CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:
ALL THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M , LYING WESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY;
EXCEPT THE EAST 396.00 FEET THEREOF, AS MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID SUBDIVISION,
TOGETHER WITH THE NORTH 330.00 FEET OF THE WEST 1124.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
EXCEPT THAT PORTION OF THE NORTH 330.00 FEET OF THE WEST 1124.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH 330.00 FEET; THENCE NORTH 0°13'51" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 224.27 FEET; THENCE SOUTH 88°53'52" EAST A DISTANCE OF 206.43 FEET; THENCE SOUTH 1°53'29" WEST A DISTANCE OF 226.88 FEET TO THE SOUTH LINE OF THE SAID NORTH 330.00 FEET OF THE WEST 1124.00 FEET; THENCE NORTH 88°02'43" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 178.11 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH 20.00 FEET THE NORTH 350.00 FEET OF THE WEST 1124.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, AS CREATED BY WARRANTY DEED RECORDED NOVEMBER 10, 1981 UNDER AUDITORS FILE NO. 8111100107.
(ALSO KNOWN AS PARCEL B OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. Z-04-002-BLA RECORDED UNDER
AUDITOR'S FILE NO. 200406095007)
PARCEL B:
THE WEST 200 FEET OF THE EAST 396 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, AND AS MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID SUBDIVISION.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DECLARATION OF BINDING SITE PLAN AND OF COVENANTS

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 58.17.040 ON THIS 20th DAY December 20 11, BY THE CITY OF ARLINGTON PLANNING DEPARTMENT, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

(I) A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY GRANTED TO LOTS 1 THROUGH 25 OVER TRACTS 994 AND 995. TRACTS 994 AND 995 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACTS CONSISTENT WITH CITY CODE, TO LOTS 1 THROUGH 25 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 TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT UNTIL SUCH TIME AS THEY MAY BE DEDICATED TO THE CITY OF ARLINGTON. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARLINGTON FOR THE PURPOSES OF EMERGENCY ACCESS AND EMERGENCY UTILITY AND/OR STORM DRAINAGE MAINTENANCE ACROSS AND UNDER TRACTS 994 THROUGH 999 IN THE AREA DESCRIBED AS " ACCESS UTILITIES & EMERGENCY VEHICLE EASEMENT" ON SHEET 3 OF 20.

(II) TRACT 999 IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACT CONSISTENT WITH CITY CODE, TO LOTS 20 THROUGH 25 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. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

(III) TRACTS 996, 997 AND 998 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACTS CONSISTENT WITH CITY CODE, TO LOTS 1 THROUGH 19 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 TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

(IV) 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 MAYBE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF.

(V) NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.

(VI) 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.

(VII) SUBJECT TO THE ARLINGTON ADVANCED MANUFACTURING PARK OWNERS ASSOCIATION CONVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER(S) 201112200121

(VIII) 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 TRACT 999 AND THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, AND ON EACH SIDE OF TRACT 999, AS SHOWN ON THE FACE OF THE 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, 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.

(IX) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL WATER UTILITIES, (AS WELL AS ANY OTHER UTILITY BURIED DEEPER THAN 10') SERVING THE SUBJECT BINDING SITE PLAN AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON A STRIP OF LAND 20' WIDE, 10' EACH SIDE OF THE AS CONSTRUCTED CENTERLINE OF ANY EXISTING OR NEWLY CONSTRUCTED WATER LINE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OTHER UTILITIES, BURIED LESS THAN 10' DEEP, SERVING THE SUBJECT BINDING SITE PLAN AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON A STRIP OF LAND 15' WIDE, 7.5' EACH SIDE OF THE AS CONSTRUCTED CENTERLINE OF THE EXISTING OR NEWLY CONSTRUCTED UTILITY.

THE ABOVE EASEMENTS 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 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. THOSE 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.

(X) ALL BUILDINGS TO HAVE INDIVIDUAL WATER METERS, SEWER SERVICES AND CROSS CONNECTION CONTROL.

(XI) LOTS 20 THROUGH 25 SHALL BE DEVELOPED WITH ONSITE DRAINAGE FACILITIES WHICH SHALL COMPLY WITH CITY OF ARLINGTON CODE AT THE TIME OF CONSTRUCTION AND SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEER.

(XII) ANY REDEVELOPMENT OF LOTS 1 THROUGH 17 AND FUTURE DEVELOPMENT OF LOTS 18 THROUGH 25, LANDSCAPING AND PARKING SHALL BE INSTALLED PER TITLE 20 LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.

(XIII) 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.

(XIV) ANY REDEVELOPMENT OF INDIVIDUAL OR CONTIGUOUS LOTS WITHIN THE BINDING SITE PLAN SHALL BE SUBJECT TO ENVIRONMENTAL REVIEW.

(XV) CONDITIONS AND REQUIREMENTS OF PLANNING PERMIT PLN20110043 AND CIVIL PERMIT PWD20110076 SHALL BE INCLUDED BY REFERENCE HEREIN.

(XVI) THE PRESENT AND FUTURE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF ALL LOTS WITHIN THIS BINDING SITE PLAN HEREBY AGREE NOT TO PROTEST THE POSSIBLE FUTURE DEDICATION OF TRACTS 994 AND/OR 995 AS CITY OF ARLINGTON ROADWAYS, PENDING THE POSITIVE OUTCOME OF ANY ENVIRONMENTAL REVIEW THEREOF, AND IN ACCORDANCE WITH PLANNING PERMIT PLN20110043.

CONDITIONS, COVENANTS, AND RESTRICTIONS AND EASEMENTS OF RECORD PER CHICAGO TITLE COMPANY A.L.T.A. COMMITMENT NO. 5305388

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION
PURPOSE: ELECTRIC TRANSMISSION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: APRIL 18, 1930
RECORDING NUMBER: 491861, 491862 AND 491863

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC.
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: MARCH 21, 1972
RECORDING NUMBER: 2236972

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PRESENT/FUTURE OWNERS
PURPOSE: UTILITIES AND FOR CONSTRUCTION, MAINTENANCE AND USE OF A VEHICULAR ROADWAY FOR INGRESS AND EGRESS
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: JULY 1, 1974
RECORDING NUMBER: 2348968
SEE PARTIAL VACATION OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200503231169.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: JULY 8, 1975
RECORDING NUMBER: 2394790

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC.
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: SEPTEMBER 26, 1975
RECORDING NUMBER: 2406829

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: MARCH 5, 1976
RECORDING NUMBER: 7603050198

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: DECEMBER 9, 1977
RECORDING NUMBER: 7712090251

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: DECEMBER 9, 1977
RECORDING NUMBER: 7712090252

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: JULY 31, 1978
RECORDING NUMBER: 7807310247

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY
PURPOSE: ANCHOR LOCATION ONLY
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: DECEMBER 10, 1979
RECORDING NUMBER: 7912100232

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RESERVED BY: ROBERT T. KING, ET UX
PURPOSE: INGRESS, EGRESS AND UTILITIES
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: NOVEMBER 10, 1981
RECORDING NUMBER: 8111100107

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: INCIDENTAL PURPOSES
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: FEBRUARY 3, 1982
RECORDING NUMBER: 8202030123

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: BAYLINER MARINE CORPORATION, A DELAWARE CORPORATION
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
LOCATION: AS IN SAID INSTRUMENT
DATED: SEPTEMBER 21, 1983
RECORDED: OCTOBER 25, 1983
RECORDING NUMBER: 8310250101
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: DISTRIBUTION LINE
AREA AFFECTED: AS IN SAID INSTRUMENT
RECORDED: MARCH 20, 1986
RECORDING NUMBER: 8603200105

15. COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN CITY OF ARLINGTON SHORT PLAT NUMBER NOT DISCLOSED, RECORDED UNDER RECORDING NUMBER 8610100505.

16. AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:
DATED: SEPTEMBER 15, 1988
RECORDED: SEPTEMBER 26, 1988
RECORDING NUMBER: 8809260329

17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: BAYLINER MARINE CORPORATION, A DELAWARE CORPORATION
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
LOCATION: AS IN SAID INSTRUMENT
DATED: NOVEMBER 13, 1986
RECORDED: DECEMBER 15, 1986
RECORDING NUMBER: 8612150508
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: BAYLINER MARINE CORPORATION
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
LOCATION: AS IN SAID INSTRUMENT
DATED: NOVEMBER 13, 1986
RECORDED: DECEMBER 15, 1986
RECORDING NUMBER: 8612150507
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.

19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: BAYLINER MARINE CORPORATION, A DELAWARE CORPORATION
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
LOCATION: AS IN SAID INSTRUMENT
DATED: FEBRUARY 6, 1996
RECORDED: MARCH 22, 1996
RECORDING NUMBER: 9603220015
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND OR OVERHEAD ELECTRIC TRANSMISSION.

20. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: BAYLINER MARINE CORPORATION
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
LOCATION: AS IN SAID INSTRUMENT
DATED: MAY 10, 1996
RECORDED: JUNE 14, 1996
RECORDING NUMBER: 9606140620
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.

21. OPERATION, PARKING, ACCESS AND BLANKET UTILITY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
AREA AFFECTED: AS SHOWN ON DOCUMENT MAP
RECORDED: MAY 27, 2004
RECORDING NUMBER: 200405270134

SHEET INDEX

SHEET	DESCRIPTION
1	LEGAL DESCRIPTION; DECLARATION OF BINDING SITE PLAN; CONDITIONS, COVENANTS & RESTRICTIONS OF RECORD; SHEET INDEX; SURVEYOR'S CERTIFICATE; AUDITOR'S CERTIFICATE; DEDICATION; ACKNOWLEDGMENT
2	APPLICANT & SITE INFORMATION; CITY PLANNING APPROVAL; CITY DIRECTOR OF PUBLIC WORKS APPROVAL; SNOHOMISH COUNTY TREASURER'S CERTIFICATE; LEGEND; VICINITY MAP; SECTION 22 DETAIL WITH TAX ACCOUNT INFORMATION; AVIGATION EASEMENT; LINE TABLE
3	DETAIL OF ANNOTATED LOT AND TRACT BOUNDARIES, BUILDINGS, & ACCESS, UTILITIES & EMERGENCY VEHICLE EASEMENTS.
4	BUILDINGS, BUILDING OFFSETS TO LOT LINES, EASEMENTS OF RECORD
5	DETAILS
6	TRAFFIC CREDITS, LEGEND FOR SHEETS 8 THROUGH 19
7	GRAPHIC INDEX TO SHEETS 8 THROUGH 19
8-19	AS BUILT DETAILS OF SITE.
20	BUILDINGS, LOT LINES & CONTOURS

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HUEY SURVEYING AND LAND CONSULTING, INC., THIS 20th DAY OF December, 2011, AT 59 MINUTES PAST 9 AM, AND RECORDED IN VOLUME — OF —, PAGE — RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CAROLYNE WEIKEL
AUDITOR, SNOHOMISH COUNTY
BY: _____
DEPUTY COUNTY AUDITOR

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ARLINGTON ADVANCED MANUFACTURING PARK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY BOUND BY THIS BINDING SITE PLAN, HEREBY DECLARES THIS BINDING SITE PLAN AND DEDICATES 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 SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL 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 WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED 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 AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE BINDING SITE PLAN, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PLANNING, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE. EASEMENTS ARE ALSO HEREBY DEDICATED TO THE CITY OF ARLINGTON AS REFERENCED IN THE "DECLARATION OF BINDING SITE PLAN AND OF COVENANTS."

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 19 DAY OF Dec. 2011

BY: JAMES B. ROSE TITLE: MANAGING PARTNER
FOR: ARLINGTON ADVANCED MANUFACTURING PARK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES B. ROSE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING PARTNER OF ARLINGTON ADVANCED MANUFACTURING PARK, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: 12-19-11
SIGNATURE: Kasey E. Johansen
(PRINT NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 10-21-12

KASEY E. JOHANSEN
NOTARY PUBLIC
COMMISSION EXPIRES 10-21-12
STATE OF WASHINGTON

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 ARLINGTON ADVANCED MANUFACTURING PARK, L.L.C. IN DECEMBER, 2011

ROBERT B. HUEY
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 15655

DECEMBER 16, 2011
DATE

ROBERT B. HUEY
STATE OF WASHINGTON
15655
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/18/12
DATE: 12/16/11

A.F. NO: 201112205001

Hale Milligan & Associates, L.L.C.
Engineering Division
307 North Olympic, Suite 213
Arlington, Washington 98223
Tel: (206)909-2567

Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

APPLICANT/OWNER: ARLINGTON ADVANCED MANUFACTURING PARK, L.L.C.
3316 FUHRMAN AVENUE EAST, SUITE 200
SEATTLE, WASHINGTON 98102
TEL: (206) 979-9681
SITE ADDRESS: 17825 59TH AVENUE N.E., ARLINGTON, WASHINGTON, 98223
TAX I.D. NUMBER: 31052200401300, 31052200402100 & 31052200402800
TOTAL SITE AREA: 1,670,259 SQ. FT.; 38.34 ACRES
EXISTING ZONING: GI (GENERAL INDUSTRY)
NUMBER OF LOTS: 24; PLUS 6 TRACTS
LOTS PER ACRE: 0.626
AVERAGE LOT SIZE: 61,382 SQ. FT.; 1.41 ACRES
SMALLEST LOT: LOT 13: 17,994 SQ. FT.
ROAD LINEAGE: 4,445' = 20' ACCESS EASEMENT; 2007' TRACT 994; 603' TRACT 995; 503' TRACT 999
WATER: CITY OF ARLINGTON
SEWER: CITY OF ARLINGTON
FIRE DISTRICT: CITY OF ARLINGTON

CITY OF ARLINGTON PLANNING DEPARTMENT 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 19TH DAY OF DECEMBER, 2011

RESPONSIBLE OFFICIAL

CITY OF ARLINGTON DIRECTOR OR PUBLIC WORKS BINDING SITE PLAN APPROVAL

EXAMINED AND APPROVED ON THIS 19TH DAY OF DECEMBER, 2011 AS TO ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY, AND AS TO DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AS TO SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE: THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION.

DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

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

TREASURER, SNOHOMISH COUNTY DEPUTY COUNTY TREASURER

LEGEND

- CONCRETE NAIL & WASHER "HUEY 15655" SET THIS SURVEY OR 1/2" IRON BAR & CAP "HUEY 15655" SET THIS SURVEY.
- INDICATES FOUND SURVEY MARKER THIS SURVEY.
- INDICATES G.L.O. MONUMENT FOUND THIS SURVEY.

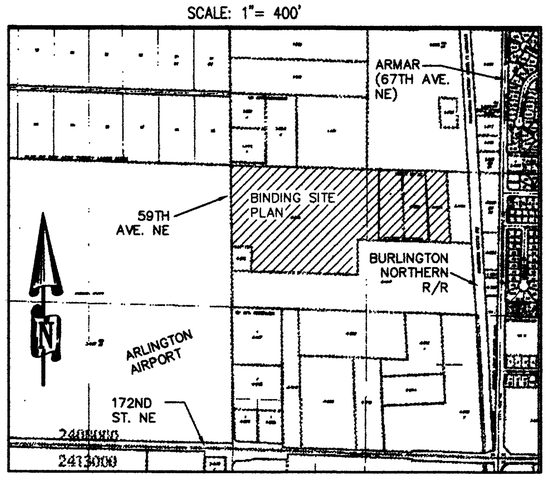
METHOD OF SURVEY: COMBINATION CLOSED G.P.S. TRAVERSE USING TOPCON HIPERLITE SURVEY GRADE G.P.S. EQUIPMENT AND CONVENTIONAL RANDOM TRAVERSE USING GEODIMETER 600 3" ROBOTIC INSTRUMENT.

THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF W.A.C. 332-130-090 AND THE STATE SURVEY RECORDING ACT.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, OR ENCUMBRANCES OF RECORD OR NOT OF RECORD.

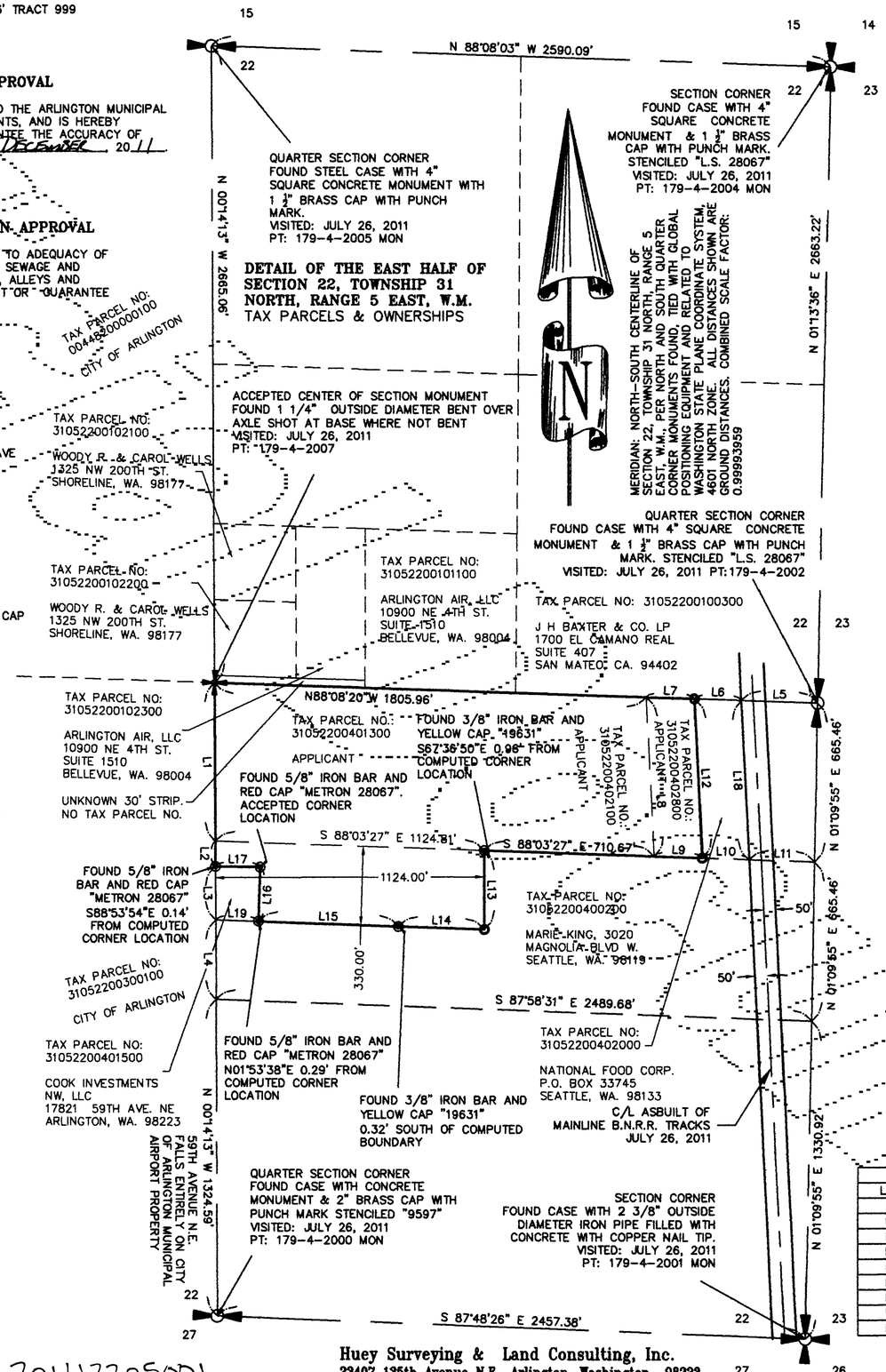
200 0 400 800 1200 1600

SCALE: 1"= 400'



VICINITY MAP
SCALE: 1" = 1000'

A.F. NO.: 201112205001



LINE TABLE					
LINE	BEARING	LENGTH	L10	S88°03'27"E	196.00
L1	N00°14'13"W	662.30	L11	S88°03'27"E	274.36
L2	N00°14'13"W	105.67	L12	N02°45'47"W	666.91
L3	N00°14'13"W	224.57	L13	N00°14'13"W	330.24
L4	N00°14'13"W	332.06	L14	S88°03'27"E	360.63
L5	N88°08'20"W	320.04	L15	S88°03'27"E	585.86
L6	N88°08'20"W	196.00	L16	S01°53'38"W	227.15
L7	N88°08'20"W	200.00	L17	S88°53'54"E	186.70
L8	N02°45'54"W	666.63	L18	N02°45'46"W	667.19
L9	S88°03'27"E	200.00	L19	S88°03'27"E	178.33

Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

ROBERT B. HUEY — STATE OF WASHINGTON — 15655 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/18/12
DATE: 12/16/11

AVIGATION EASEMENT

ARLINGTON ADVANCED MANUFACTURING PARK, L.L.C., ("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, IN THE AIRSPACE ABOVE THE GRANTOR'S PROPERTY ABOVE TWO IMAGINARY PLANES USING AND EXTENDING IN A GENERALLY EASTERLY DIRECTION OVER GRANTOR'S PROPERTY. SAID IMAGINARY PLANES ARE HEREINAFTER KNOWN AS THE TRANSITIONAL SURFACE AND HORIZONTAL SURFACE AND ARE DESCRIBED AS FOLLOWS:

SAID TRANSITIONAL SURFACE EXTENDS OUTWARD AND UPWARD AT OBTUSE ANGLES TO EACH LONGITUDINAL EDGE OF THE PRIMARY SURFACE OF NORTHERLY-SOUTHERLY RUNWAY NO. 16-34 ON A SLOPE OF 7 FEET HORIZONTALLY FOR EVERY 1 FOOT VERTICAL ELEVATION TO A HEIGHT OF 150 FEET ABOVE THE GROUND SURFACE. SAID PRIMARY SURFACE BEING 1,000 FEET WIDE, 500 FEET ON EACH SIDE OF SAID RUNWAY CENTERLINE.

SAID HORIZONTAL SURFACE IS A HORIZONTAL PLANE AT 292 FEET ABOVE MEAN SEE LEVEL (MSL) THAT EXTENDS FROM THE EDGE OF THE TRANSITIONAL SURFACE.

THE TRANSITIONAL SURFACE AND HORIZONTAL SURFACE ARE FURTHER SHOWN ON THE HEIGHT HAZARD ZONING MAP LABELED AS FIGURE 1 OF APPENDIX TWO OF THE ARLINGTON MUNICIPAL AIRPORT LAYOUT PLAN UPDATE DATED JUNE 2002 AND IS INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

THIS PERPETUAL EASEMENT AND RIGHT-OF-WAY IS GRANTED 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 DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. GRANTOR HEREBY WAIVES, REMISES 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, NOR SHALL ANY USE 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.

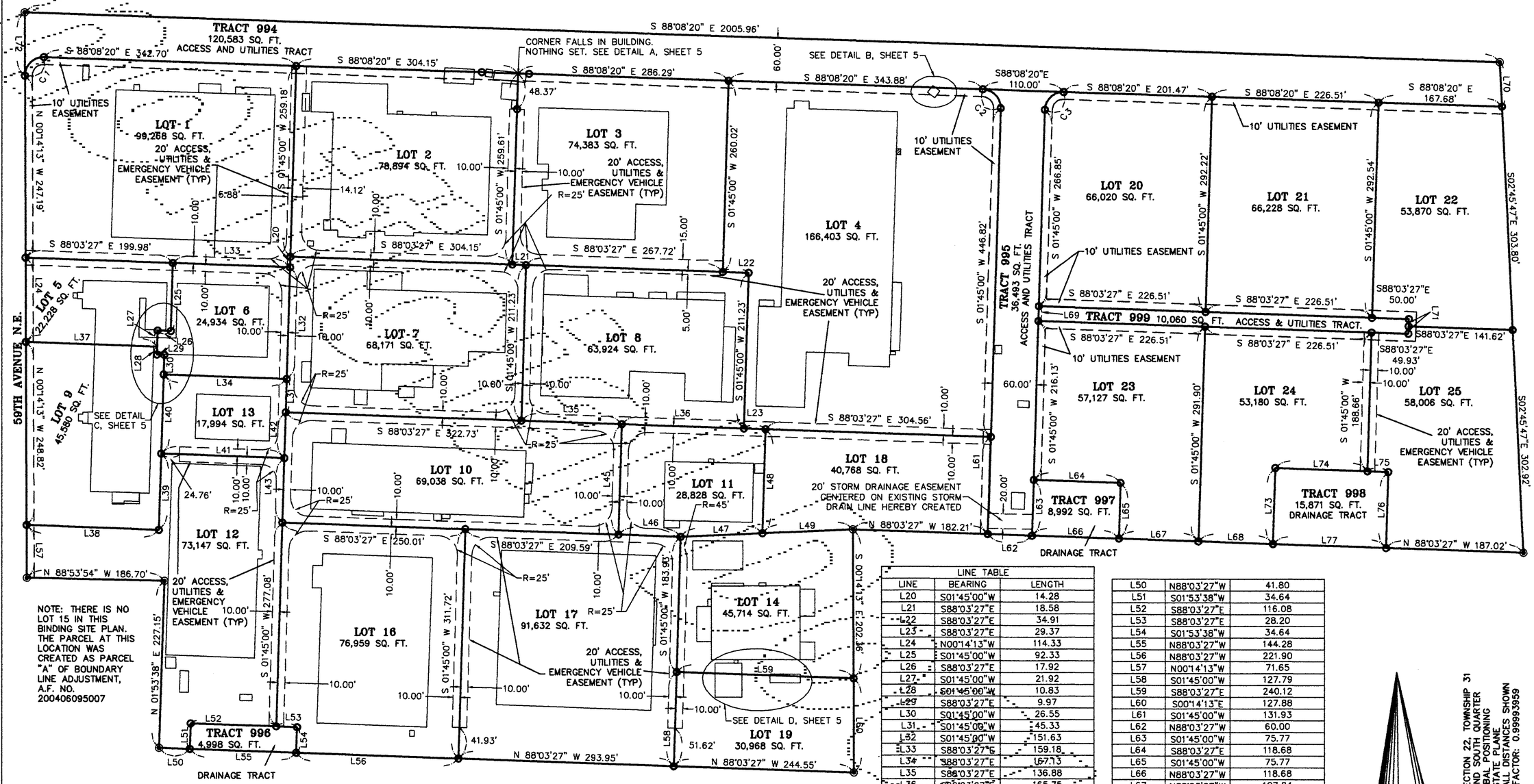
THIS EASEMENT SHALL BE EFFECTIVE AND SHALL INURE TO THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, UNTIL THE ARLINGTON MUNICIPAL AIRPORT SHALL BE ABANDONED AND SHALL CEASE TO BE USED FOR AIRPORT PURPOSES. IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THIS EASEMENT, ITS COVENANTS AND AGREEMENTS SHALL RUN WITH THE LAND, WHICH IS DESCRIBED HEREIN. THE GRANTOR, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, FURTHER ACKNOWLEDGES THAT THE EASEMENTS HEREIN GRANTED CONTEMPLATE AND INCLUDE ALL EXISTING AND FUTURE OPERATIONS AT ARLINGTON MUNICIPAL AIRPORT, ACKNOWLEDGING THAT FUTURE AIRCRAFT NUMBERS AND TYPES WILL MOST LIKELY INCREASE AND NOISE PATTERNS MAY ALSO INCREASE, AND THAT THE RIGHTS, OBLIGATIONS AND COVENANTS HEREIN SET FORTH SHALL NOT TERMINATE OR VARY IN THE EVENT OF CHANGES IN THE FLIGHT VOLUME OR NOISE, TRAFFIC PATTERNS, RUNWAY LENGTHS OR LOCATIONS OR CHARACTERISTICS OR TYPE OR CATEGORY OF AIRCRAFT USING THE ARLINGTON MUNICIPAL AIRPORT, CITY OF ARLINGTON, STATE OF WASHINGTON.

DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



NOTE: THERE IS NO LOT 15 IN THIS BINDING SITE PLAN. THE PARCEL AT THIS LOCATION WAS CREATED AS PARCEL "A" OF BOUNDARY LINE ADJUSTMENT, A.F. NO. 200406095007

LINE TABLE		
LINE	BEARING	LENGTH
L20	S01°45'00"W	14.28
L21	S88°03'27"E	18.58
L22	S88°03'27"E	34.91
L23	S88°03'27"E	29.37
L24	N00°14'13"W	114.33
L25	S01°45'00"W	92.33
L26	S88°03'27"E	17.92
L27	S01°45'00"W	21.92
L28	S01°45'00"W	10.83
L29	S88°03'27"E	9.97
L30	S01°45'00"W	26.55
L31	S01°45'00"W	45.33
L32	S01°45'00"W	151.63
L33	S88°03'27"E	159.18
L34	S88°03'27"E	167.13
L35	S88°03'27"E	136.88
L36	S88°03'27"E	165.75
L37	S88°03'27"E	176.09
L38	N88°03'27"W	179.43
L39	S01°45'00"W	165.61
L40	S01°45'00"W	107.66
L41	N88°03'27"W	167.13
L42	S01°45'00"W	62.33
L43	S01°45'00"W	87.88
L45	S01°45'00"W	150.21
L46	S88°03'27"E	84.36
L47	N87°27'28"E	111.07
L48	S01°45'00"W	141.53
L49	N87°27'28"E	122.68

L50	N88°03'27"W	41.80
L51	S01°53'38"W	34.64
L52	S88°03'27"E	116.08
L53	S88°03'27"E	28.20
L54	S01°53'38"W	34.64
L55	N88°03'27"W	144.28
L56	N88°03'27"W	221.90
L57	N00°14'13"W	71.65
L58	S01°45'00"W	127.79
L59	S88°03'27"E	240.12
L60	S00°14'13"E	127.88
L61	S01°45'00"W	131.93
L62	N88°03'27"W	60.00
L63	S01°45'00"W	75.77
L64	S88°03'27"E	118.68
L65	S01°45'00"W	75.77
L66	N88°03'27"W	118.68
L67	N88°03'27"W	107.84
L68	N88°03'27"W	101.18
L69	S01°45'00"W	20.00
L70	S02°45'47"E	60.20
L71	N01°56'33"E	10.00
L72	N00°14'13"W	85.97
L73	S01°45'00"W	103.23
L74	S88°03'27"E	125.33
L75	S88°03'27"E	28.41
L76	S01°45'00"W	103.23
L77	N88°03'27"W	153.74

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	92°05'54"	40.19	25.00
C2	89°53'20"	39.22	25.00
C3	90°06'40"	39.32	25.00

ROBERT B. HUEY
STATE OF WASHINGTON
15855
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/18/12
DATE: 12/16/11

DETAIL OF BINDING SITE PLAN LOTS AND ACCESS, UTILITIES & EMERGENCY VEHICLE EASEMENTS & EXISTING BUILDINGS

ALL LOT CORNERS WILL BE FOUND OR STAKED DURING THIS SURVEY. THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED IN ACCORDANCE WITH CITY CODE AND STATE LAW.

50 0 100 200 300 400

SCALE: 1"= 100'

MERIDIAN: NORTH-SOUTH CENTERLINE OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., PER NORTH AND SOUTH QUARTER CORNER MONUMENTS FOUND, TIED WITH GLOBAL POSITIONING EQUIPMENT AND RELATED TO WASHINGTON STATE PLANE COORDINATE SYSTEM, 4601 NORTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COMBINED SCALE FACTOR: 0.999993959

A.F. NO.: 201112205001

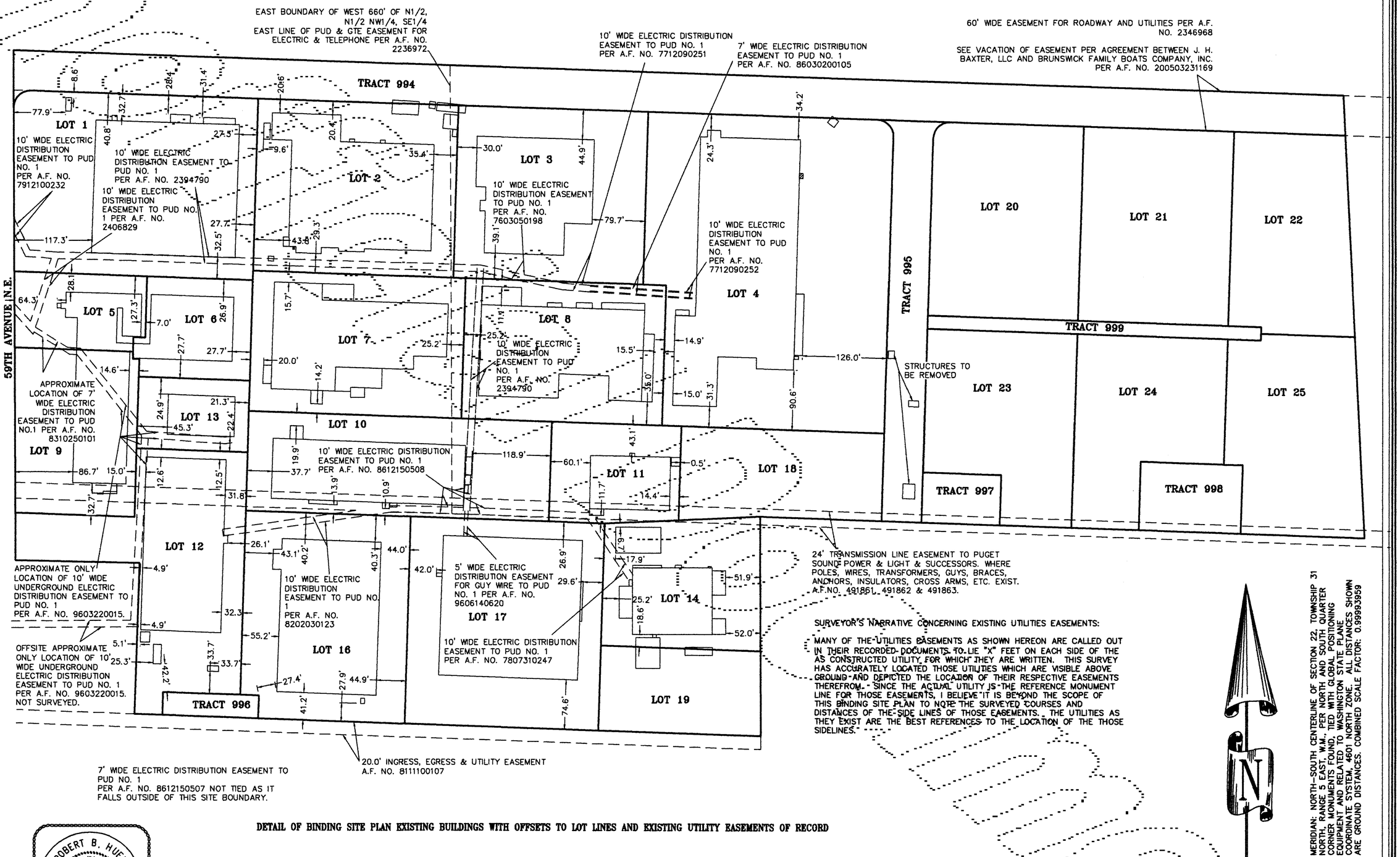
Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



SURVEYOR'S NARRATIVE CONCERNING EXISTING UTILITIES EASEMENTS:

MANY OF THE UTILITIES EASEMENTS AS SHOWN HEREON ARE CALLED OUT IN THEIR RECORDED DOCUMENTS TO LIE "X" FEET ON EACH SIDE OF THE AS CONSTRUCTED UTILITY FOR WHICH THEY ARE WRITTEN. THIS SURVEY HAS ACCURATELY LOCATED THOSE UTILITIES WHICH ARE VISIBLE ABOVE GROUND AND DEPICTED THE LOCATION OF THEIR RESPECTIVE EASEMENTS THEREFROM. SINCE THE ACTUAL UTILITY IS THE REFERENCE MONUMENT LINE FOR THOSE EASEMENTS, I BELIEVE IT IS BEYOND THE SCOPE OF THIS BINDING SITE PLAN TO NOTE THE SURVEYED COURSES AND DISTANCES OF THE SIDE LINES OF THOSE EASEMENTS. THE UTILITIES AS THEY EXIST ARE THE BEST REFERENCES TO THE LOCATION OF THE THOSE SIDELINES."

MERIDIAN: NORTH-SOUTH CENTERLINE OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. PER NORTH AND SOUTH QUARTER CORNER MONUMENTS FOUND, TIED WITH GLOBAL POSITIONING EQUIPMENT AND RELATED TO WASHINGTON STATE PLANE COORDINATE SYSTEM, 4601 NORTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COMBINED SCALE FACTOR: 0.99993959

DETAIL OF BINDING SITE PLAN EXISTING BUILDINGS WITH OFFSETS TO LOT LINES AND EXISTING UTILITY EASEMENTS OF RECORD

ROBERT B. HUEY
STATE OF WASHINGTON
15655
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/18/12
DATE: 12/16/11

50 0 100 200 300 400
SCALE: 1"= 100'

A.F. NO.: 201112205001

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DATE: DECEMBER 16, 2011
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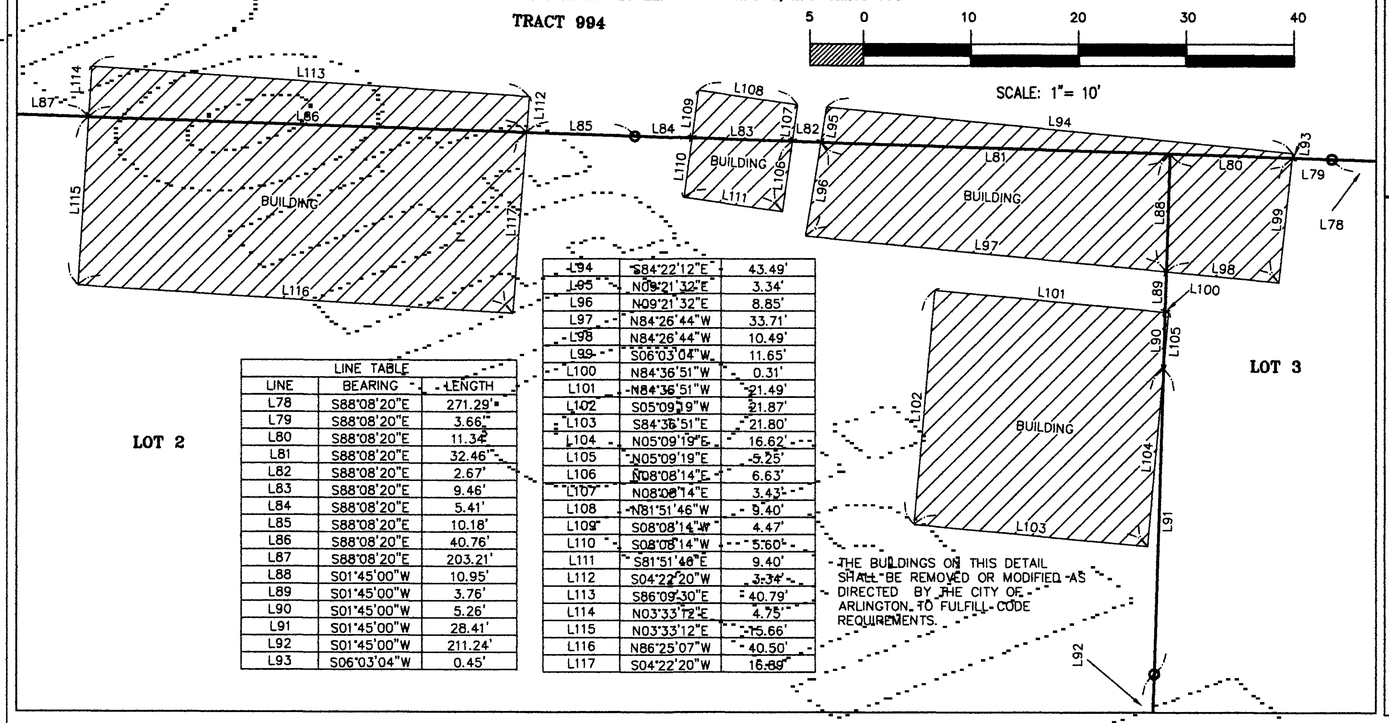
CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SNOHOMISH COUNTY, WASHINGTON

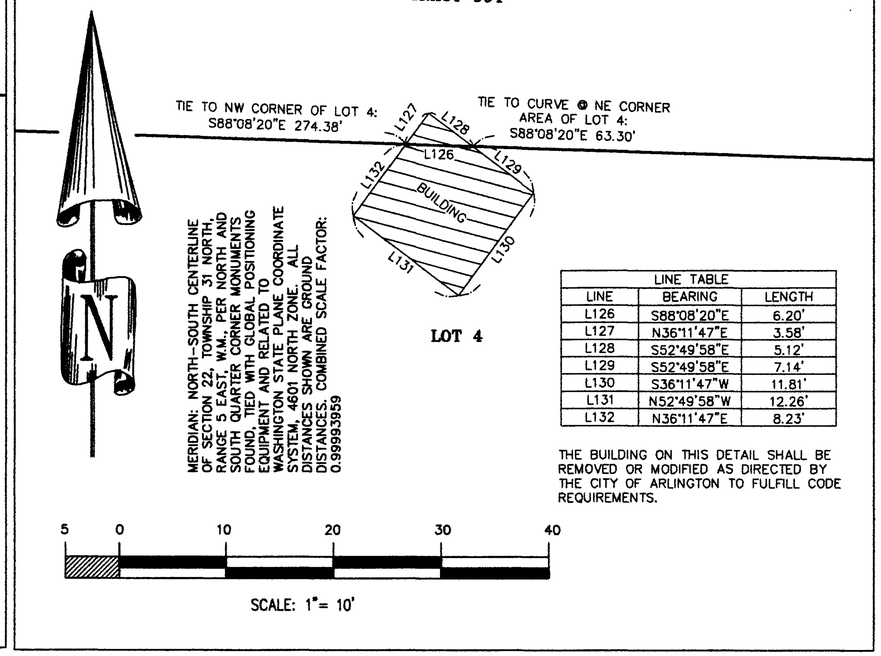
DETAIL A: EXISTING BUILDINGS SPANNING THE LOT LINES BETWEEN LOTS 2 AND 3, AND TRACT 994



LINE TABLE		
LINE	BEARING	LENGTH
L78	S88°08'20"E	271.29'
L79	S88°08'20"E	3.66'
L80	S88°08'20"E	11.34'
L81	S88°08'20"E	32.46'
L82	S88°08'20"E	2.67'
L83	S88°08'20"E	9.46'
L84	S88°08'20"E	5.41'
L85	S88°08'20"E	10.18'
L86	S88°08'20"E	40.76'
L87	S88°08'20"E	203.21'
L88	S01°45'00"W	10.95'
L89	S01°45'00"W	3.76'
L90	S01°45'00"W	5.26'
L91	S01°45'00"W	28.41'
L92	S01°45'00"W	211.24'
L93	S06°03'04"W	0.45'

L94	S84°22'12"E	43.49'
L95	N09°21'32"E	3.34'
L96	N09°21'32"E	8.85'
L97	N84°26'44"W	33.71'
L98	N84°26'44"W	10.49'
L99	S06°03'04"W	11.65'
L100	N84°36'51"W	0.31'
L101	N84°36'51"W	21.49'
L102	S05°09'19"W	21.87'
L103	S84°36'51"E	21.80'
L104	N05°09'19"E	16.62'
L105	N05°09'19"E	5.25'
L106	N08°08'14"E	6.63'
L107	N08°08'14"E	3.43'
L108	N81°51'46"W	9.40'
L109	S08°08'14"W	4.47'
L110	S08°08'14"W	5.60'
L111	S81°51'46"E	9.40'
L112	S04°22'20"W	3.34'
L113	S86°09'30"E	40.79'
L114	N03°33'12"E	4.75'
L115	N03°33'12"E	15.66'
L116	N86°25'07"W	40.50'
L117	S04°22'20"W	16.89'

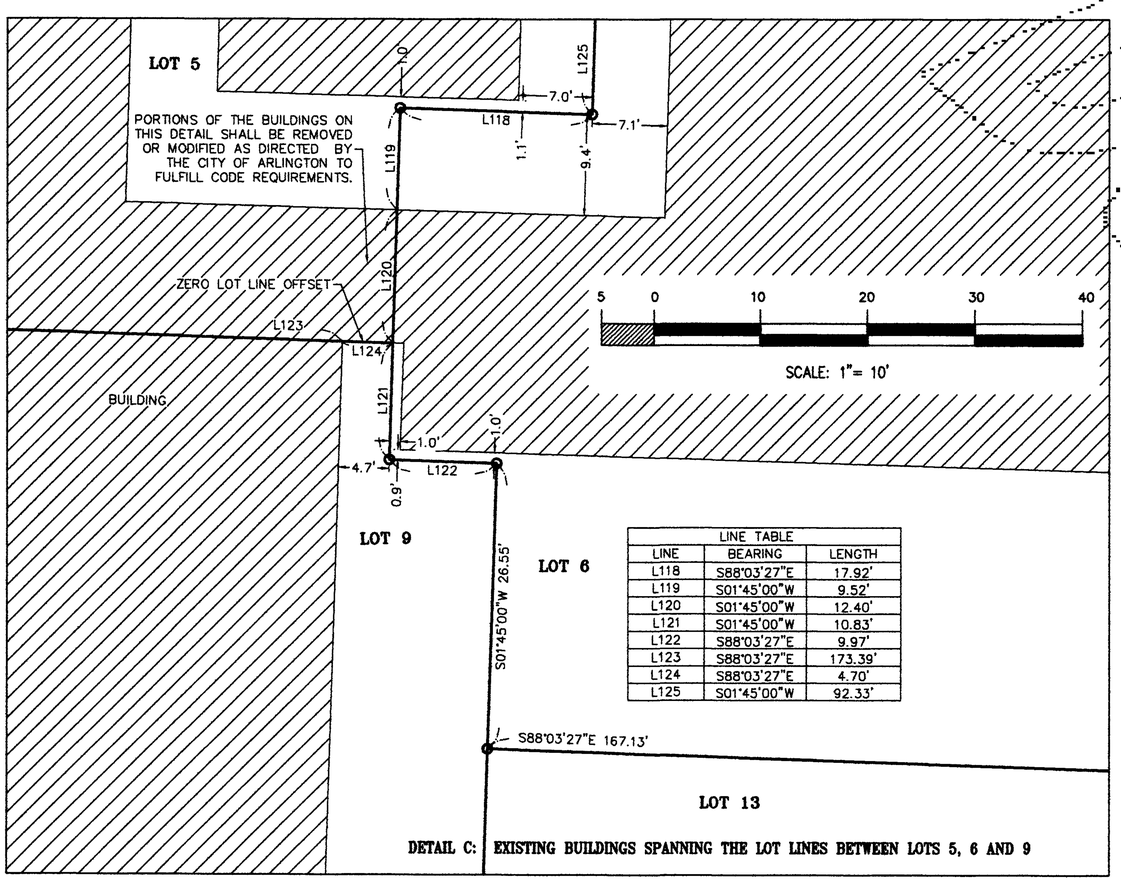
DETAIL B: EXISTING BUILDING SPANNING THE LOT LINE BETWEEN LOT 4 AND TRACT 994



LINE TABLE		
LINE	BEARING	LENGTH
L126	S88°08'20"E	6.20'
L127	N36°11'47"E	3.58'
L128	S52°49'58"E	5.12'
L129	S52°49'58"E	7.14'
L130	S36°11'47"W	11.81'
L131	N52°49'58"W	12.26'
L132	N36°11'47"E	8.23'

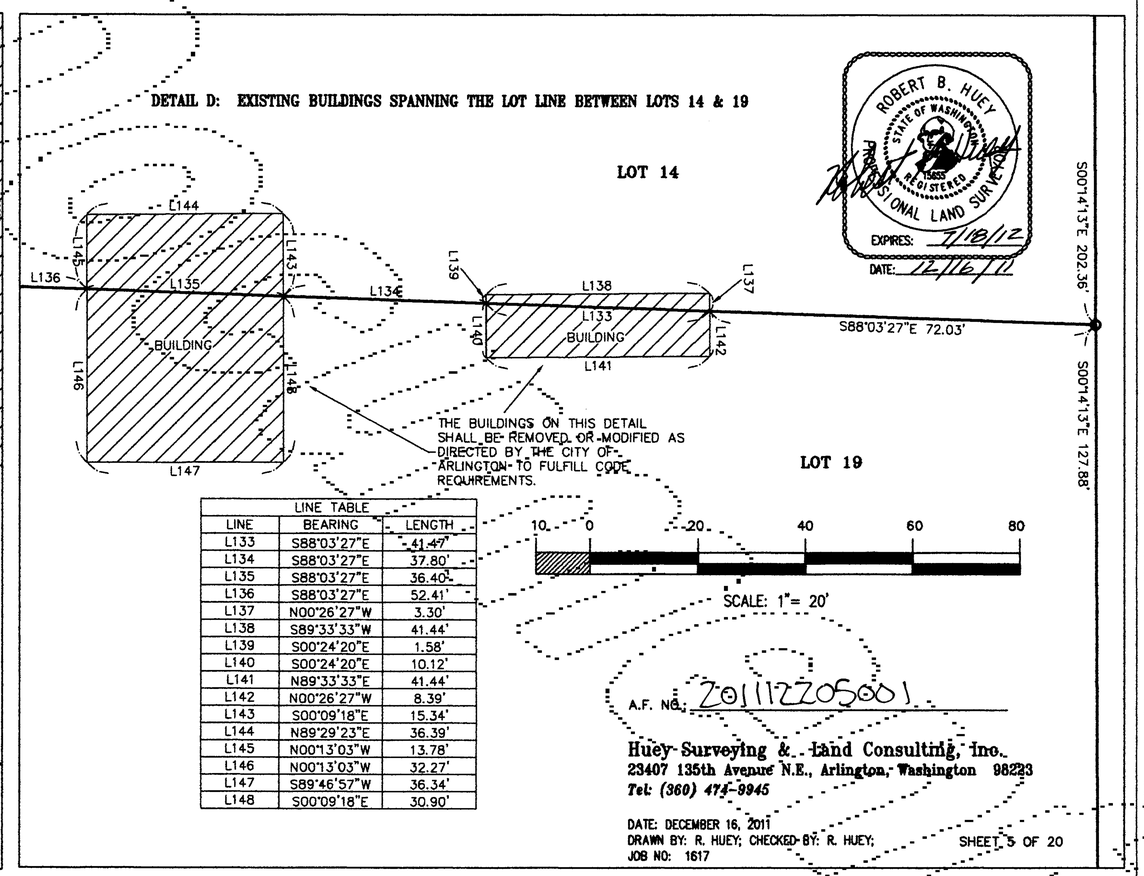
THE BUILDING ON THIS DETAIL SHALL BE REMOVED OR MODIFIED AS DIRECTED BY THE CITY OF ARLINGTON TO FULFILL CODE REQUIREMENTS.

DETAIL C: EXISTING BUILDINGS SPANNING THE LOT LINES BETWEEN LOTS 5, 6 AND 9



LINE TABLE		
LINE	BEARING	LENGTH
L118	S88°03'27"E	17.92'
L119	S01°45'00"W	9.52'
L120	S01°45'00"W	12.40'
L121	S01°45'00"W	10.83'
L122	S88°03'27"E	9.97'
L123	S88°03'27"E	173.39'
L124	S88°03'27"E	4.70'
L125	S01°45'00"W	92.33'

DETAIL D: EXISTING BUILDINGS SPANNING THE LOT LINE BETWEEN LOTS 14 & 19



LINE TABLE		
LINE	BEARING	LENGTH
L133	S88°03'27"E	41.47'
L134	S88°03'27"E	37.80'
L135	S88°03'27"E	36.40'
L136	S88°03'27"E	52.41'
L137	N00°26'27"W	3.30'
L138	S89°33'33"W	41.44'
L139	S00°24'20"E	1.58'
L140	S00°24'20"E	10.12'
L141	N89°33'33"E	41.44'
L142	N00°26'27"W	8.39'
L143	S00°09'18"E	15.34'
L144	N89°29'23"E	36.39'
L145	N00°13'03"W	13.78'
L146	N00°13'03"W	32.27'
L147	S89°46'57"W	36.34'
L148	S00°09'18"E	30.90'

ROBERT B. HUEY — STATE OF WASHINGTON — 15855 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/18/12
DATE: 12/16/11

A.F. NO.: 201112205001

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DATE: DECEMBER 16, 2011
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JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SNOHOMISH COUNTY, WASHINGTON

Arlington Advanced Manufacturing Park - Traffic Mitigation Credits

LOT NUMBER	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF	Total Building Footprint SF
Trip Generation Rate					1.49		11.01	0.45		3.56	0.75		3.82		
Lot 1	43,316	6,186	6,186	987	12,372	18.4	69	987	0.4	4	37,130	27.8	142	47	211
Lot 2	39,498	1,408	2,213	1065	3,621	5.4	25	1,065	0.5	5	37,285	28.0	143	34	168
Lot 3	27,558	625	300	0	925	1.4	4	0	0.0	0	27,258	20.4	105	22	109
Lot 4	57,528	3,072	1,860	0	4,932	7.3	21	0	0.0	0	55,668	41.8	213	50	234
Lot 5	8,202	750	8,202	0	8,952	13.3	91	0	0.0	0	0	0.0	0	14	91
Lot 6	12,596	12,596	12,596	0	25,192	37.5	139	0	0.0	0	0	0.0	0	38	139
Lot 7	30,845	1,920	1,920	4123	3,840	5.7	22	4,123	1.9	16	28,925	21.7	111	28	133
Lot 8	30,926	1,440	640	3966	2,080	3.1	8	3,966	1.8	16	30,286	22.7	116	26	124
Lot 9	16,125	0	16,125	575	16,125	24.0	178	575	0.3	3	0	0.0	0	25	178
Lot 10	26,399	1,448	384	1284	1,832	2.7	5	1,284	0.6	5	26,015	19.5	100	23	105
Lot 11	9,638	2,880	1440	167	4,320	6.4	16	167	0.1	1	8,198	6.1	32	13	48
Lot 12	31,423	1,120	1,302	560	2,422	3.6	15	560	0.3	3	30,121	22.6	116	27	131
Lot 13	6,064	715	715	0	1,430	2.1	8	0	0.0	0	5,349	4.0	21	7	29
Lot 14	12,047	928	760	4990	1,688	2.5	9	4,990	2.2	20	11,287	8.5	44	11	53
Lot 16	34,984	1,080	1,080	50	2,160	3.2	12	50	0.0	1	33,904	25.4	130	29	142
Lot 17	44,214	2,030	2,030	2848	4,060	6.0	23	2,848	1.3	11	42,184	31.6	162	38	185
Lot 18														28	
Lot 20														48	
Lot 21														48	
Lot 22														48	
Lot 23														48	
Lot 24														48	
Lot 25														48	
Total	431,363				95,951	143	645	20,615	10	85	373,610	281	1,435	748	2,165

ROBERT B. HUEY
STATE OF WASHINGTON
15852
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/18/12
DATE: 12/16/11

LEGEND FOR SHEETS 8-19

- TREE OR SHRUB
- WATER METER
- WV — WATER VALVE
- TP — TELEPHONE PEDESTAL
- UTILITY POLE
- —SS— SANITARY SEWER LINE
- —SD— STORM DRAIN LINE
- —OHP— OVERHEAD POWER LINE
- —W— WATER LINE
- LIGHT POLE
- GV — GAS VALVE
- AUTO SPRINKLER
- SANITARY MANHOLE
- SIGN POST
- WELL MONITOR
- CA — COMPRESSED AIR VALVE
- FIRE HYDRANT

A.F. NO.: 201112205001

DATE: DECEMBER 16, 2011
DRAWN BY: J. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1612

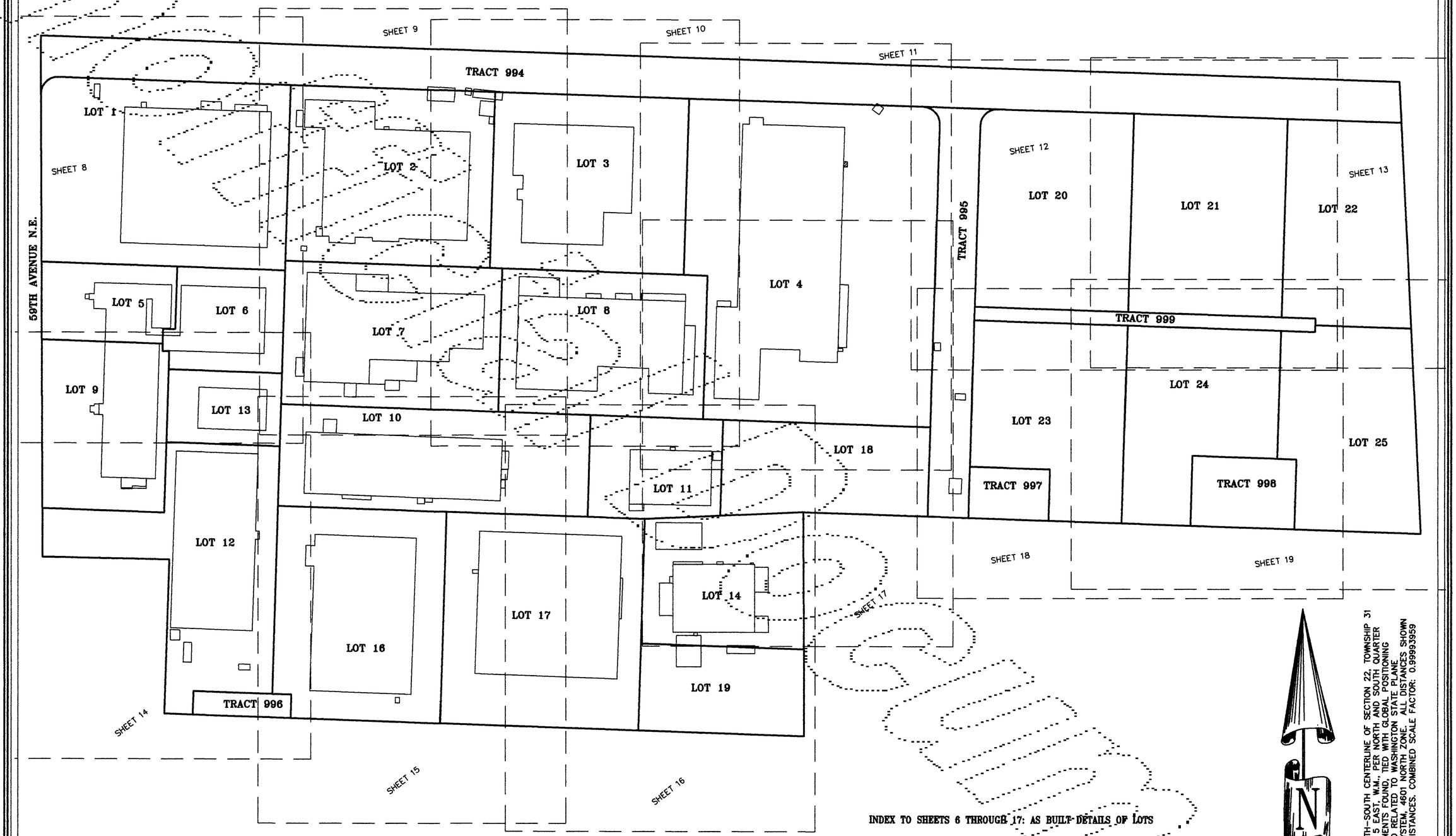
UNOFFICIAL DOCUMENT

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SNOHOMISH COUNTY, WASHINGTON



INDEX TO SHEETS 6 THROUGH 17: AS BUILT DETAILS OF LOTS

50 0 100 200 300 400

MAP SCALE: 1"= 100'

DATUM: BASED ON GLOBAL POSITIONING STATIC OBSERVATIONS ONSITE
HORIZONTAL: WASHINGTON STATE PLANE NORTH ZONE (4601)
REDUCED TO GROUND DISTANCES. NAD83
VERTICAL: NAVD 88

ROBERT B. HUEY
STATE OF WASHINGTON
15855
REGISTERED
PROFESSIONAL LAND SURVEYOR

EXPIRES: 7/08/12

DATE: 12/16/11

A.F. NO.: 201112205001

MERIDIAN: NORTH-SOUTH CENTERLINE OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., PER NORTH AND SOUTH QUARTER CORNER MONUMENTS FOUND, TIED WITH GLOBAL POSITIONING EQUIPMENT AND RELATED TO WASHINGTON STATE PLANE COORDINATE SYSTEM, 4601 NORTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COMBINED SCALE FACTOR: 0.99993959

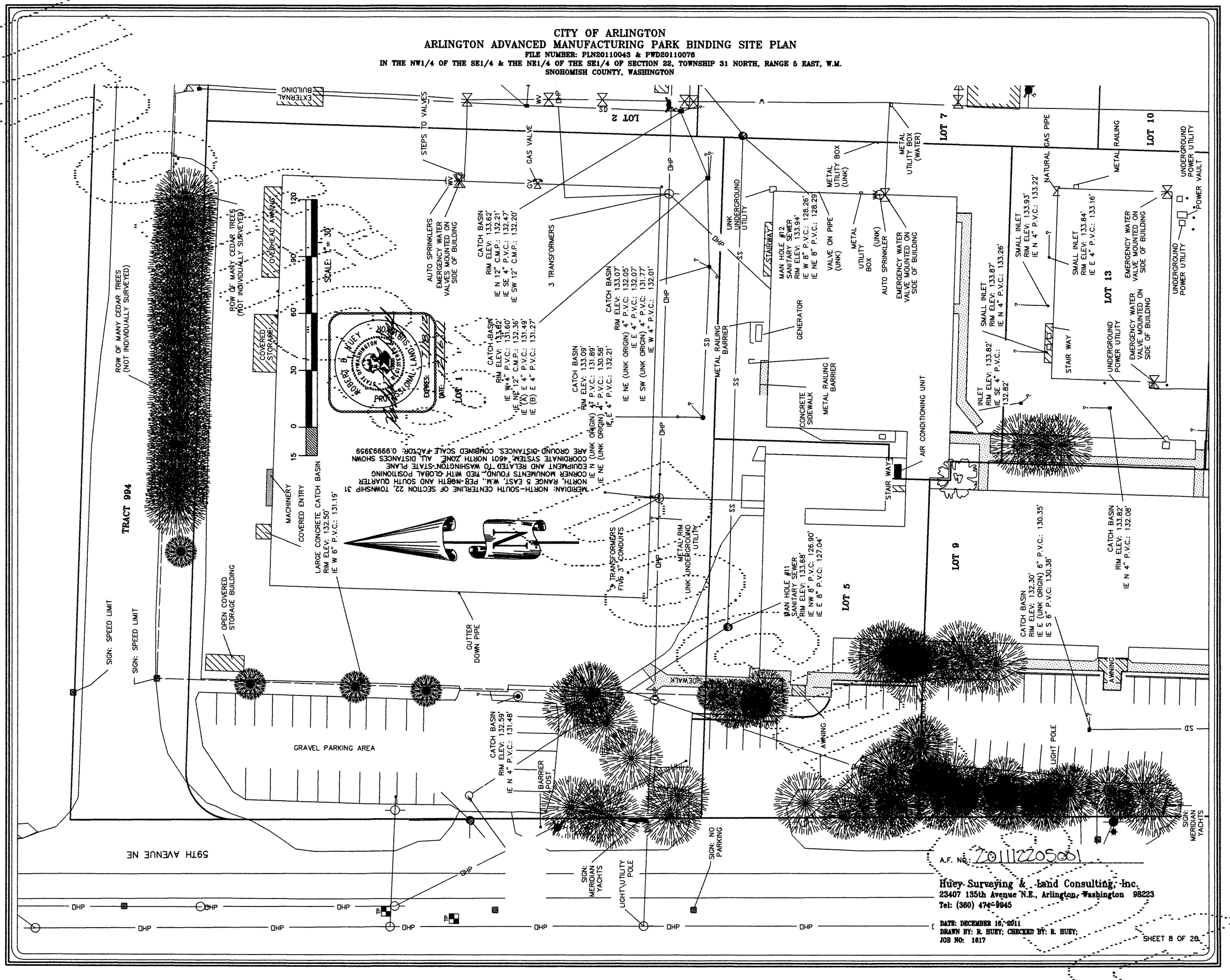
Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

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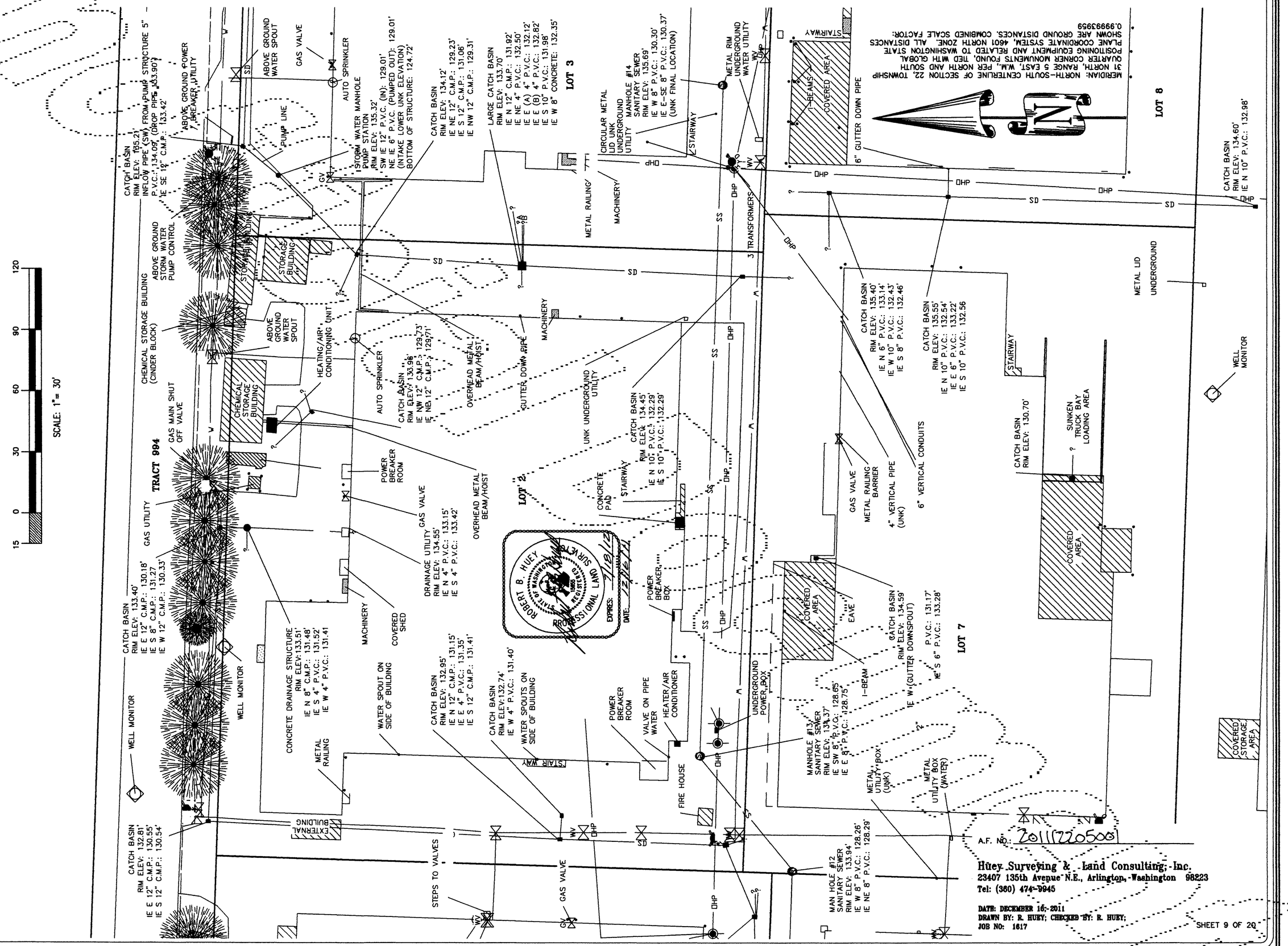
SNOHOMISH COUNTY, WASHINGTON



CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

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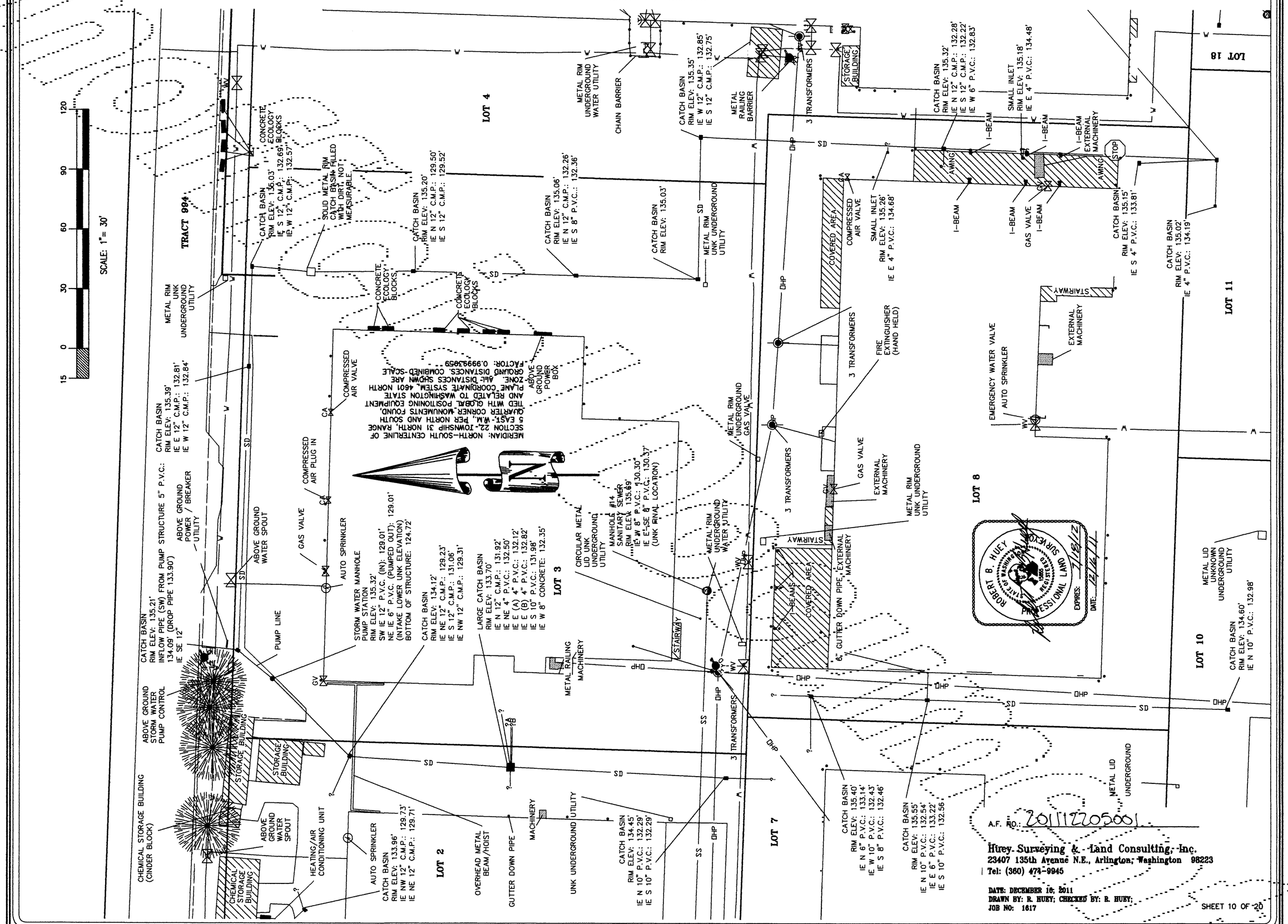
SNOHOMISH COUNTY, WASHINGTON



A.F. NO.: 20111220500 1

Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

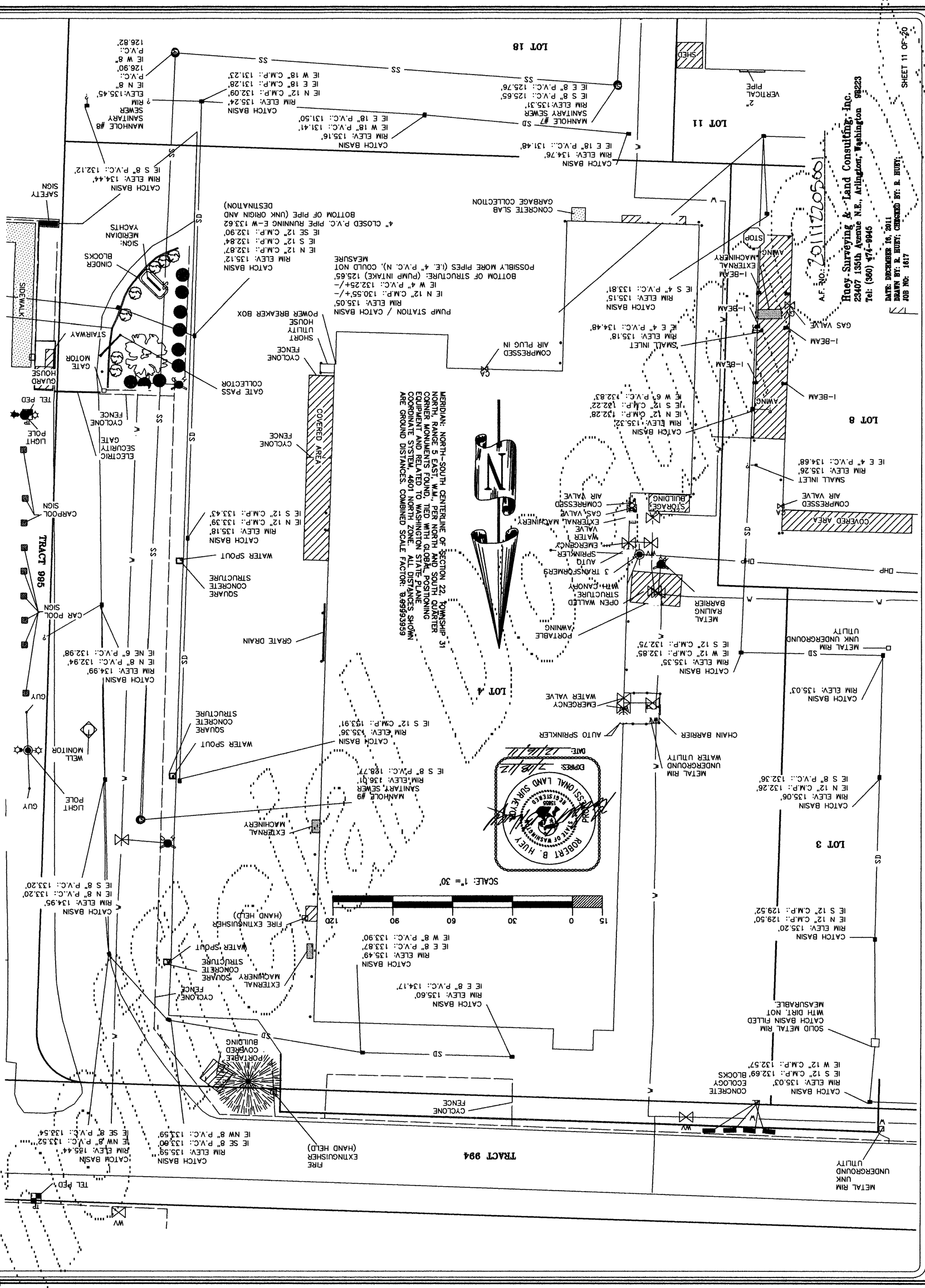
DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

SHEET 10 OF 20

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



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ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

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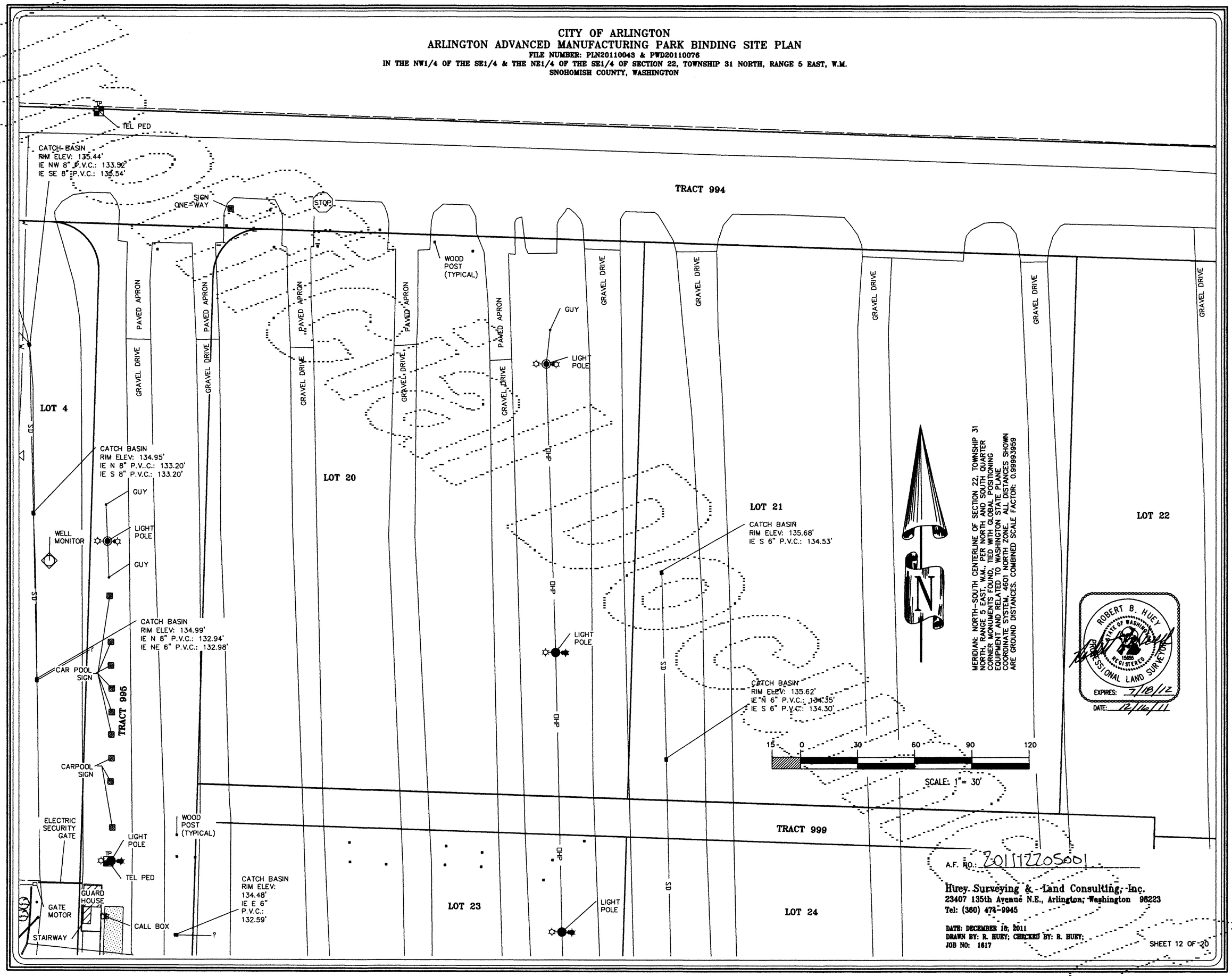
SNOHOMISH COUNTY, WASHINGTON



CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

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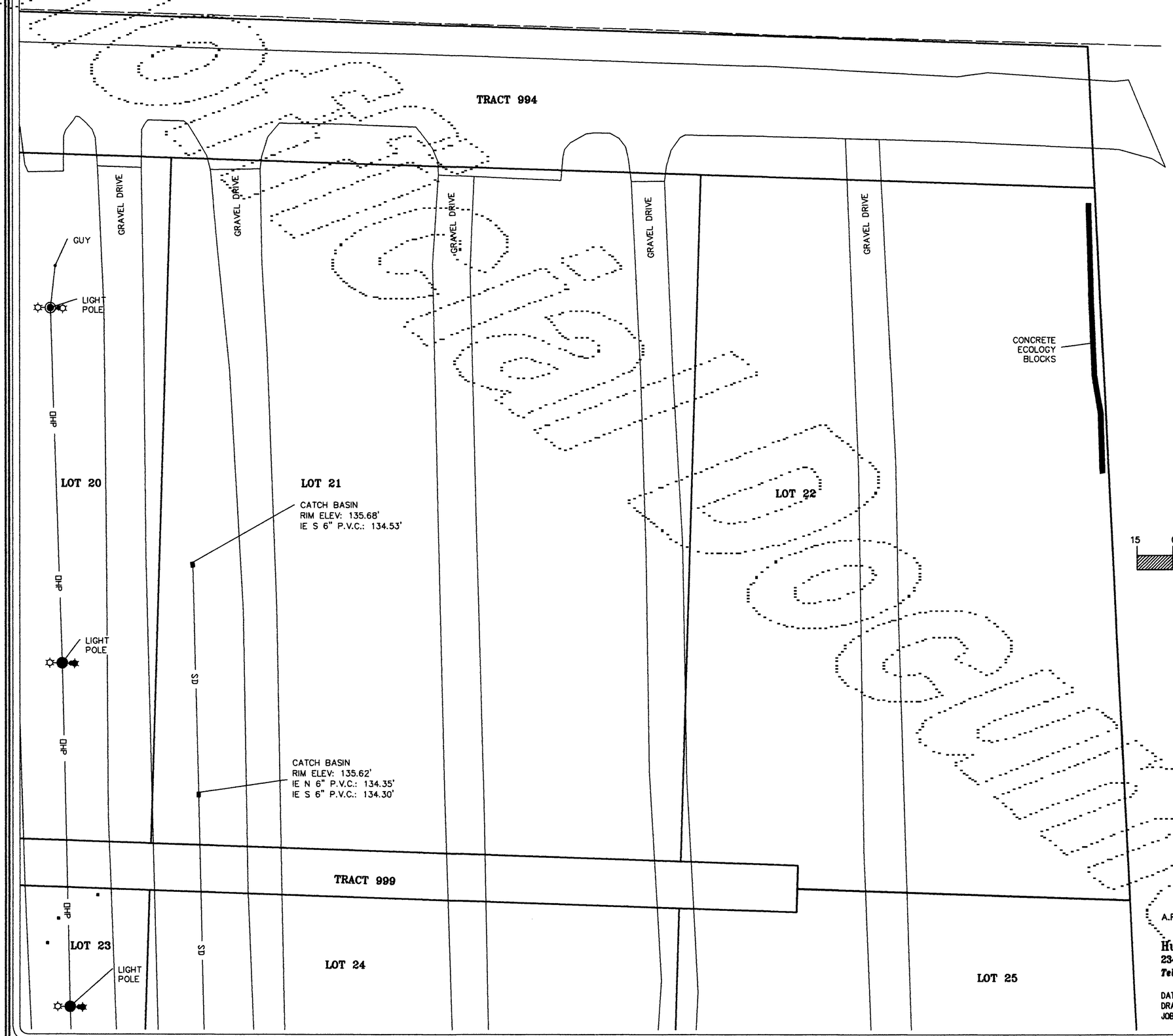
SNOHOMISH COUNTY, WASHINGTON



MERIDIAN: NORTH-SOUTH CENTERLINE OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., PER NORTH AND SOUTH QUARTER CORNER MONUMENTS FOUND, TIED WITH GLOBAL POSITIONING EQUIPMENT AND RELATED TO WASHINGTON STATE PLANE COORDINATE SYSTEM, 4601 NORTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COMBINED SCALE FACTOR: 0.99993959

15 0 30 60 90 120

SCALE: 1"= 30'

ROBERT B. HUEY
STATE OF WASHINGTON
13635
REGISTERED
PROFESSIONAL LAND SURVEYOR

EXPIRES: 9/18/12

DATE: 12/16/11

A.F. NO.: 201112205001

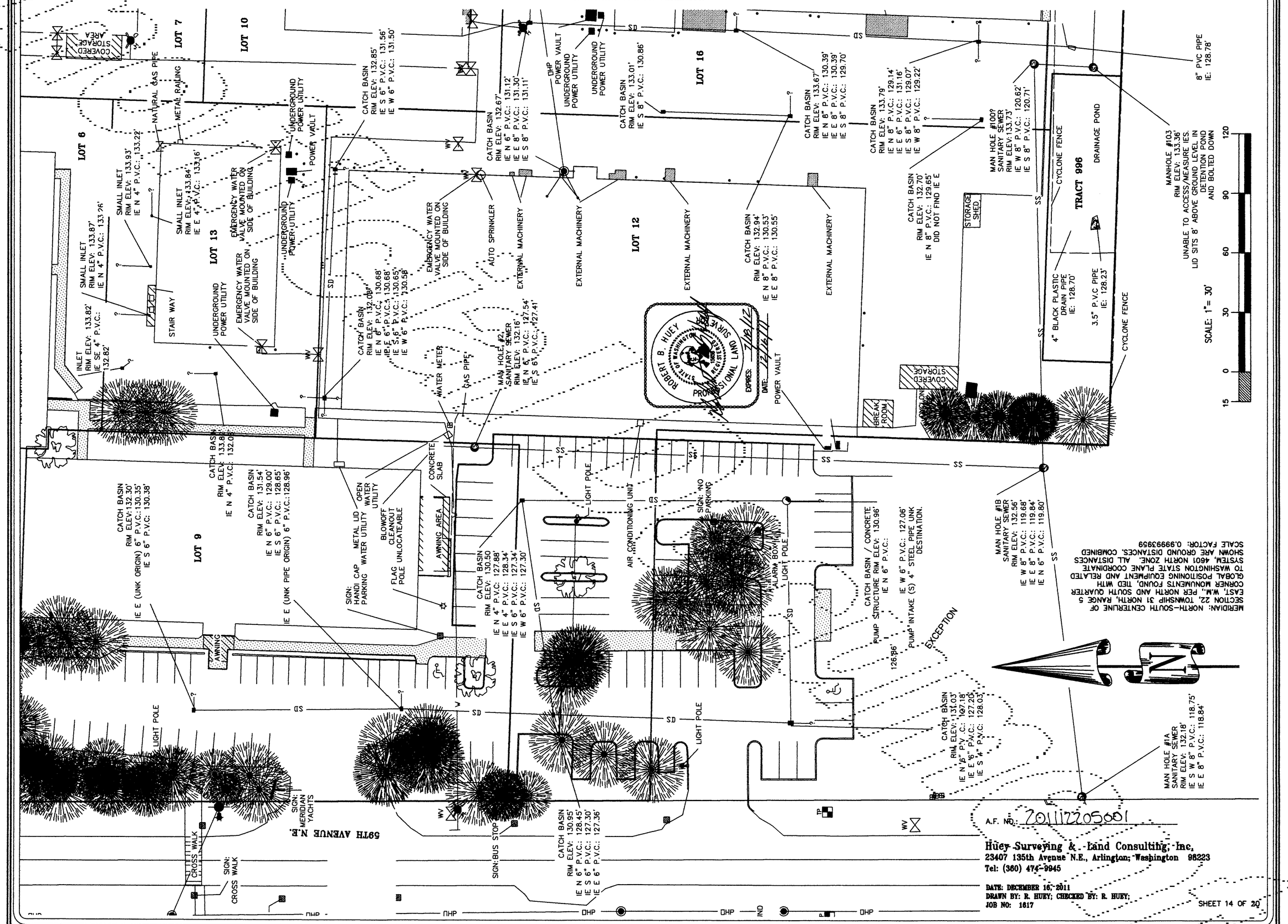
Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



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CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

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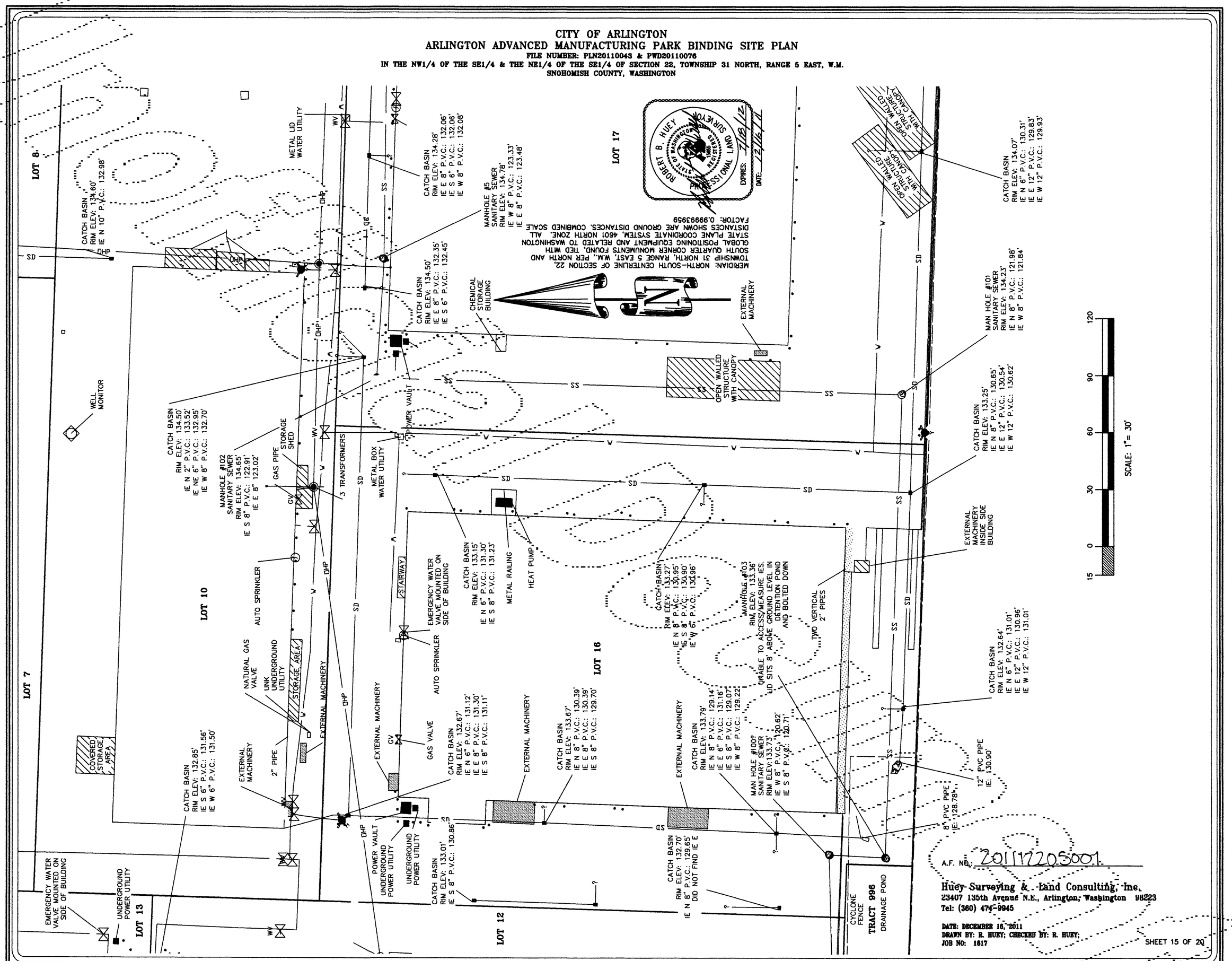
SNOHOMISH COUNTY, WASHINGTON



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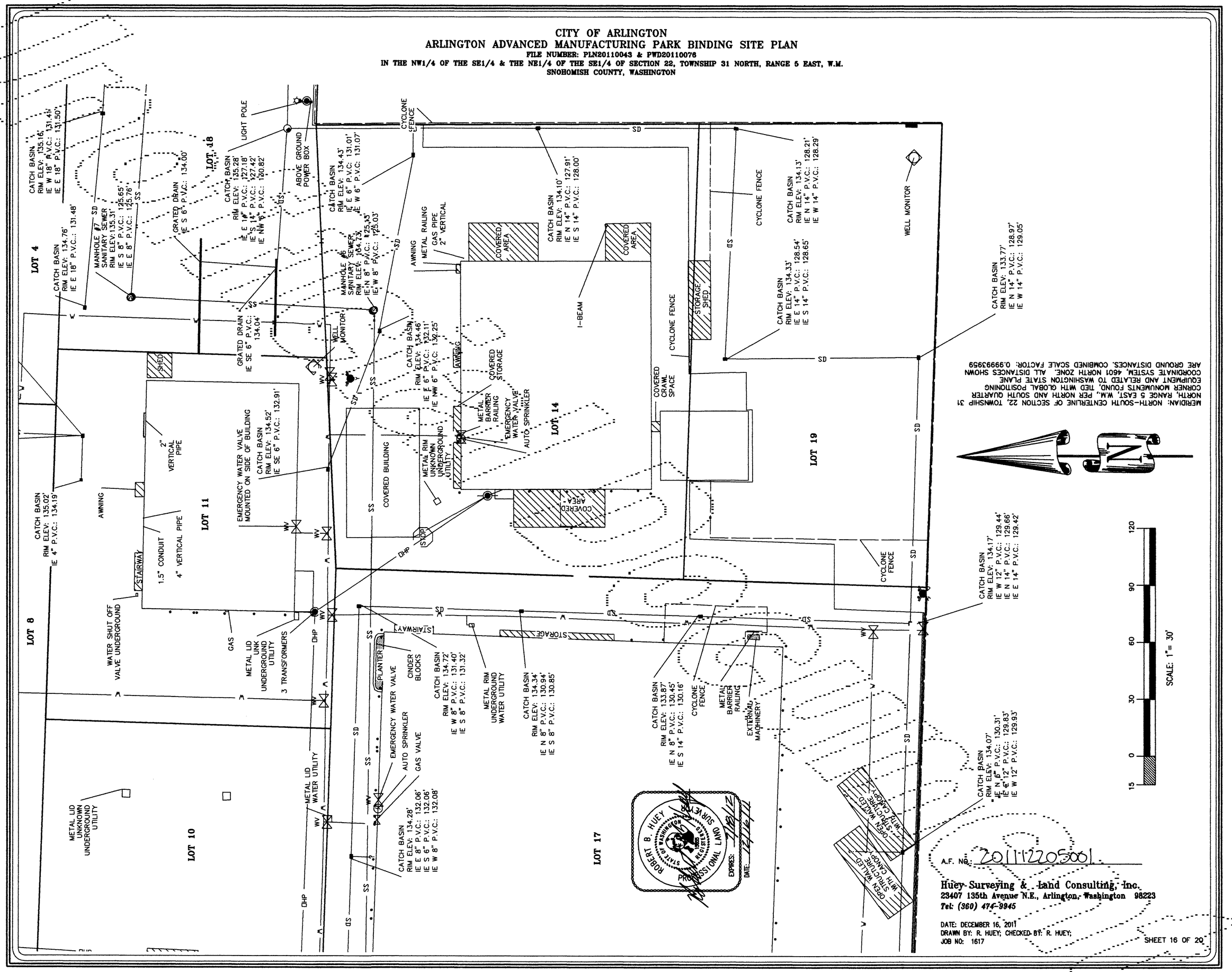

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CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

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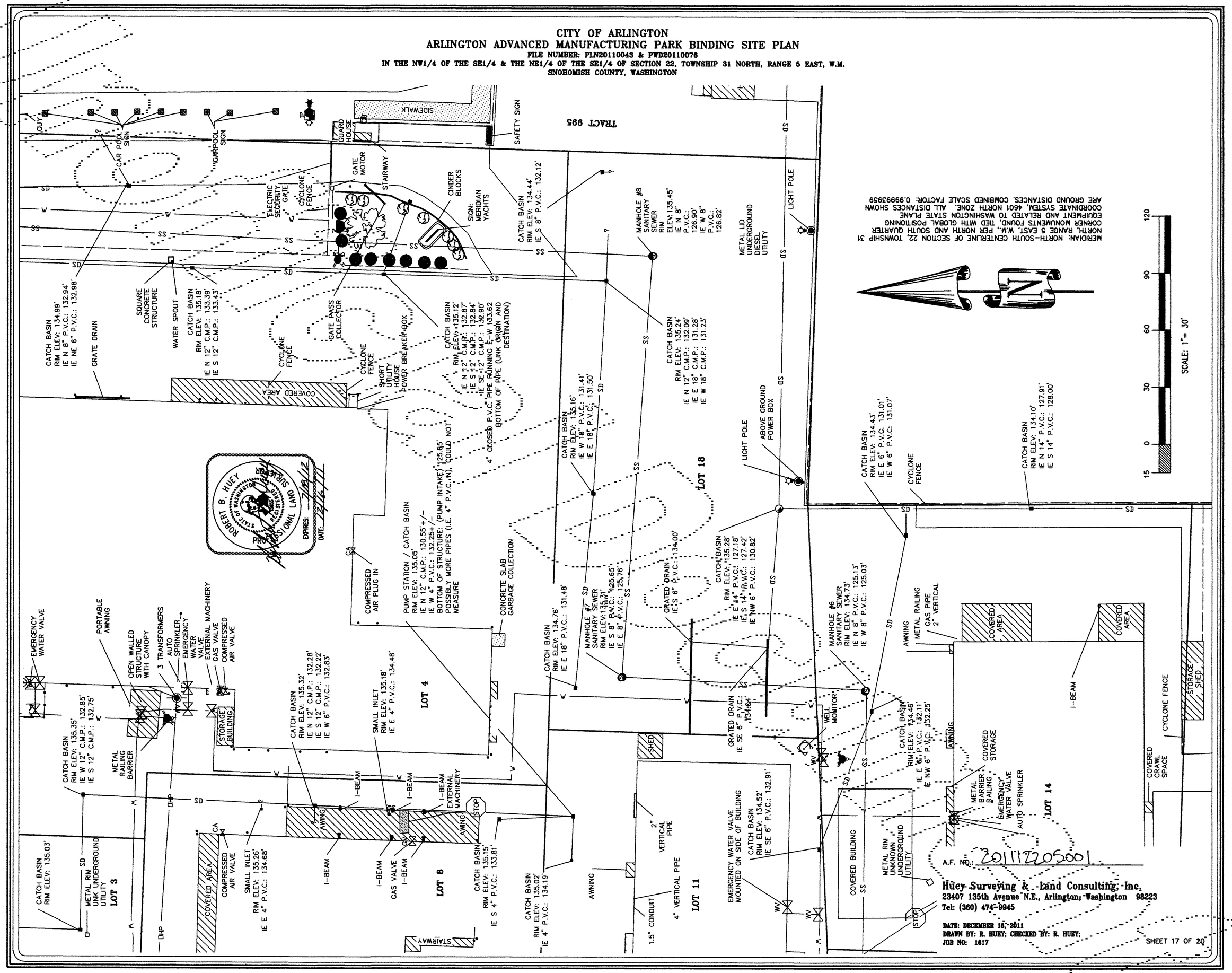

CITY OF ARLINGTON
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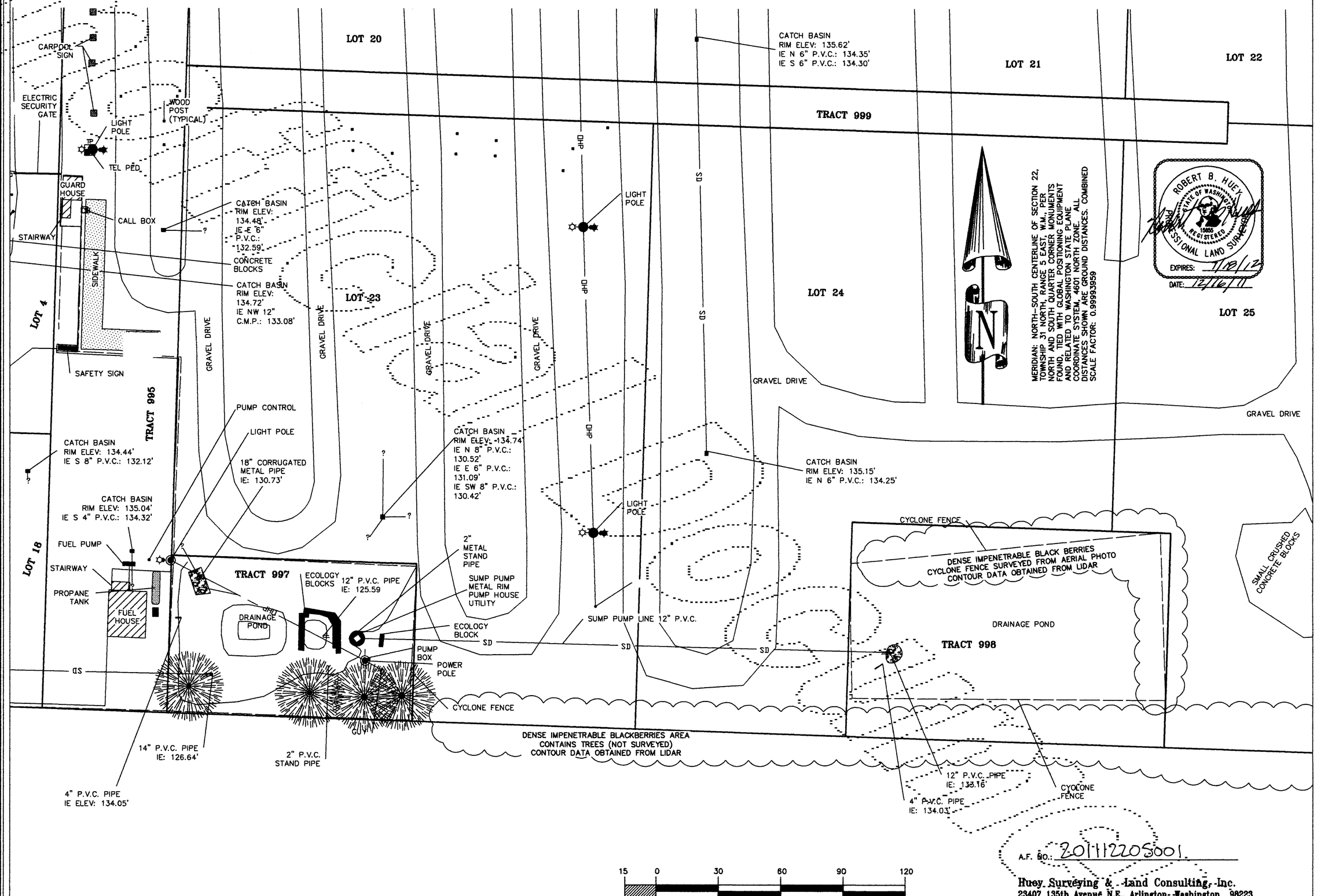
SNOHOMISH COUNTY, WASHINGTON



A.F. NO.: 201112205001

Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

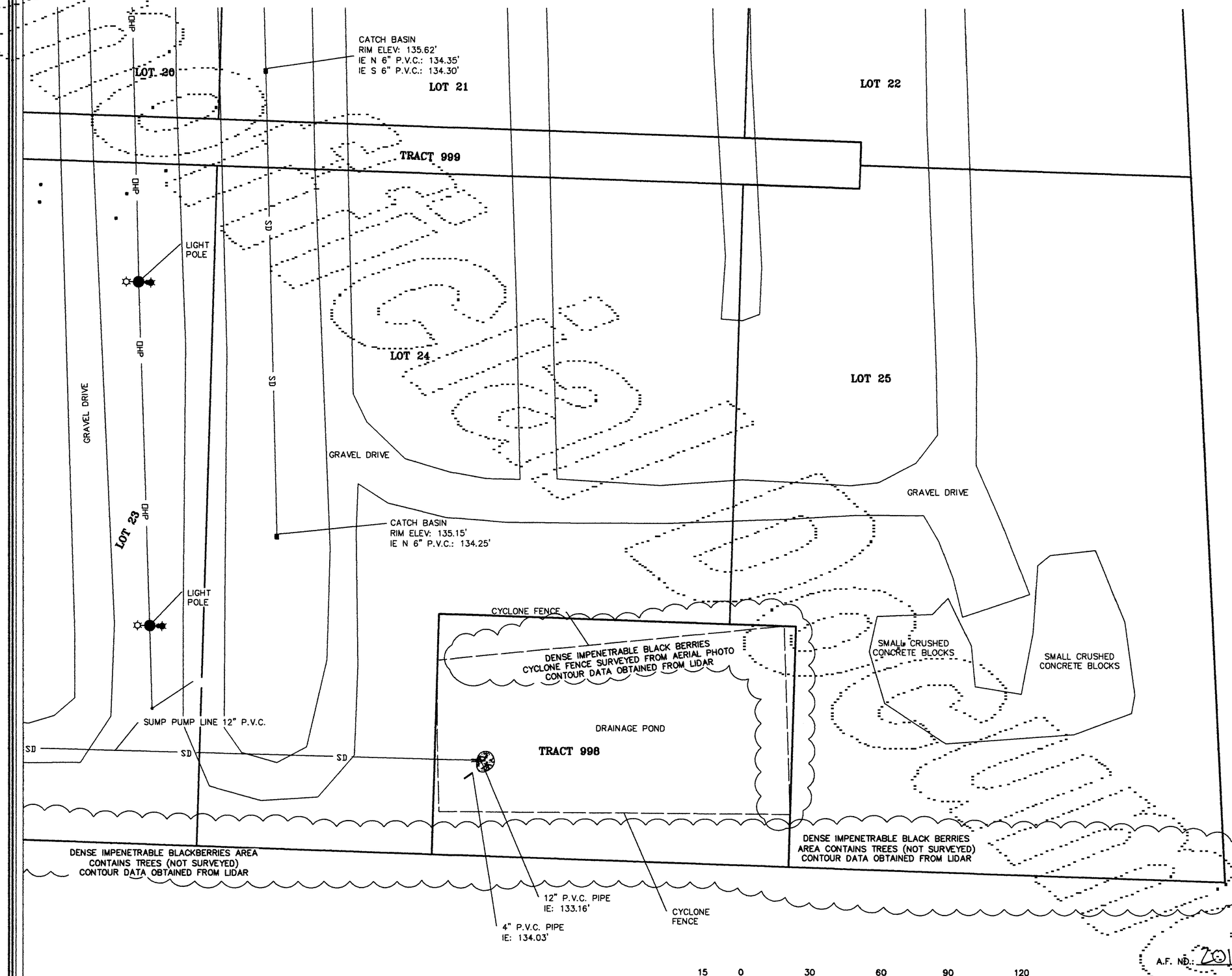
DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SNOHOMISH COUNTY, WASHINGTON



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ROBERT B. HUEY
STATE OF WASHINGTON
15655
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/10/12
DATE: 12/16/11

A.F. NO.: 201112205001

Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-8945

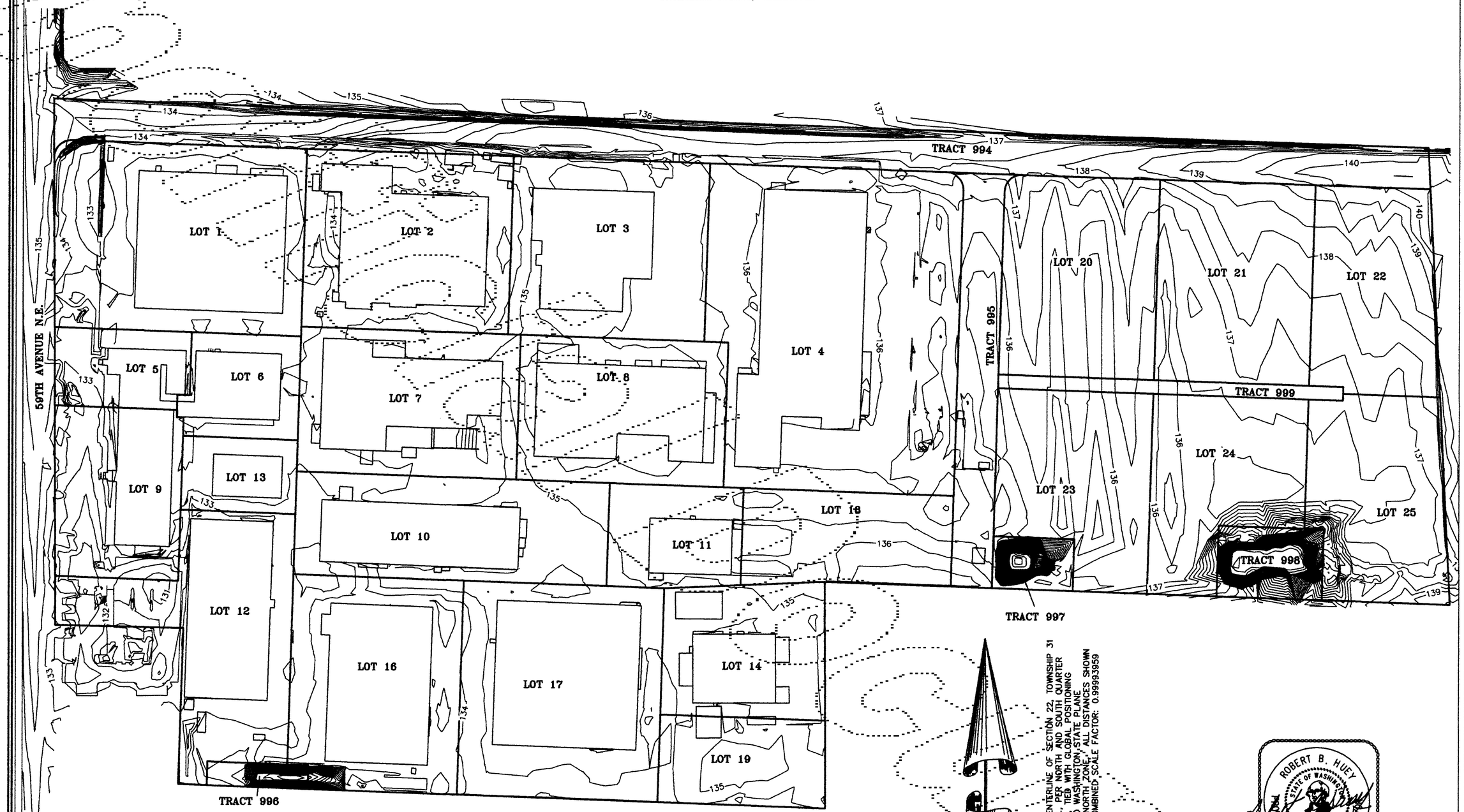
DATE: DECEMBER 16, 2011
DRAWN BY: R. HUEY; CHECKED BY: R. HUEY;
JOB NO: 1617

CITY OF ARLINGTON
ARLINGTON ADVANCED MANUFACTURING PARK BINDING SITE PLAN

FILE NUMBER: PLN20110043 & PWD20110076

IN THE NW1/4 OF THE SE1/4 & THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SNOHOMISH COUNTY, WASHINGTON



DETAIL OF BINDING SITE PLAN LOTS, EXISTING BUILDINGS AND CONTOURS

50 0 100 200 300 400

HORIZONTAL SCALE: 1"= 100'
DATUM: BASED ON GLOBAL POSITIONING STATIC OBSERVATIONS ONSITE
HORIZONTAL: WASHINGTON STATE PLANE NORTH ZONE (4601) REDUCED TO GROUND DISTANCES. NAD83
VERTICAL: NAVD 88
CONTOUR INTERVAL: 0.5'
NOTE: SEE SHEETS 6 THROUGH 17 FOR MULTIPLE POSSIBLE BENCH MARKS ONSITE

MERIDIAN: NORTH-SOUTH CENTERLINE OF SECTION 22, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., PER NORTH AND SOUTH QUARTER CORNER MONUMENTS FOUND, TIED WITH GLOBAL POSITIONING EQUIPMENT AND RELATED TO WASHINGTON STATE PLANE COORDINATE SYSTEM, 4601 NORTH ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COMBINED SCALE FACTOR: 0.99993959

ROBERT B. HUEY
STATE OF WASHINGTON
19668
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/19/12
DATE: 12/16/11

A.F. NO.: 201112205001

Huey Surveying & Land Consulting, Inc.
23407 135th Avenue N.E., Arlington, Washington 98223
Tel: (360) 474-9945

DATE: DECEMBER 16, 2011
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