

LEGAL DESCRIPTION: # 31052400300500

ALL THAT PORTION OF THE WEST HALF 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 36.17.040 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.
(III) NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.
(IV) 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.
(V) SUBJECT TO THE ARLINGTON ROUNDABOUT PLAZA COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBERS(S) 201805310931
(VI) 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 HERIN 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. MOST 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.
(VII) 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 HERIN 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. MOST 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) 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.

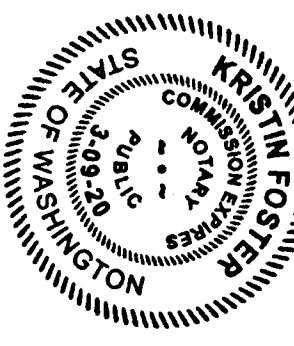
DEDICATION:

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, TRACYS, 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 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, HEREOF, TO REPAIR, 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
COUNTY OF Snohomish
I, JAMES R. THOMPSON, DO HEREBY 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.

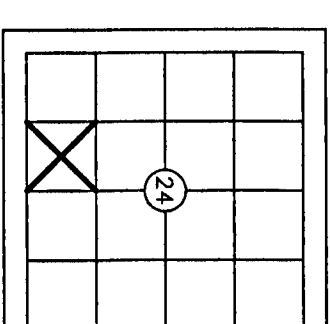
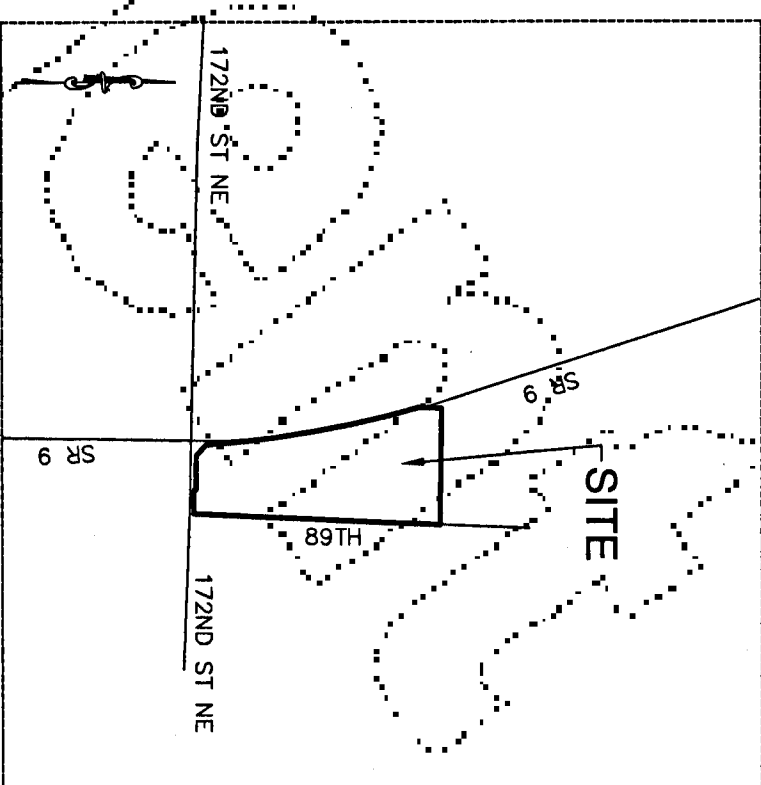
BY: Kristin Foster, Notary Public in and for the State of Washington, Residing at 1111 1st St, Everett, WA 98201, My Appointment Expires: 2.9.2022



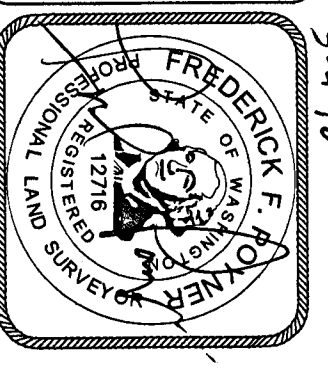
CITY OF ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT BINDING SITE PLAN APPROVAL.
THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS BINDING SITE PLAN CONFORMS TO THE ARLINGTON MUNICIPAL CODE GOVERNING BINDING SITE PLANS AND THE CITY OF ARLINGTON ZONING REQUIREMENTS, AND IS HEREBY APPROVED. NOTED THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION. EXAMINED AND APPROVED ON THIS 30th DAY OF August 2018.
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SNOHOMISH COUNTY TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFOR 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
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.
Cecelyn 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.
REGISTERED LAND SURVEYOR L.S. NO 12716



AUDITOR'S FILE # 2018053105011

COVER SHEET 1 OF 20

CASCADE SURVEYING & ENGINEERING, INC.
4/25/2018 8:54:53 AM
V:\21543\DWG\BINDING SITE PLAN\21543 COVER SHEET.DWG (COVER)

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:

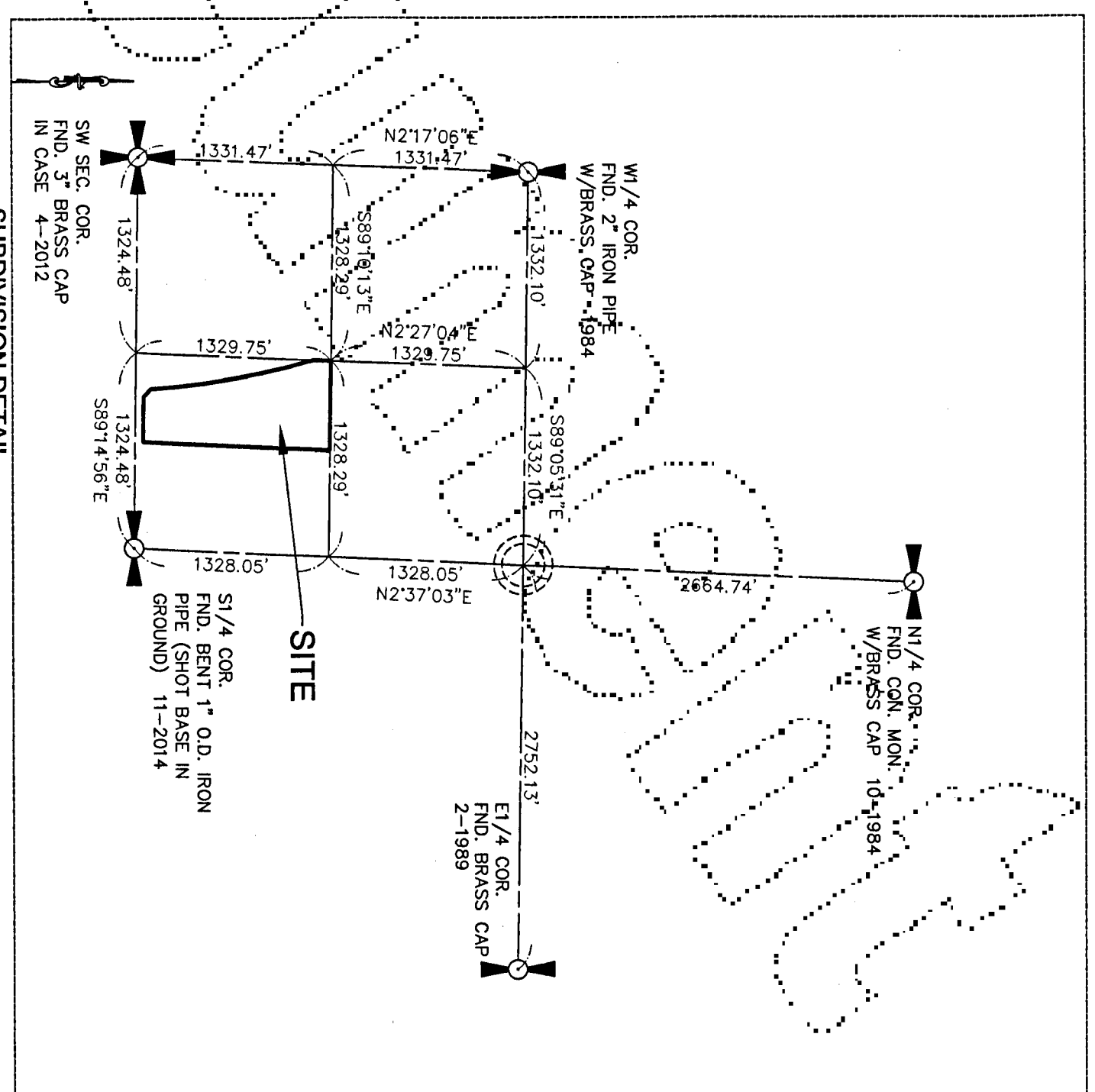
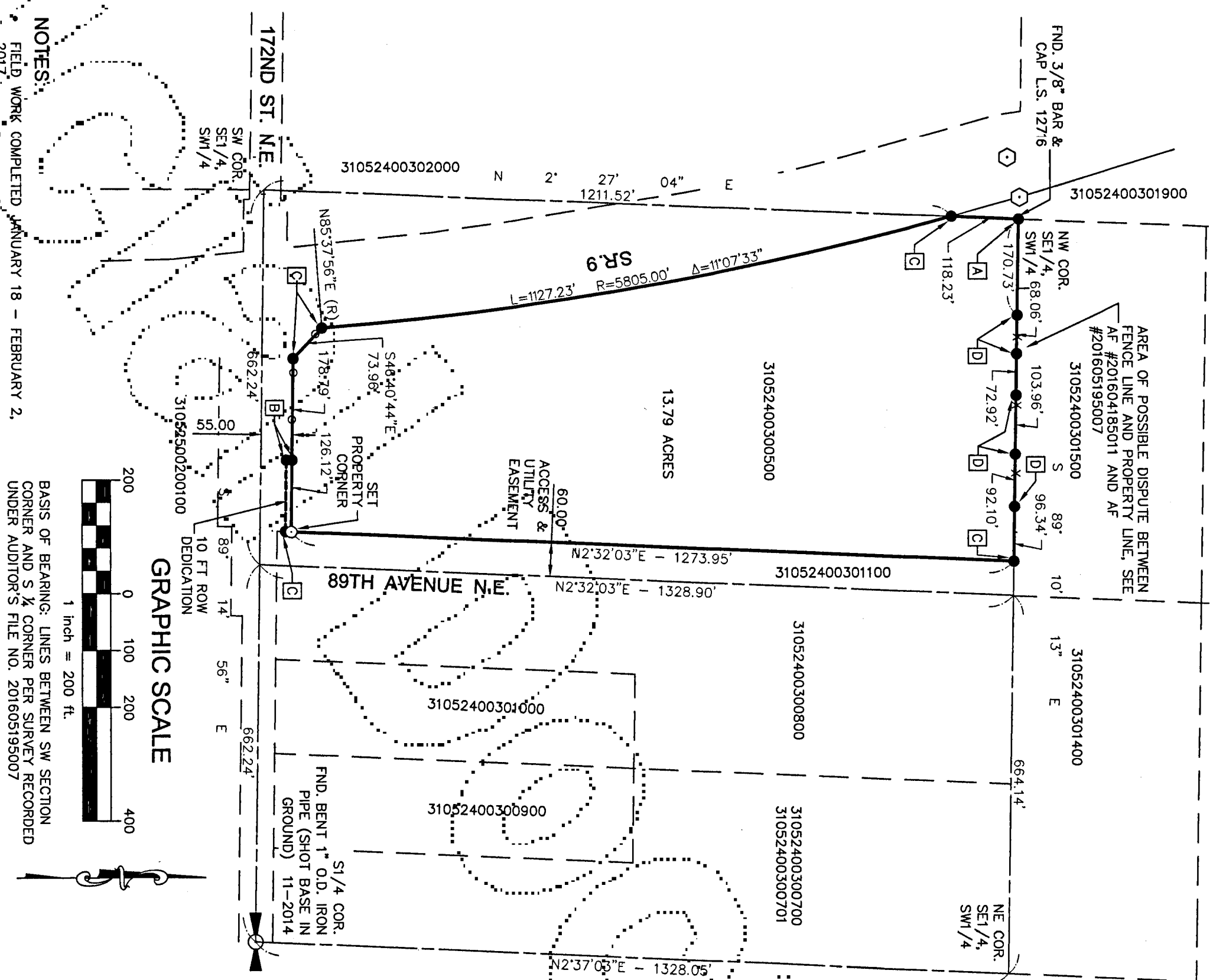
WHEREAS, JAMES R. THOMPSON AND CYNTHIA L. THOMPSON, HUSBAND AND WIFE, HEREINAFTER CALLED "GRANTOR", IS THE OWNER OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ARLINGTON, COUNTY OF SNOWHOMISH, STATE OF WASHINGTON, TO WIT:

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 USE SAID AIR SPACE FOR THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT LOCATED WITHIN SNOHOMISH COUNTY, STATE OF WASHINGTON. GRANTOR HEREBY WAIVES, RENUNDS 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 GRANTEE 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 CEASE TO BE USED FOR AIRPORT PURPOSES. THIS SPECIFIC AND UNDERSTOOD AND AGREED THAT THIS EASEMENT, ITS COVENANTS AND AGREEMENTS SHALL RUN WITH THE LAND, WHICH IS DESCRIBED HEREIN. THE GRANTEE, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, FURTHER ACKNOWLEDGES THAT THE EASEMENT AND OTHER OPERATIVE AERIAL RIGHTS AND INTERESTS IN THE EASEMENTED TRACT ARE AIRCRAFT RIGHTS AND INTERESTS, AND THAT THE GRANTEE AND ASSIGNS AND ASSIGNS SHALL NOT BE PERMITTED TO TAKE ANY ACTION THAT WOULD IN ANY MANNER AFFECT OR INTERFERE WITH THE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.

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: 13,799 ACRES
NUMBER OF LOTS: 8 LOTS PLUS TRACT 999

DRAWING SHEET INDEX

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11	LOT 6 SITE PLAN
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17	CONCEPTUAL LANDSCAPE AND IRRIGATION PLAN 4
18	CONCEPTUAL LANDSCAPE AND IRRIGATION PLAN 5
19	CONCEPTUAL UTILITY/SITE GRADING PLAN SOUTH
20	CONCEPTUAL UTILITY/SITE GRADING PLAN NORTH

GRAPHIC SCALE
1 inch = 200 ft

BASES OF BEARING LINES BETWEEN SW SECTION CORNER AND S 1/4 CORNER PER SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201605195007

CITY OF ARLINGTON
ARLINGTON ROUNDABOUT PLAZA BINDING SITE PLAN

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

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.;

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 ABOORIGINAL 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:
GUARANTEE: 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
AFFECTS: SAID PREMISES
- 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 NUMBER: 11-2-08578-1
COUNTY: SNOHOMISH
DATE ENTERED: AUGUST 12, 2014

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

RECORDING DATE: MAY 19, 2016
RECORDING NO.: 201605195007

8. PAYMENT OF THE REAL ESTATE EXCISE TAX, IF REQUIRED.

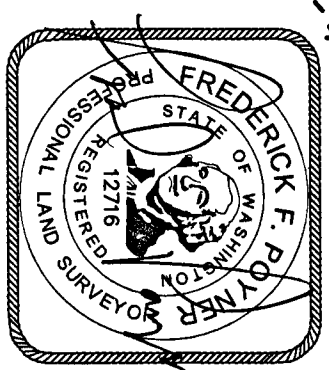
THE LAND IS SITUATED WITHIN THE BOUNDARIES OF LOCAL TAXING AUTHORITY OF CITY OF ARLINGTON.
PRESENT RATE OF REAL ESTATE EXCISE TAX AS OF THE DATE HEREIN IS 1.78 PERCENT.

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.

9. 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
BILLED: \$9,731.78
PAID: \$0.00

10. UNPAID \$0.00
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.
END OF SCHEDULE B



5-4-18

CASCADE SURVEYING & ENGINEERING, INC.

4/25/2018 9:57:34 AM

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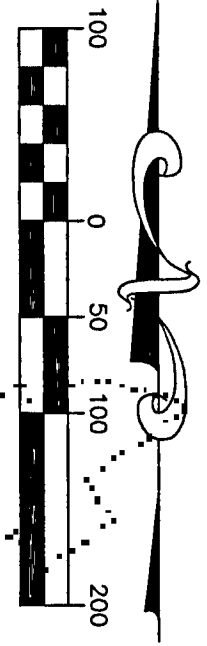
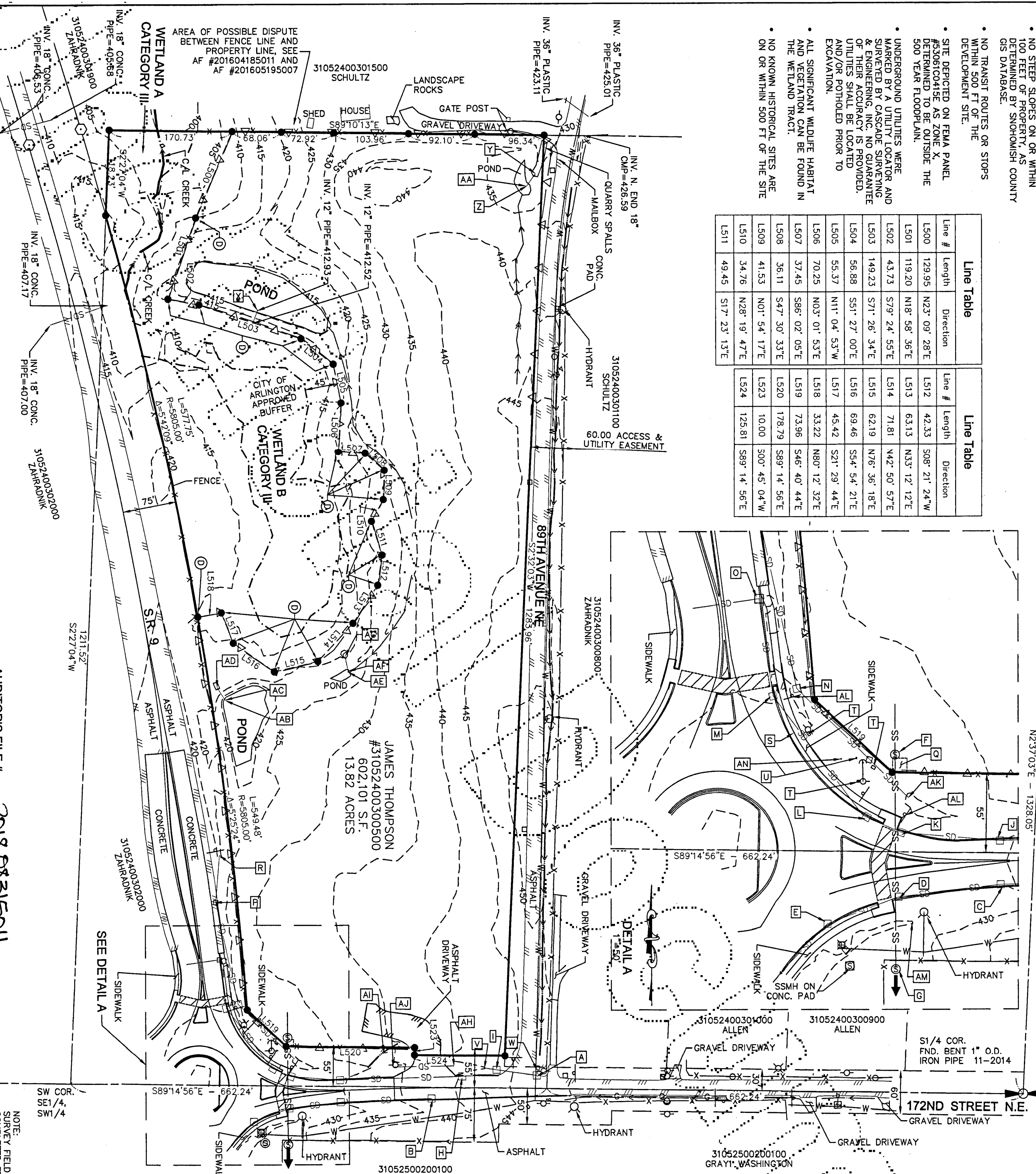
AUDITOR'S FILE # 201808315011

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

- 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 MARKED BY CASCADE SURVEYING & 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=414.31
- 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=423.44 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
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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@cmr.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 REVISION: 04/18 CHECKED BY:
 NOTE: SURVEY FIELD WORK COMPLETED FEBRUARY 2017

