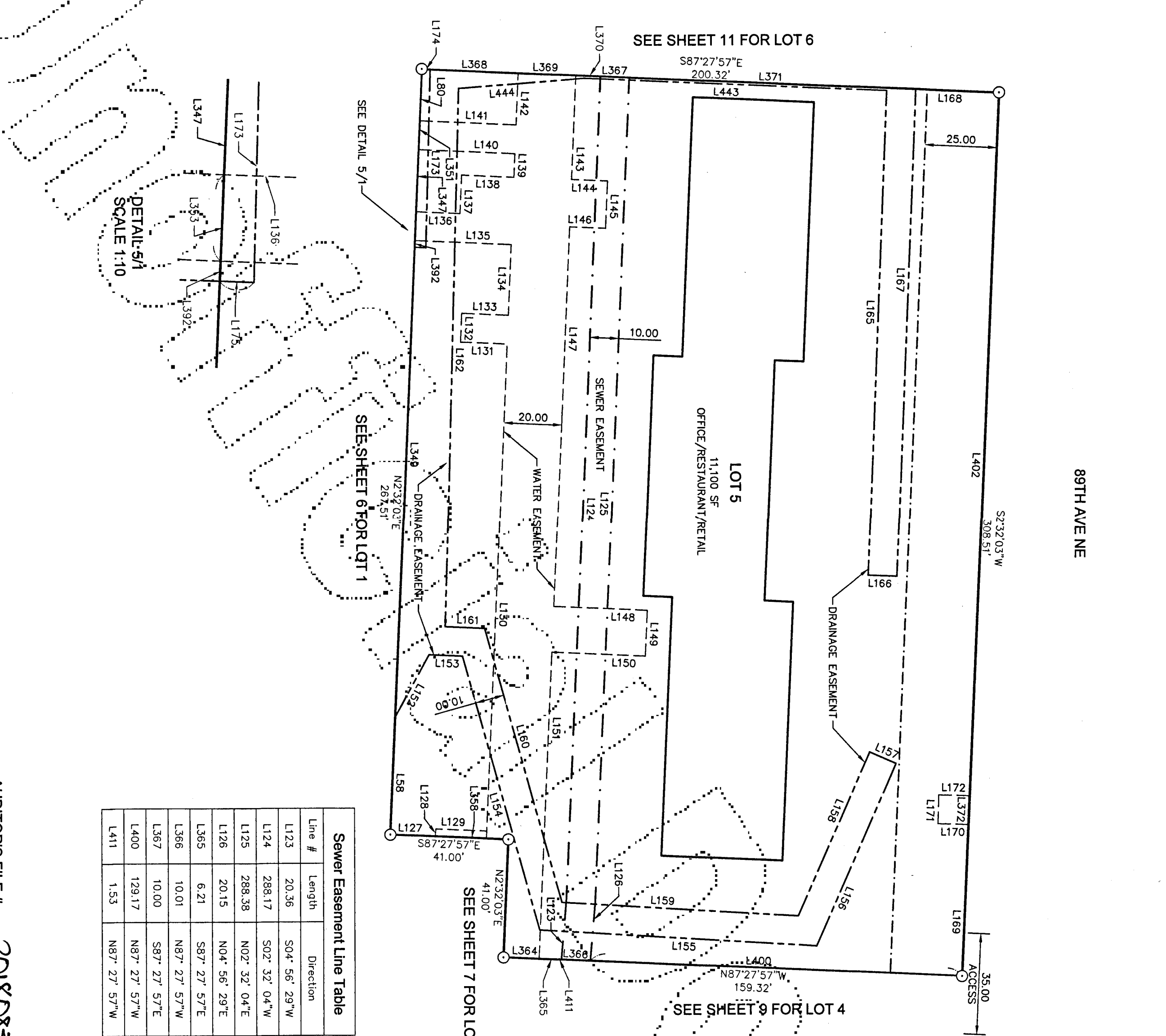
CASCADE SURVEYING & ENGINEERING, INC.
 4/25/2018 10:27:37 AM
 V:\21543\DWG\BINDING SITE PLAN\21543 LOT SITE PLAN 1.DWG (LOT 5)



AUDITOR'S FILE # **201808315011**
 SURVEYOR:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division-PO Box 326
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 FredP@ymer@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

LOT 5 10 OF 28



Sewer Easement Line Table

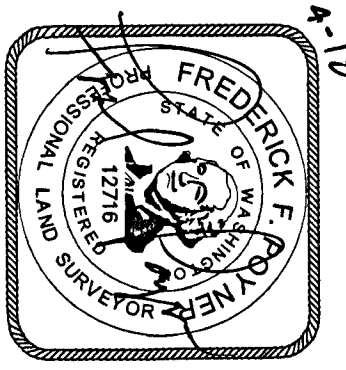
Line #	Length	Direction
L123	20.36	S04° 56' 29" W
L124	288.17	S02° 32' 04" W
L125	288.38	N02° 32' 04" E
L126	20.15	N04° 56' 29" E
L365	6.21	S87° 27' 57" E
L366	10.01	N87° 27' 57" W
L367	10.00	S87° 27' 57" E
L400	129.17	N87° 27' 57" W
L411	1.53	N87° 27' 57" W

Water Easement Line Table

Line #	Length	Direction
L80	17.99	S02° 32' 03" W
L127	15.71	S87° 27' 57" E
L128	2.61	S02° 32' 36" W
L129	17.62	N87° 27' 24" W
L130	173.43	S02° 33' 07" W
L131	16.16	S87° 27' 24" E
L132	10.00	S02° 32' 36" W
L133	16.16	S87° 27' 24" E
L134	24.54	N02° 32' 36" E
L135	33.44	S87° 27' 24" E
L136	15.31	N87° 27' 24" W
L137	13.34	S87° 32' 36" W
L138	8.13	N87° 28' 07" W
L139	8.28	N87° 32' 36" E
L140	53.45	S87° 27' 24" E
L141	33.35	S87° 27' 24" E
L142	17.99	N02° 32' 36" E
L143	36.80	S02° 32' 36" W
L144	12.50	N87° 28' 10" W
L145	16.41	N02° 32' 46" E
L146	12.50	S87° 27' 14" E
L147	133.31	S02° 32' 36" W
L148	32.48	N87° 20' 57" W
L149	15.99	S02° 39' 03" W
L150	32.45	N87° 20' 57" W
L151	106.60	S02° 32' 36" W
L169	52.69	N02° 32' 03" E
L170	10.60	S88° 28' 29" E
L171	10.00	S01° 31' 51" W
L172	10.77	S88° 28' 29" E
L347	21.55	S02° 32' 03" W
L349	164.73	N02° 32' 03" E
L351	10.00	S02° 32' 03" W
L353	10.00	S02° 32' 03" W
L358	25.29	S87° 27' 57" E
L359	41.00	S02° 32' 03" W
L364	12.40	N87° 27' 57" W
L368	30.47	N87° 27' 57" W
L369	20.04	N87° 27' 57" W
L392	2.35	S02° 32' 03" W
L402	245.82	S02° 32' 03" W

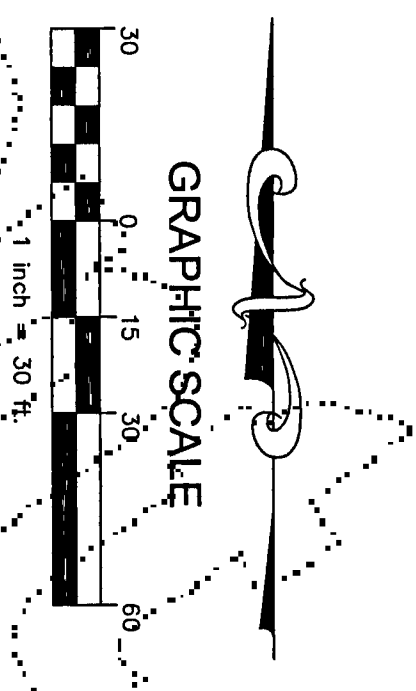
Drainage Easement Line Table

Line #	Length	Direction
L58	40.90	S02° 32' 03" W
L152	24.56	S28° 48' 17" W
L153	11.61	N87° 27' 24" W
L154	98.79	N15° 34' 36" W
L155	96.19	N86° 31' 21" W
L156	68.98	S23° 41' 26" W
L157	10.00	S66° 18' 56" E
L158	62.01	N23° 41' 26" E
L159	82.09	S86° 31' 21" E
L160	98.92	S15° 34' 36" E
L161	13.65	S87° 27' 24" E
L162	188.37	S01° 36' 44" W
L165	169.61	N02° 21' 42" E
L166	10.00	N87° 38' 18" W
L167	170.58	S02° 21' 42" W
L168	29.04	N87° 27' 57" W
L173	61.88	N01° 36' 44" E
L174	2.95	N87° 27' 57" W
L175	3.94	S87° 38' 46" E
L367	10.00	S87° 27' 57" E
L368	30.47	N87° 27' 57" W
L369	20.04	N87° 27' 57" W
L370	8.55	N87° 27' 57" W
L371	99.27	N87° 27' 57" W
L372	10.00	S02° 32' 03" W
L443	104.98	N87° 27' 57" W
L444	43.57	S85° 37' 46" W

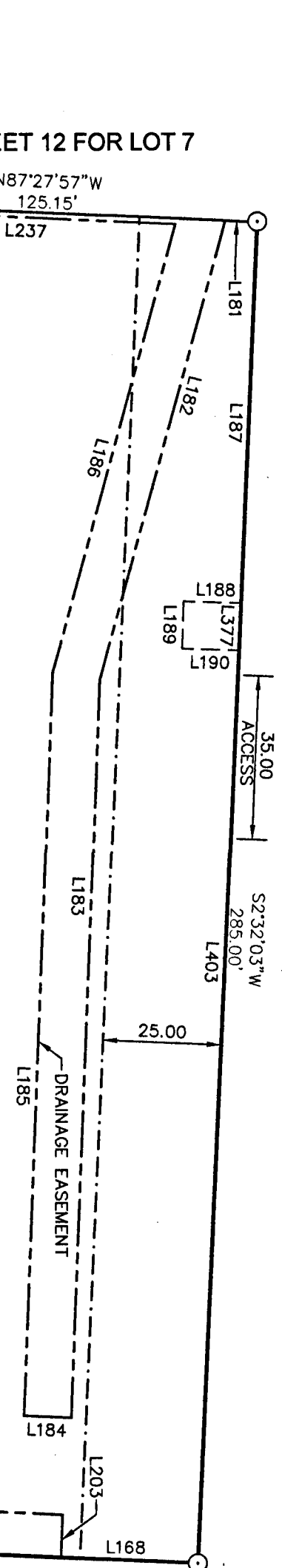


NOTE:
 • BUILDING SETBACK FROM PROPERTY LINES IS 5 FT UNLESS BUILDING OR PLANNING CODE DICTATES OTHERWISE. SEE SHEETS 6-13 FOR SPECIFIC LOCATIONS.
 • ALL BUILDINGS SHALL SETBACK 5 FEET FROM ANY EASEMENT.

LEGEND:
 - - - - - PROPOSED SANITARY SEWER EASEMENT
 - - - - - PROPOSED STORM WATER EASEMENT
 - - - - - PROPOSED WATER EASEMENT
 [] PROPOSED BUILDING
 [] BUILDING SETBACK LINE
 [] PROPERTY LINE
 ○ DENOTES FOUND HIGHWAY MONUMENT
 ● DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN



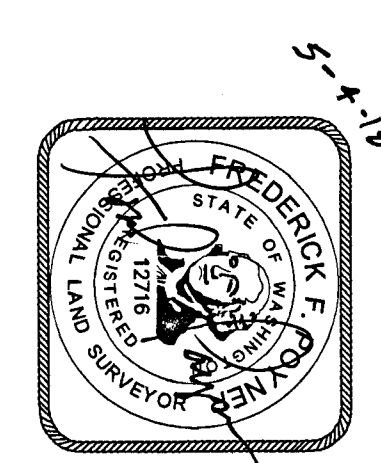
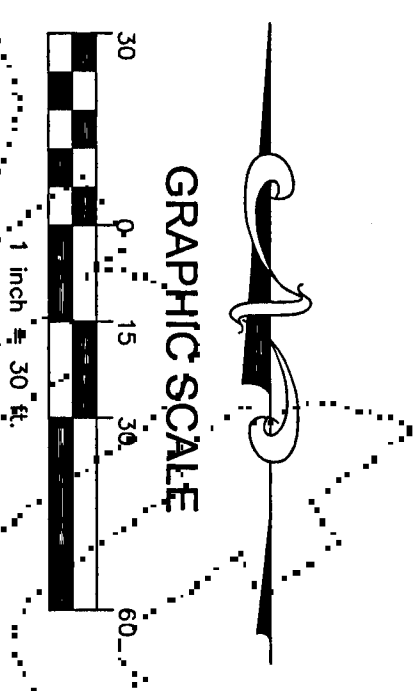
CITY OF ARLINGTON
 ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN
 CITY FILE NUMBER: PLN 402
 SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.



Line #	Length	Direction
L176	9.71	S64° 25' 10"W
L177	15.98	N25° 43' 35"W
L178	265.19	N02° 32' 04"E
L179	13.49	S25° 43' 35"E
L180	262.67	S02° 32' 04"W
L367	10.00	S87° 27' 57"E
L373	10.00	S64° 25' 10"W

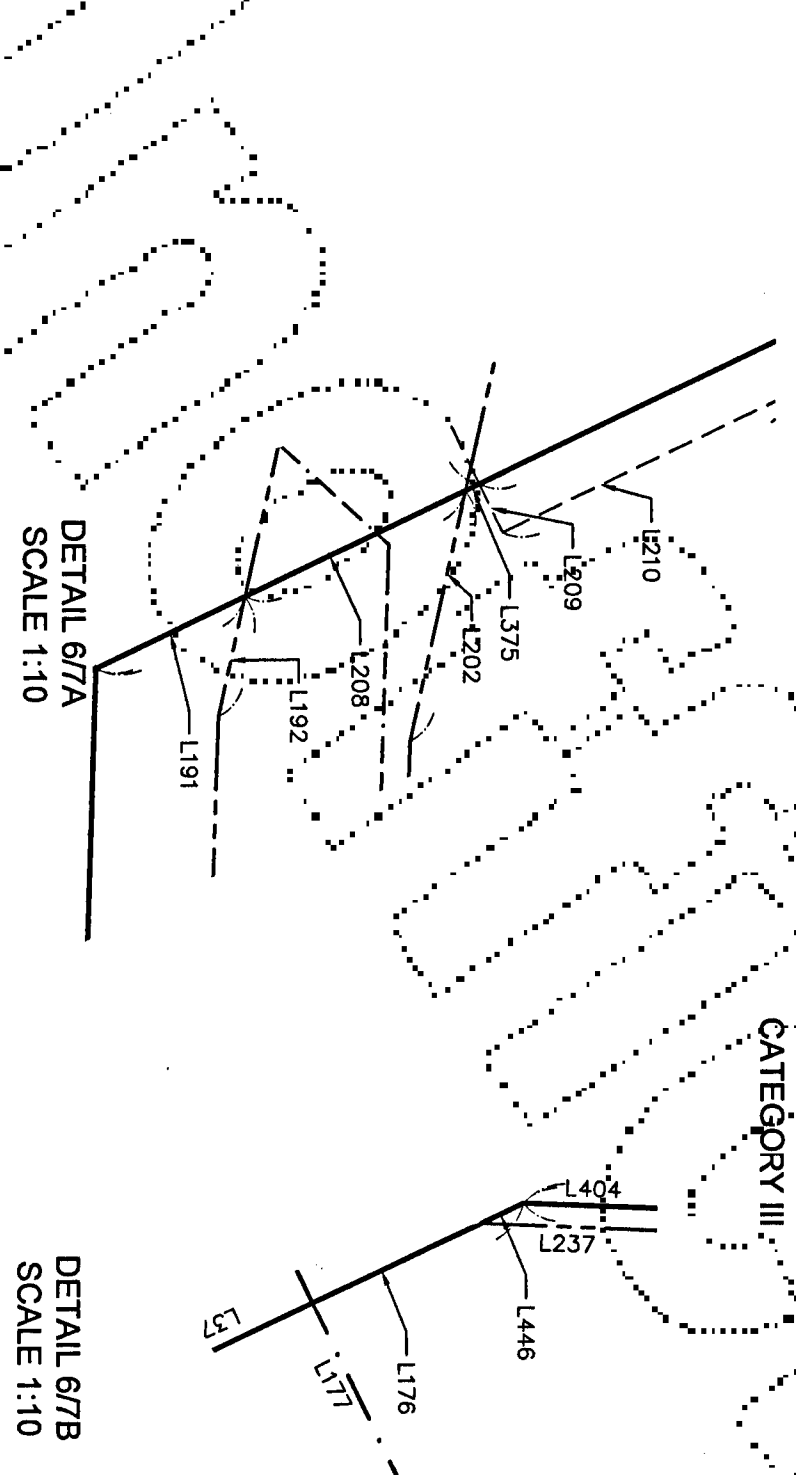
Line #	Length	Direction
L168	29.04	N87° 27' 57"W
L174	2.95	N87° 27' 57"W
L184	6.88	N87° 27' 57"W
L182	100.62	S15° 19' 59"W
L183	157.34	S02° 09' 18"W
L184	10.00	N87° 50' 48"W
L185	158.49	N02° 09' 18"E
L186	98.07	N15° 19' 59"E
L191	8.58	S64° 25' 10"W
L192	6.38	N12° 40' 35"E
L193	110.68	N02° 04' 02"E
L194	17.44	N87° 10' 36"W
L195	83.06	N02° 44' 55"E
L196	20.60	S87° 18' 50"E
L197	10.00	N02° 41' 10"E
L198	30.59	N87° 18' 50"W
L199	103.04	S02° 44' 55"W
L200	17.56	S87° 10' 36"E
L201	99.89	S02° 04' 02"W
L202	13.33	S12° 40' 35"W
L203	9.00	S02° 21' 42"W
L206	2.61	N01° 36' 44"E
L208	12.73	S64° 25' 10"W
L237	109.87	N87° 20' 37"W
L367	10.00	S87° 27' 57"E
L368	30.47	N87° 27' 57"W
L369	20.04	N87° 27' 57"W
L370	99.27	N87° 27' 57"W
L371	99.28	N87° 27' 57"W
L404	118.27	S87° 27' 57"E
L407	4.83	N64° 25' 10"E
L441	115.56	S87° 27' 57"E
L442	53.18	N85° 37' 46"E
L446	2.46	N64° 25' 10"E

Line #	Length	Direction
L187	80.54	S02° 32' 03"W
L188	12.20	S88° 20' 34"E
L189	40.00	S01° 39' 26"W
L190	12.05	S88° 20' 34"E
L191	8.58	S64° 25' 10"W
L208	12.73	S64° 25' 10"W
L209	2.80	S25° 34' 50"E
L210	16.76	N64° 25' 10"E
L211	161.58	N02° 32' 36"E
L212	16.93	S87° 03' 47"E
L213	10.00	S02° 56' 13"W
L214	16.99	S87° 03' 47"E
L215	57.59	N02° 32' 36"E
L216	51.98	S87° 27' 24"E
L217	10.00	S02° 32' 36"W
L218	51.98	S87° 27' 24"E
L219	20.39	N02° 32' 36"E
L220	13.49	S02° 32' 36"W
L221	12.50	N87° 27' 03"W
L222	16.90	S02° 32' 36"W
L223	12.50	S87° 27' 03"E
L224	49.72	S02° 32' 36"W
L225	32.44	N87° 21' 23"W
L226	16.00	S02° 38' 37"W
L227	32.47	N87° 20' 57"W
L228	172.15	S02° 32' 36"W
L229	4.56	S25° 34' 50"E
L369	20.04	N87° 27' 57"W
L375	0.79	N64° 25' 10"E
L376	38.49	S64° 25' 10"W
L377	10.00	S02° 32' 03"W
L403	194.46	S02° 32' 03"W



NOTE:
 • BUILDING SETBACK FROM PROPERTY LINES IS 5 FT UNLESS BUILDING OR PLANNING CODE DICTATES OTHERWISE. SEE SHEETS 6-13 FOR SPECIFIC LOCATIONS.
 • ALL BUILDINGS SHALL SETBACK 5 FEET FROM ANY EASEMENT.

LEGEND:
 - - - - - PROPOSED SANITARY SEWER EASEMENT
 - - - - - PROPOSED STORM WATER EASEMENT
 - - - - - PROPOSED WATER EASEMENT
 - - - - - PROPOSED BUILDING
 - - - - - BUILDING SETBACK LINE
 - - - - - PROPERTY LINE
 - - - - - EXISTING WETLAND
 ○ DENOTES FOUND HIGHWAY MONUMENT
 ● DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN

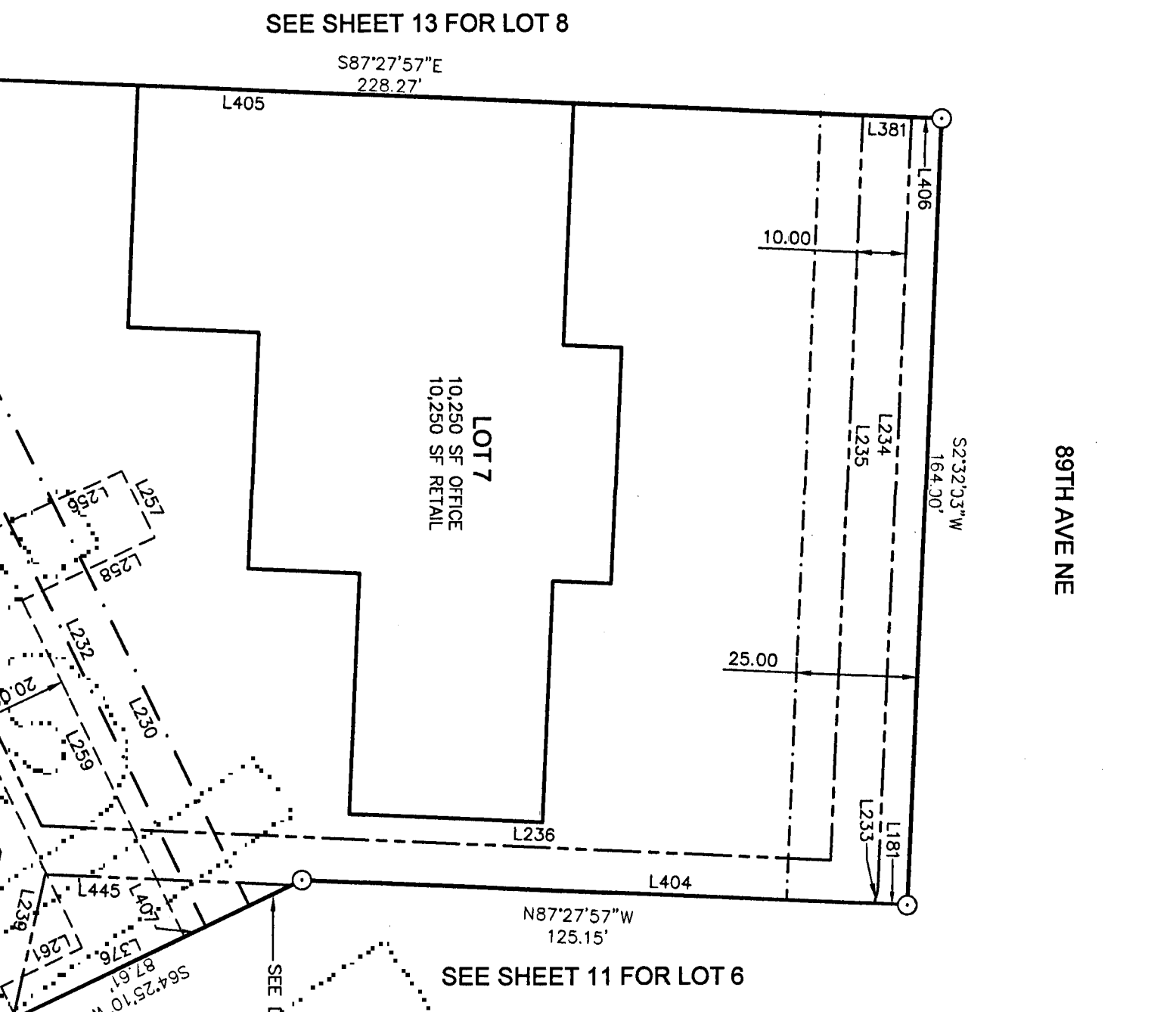
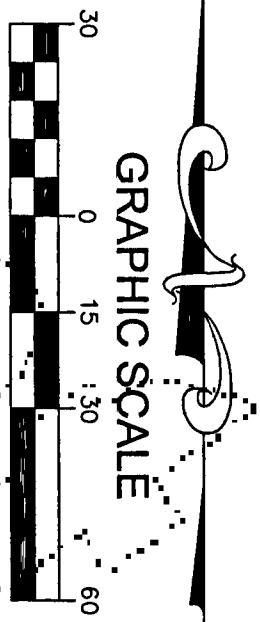


CASCADE SURVEYING & ENGINEERING, INC.
 4/25/2018 10:28:38 AM
 V:\21543\DWG\BINDING SITE PLAN\21543 LOT SITE PLAN 1.DWG (LOT 6)
 SURVEYOR: CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division-PO Box 326
 ARLINGTON, VA 98223
 PHONE: (980) 435-5551
 FredPolner@aol.com

AUDITOR'S FILE # **2018D8315011**

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

LOT 6 11 OF 28



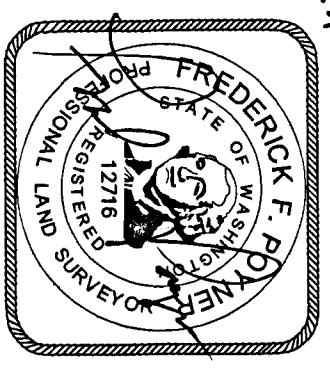
Line #	Length	Direction
L191	8.58	S64° 25' 10"W
L208	12.73	S64° 25' 10"W
L248	38.74	S64° 25' 10"W
L249	4.30	S64° 25' 10"W
L250	19.18	S02° 32' 51"W
L251	27.67	S25° 34' 50"E
L252	8.47	S64° 25' 10"W
L253	18.86	N25° 43' 35"W
L254	8.52	N63° 59' 25"E
L255	36.40	S25° 34' 50"E
L256	30.38	S64° 25' 10"W
L257	16.00	S25° 34' 50"E
L258	30.38	S25° 34' 50"E
L259	77.32	S25° 34' 50"E
L260	7.20	S25° 34' 50"E
L261	18.49	N64° 25' 10"E
L262	131.46	S25° 34' 50"E
L263	21.95	S64° 25' 10"W
L264	10.00	S25° 34' 50"E
L265	21.95	S64° 25' 10"W
L266	32.68	S25° 34' 50"E
L267	6.33	S02° 32' 51"W
L268	13.41	S87° 27' 09"E
L269	0.79	N64° 25' 10"E
L270	38.49	S64° 25' 10"W
L271	31.95	S64° 25' 10"W
L272	5.93	S64° 25' 10"W
L273	4.19	S64° 25' 10"W

Line #	Length	Direction
L191	8.58	S64° 25' 10"W
L208	12.73	S64° 25' 10"W
L248	38.74	S64° 25' 10"W
L249	4.30	S64° 25' 10"W
L250	19.18	S02° 32' 51"W
L251	27.67	S25° 34' 50"E
L252	8.47	S64° 25' 10"W
L253	18.86	N25° 43' 35"W
L254	8.52	N63° 59' 25"E
L255	36.40	S25° 34' 50"E
L256	30.38	S64° 25' 10"W
L257	16.00	S25° 34' 50"E
L258	30.38	S25° 34' 50"E
L259	77.32	S25° 34' 50"E
L260	7.20	S25° 34' 50"E
L261	18.49	N64° 25' 10"E
L262	131.46	S25° 34' 50"E
L263	21.95	S64° 25' 10"W
L264	10.00	S25° 34' 50"E
L265	21.95	S64° 25' 10"W
L266	32.68	S25° 34' 50"E
L267	6.33	S02° 32' 51"W
L268	13.41	S87° 27' 09"E
L269	0.79	N64° 25' 10"E
L270	38.49	S64° 25' 10"W
L271	31.95	S64° 25' 10"W
L272	5.93	S64° 25' 10"W
L273	4.19	S64° 25' 10"W

Line #	Length	Direction
L181	6.88	N87° 27' 57"W
L191	8.58	S64° 25' 10"W
L208	12.73	S64° 25' 10"W
L233	2.85	S15° 19' 59"W
L234	161.22	S02° 32' 16"W
L235	155.40	N02° 32' 24"E
L236	163.15	S87° 20' 37"E
L237	109.87	N87° 20' 37"W
L239	30.67	S12° 40' 35"W
L240	41.01	N12° 40' 35"E
L241	98.93	S25° 34' 50"E
L242	95.51	N25° 34' 50"W
L243	25.05	S63° 49' 59"W
L244	10.00	N26° 10' 01"W
L245	24.55	N63° 49' 59"E
L246	55.83	N31° 28' 43"W
L247	61.18	S31° 28' 43"E
L248	38.74	S64° 25' 10"W
L379	5.93	S64° 25' 10"W
L380	4.19	S64° 25' 10"W
L381	10.00	N87° 27' 57"W
L404	118.27	S87° 27' 57"E
L405	212.03	N87° 27' 57"W
L406	6.24	S87° 27' 57"E
L407	4.83	N64° 25' 10"E
L445	50.90	N87° 20' 37"W
L446	2.46	N64° 25' 10"E

NOTE:
 • BUILDING SETBACK FROM PROPERTY LINES IS 5 FT UNLESS BUILDING OR PLANNING CODE DICTATES OTHERWISE. SEE SHEETS 6-13 FOR SPECIFIC LOCATIONS.
 • ALL BUILDINGS SHALL SETBACK 5 FEET FROM ANY EASEMENT.

LEGEND:
 - - - - - PROPOSED SANITARY SEWER EASEMENT
 - - - - - PROPOSED STORM WATER EASEMENT
 - - - - - PROPOSED WATER EASEMENT
 [] PROPOSED BUILDING
 [] BUILDING SETBACK LINE
 [] PROPERTY LINE
 [] EXISTING WETLAND
 ○ DENOTES FOUND HIGHWAY MONUMENT
 ● DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN



AUDITORS FILE # 201808315011

DETAIL 7/8
SCALE 1:10

SEE SHEET 13 FOR LOT 8

SEE SHEET 11 FOR LOT 6

DETAIL 6/7B
SCALE 1:10

DETAIL 6/7A
SCALE 1:10

CASCADE SURVEYING & ENGINEERING, INC.

4/25/2018 10:54:44 AM

V:\21543\DWG\BINDING SITE PLAN\21543 LOT SITE PLAN 1.DWG (LOT 7)



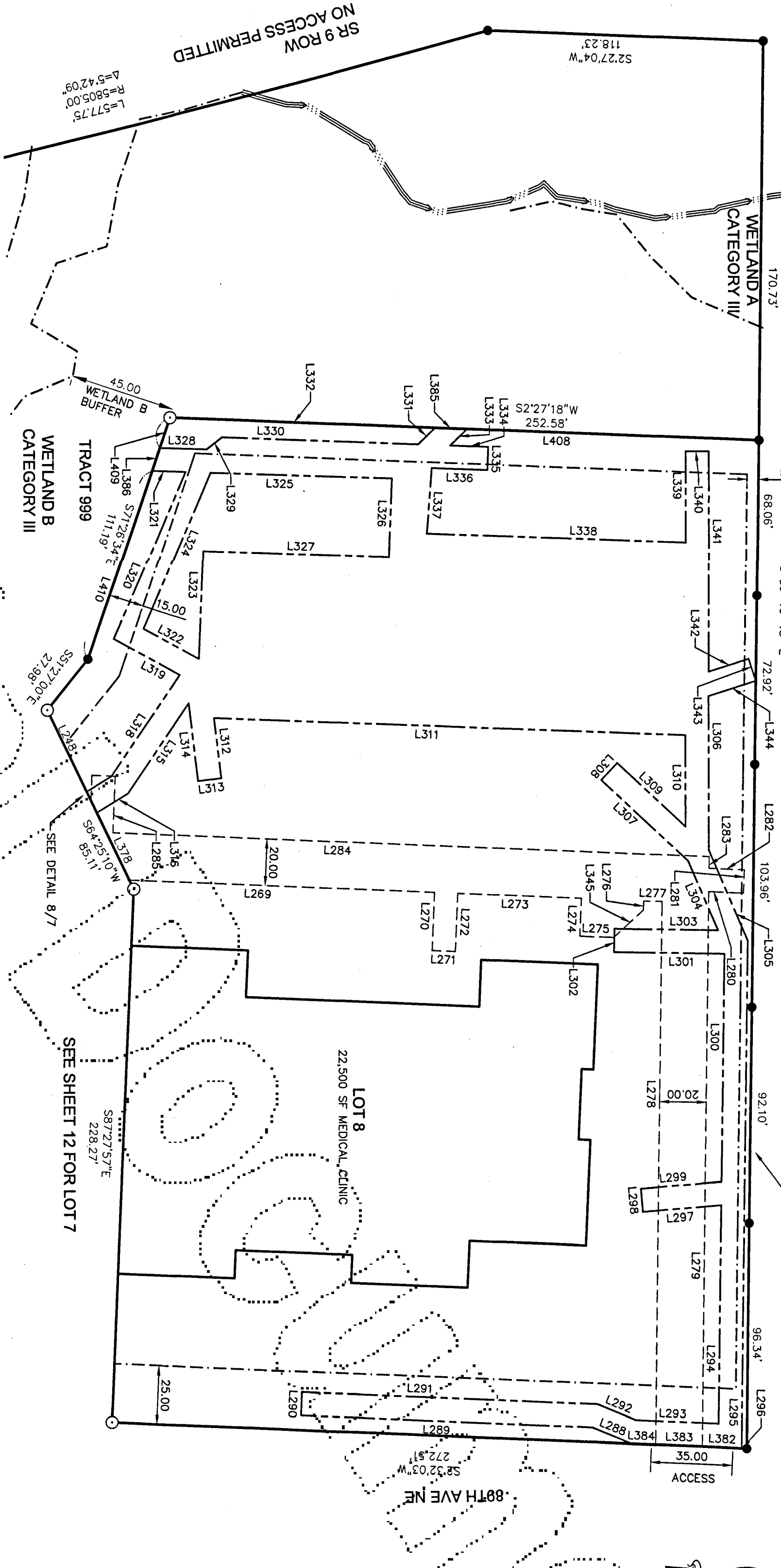
SURVEYOR:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division PO Box 328
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 FredPoyner@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY:

LOT 7 12 OF 28

CITY OF ARLINGTON
ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN
CITY FILE NUMBER: PLN 402
SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.
201604185011 AND AFN 201605195007

AREA OF POSSIBLE DISPUTE BETWEEN FENCE LINE AND PROPERTY LINE. REFER TO AFN 201604185011 AND AFN 201605195007

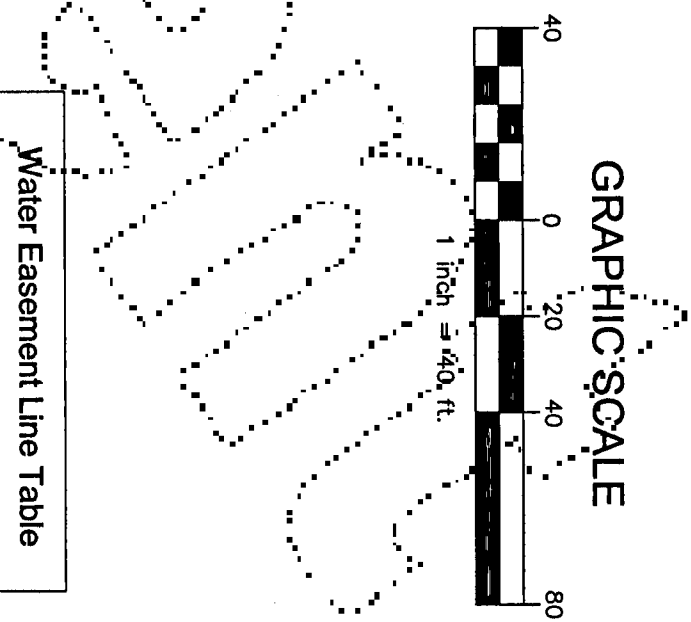


Line #	Length	Direction
L248	38.74	S64° 25' 10" W
L288	17.96	S22° 34' 57" W
L289	125.11	S02° 33' 55" W
L290	10.00	N87° 26' 18" W
L291	126.87	N02° 33' 55" E
L292	17.96	N22° 34' 57" E
L293	35.38	N02° 32' 03" E
L294	93.41	N89° 07' 33" W
L295	216.75	S89° 08' 43" E
L296	2.27	S02° 32' 03" W
L297	33.77	S04° 32' 34" E
L298	10.00	S85° 27' 04" W
L299	34.72	N04° 32' 34" W
L300	97.34	N89° 08' 44" W
L301	47.39	S01° 05' 28" W
L302	10.00	N88° 54' 53" W
L303	44.44	N01° 05' 28" E
L304	32.47	S66° 43' 24" W
L305	42.17	N66° 43' 24" E
L306	66.16	S89° 58' 03" E
L307	50.84	S43° 06' 35" W
L308	10.00	N46° 53' 47" W

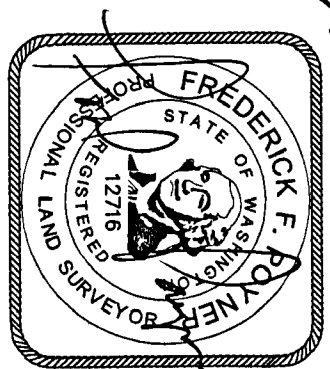
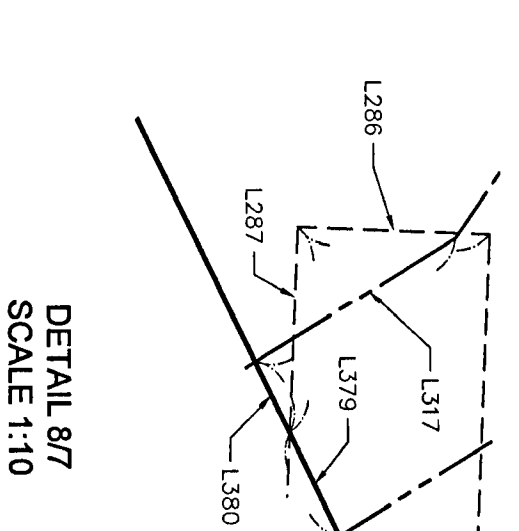
Line #	Length	Direction
L309	40.13	N43° 06' 35" E
L310	39.15	N89° 59' 04" W
L311	202.09	S02° 19' 50" W
L312	28.05	N83° 20' 12" E
L313	10.00	S06° 40' 16" E
L314	33.65	S83° 20' 12" W
L315	46.75	S85° 51' 32" E
L316	15.47	S31° 28' 43" E
L317	12.28	N58° 51' 32" W
L318	32.57	S29° 01' 11" W
L319	32.32	S29° 01' 11" W
L320	79.47	N67° 06' 53" W
L321	14.27	S02° 08' 24" W
L322	26.38	N29° 01' 11" E
L323	47.44	N87° 39' 42" W
L324	74.22	S67° 06' 53" E
L325	77.64	S02° 01' 41" W
L326	34.23	N87° 39' 42" W
L327	79.44	N02° 01' 41" E
L328	20.04	N02° 08' 24" E
L329	8.33	N38° 29' 48" W
L330	84.06	N02° 18' 49" E

Line #	Length	Direction
L331	10.25	N44° 19' 49" W
L332	113.58	S02° 27' 18" W
L333	10.20	S44° 19' 40" E
L334	16.28	N02° 18' 49" E
L335	10.00	S87° 41' 11" E
L336	25.89	S02° 18' 49" W
L337	28.53	S85° 37' 55" E
L338	110.97	N02° 16' 12" E
L339	39.55	N89° 51' 58" W
L340	10.00	N00° 07' 41" E
L341	96.36	S89° 51' 58" E
L342	18.08	N17° 41' 18" W
L343	10.00	N72° 18' 20" E
L344	21.30	S17° 41' 18" E
L345	5.93	S64° 25' 10" W
L346	4.19	S64° 25' 10" W
L347	16.88	S02° 32' 03" W
L348	20.01	S02° 32' 03" W
L349	10.54	S02° 32' 03" W
L350	13.72	S02° 27' 18" W
L351	10.43	S71° 26' 34" E
L352	132.25	N02° 27' 18" E

Line #	Length	Direction
L409	13.79	N71° 26' 34" W
L410	86.98	S71° 26' 34" E



Line #	Length	Direction
L249	4.30	S64° 25' 10" W
L269	130.80	S02° 32' 51" W
L270	24.91	N87° 27' 45" W
L271	10.00	S02° 32' 15" W
L272	24.90	N87° 27' 45" W
L273	53.07	S02° 32' 51" W
L274	16.21	S87° 27' 57" E
L275	14.48	S02° 31' 25" W
L276	3.92	S87° 27' 57" E
L277	7.86	S02° 32' 51" W
L278	232.11	N89° 10' 13" W
L279	237.11	N89° 10' 13" W
L280	14.93	N02° 32' 51" E
L281	10.00	N87° 27' 09" W
L282	15.23	N02° 32' 51" E
L283	5.00	N89° 10' 13" W
L284	255.74	S02° 32' 51" W
L285	24.19	S87° 27' 09" E
L286	10.00	S02° 32' 51" W
L287	10.78	S87° 27' 09" E
L345	17.36	S42° 28' 35" E
L378	31.95	S64° 25' 10" W
L379	5.93	S64° 25' 10" W
L383	20.01	S02° 32' 03" W



NOTE:
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LEGEND:
 - - - - - PROPOSED SANITARY SEWER EASEMENT
 - - - - - PROPOSED STORM WATER EASEMENT
 - - - - - PROPOSED WATER EASEMENT
 - - - - - EXISTING WETLAND
 - - - - - EXISTING STREAM
 - - - - - PROPOSED BUILDING
 - - - - - BUILDING SETBACK LINE
 - - - - - PROPERTY LINE

○ DENOTES FOUND HIGHWAY MONUMENT
 ● DENOTES FOUND SURVEY MARKER, AS NOTED ON SHEETS 3 AND 4 OF THIS BINDING SITE PLAN

AUDITORS FILE # 201808315011

LOT 8 13 OF 2013

CASCADE SURVEYING & ENGINEERING, INC.
 V:\21543\DWG\BINDING SITE PLAN\21543 LOT 8 SITE PLAN.DWG (LOT 8)



SURVEYOR:
 CASCADE SURVEYING & ENGINEERING, INC.
 105 E. Division PO Box 328
 ARLINGTON, WA 98223
 PHONE: (360) 435-5551
 FredPoyner@aol.com

PORTN SE 1/4, SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.
 JOB# 21543 DRAWN BY: KD/TAA FIELD BOOK # SN 866, 898
 DATE: 12/17 REVISED: 04/18 CHECKED BY: