

ARLINGTON BOUNDARY AND TOPOGRAPHIC EXHIBIT

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

SURVEYOR'S NOTES

- DATE VISITED MONUMENTS: JANUARY, 2021.
- SURVEY INSTRUMENT USED: TOPCON PS 105A TESLA DATA COLLECTOR.
- FIELD METHOD USED: FIELD TRAVERSE - STATIC GPS
- THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
- 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.
- THE BOUNDARY LINES POSITIONING AS SHOWN WAS CALCULATED BY N.C.S. SURVEYING FROM RECORD DATA AND FIELD LOCATIONS.

REFERENCE MATERIALS

- ALTA SURVEY COMPILED BY BARGHAUSEN CONSULTING ENGINEERS, INC. DATED OCTOBER 3, 2017.
- 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
- SNOHOMISH COUNTY ASSESSOR MAP; NE 28-31-05E.
- DRY UTILITY LOCATE ALONG 51ST AVE. NE COMPLETED BY APS 1/21
- GAS PIPELINE LOCATE ACROSS PROPERTY COMPLETED BY OLYMPIC PIPELINE COMPANY 2/21.
- 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.
- 51ST AVE. NE, R/W VARIES FROM 60' TO 85' PER CITY OF MARYSVILLE PUBLIC WORKS DEPARTMENT.

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.

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

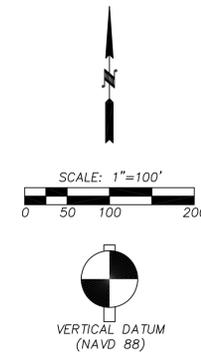
CONTOUR INTERVAL = 1'

SITE ADDRESS

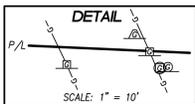
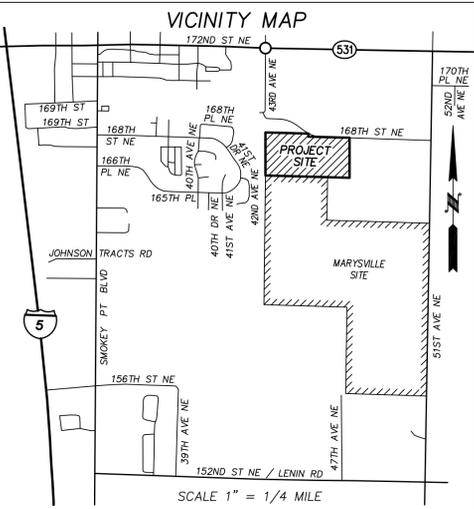
16430 51ST AVE. N.E.
ARLINGTON, WA 98223

PARCEL NUMBER

31052800100700



B.M.:
FOUND MON IN CASE; 3" BRASSIE
W/4" DOWN 0.40' (E 1/4 COR.
SEC. 28) 04/27/20
ELEV. = 118.28



STORM DRAINAGE NOTE

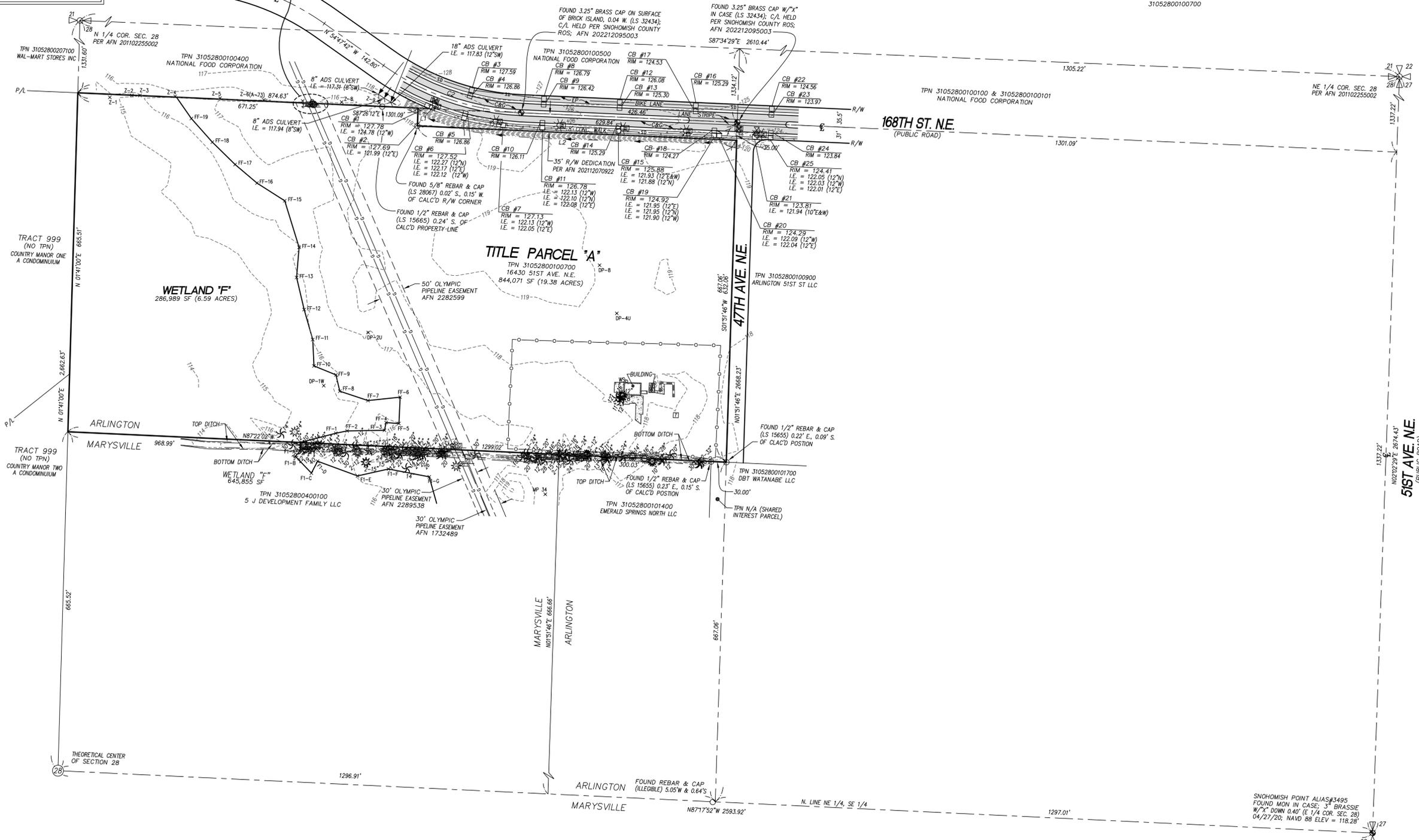
ALL CATCH BASINS WITHIN THE PAVED ROADWAY HAVE DOWNTURNED ELBOWS IN THEM.

LEGEND

- FOUND MONUMENT; AS NOTED
- FOUND REBAR & CAP; AS NOTED
- CALCULATED MONUMENT POSITION, AS NOTED
- ✕ F.D. P.K. NAIL & FLASHER/LEAD PLUG & TACK
- BOLLARD
- ☀ UTILITY POLE W/UNDERGROUND DROP
- ☀ STREET LIGHT/LIGHT POLE
- "J" BOX
- TELEPHONE PEDESTAL
- SATELLITE DISH
- GASLINE MARKER POST
- GASLINE TEST POST
- GASLINE VENT
- GASLINE TEST PIPE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER SPIGOT
- CATCH BASIN
- CULVERT
- SEWER MANHOLE
- GATE POST
- WOOD FENCE
- CHAINLINK FENCE
- ✕ BARB WIRE FENCE
- RETAINING WALL
- ALDER TREE AS NOTED
- BIRCH TREE AS NOTED
- COTTONWOOD TREE AS NOTED
- TOP DITCH
- BOTTOM DITCH
- SS--- SANITARY SEWER LINE
- OP--- OVERHEAD POWER
- W--- WATER LINE
- T--- TELEPHONE/FIBER OPTIC LINE
- G--- GAS LINE
- EP--- EDGE OF PAVEMENT LINE
- RW--- RIGHT OF WAY LINE
- EL--- EASEMENT LINE
- PL--- PROPERTY LINE
- 114--- CONTOUR
- ✕ WETLAND FLAG AS NOTED
- GRAVEL
- CONCRETE
- PAVEMENT

NO.	BEARING	DISTANCE
L1	S 01°51'46"W	35.00
L2	S 87°26'12"E	629.84

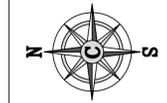
NO.	DELTA	RADIUS	LENGTH
C1	33°32'09"	509.79	298.39
C2	32°37'38"	510.22	290.55



Prepared for Owner:
5J DEVELOPMENT, LLC
CONTACT: RYAN KILBY
2517 COLBY AVE.
EVERETT, WA 98201
PHONE: (425) 750-7926
Checked By:
D. SALMON

Scale:
1" = 100'
Drawn By:
MFB/TWB

NCS SURVEYING, LLC
17105 River Road
Leavenworth, WA 98826
Cell: (253) 806-6629
dsalmon@ncssurveying.com



REVISIONS



ARLINGTON
BOUNDARY AND TOPOGRAPHIC EXHIBIT

DATE	SEPTEMBER 12, 2023
NCS JOB NUMBER	210001
NCS DRAWING NAME	210001 TOPO.DWG
SHEET	1 OF 1