

BINDING SITE PLAN NO. PLN.

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

TPN 31051100303300
 MU & DJ PROPERTIES, LLC

TPN 31051100303200
 CTO INVESTMENTS, LLC

TPN 31051100304000
 140,025 SF (3.21 ACRES)

TPN 31051100305400
 29,979 SF (0.69 ACRES)

TPN 31051100304100
 NORTH 10' OF THE SOUTH 30' OF THE WEST 1/4 OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN PER A.F.N. 2174854

TPN 31051100302100
 (N.S.D.T. SPR SHEET 1 OF 3) DATED JUNE 29, 1954 (140.5')

TPN 31051100302100
 (N.S.D.T.)

TPN 31051100302100
 (N.S.D.T.)

TPN 31051100302100
 (N.S.D.T.)

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 01°22'27"E	30.00
L2	N 88°37'30"W	175.14
L3	S 84°33'19"E	30.21
L4	N 02°28'41"E	28.60
L5	S 88°19'58"E	10.01
L6	S 19°52'24"E	78.33
L7	S 01°25'27"W	5.00
L8	N 88°37'33"W	20.05
L9	S 88°37'33"E	95.52
L10	N 03°42'17"E	97.30

CURVE TABLE

NO.	BEARING	CHORDS	LENGTH
C1	S 87°22'10"W	25.00	38.12

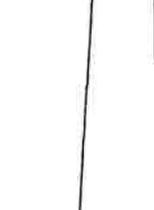
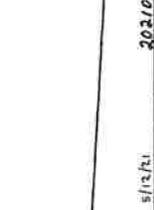
- EASEMENT NOTES:
- 15' WATER EASEMENT
 - STORM DRAINAGE EASEMENT PER A.F.N. 20180309057
 - PEDESTRIAN ACCESS EASEMENT PER A.F.N. 20180402001
 - 30' & 24' ACCESS EASEMENTS PER A.F.N. 201706300725



PREPARED FOR PROPERTY OWNER: AVS COMMUNITY DEVELOPMENT LLC
 C/O CRAIG THOMAS
 5000 BIRCH STREET WEST TOWER
 NEWPORT BEACH, CA 92660

PHONE: (949) 715-5253
 DRAWN BY: MFB/TWB
 DATE: MAY, 2021
 JOB NO.: 190003

CHECKED BY: D. SALOON
 SCALE: 1" = 50'
 SHEET: 2 OF 3



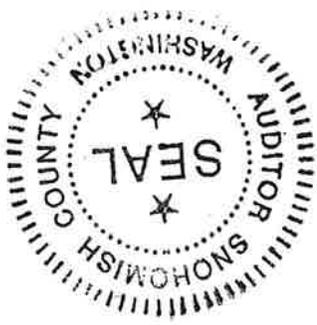
202107165005
 INCS
 SURVEYING, LLC
 17105 RIVER ROAD
 Leavenworth, WA, 98826
 Call: (253) 806-0226
 dsaloon@ncsurveying.com

SR 9
 10' WIDE UTILITIES STRIP EASEMENT ADJACENT TO THE WESTERLY PORT-OF-WAY MARION SR 9 PER A.F.N. 2018040029

EASEMENT FOR UNDERGROUND NATURAL GAS, OIL OR EXISTING LINE PER A.F.N. 1491152

EASEMENT FOR UNDERGROUND NATURAL GAS, OIL OR EXISTING LINE PER A.F.N. 1491152

ACCESS TO SR 9 RESTRICTED FROM THIS PROPERTY PER A.F.N. 1140278



STATE OF WASHINGTON } ss
COUNTY OF SNOHOMISH }
I, Garth Fell, Snohomish County Auditor,
do hereby certify that the foregoing instrument
is a true and correct copy of the document now
on file or recorded in my office.
In witness whereof, I hereunto set my hand this
26 day of July 20 21
Garth Fell
Deputy
GARTH FELL, County Auditor