

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN SUBDIVIDED, DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. THE OWNERS DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE ON THIS BINDING SITE PLAN. THE OWNERS DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL PARTIES THAT, NOW OR HEREAFTER, HAVE ANY INTEREST IN THE LAND DESCRIBED HEREIN.

FURTHER, THE OWNERS WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ARLINGTON AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS BINDING SITE PLAN BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS BINDING SITE PLAN.

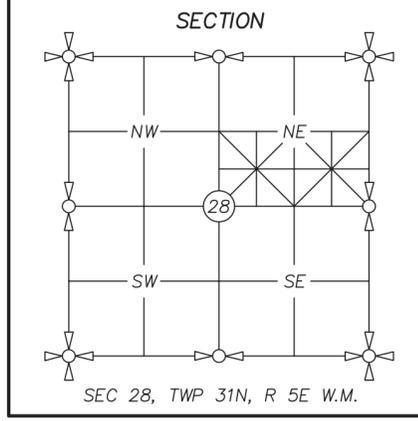
THIS BINDING SITE PLAN, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

TRACT "A" TO BE DEDICATED TO THE CITY OF ARLINGTON.

WILLIAMS INVESTMENT COMMERCIAL PARK BINDING SITE PLAN NO. PLN #

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 SECTION 28, TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

(PRELIMINARY)



INDEX TO DRAWINGS

- 1. BINDING SITE PLAN DEDICATIONS
- 2. BINDING SITE PLAN IMPROVEMENTS

BASIS OF BEARINGS

THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 N, RANGE 5 EAST, W.M., WAS HELD BEING N 02°02'29"E AS SHOWN.

HORIZONTAL DATUM

SNOHOMISH COUNTY CONTROL NETWORK

SITE ADDRESS

16430 51ST AVE. N.E.
ARLINGTON, WA 98223

PARCEL NUMBER

31052800100700

LEGAL DESCRIPTION

PARCEL "A"; TPN 31052800100700

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION CONVEYED TO CITY OF ARLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 202108170442, AND CORRECTION DEED RECORDED UNDER AUDITOR'S FILE NO. 202112070922, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYOR'S NOTES

- 1. DATE VISITED MONUMENTS: JANUARY, 2021.
- 2. SURVEY INSTRUMENT USED: TOPCON PS 105A TESLA DATA COLLECTOR.
- 3. FIELD METHOD USED: FIELD TRAVERSE - STATIC GPS
- 4. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
- 5. THIS MAP HAS BEEN DEVELOPED FROM ELECTRONIC DATA FILES AND N.C.S. SURVEYING HOLDS THE ORIGINAL HARD COPY. ANYONE USING THIS INFORMATION WITHOUT PRIOR CONSENT, IS CONSIDERED UNAUTHORIZED. ANY RE-USE, MODIFICATION OR ADAPTATION TO THIS DRAWING FILE IS AT THE USER'S RISK.
- 6. THE BOUNDARY LINES POSITIONING AS SHOWN WAS CALCULATED BY N.C.S. SURVEYING FROM RECORD DATA AND FIELD LOCATIONS.

DECLARATION - COVENANTS, CONDITIONS AND RESTRICTIONS

THIS BINDING SITE PLAN AND ANY DEDICATIONS THERETO IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SAID OWNERS, SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS AND REQUIREMENTS.

- 1. **SITE DEVELOPMENT:** ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY LAWFULLY BE AMENDED WITH THE APPROVAL OF THE CITY OF ARLINGTON, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS AND RESTRICTIONS THAT MAY BE IMPOSED UPON THE LAND AND THE DEVELOPMENT AND THE USE THEREOF. ALL DEVELOPMENT THAT OCCURS RELATED TO THIS BINDING SITE PLAN SHALL SHARE COMMON ARCHITECTURAL DESIGN ELEMENTS ENSURING THAT THERE IS COMMONALITY BETWEEN ALL BUILDINGS, REGARDLESS OF THE TIME SPAN FOR COMPLETE BUILDOUT OF THE PROJECT TO OCCUR.
- 2. **COMMON ACCESS AND PARKING AREA:** DECLARANT, IT'S SUCCESSORS, ASSIGNS, BUSINESS INVITEES, LICENSEES, TENANTS, AND THEIR GUESTS SHALL HAVE COMMON ACCESS AND USE FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS ALL ROADWAYS, PARKING AREA, AND WALKWAYS BOTH AS SHOWN ON THIS SITE PLAN AND AS CONSTRUCTED ON THE LAND. THE OWNERS OF OF THE LAND SHALL MAINTAIN AND KEEP IN GOOD REPAIR THE ROADWAYS, FIRE LANES, PARKING AREAS AND WALKWAYS SITUATED ON SAID LAND AND SHALL KEEP SUCH ROADWAYS, FIRE LANES, PARKING AREAS AND WALKWAYS FREE OF SNOW, ICE, RUBBISH AND OBSTRUCTIONS OF EVERY NATURE AND SHALL PROVIDE AND MAINTAIN, AS REQUIRED BY THE CITY OF ARLINGTON, ANY DRAINAGE FACILITIES LOCATED ON THE SUBJECT PROPERTY.
- 3. **GOVERNMENT EASEMENT:** ANY GOVERNMENTAL ENTITY HAVING JURISDICTION OF THE LAND AND THE IMPROVEMENTS THERETO, AND ANY PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE THERETO, SHALL HAVE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SAID LAND FOR THE PURPOSES OF INSPECTION, MAINTENANCE, AND REPAIR OF SUCH UTILITY SERVICES.
- 4. **MULTI-PURPOSE MAINTENANCE:** EXCEPT AS OTHERWISE PROVIDED BY LAW, AND EXCEPT TO THE EXTENT MAINTENANCE IS PERFORMED BY A PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE, ALL PRESENT AND FUTURE OWNERS OF THE LAND SHALL MAINTAIN AND REPAIR ALL ROADWAYS, PARKING AREAS, UTILITIES AND DRAINAGE FACILITIES AND OTHER COMMON SITE FEATURES AND AREAS.
- 5. **BINDING EFFECT:** THIS BINDING SITE PLAN (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS) SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AS PROVIDED BY LAW AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT HEREUNDER SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ITS INTEREST IN THE LAND, PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE OBLIGATED HEREUNDER AS APPLICABLE.
- 6. ALL UNDEVELOPED LOTS, PARCELS AND TRACTS SHALL BE GRADED, SEEDED AND LAWNS ESTABLISHED ALONG WITH THE INSTALLATION OF ALL, REQUIRED, PERIMETER LANDSCAPING WITHIN TWELVE (12) MONTHS OF ANY DEVELOPMENT ACTIVITY BEING FINALIZED, UNLESS AN ACTIVE PERMIT WITH THE CITY OF ARLINGTON EXISTS FOR SUCH LOT(S). ALL LAWN AND LANDSCAPING SHALL BE MAINTAINED ON A WEEKLY BASIS AND A MAINTENANCE BOND OR OTHER ACCEPTABLE SECURITY IS IN PLACE TO ENSURE THAT ONGOING MAINTENANCE IS PROVIDED.
- 7. THE OWNER OF RELEASES, INDEMNIFIES AND HOLDS THE CITY OF ARLINGTON HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, LIABILITIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ONSITE.

REFERENCE MATERIALS

- 1. ALTA SURVEY COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS, INC. DATED OCTOBER 3, 2017.
- 2. THE FOLLOWING DOCUMENTS ARE RECORDS OF THE SNOHOMISH COUNTY AUDITOR'S OFFICE:
SNOHOMISH COUNTY ROS; AFN 202212095003
SNOHOMISH COUNTY ROS; AFN 201102255002
SNOHOMISH COUNTY ROS; AFN 9706025002
- 3. SNOHOMISH COUNTY ASSESSOR MAP; NE 28-31-05E,
- 4. DRY UTILITY LOCATE ALONG 51ST. AVE. NE. COMPLETED BY APS 1/21
- 5. GAS PIPELINE LOCATE ACROSS PROPERTY COMPLETED BY OLYMPIC PIPELINE COMPANY 2/21.
- 6. TITLE INSURANCE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, A WASHINGTON CORPORATION; GUARANTEE NO: 500138129 (AMENDMENT 2) EFFECTIVE DATE: AUGUST 8, 2023 AT 08:00 AM.
- 7. 51ST AVE. NE. R/W VARIES FROM 60' TO 85' PER CITY OF MARYSVILLE PUBLIC WORKS DEPARTMENT.

SIGNATURE:

PRINTED: JARI K. WILLIAMS; MANAGING MEMBER OF 5J DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

STATE OF WASHINGTON, COUNTY OF SNOHOMISH
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JARI K. WILLIAMS (IS/ARE) THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/WERE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF 5J DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE: _____
DATED: _____
TITLE: NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

(USE THIS SPACE FOR NOTARIAL STAMP/SEAL)

COMMUNITY DEVELOPMENT

THIS BINDING SITE PLAN CONFORMS TO ALL OF THE CONDITIONS OF THE PRELIMINARY APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

CITY OF ARLINGTON COMMUNITY DEVELOPMENT DIRECTOR

TREASURER

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 2023 TAXES.

TREASURER, SNOHOMISH COUNTY DATE

BY: _____ DATE
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20 23
AT _____ M. UNDER AUDITOR'S FEE NO. _____
AT THE REQUEST OF _____ DAVID D. SALMON, PLS
A.F.N. _____ \$ _____

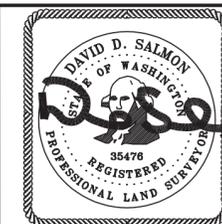
DEPUTY AUDITOR _____ COUNTY AUDITOR _____

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 5J DEVELOPMENT, LLC IN _____ MARCH _____, 2023.

D. Salmon
CERTIFICATE NO. 35476

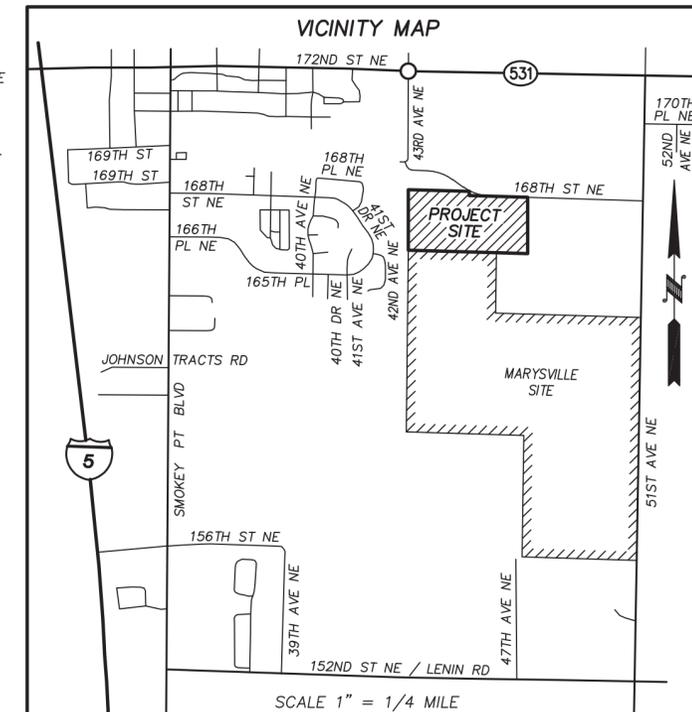
08/25/23



NCS
SURVEYING, LLC

17105 RIVER ROAD
Leavenworth, Wa. 98826
Cell: (253) 606-6829

dsalmon@ncssurveying.com



PREPARED FOR PROPERTY OWNER: 5J DEVELOPMENT, LLC CONTACT: RYAN KILBY 2517 COLBY AVE. EVERETT, WA 98201 PHONE: (425) 750-7926		
DRAWN BY: MFB/TWB	DATE: AUGUST, 2023	JOB NO.: 210001
CHECKED BY: D. SALMON	SCALE: 1" = 100'	SHEET: 1 OF 2

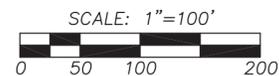
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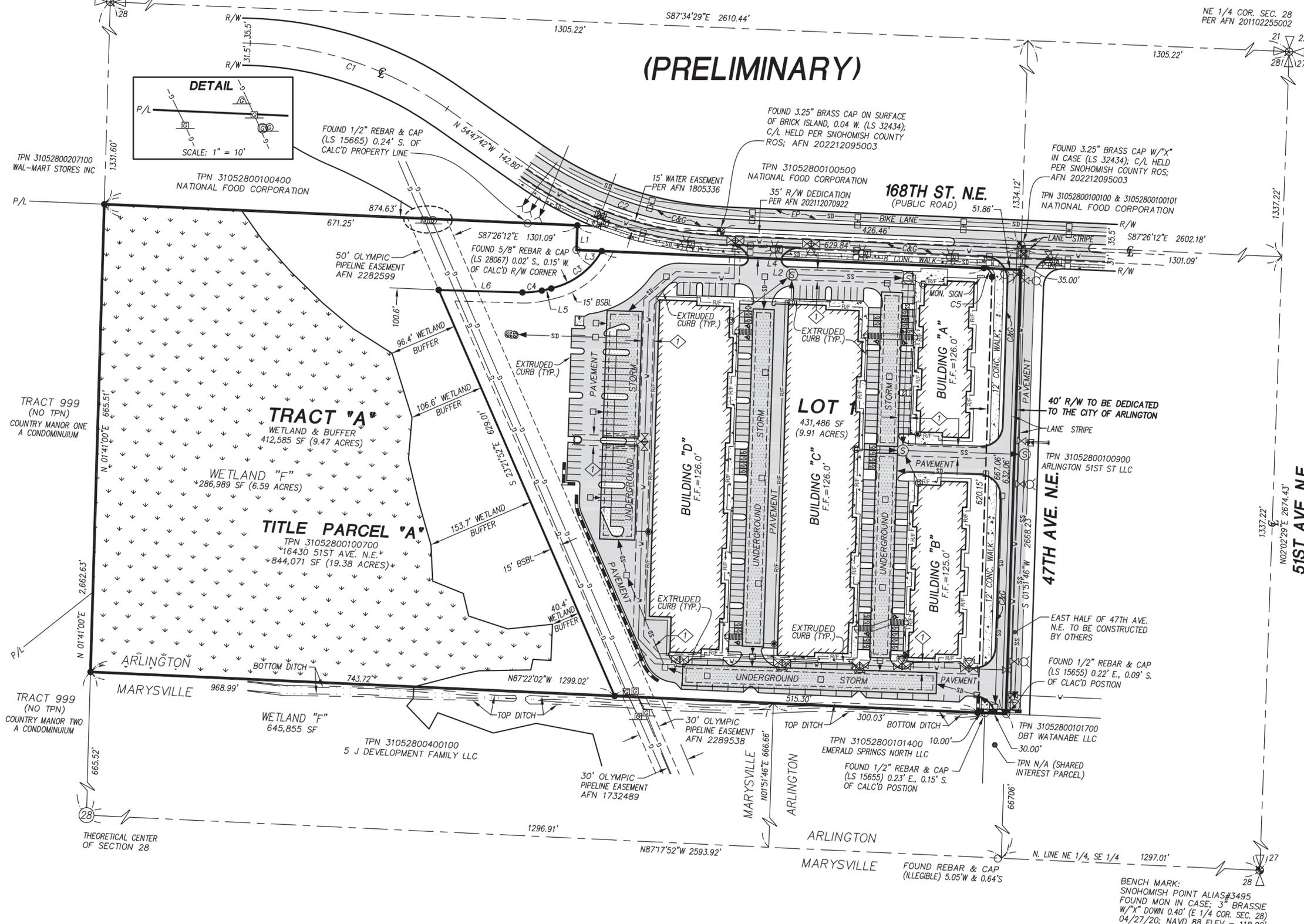
NE 1/4 COR. SEC. 28
PER AFN 201102255002

N 1/4 COR. SEC. 28
PER AFN 201102255002



LEGEND

- SET 1/2" REBAR AND YELLOW PLASTIC CAP STAMPED "LS 35476"
- ⊕ FOUND MONUMENT; AS NOTED
- FOUND REBAR & CAP; AS NOTED
- ⊕ CALCULATED MONUMENT POSITION; AS NOTED
- ☀ STREET LIGHT/LIGHT POLE
- ⊠ "J" BOX
- ⊠ GASLINE MARKER POST
- ⊠ GASLINE TEST POST
- ⊠ GASLINE VENT
- ⊠ GASLINE TEST PIPE
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ IRRIGATION CONTROL BOX
- ⊠ CATCH BASIN
- STORM CLEANOUT
- CULVERT
- ⊕ SEWER MANHOLE
- ⊕ EXIST. SEWER CLEANOUT
- ECOLOGY BLOCK RETAINING WALL
- TOP DITCH
- BOTTOM DITCH
- SS— SANITARY SEWER LINE
- W— WATER LINE
- G— GAS LINE
- EP— EDGE OF PAVEMENT LINE
- RW— RIGHT OF WAY LINE
- EL— EASEMENT LINE
- PL— PROPERTY LINE
- ⊠ CONCRETE
- ▒ PAVEMENT



LINE TABLE

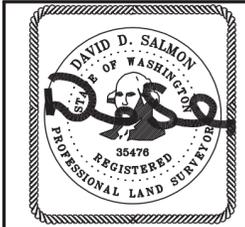
NO.	BEARING	DISTANCE
L1	S 01°51'46"W	35.00
L2	S 87°26'12"E	629.84
L3	S 87°26'12"E	35.76
L4	S 87°26'12"E	542.22
L5	S 77°16'24"W	13.75
L6	S 88°16'55"E	118.79

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	33°32'09"	509.79	298.39
C2	32°37'38"	510.22	290.55
C3	47°49'56"	110.00	91.83
C4	14°26'41"	110.00	27.73
C5	89°17'58"	12.00	18.70

EASEMENT NOTE
 ⊠ 15' WATER EASEMENT (TYP.)

08/25/23



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