

**CITY OF ARLINGTON
ARLINGTON GARDEN APARTMENTS
BINDING SITE PLAN NO. PLN #1263**

**NW 1/4 OF SE 1/4 OF SEC. 10, T. 31 N., R. 5 E., W.M.
21117 59TH AVE NE**

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.

IN WITNESS THEREOF WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

LANE PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME

_____, TO ME KNOWN TO BE

THE _____ OF LANE PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____

DAY OF _____, 20____.

DATED _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

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. MIXED USE 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 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.
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.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

EXAMINED AND APPROVED THIS

_____ DAY OF _____, 20____.

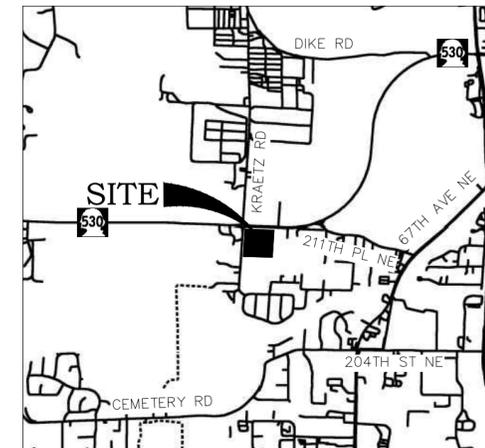
CITY OF ARLINGTON COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT DIRECTOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND LOCAL TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2025 TAXES. TAX PARCEL NO. 31051000402700

TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER



VICINITY MAP
NTS

AIRPORT NOTE

SEE AVIGATION EASEMENT UNDER AFN _____.

PHASED DEVELOPMENT CONDITION

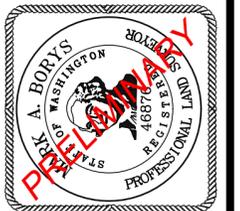
THE PROJECT WILL BE DEVELOPED UNDER A SINGLE PHASE. LOT 1 (FUTURE COMMERCIAL LOT) IS NOT INCLUDED IN DEVELOPMENT PROPOSAL AND IS RESERVED FOR FUTURE USE.

NATIVE GROWTH PROTECTION EASEMENT

TRACT #2 - NGPA IS INTENDED TO PROTECT STREAMS, WETLANDS, NATIVE VEGETATION, AND ENDANGERED SPECIES AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING: VEHICLE ACTIVITY; GRAZING; DUMPING, AND THE ADDITION OR REMOVAL OF VEGETATION EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT. IN ADDITION, STREAM OR WETLAND RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net



BINDING SITE PLAN
ARLINGTON GARDEN APARTMENTS
PARCEL NO. 31051000402700
21117 59TH AVE NE

WA

ARLINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D. AT _____ MINUTES PAST _____ O'CLOCK ____M. AND RECORDED IN VOLUME _____ OF CONDOS, ON PAGE _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AT THE REQUEST OF TERRANE, INC.

NOT FOR RECORDING

COUNTY AUDITOR _____ DEPUTY AUDITOR _____

REFERENCES

- R1. HIGHLAND BLUFF PLAT, AUDITOR'S FILE NO. 200212235003
- R2. RECORD OF SURVEY, AUDITOR'S FILE NO. 200803075126
- R3. BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NO. 9604295003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- R4. RECORD OF SURVEY, AUDITOR'S FILE NO. 202503195007
- R5. BOUNDARY LINE AGREEMENT, AUDITOR'S FILE NO. 202506020019

INDEXING INFORMATION

NW ⁴	NE ⁴	SECTION: <u>10</u>
SW ⁴	SE ⁴	

TOWNSHIP: 31N
RANGE: 05E, W.M.
COUNTY: SNOHOMISH

JOB NO.: **240814**

DATE: 06/18/25

DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: N. T. S.

1 OF 4

**CITY OF ARLINGTON
ARLINGTON GARDEN APARTMENTS
BINDING SITE PLAN NO. PLN #1263**

NW 1/4 OF SE 1/4 OF SEC. 10, T. 31 N., R. 5 E., W.M.
21117 59TH AVE NE

LEGAL DESCRIPTION TO BE REVISED PER UPDATED TITLE
REPORT PRIOR TO FINAL DRAWINGS

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN COUNTY ROAD KNOWN AS 59TH AVENUE NORTHEAST;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1082111;

AND EXCEPT THAT PORTION THEREOF APPROPRIATED BY THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 89826.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 05°09'54" E BETWEEN MONUMENTS FOUND ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE AND SEPTEMBER OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY TAX PARCEL NO. 31051000402700.
4. APPROXIMATE SUBJECT PROPERTY AREA IS:
383,704 S.F. (8.81 ACRES)
5. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 24000924-SC, WITH AN EFFECTIVE DATE OF MAY 24, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. THE SURVEY CONTROL AND EXISTING FEATURES SHOWN HEREON WERE DERIVED FROM SURVEY PREPARED BY COLIN PALMER OF TERRANE, INC. IN OCTOBER OF 2024.

TO BE REVISED PER UPDATED TITLE
REPORT PRIOR TO FINAL DRAWINGS

MATTERS OF TITLE TO BE REVISED PER UPDATED TITLE
REPORT PRIOR TO FINAL DRAWINGS

1. 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: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: AUGUST 25, 1993
RECORDING NO.: 9308250058
AFFECTS: PORTION OF SAID PREMISES
"PLOTTED"

TERRANE

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WA

ARLINGTON

JOB NO.: **240814**

DATE: 06/18/25

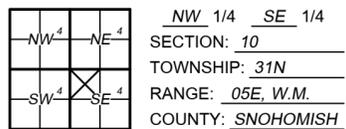
DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: N. T. S.

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INDEXING INFORMATION



CITY OF ARLINGTON
 ARLINGTON GARDEN APARTMENTS
 BINDING SITE PLAN NO. PLN #1263

NW 1/4 OF SE 1/4 OF SEC. 10, T. 31 N., R. 5 E., W.M.
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INDEXING INFORMATION	
	NW 1/4 SE 1/4
	SECTION: 10
	TOWNSHIP: 31N
	RANGE: 05E, W.M.
	COUNTY: SNOHOMISH



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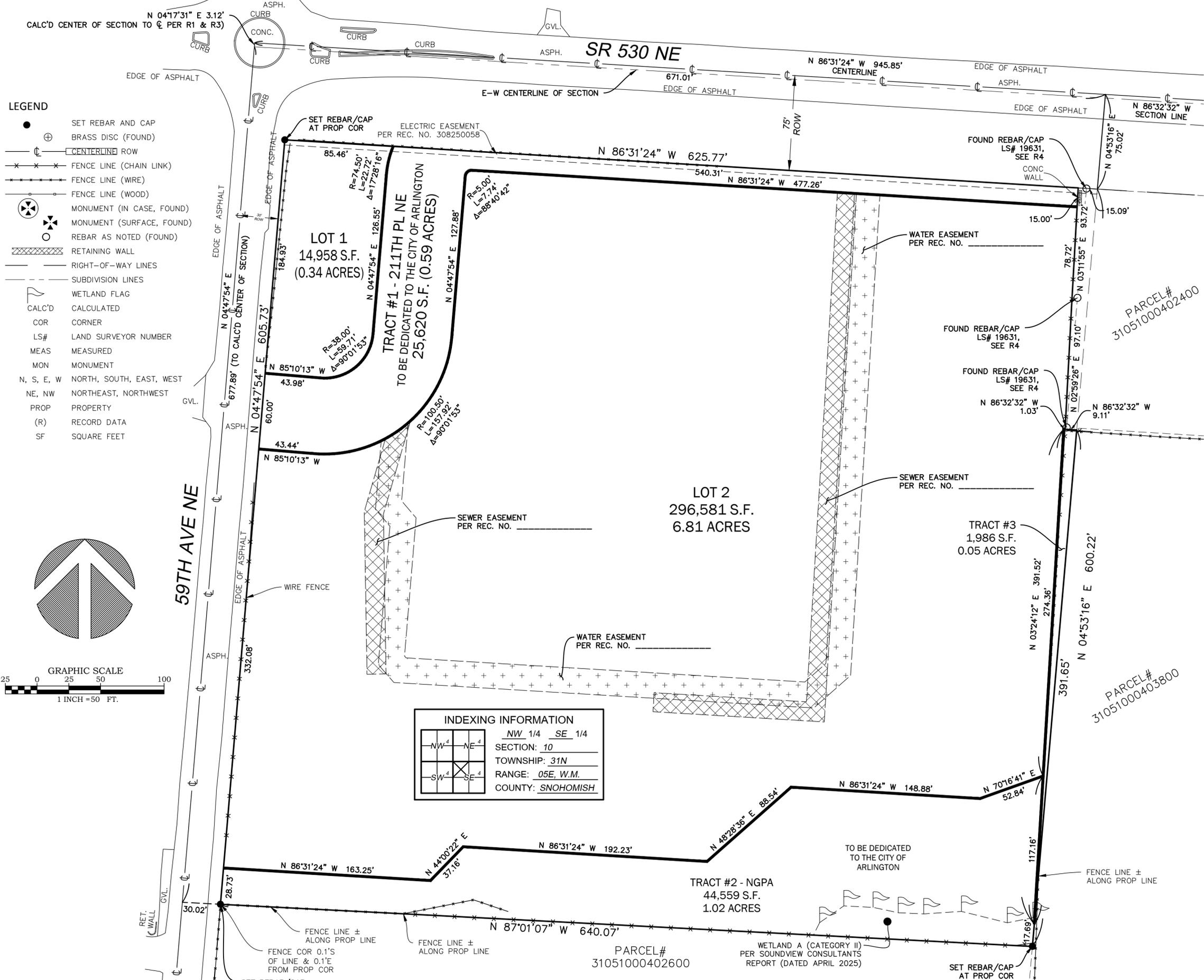
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ARLINGTON WA

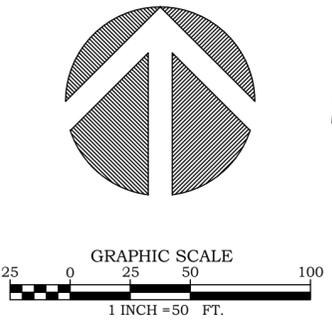
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SCALE:	N. T. S.
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CITY OF ARLINGTON
 ARLINGTON GARDEN APARTMENTS
 BINDING SITE PLAN NO. PLN #1263

NW 1/4 OF SE 1/4 OF SEC. 10, T. 31 N., R. 5 E., W.M.
 21117 59TH AVE NE



- LEGEND**
- SET REBAR AND CAP
 - ⊕ BRASS DISC (FOUND)
 - CENTERLINE ROW
 - × × × FENCE LINE (CHAIN LINK)
 - FENCE LINE (WIRE)
 - FENCE LINE (WOOD)
 - ⊗ MONUMENT (IN CASE, FOUND)
 - ⊗ MONUMENT (SURFACE, FOUND)
 - REBAR AS NOTED (FOUND)
 - ▨ RETAINING WALL
 - RIGHT-OF-WAY LINES
 - SUBDIVISION LINES
 - ▨ WETLAND FLAG
 - CALC'D
 - CALCULATED
 - COR CORNER
 - LS# LAND SURVEYOR NUMBER
 - MEAS MEASURED
 - MON MONUMENT
 - N, S, E, W NORTH, SOUTH, EAST, WEST
 - NE, NW NORTHEAST, NORTHWEST
 - PROP PROPERTY
 - (R) RECORD DATA
 - SF SQUARE FEET



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NW 1/4		SE 1/4	
SECTION: 10			
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 21117 59TH AVE NE

JOB NO.:	240814
DATE:	06/18/25
DRAFTED BY:	MAB
CHECKED BY:	MAB
SCALE:	1"=50'
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