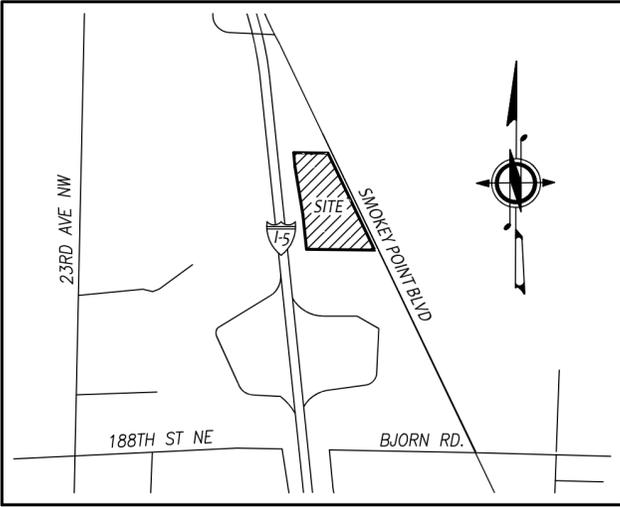


# SMOKEY POINT RIDGE BINDING SITE PLAN

## CITY OF ARLINGTON, WA



**VICINITY MAP**  
1" = 1000'

### DECLARATION - COVENANTS, CONDITIONS & RESTRICTIONS

THIS BINDING SITE PLAN AND ANY DEDICATIONS THERETO IS MADE WITH 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 BUILD OUT THE PROJECT TO OCCUR.
2. **MIXED USE AND OVERLAY:** THIS BINDING SITE PLAN MUST INCORPORATE COMMERCIAL, RETAIL, PROFESSIONAL AND CERTAIN MANUFACTURING USES ON THE LOTS/PARCELS WHICH FRONT ROADWAYS, AND PROVIDE FOR RESIDENTIAL DEVELOPMENT AT A DENSITY OF, 15 DU AC, MINIMUM, UPON THE INTERIOR LOTS/PARCELS OF THE PROPERTY AS DESCRIBED HEREIN. ALL DEVELOPMENT SHALL CONFORM TO THE CITY OF ARLINGTON MIXED USE DEVELOPMENT REGULATIONS.
3. **COMMON ACCESS AND PARKING AREA:** DECLARANT, ITS 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 AREAS, AND WALKWAYS, BOTH AS SHOWN ON THIS SITE PLAN AND AS CONSTRUCTED ON THE LAND. THE OWNERS 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.
4. **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.
5. **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.
6. **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.
7. 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 LOTS). 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.
8. THE OWNER 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PEAK TO PEAK DEVELOPMENT, LLC, ITS:  
A WASHINGTON LIMITED LIABILITY COMPANY

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
                                  )SS  
COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF PEAK TO PEAK DEVELOPMENT, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

\_\_\_\_\_  
NOTARY SIGNATURE  
\_\_\_\_\_  
(PRINT NAME)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

### SPECIAL EXCEPTIONS

- PER CHICAGO TITLE COMPANY GUARANTEE NO. 500147435C:
1. SUBJECT TO THE RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1 AND OF LIGHT, VIEW AND AIR BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1211419. (NOT PLOTTABLE)
  2. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. BLA-PLN 158, RECORDED UNDER AUDITOR'S FILE NO. 2015082005003. (SHOWS ADJUSTMENT OF THE SOUTH LOT LINE).
  3. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202204275006. (SHOWS BUILDING AND FENCE ENCROACHMENTS ALONG THE NORTH LINE).
  4. SUBJECT TO RIGHT TO FARM DISCLOSURE AND THE TERMS THEREOF RECORDED IN DOCUMENT UNDER AUDITOR'S FILE NO. 202204275006. (NOT PLOTTABLE)
  5. SUBJECT TO RIGHT TO PRACTICE FORESTRY AND THE TERMS THEREOF RECORDED IN DOCUMENT UNDER AUDITOR'S FILE NO. 202209120170. (NOT PLOTTABLE)
  6. SUBJECT TO CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.
  7. SUBJECT TO ANY UNRECORDED LEASEHOLDS, RIGHTS 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.

### ARLINGTON MUNICIPAL AIRPORT - AVIATION EASEMENT

SEE SHEET 3 FOR EASEMENT LANGUAGE.

### 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR

### TREASURER'S CERTIFICATE

TAX ID: 310517-004-006-00

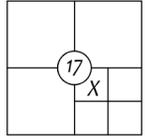
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2024 TAXES.

\_\_\_\_\_  
SNOHOMISH COUNTY TREASURER

### SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: CONTROL DIAGRAM
- SHEET 3: EXISTING CONDITIONS
- SHEET 4: BINDING SITE PLAN MAP
- SHEET 5: EASEMENT MAP

### SUBDIVISION INDEX



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN FOR PEAK TO PEAK DEVELOPMENT, LLC. IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



\_\_\_\_\_  
DARREN J. RIDDLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 37536

\_\_\_\_\_  
DATE

### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_

AUDITOR'S RECORDING NO. \_\_\_\_\_

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

\_\_\_\_\_  
SNOHOMISH COUNTY AUDITOR

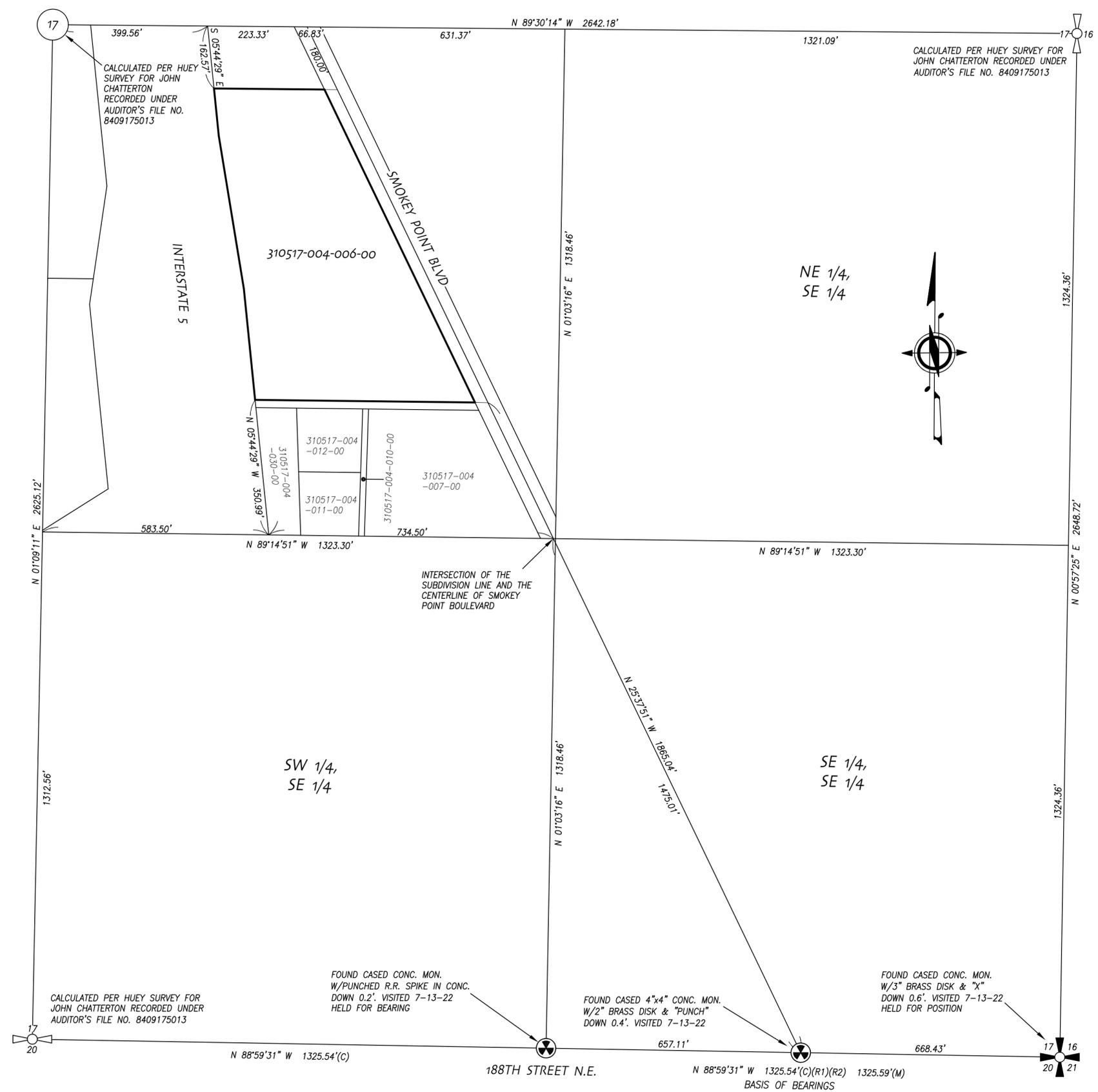
\_\_\_\_\_  
BY: DEPUTY AUDITOR

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BINDING SITE PLAN FOR:  
**SMOKEY POINT RIDGE PLN #1198**  
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

DRAWING FILE # 222684bsp.dwg	TAX ID. 310517-004-006-00	DRAWN DATE CCF 10.11.24	SCALE 1" = 200'
		JOB # 22-2684	



**SURVEY NOTES**

THE BEARINGS FOR THIS SECTION SUBDIVISION WAS CALCULATED FROM BOUNDARY LINE ADJUSTMENT SURVEY BLA-PLN 158 AS RECORDED UNDER AUDITOR'S FILE NO. 201508205003 AS THIS SURVEY IS A PORTION OF THE SUBJECT PARCEL IN THIS BINDING SITE PLAN. THE CALCULATIONS FOR THE SECTION SUBDIVISION COME FROM HUEY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8409175013, THE BEARINGS DIFFER FROM THIS SURVEY BUT THE ANGULAR RELATIONSHIP OF THE SECTION SUBDIVISION IS THE SAME AS HUEY'S 1984 SURVEY.

**EXISTING LEGAL DESCRIPTION**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

LESS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1;

THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 250 FEET MORE OR LESS TO THE WEST LINE OF STATE ROAD NO. 1, ALSO KNOWN AS OLD U.S. 99;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID STATE ROAD FOR 180 FEET;

THENCE PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 FOR 312 FEET, MORE OR LESS, TO THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1;

THENCE NORTHWESTERLY ALONG THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1 FOR 162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 1;

ALSO EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1;

ALSON EXCEPT THE SOUTH 20 FEET OF THE ABOVE-DESCRIBED PARCEL CONVEYED BY AUDITOR'S FILE NO. 201509300265;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**EQUIPMENT & PROCEDURES**

**METHOD OF SURVEY:**  
SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HxGN SMARTNET NETWORK

**INSTRUMENTATION:**  
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION  
LEICA VIVA GNSS GS08 RECEIVER  
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

**PRECISION:**  
MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

**BASIS OF BEARING:**  
AS MEASURED BETWEEN THE MONUMENTED LINE OF 188TH STREET NORTHEAST AS THE BEARING OF NORTH 88°59'31" WEST PER DOWNING SURVEY AS RECORDED UNDER AUDITOR'S FILE NO. 202204275006, AS SHOWN HERON.

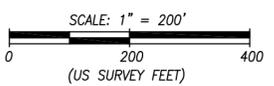
**SURVEY REFERENCES**

(R1) - HUEY RECORD OF SURVEY AFN-8409175013  
(R2) - METRON RECORD OF SURVEY AFN-201508205003  
(R3) - DOWNING LAND SURVEYING RECORD OF SURVEY AFN-202204275006  
(R4) - CASCADE RECORD OF SURVEY AFN-200511165004

**LEGEND**

- SET 1/2" X 24" REBAR W/CAP "PCS 37536"
- EXISTING CORNER MONUMENT AS NOTED
- ✕ SET NAIL AND WASHER "PCS 37536"
- ✕ EXISTING NAIL NOTED
- SET PROPERTY LINE STAKE
- ⊙ EXISTING MONUMENT AS NOTED
- ⊙ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ⊙ RIGHT OF WAY CENTERLINE
- (C) CALCULATED
- (M) MEASURED
- (R) SURVEY REFERENCE

**CONTROL DIAGRAM**  
**SMOKEY POINT RIDGE BINDING SITE PLAN**  
CITY OF ARLINGTON, WA



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**BINDING SITE PLAN FOR:**  
**SMOKEY POINT RIDGE PLN #1198**  
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

DRAWING FILE #	TAX ID.	DRAWN DATE	SCALE	JOB #
222684bsp.dwg	310517-004-006-00	CCF 12.09.24	1" = 200'	22-2684

**ARLINGTON MUNICIPAL AVIATION EASEMENT**

WHEREAS, PEAK TO PEAK DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HERINAFTER CALLED THE "GRANTOR", IS THE OWNER OF THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, TO WIT: SNOHOMISH COUNTY TAX PARCEL NO. 31051700400600, A TRUE LEGAL DESCRIPTION IS PROVIDED ON SHEET 2 OF THIS BINDING SITE PLAN; HERINAFTER CALLED "GRANTOR'S PROPERTY".

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, IN THE AIRSPACE GRANTOR'S PROPERTY ABOVE THREE IMAGINARY PLANES OVER GRANTOR'S PROPERTY, SAID IMAGINARY PLANES ARE HERINAFTER KNOWN AS THE APPROACH SURFACE, TRANSITIONAL SURFACE AND HORIZONTAL SURFACE AND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF NORTHERLY SOUTHERLY RUNWAY NO.16-34 A DISTANCE OF 200 FEET SOUTHERLY OF THE SOUTHERLY TERMINUS OF SAID RUNWAY, SAID POINT BEING AT AN ELEVATION OF 125.6 FEET ABOVE MEAN SEA LEVEL; THENCE EXTENDING SOUTHERLY ON SAID CENTERLINE OUTWARD AND UPWARD (AT A SLOPE OF 50 FEET HORIZONTAL DISTANCE TO 1 FOOT IN ELEVATION) A DISTANCE OF 10,000 FEET AND THEN OUTWARD AND UPWARD (AT A SLOPE OF 40 FEET HORIZONTAL DISTANCE TO 1 FOOT IN ELEVATION) AN ADDITIONAL DISTANCE OF 40,000 FEET TO ELEVATION 1,355.8 FEET ABOVE MEAN SEA LEVEL AND TERMINUS OF SAID APPROACH SURFACE, SAID APPROACH SURFACE BEING 1,000 FEET WIDE, 500 FEET ON EACH SIDE OF SAID RUNWAY CENTERLINE PROLONGATED WHEN MEASURED AT THE BEGINNING POINT AND EXTENDING TO A WIDTH OF 16,000 FEET, 8,000 FEET ON EACH SIDE OF SAID PROLONGATED CENTERLINE, AT THE TERMINUS OF SAID APPROACH SURFACE.

TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY IN THE AIRSPACE ABOVE THE GRANTOR'S PROPERTY FOR UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT OVER TRANSITIONAL SURFACES TO THE APPROACH ZONE, SAID TRANSITIONAL SURFACES EXTEND OUTWARD AND UPWARD AT OBTUSE ANGLES TO EACH LONGITUDINAL EDGE OF THE APPROACH SURFACE ON A SLOPE OF 7 FEET HORIZONTALLY FOR EVERY 1 FOOT VERTICAL ELEVATION TO A HEIGHT OF A 150 FEET ABOVE THE GROUND SURFACE.

TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY IN THE AIRSPACE ABOVE THE GRANTOR'S PROPERTY FOR UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT OVER HORIZONTAL PLANE AT 287 FEET ABOVE MEAN SEA LEVEL (MSL).

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

THE GRANTOR AGREES THAT THE EASEMENT AND RIGHTS HEREBY GRANTED TO THE GRANTEE IN AND OVER SAID PARCEL ARE FOR THE PURPOSE OF ENSURING THAT THE APPROACH AND TRANSITION AREAS SHALL REMAIN FREE AND CLEAR OF ANY STRUCTURE, TREE, OR OTHER OBJECT WHICH IS OR WOULD CONSTITUTE AN OBSTRUCTION OR HAZARD TO THE FLIGHT OF AIRCRAFT IN LANDING AND TAKING OFF AT THE ARLINGTON AIRPORT; THAT THESE RIGHTS SHALL INCLUDE, BUT NOT LIMITED TO, THE RIGHT TO TAKE ANY ACTION NECESSARY TO PREVENT THE ERECTION OR GROWTH OF ANY STRUCTURE, TREE, OR OTHER OBJECT INTO THE AIRSPACE ABOVE THAT PART OF SAID AREA WHICH IS DIRECTLY OVER SAID PARCEL; AND TO REMOVE FROM SUCH AIRSPACE, OR MARK AND LIGHT AS OBSTRUCTIONS TO AIR NAVIGATION, ANY AND ALL STRUCTURES, TREES, OR OTHER OBJECT THAT MAY AT ANY TIME PROJECT OR EXTEND ABOVE THE SAID AREA, TOGETHER WITH THE RIGHT OF INGRESS TO, EGRESS FROM, AND PASSAGE OVER THE LAND OF THE GRANTOR WITHIN THE SAID AREA FOR SUCH PURPOSES.

IN ADDITION, THERE IS HEREBY GRANTED FOR USE AND BENEFIT OF THE PUBLIC, THE RIGHT OF FLIGHT FOR THE UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT IN THE AIRSPACE ABOVE GRANTOR'S PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN ALL AIRSPACE ABOVE THE SURFACE OF GRANTOR'S PROPERTY SUCH NOISE, VIBRATIONS, FUMES, DUST, FUEL PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING, OR TAKING OFF FROM, OR OPERATING AT OR ON SAID ARLINGTON AIRPORT AND GRANTOR DOES HEREBY FULLY WAIVE, REMISE, AND RELEASE ANY RIGHT OR CAUSE OF ACTION WHICH THEY MAY NOW HAVE OR WHICH THEY MAY IN THE FUTURE AGAINST GRANTEE, ITS SUCCESSORS AND ASSIGNS, DUE TO SUCH NOISE, VIBRATIONS, FUMES, DUST, FUEL PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED OR MAY HAVE BEEN CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON SAID ARLINGTON AIRPORT.

THE GRANTOR SHALL NOT HERINAFTER USE OR PERMIT OR SUFFER THE USE OF GRANTOR'S PROPERTY IN SUCH A MANNER AS TO CREATE ELECTRICAL INTERFERENCE WITH RADIO COMMUNICATION BETWEEN AND INSTALLATION UPON SAID AIRPORT AND AIRCRAFT, OR AS TO MAKE IT DIFFICULT FOR FLIERS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHERS, OR AS TO IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT OR AS OTHERWISE TO ENDANGER THE LANDING, TAKING OFF OR MANEUVERING OF AIRCRAFT. 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. IF IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THIS EASEMENT, COVENANTS AND AGREEMENTS SHALL RUN WITH THE LAND, WHICH IS DESCRIBED HEREIN, THE GRANTOR, ON BEHALF OF ITSELF, ITS SUCCESSOR'S AND ASSIGNS, FURTHER ACKNOWLEDGES THAT THE EASEMENTS HEREBY GRANTED CONTEMPLATE AND INCLUDE ALL EXISTING AND FUTURE AIRCRAFT NUMBERS AND TYPES WILL MOST LIKELY INCREASE AND NOISE PATTERNS MAY ALSO INCREASE, AND THAT THE RIGHTS, OBLIGATIONS AND COVENANTS HEREBY SET FORTH SHALL NOT TERMINATE OR VARY IN THE EVENT OF CHANGES TO THE FLIGHT VOLUME OR NOISE, TRAFFIC PATTERNS, RUNWAY LENGTHS OR LOCATIONS OR CHARACTERISTICS OR TYPE OF CATEGORY OF AIRCRAFT USING THE ARLINGTON MUNICIPAL AIRPORT, CITY OF ARLINGTON, STATE OF WASHINGTON.

**LEGEND**

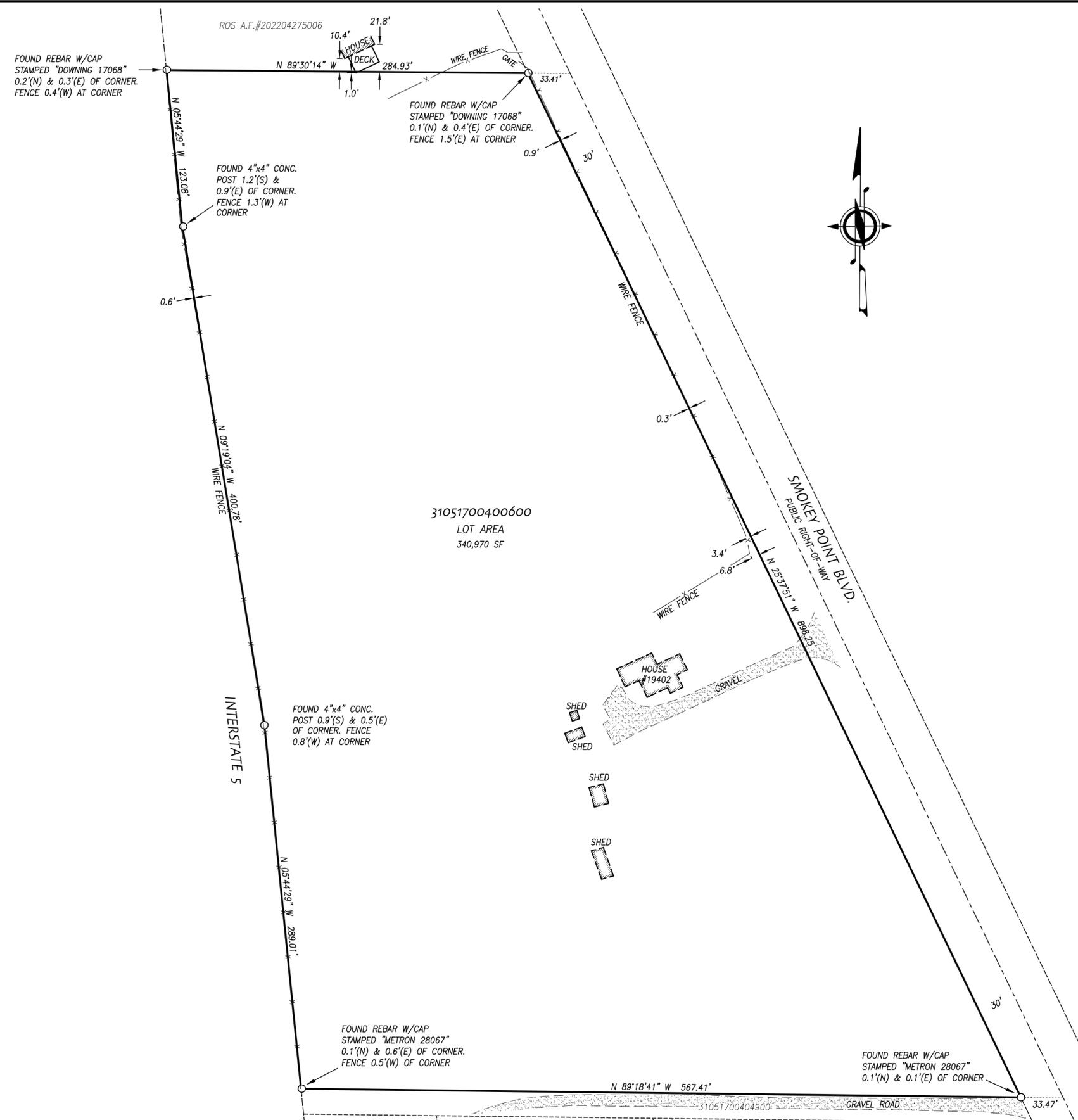
- SET 1/2" X 24" REBAR W/CAP "PCS 37536"
- EXISTING CORNER MONUMENT AS NOTED
- ✕ SET NAIL AND WASHER "PCS 37536"
- ✕ EXISTING NAIL NOTED
- SET PROPERTY LINE STAKE
- ⊙ EXISTING MONUMENT AS NOTED
- ⊗ SET CASSED CONC. MON. STAMPED "PCS - 37536"
- ⊖ RIGHT OF WAY CENTERLINE
- (C) CALCULATED
- (M) MEASURED
- (D) DEED (SEE REF.)
- (P) PLAT (SEE REF.)

BINDING SITE PLAN FOR:

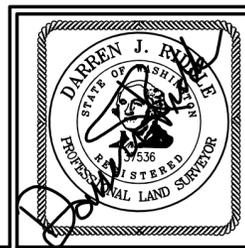
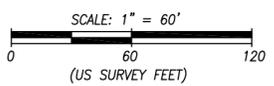
**SMOKEY POINT RIDGE PLN #1198**

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

DRAWING FILE #	TAX ID #	DRAWN	DATE	SCALE	JOB #
222684bsp.dwg	310517-004-006-00	CCF	12.09.24	1" = 60'	22-2684



**EXISTING CONDITIONS**  
**SMOKEY POINT RIDGE BINDING SITE PLAN**  
CITY OF ARLINGTON, WA



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OPEN SPACE AREAS			
LOT 1		LOT 9	
O.S.	AREA	O.S.	AREA
1	1,406 SF	2	7,206 SF
LOT 2			
2	106 SF	11	22,717 SF
3	380 SF	12	153 SF
4	579 SF	13	153 SF
LOT 3			
3	376 SF	17	155 SF
5	932 SF	18	142 SF
6	229 SF	19	152 SF
LOT 4			
7	3,282 SF	22	153 SF
8	135 SF	23	153 SF
LOT 5			
7	3,574 SF	26	135 SF
8	120 SF	27	111 SF
9	151 SF	28	79 SF
LOT 6			
7	4,820 SF	31	612 SF
LOT 7			
7	2,938 SF	34	82 SF
LOT 8			
1	402 SF		

PARKING TABLE			
LOT 1		LOT 6	
COMPACT		COMPACT	
STANDARD	5	STANDARD	7
HANDICAP	2	HANDICAP	2
LOT 2		LOT 7	
COMPACT	8	COMPACT	9
STANDARD	3	STANDARD	5
HANDICAP	2	HANDICAP	0
LOT 3		LOT 8	
COMPACT	12	COMPACT	0
STANDARD	11	STANDARD	0
HANDICAP	0	HANDICAP	0
LOT 4		LOT 9	
COMPACT	0	COMPACT	8
STANDARD	9	STANDARD	24
HANDICAP	2	HANDICAP	2
LOT 5		TRACT 999	
COMPACT	12	COMPACT	5
STANDARD	0	STANDARD	40
HANDICAP	0	HANDICAP	4

TOTAL SITE PARKING	
COMPACT	57
STANDARD	104
HANDICAP	14

MINI PARK AREAS	
MINI PARK 1	19,716 SF
MINI PARK 2	5,628 SF
MINI PARK 3	8,014 SF
MINI PARK 4	3,004 SF

**OPEN SPACE CALCULATIONS**

TOTAL SITE AREA = 340,970 SF  
 OPEN SPACE REQUIRED (10% OF AREA) = 34,097 SF  
 OPEN SPACE PROVIDED = 86,244 SF

MINI PARK REQUIREMENTS:  
 3.2 X 46 = 147.2 SF  
 +  
 2.2 X 16 = 35.2 SF  
 = 182.4  
 182.4 X 65 = 11,856 SF REQUIRED  
 36,362 SF PROVIDED

**ELECTRICAL VEHICLE CHARGING NOTE**

ALL CHARGING OF ELECTRICAL VEHICLES SHALL BE DONE INSIDE GARAGE UNITS UNLESS OTHERWISE SPECIFIED.

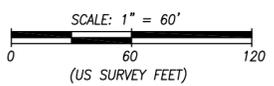
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 64°27'42" E	46.51'
L2	N 19°01'21" E	64.24'
L3	N 64°53'00" E	42.68'
L4	N 24°50'49" W	6.27'
L5	N 81°51'56" E	25.96'
L6	N 07°24'37" W	10.00'
L7	N 82°35'00" E	10.12'
L8	N 82°35'23" E	7.88'
L9	N 07°24'51" W	7.60'
L10	N 81°45'38" E	78.82'
L11	N 07°59'40" W	8.45'
L12	N 06°08'02" E	9.86'
L13	N 06°08'02" E	4.81'

**LEGEND**

	STORM CATCH BASIN		INFILTRATION FACILITY
	WATER METER		OPEN SPACE
	FIRE HYDRANT		
	WATER VALVE		
	WATER BEND FITTING		
	SEWER MANHOLE		
	SEWER SERVICE		

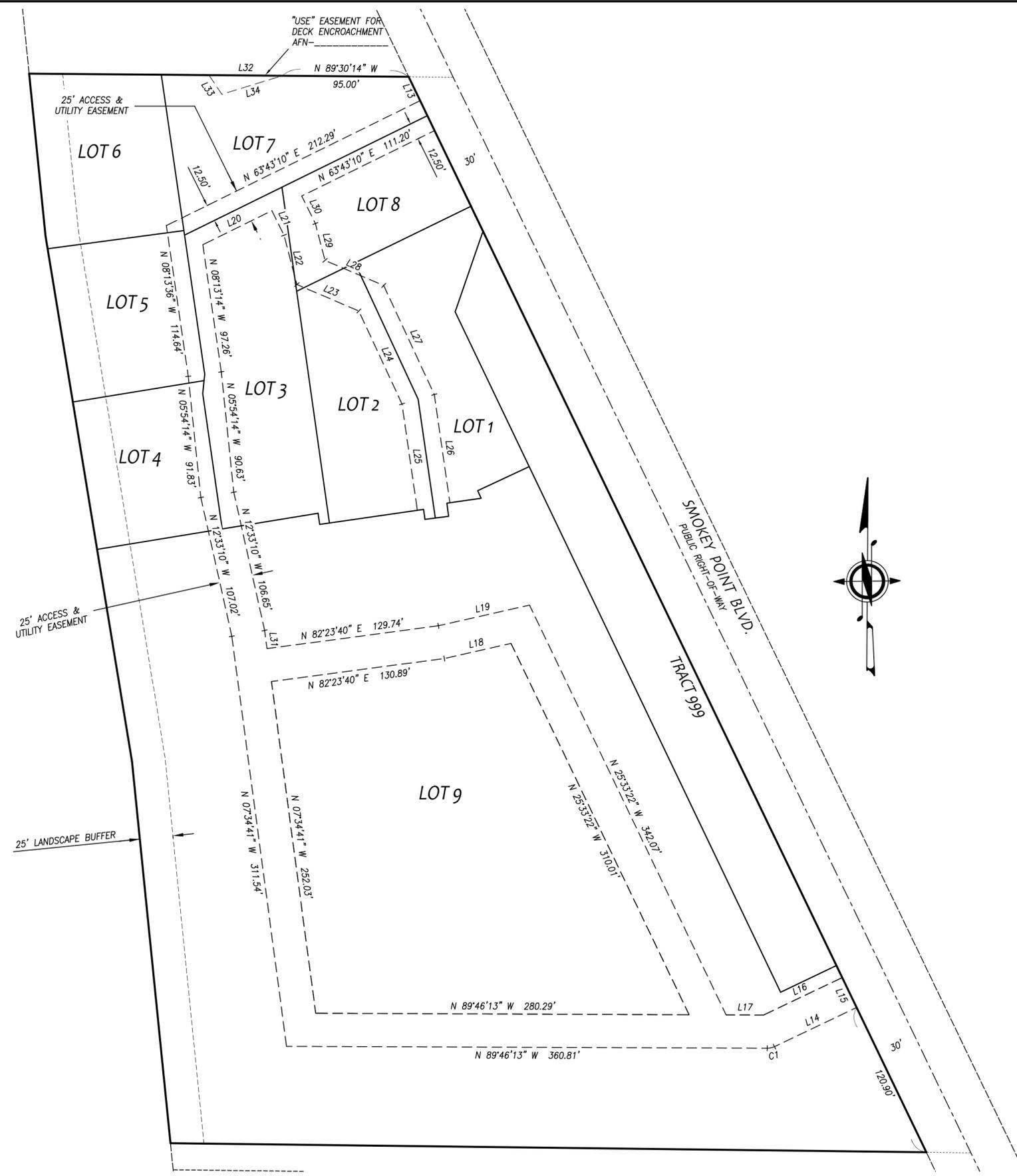
PROPOSED BINDING SITE PLAN MAP  
 SMOKEY POINT RIDGE BINDING SITE PLAN  
 CITY OF ARLINGTON, WA



PACIFIC COAST SURVEYS INC  
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 www.PCSurveys.net  
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BINDING SITE PLAN FOR:  
**SMOKEY POINT RIDGE PLN #1198**  
 NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

DRAWING FILE #	TAX ID #	DRAWN	DATE	SCALE	JOB #
222684bsp.dwg	310517-004-006-00	CCF	10.11.24	1" = 60'	22-2684



**LINE TABLE**

LINE	BEARING	DISTANCE
L13	N 25°13'23" W	19.92'
L14	N 64°27'42" E	68.36'
L15	N 25°37'51" W	25.00'
L16	N 64°27'42" E	65.46'
L17	N 89°46'13" W	28.09'
L18	N 77°10'07" E	51.33'
L19	N 77°10'07" E	70.17'
L20	N 63°43'10" E	57.80'
L21	N 26°16'50" W	20.56'
L22	N 14°33'55" W	38.38'
L23	N 66°46'47" W	50.64'
L24	N 24°50'09" W	77.18'
L25	N 08°10'44" W	80.87'
L26	N 08°10'44" W	82.37'
L27	N 24°50'09" W	90.42'
L28	N 66°46'47" W	47.98'
L29	N 14°33'55" W	28.69'
L30	N 26°16'50" W	23.12'
L31	N 07°34'41" W	13.79'
L32	N 89°30'14" W	55.00'
L33	N 34°01'37" W	17.44'
L34	N 72°49'49" E	47.35'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	12.50'	5.62'	25°46'06"

**NEW LEGAL DESCRIPTIONS**

LOT 1, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 2, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 3, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 4, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 5, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 6, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 7, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 8, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

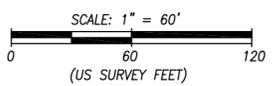
LOT 9, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT 999, CITY OF ARLINGTON SMOKEY RIDGE POINT BSP NO. 1198 RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY;

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**PROPOSED EASEMENTS**  
**SMOKEY POINT RIDGE BINDING SITE PLAN**  
 CITY OF ARLINGTON, WA



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**BINDING SITE PLAN FOR:**  
**SMOKEY POINT RIDGE PLN #1198**  
 NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

DRAWING FILE # 222684bsp.dwg	TAX ID # 310517-004-006-00	DRAWN DATE CCF 10.11.24	SCALE 1" = 60'	JOB # 22-2684
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