

**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 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 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. 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 SUBDIVISION, DEDICATION, DECLARATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID

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

LANE PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
(ENTER NAME OF PERSON SIGNING)

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 _____

SURVEYORS CERTIFICATE & ACKNOWLEDGEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND ARLINGTON MUNICIPAL CODE 20.16.425 (D) (4) AND 20.16.445 (5), AT THE REQUEST OF (ENTER NAME OF COMPANY OR INDIVIDUAL OWNER), ON THE DATE OF THE SIGNATURE. I HEREBY CERTIFY THAT THIS PLAN OF (NAME OF SUBDIVISION) IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF (ENTER SECTION, TOWNSHIP, RANGE), WILLAMETTE MERIDIAN, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOTS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK BORYS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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 _____

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS BINDING SITE PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS BINDING SITE PLAN HAS BEEN APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE

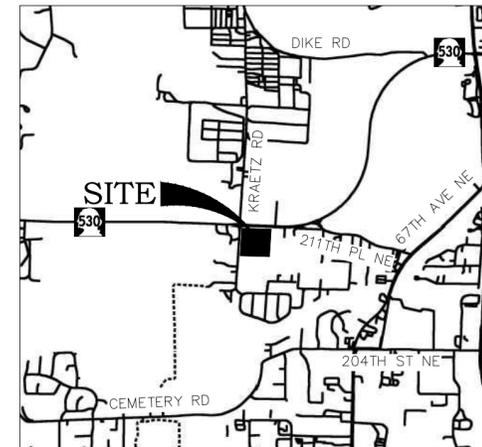
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, AMY RUSKO

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE _____ DAY OF _____, 20____.

FINANCE DIRECTOR/CITY TREASURER _____ DATE _____



VICINITY MAP
NTS

TERRANE

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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

COVER SHEET

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 _____ AFN# _____

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

JOB NO.: **240814**

DATE: 10/02/25

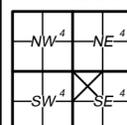
DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: N. T. S.

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INDEXING INFORMATION



NW 1/4 SE 1/4
SECTION: **10**
TOWNSHIP: **31N**
RANGE: **05E, W.M.**
COUNTY: **SNOHOMISH**

SHEET INDEX

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8	LOT CALCULATIONS

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. WAFN25-1687 JRC, WITH AN EFFECTIVE DATE OF JULY 31, 2025 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.

PHASED DEVELOPMENT CONDITION

THIS PROJECT WILL BE DEVELOPED IN TWO PHASES. THE CURRENT PHASE INCLUDES LOT 2 AND TRACTS 2 AND 3. LOT 1 WILL BE DEVELOPED IN A FUTURE PHASE.

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.

MATTERS OF TITLE

- NUMBERING CORRESPONDS WITH HEREIN-REFERENCED TITLE COMMITMENT
- 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"
 - 8. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY:
JOB NO.: 240814
DATED: JULY 1, 2024
PREPARED BY: TERRANE
"NO ADDITIONAL PLOTTABLE INFO"
 - 9. ANY DISCREPANCIES IN BOUNDARY OR AREA OR ANY RIGHTS WHICH MAY ARISE OR EXIST WHICH ARE DISCLOSED BY A RECORD OF SURVEY ON SAID PROPERTY RECORDED MARCH 19, 2025 UNDER INSTRUMENT NO. 202503195007.
"NO ADDITIONAL PLOTTABLE INFO"
 - 10. BOUNDARY LINE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED JUNE 02, 2025 UNDER INSTRUMENT NO. 202506020019.
"PLOTTED"

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

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.
- 9. ALL COMMERCIAL USES ON THIS SITE SHALL MEET THE REQUIREMENTS OF THE AMC CHAPTER 20.110 - MIXED-USE DEVELOPMENT REGULATIONS. EACH LOT IS REQUIRED TO OBTAIN ITS OWN PERMIT, AT WHICH TIME BUILDING PLACEMENT AND SITE DESIGN WILL BE EVALUATED FOR COMPLIANCE.

AIRPORT NOTE

ARLINGTON MUNICIPAL AIRPORT AVIGATION EASEMENT

WHEREAS, LANE PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY HERINAFTER CALLED "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. 31051000402700, BEING THE SUBJECT PARCEL 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 ABOVE 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 1,335.8 FEET ABOVE MEAN SEA LEVEL AND THE 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, 8000 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 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 SURFACES ABOVE A 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 AIRPORT LAYOUT PLAN UPDATE DATED 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 BE 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 AT, 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 HAVE 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 HEREAFTER USE OR PERMIT OR SUFFER THE USE OF GRANTOR'S PROPERTY IN SUCH MANNER AS TO CREATE ELECTRICAL INTERFERENCE WITH RADIO COMMUNICATION BETWEEN ANY INSTALLATION UPON SAID AIRPORT AND AIRCRAFT, OR AS TO MAKE IT DIFFICULT FOR FLYERS 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. IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THIS EASEMENT, ITS COVENANTS AND AGREEMENTS SHALL RUN WITH THE LAND, WHICH IS DESCRIBED HEREIN. THE GRANTOR, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, FURTHER ACKNOWLEDGES THAT THE EASEMENTS HEREIN GRANTED CONTEMPLATE AND INCLUDE ALL EXISTING AND FUTURE OPERATIONS AT ARLINGTON MUNICIPAL AIRPORT, ACKNOWLEDGING THAT FUTURE AIRCRAFT NUMBERS AND TYPES WILL MOST LIKELY INCREASE AND NOISE PATTERNS MAY ALSO INCREASE, AND THAT THE RIGHTS, OBLIGATIONS AND COVENANTS HEREIN SET FORTH SHALL NOT TERMINATE OR VARY IN THE EVENT OF CHANGES IN THE FLIGHT VOLUME OR NOISE, TRAFFIC PATTERNS, RUNWAY LENGTHS OR LOCATIONS OR CHARACTERISTICS OR TYPE OR CATEGORY OF AIRCRAFT USING THE ARLINGTON MUNICIPAL AIRPORT, CITY OF ARLINGTON, STATE OF WASHINGTON.

TERRANE

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21117 59TH AVE NE**

WA

ARLINGTON

JOB NO.: **240814**

DATE: 10/02/25

DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: N. T. S.

2 OF 8

LEGAL INFO

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



 1/4 SECTION PER R1
 N.T.S.

FOUND MON WITH BRASS PIN (HELD FOR POSITION)

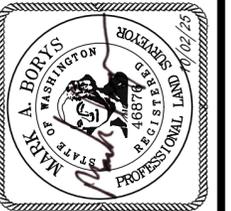
FOUND MON IN CASE BRASS DISK, DOWN 0.4'

CALC'D PER R1 (NOT VISITED)

SECTION BREAKDOWN

TERRANE

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



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DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: N. T. S.

3 OF 8

**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**

NEW LEGAL DESCRIPTIONS

LOT 1

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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.

SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 184.93 FEET;
THENCE SOUTH 85°10'13" EAST 43.98 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 38.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 59.71 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 126.55 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 74.50 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°28'16", AN ARC DISTANCE OF 22.72 FEET, TO THE NORTH LINE OF SAID PARCEL;
THENCE NORTH 86°31'24" WEST, ALONG SAID NORTH LINE, 85.46 FEET, TO THE POINT OF BEGINNING;

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

LOT 2

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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.

SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 244.93 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 85°10'13" EAST 43.44 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 157.92 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 127.88 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°40'42", AN ARC DISTANCE OF 7.74 FEET, TO A POINT OF TANGENCY
THENCE SOUTH 86°31'24" EAST 477.26 FEET, TO THE EAST LINE OF SAID PARCEL;
THENCE SOUTH 03°11'55" WEST, ALONG SAID EAST LINE, 78.72 FEET, TO AN ANGLE POINT IN SAID EAST LINE;
THENCE SOUTH 02°59'26" WEST, ALONG SAID EAST LINE, 97.10 FEET, TO AN ANGLE POINT IN SAID EAST LINE;
THENCE NORTH 86°32'32" WEST 1.03 FEET;
THENCE SOUTH 03°24'12" WEST 274.36 FEET;
THENCE SOUTH 70°16'41" WEST 52.84 FEET;
THENCE NORTH 86°31'24" WEST 148.88 FEET;
THENCE SOUTH 48°28'36" WEST 88.54 FEET;
THENCE NORTH 86°31'24" WEST 192.23 FEET;
THENCE SOUTH 44°00'22" WEST 37.16 FEET;
THENCE NORTH 86°31'24" WEST 163.25 FEET, TO SAID WEST LINE;
THENCE NORTH 04°47'54" EAST, ALONG SAID WEST LINE, 332.08 FEET, TO THE POINT OF BEGINNING;

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

TRACT 1

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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.

SAID PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 244.93 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 85°10'13" EAST 43.44 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 59.71 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 126.55 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 74.50 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°28'16", AN ARC DISTANCE OF 22.72 FEET, TO THE NORTH LINE OF SAID PARCEL AND THE TERMINUS;

EXCEPT THAT PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING THAT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 184.93 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 85°10'13" EAST 43.98 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 38.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 59.71 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 126.55 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 74.50 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°28'16", AN ARC DISTANCE OF 22.72 FEET, TO THE NORTH LINE OF SAID PARCEL AND THE TERMINUS;

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

TRACT 2

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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.

SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 244.93 FEET;
THENCE SOUTH 85°10'13" EAST 43.44 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 157.92 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 127.88 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°40'42", AN ARC DISTANCE OF 7.74 FEET, TO A POINT OF TANGENCY
THENCE SOUTH 86°31'24" EAST 477.26 FEET, TO THE EAST LINE OF SAID PARCEL;
THENCE SOUTH 03°11'55" WEST, ALONG SAID EAST LINE, 78.72 FEET, TO AN ANGLE POINT OF SAID EAST LINE;
THENCE SOUTH 02°59'26" WEST, ALONG SAID EAST LINE, 97.10 FEET, TO AN ANGLE POINT OF SAID EAST LINE;
THENCE NORTH 86°32'32" WEST 1.03 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 03°24'12" WEST 391.52 FEET, TO SAID EAST LINE;
THENCE NORTH 04°53'16" EAST, ALONG SAID EAST LINE, 391.65 FEET, TO AN ANGLE POINT IN SAID EAST LINE;
THENCE NORTH 86°32'32" WEST, ALONG A SEGMENT OF SAID EASTERLY LINE, WHICH RUNS IN AN EAST-WEST DIRECTION AND THE EXTENSION THEREOF, 10.14 FEET, TO THE POINT OF BEGINNING;

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

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 244.93 FEET;
THENCE SOUTH 85°10'13" EAST 43.44 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 157.92 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 127.88 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°40'42", AN ARC DISTANCE OF 7.74 FEET, TO A POINT OF TANGENCY
THENCE SOUTH 86°31'24" EAST 477.26 FEET, TO THE EAST LINE OF SAID PARCEL;
THENCE SOUTH 03°11'55" WEST, ALONG SAID EAST LINE, 78.72 FEET, TO AN ANGLE POINT IN SAID EAST LINE;
THENCE SOUTH 02°59'26" WEST, ALONG SAID EAST LINE, 97.10 FEET, TO AN ANGLE POINT IN SAID EAST LINE;
THENCE NORTH 86°32'32" WEST 1.03 FEET;
THENCE SOUTH 03°24'12" WEST 274.36 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 70°16'41" WEST 52.84 FEET;
THENCE NORTH 86°31'24" WEST 148.88 FEET;
THENCE SOUTH 48°28'36" WEST 88.54 FEET;
THENCE NORTH 86°31'24" WEST 192.23 FEET;
THENCE SOUTH 44°00'22" WEST 37.16 FEET;
THENCE NORTH 86°31'24" WEST 163.25 FEET, TO SAID WEST LINE;
THENCE SOUTH 04°47'54" WEST, ALONG SAID WEST LINE, 28.73 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 87°01'07" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 640.07 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 04°53'16" EAST, ALONG SAID EAST LINE, 17.69 FEET;
THENCE NORTH 03°24'12" EAST 117.16 FEET, TO THE POINT OF BEGINNING;

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

TRACT 3

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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.

SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 04°47'54" WEST, ALONG THE WEST LINE OF SAID PARCEL, 244.93 FEET;
THENCE SOUTH 85°10'13" EAST 43.44 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°01'53", AN ARC DISTANCE OF 157.92 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 04°47'54" EAST 127.88 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°40'42", AN ARC DISTANCE OF 7.74 FEET, TO A POINT OF TANGENCY
THENCE SOUTH 86°31'24" EAST 477.26 FEET, TO THE EAST LINE OF SAID PARCEL;
THENCE SOUTH 03°11'55" WEST, ALONG SAID EAST LINE, 78.72 FEET, TO AN ANGLE POINT OF SAID EAST LINE;
THENCE SOUTH 02°59'26" WEST, ALONG SAID EAST LINE, 97.10 FEET, TO AN ANGLE POINT OF SAID EAST LINE;
THENCE NORTH 86°32'32" WEST 1.03 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 03°24'12" WEST 391.52 FEET, TO SAID EAST LINE;
THENCE NORTH 04°53'16" EAST, ALONG SAID EAST LINE, 391.65 FEET, TO AN ANGLE POINT IN SAID EAST LINE;
THENCE NORTH 86°32'32" WEST, ALONG A SEGMENT OF SAID EASTERLY LINE, WHICH RUNS IN AN EAST-WEST DIRECTION AND THE EXTENSION THEREOF, 10.14 FEET, TO THE POINT OF BEGINNING;

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

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
ARLINGTON

WA

ARLINGTON

JOB NO.: **240814**

DATE: 10/02/25

DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: N. T. S.

4 OF 8

NEW LEGAL DESCRIPTIONS

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

TERRANE

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

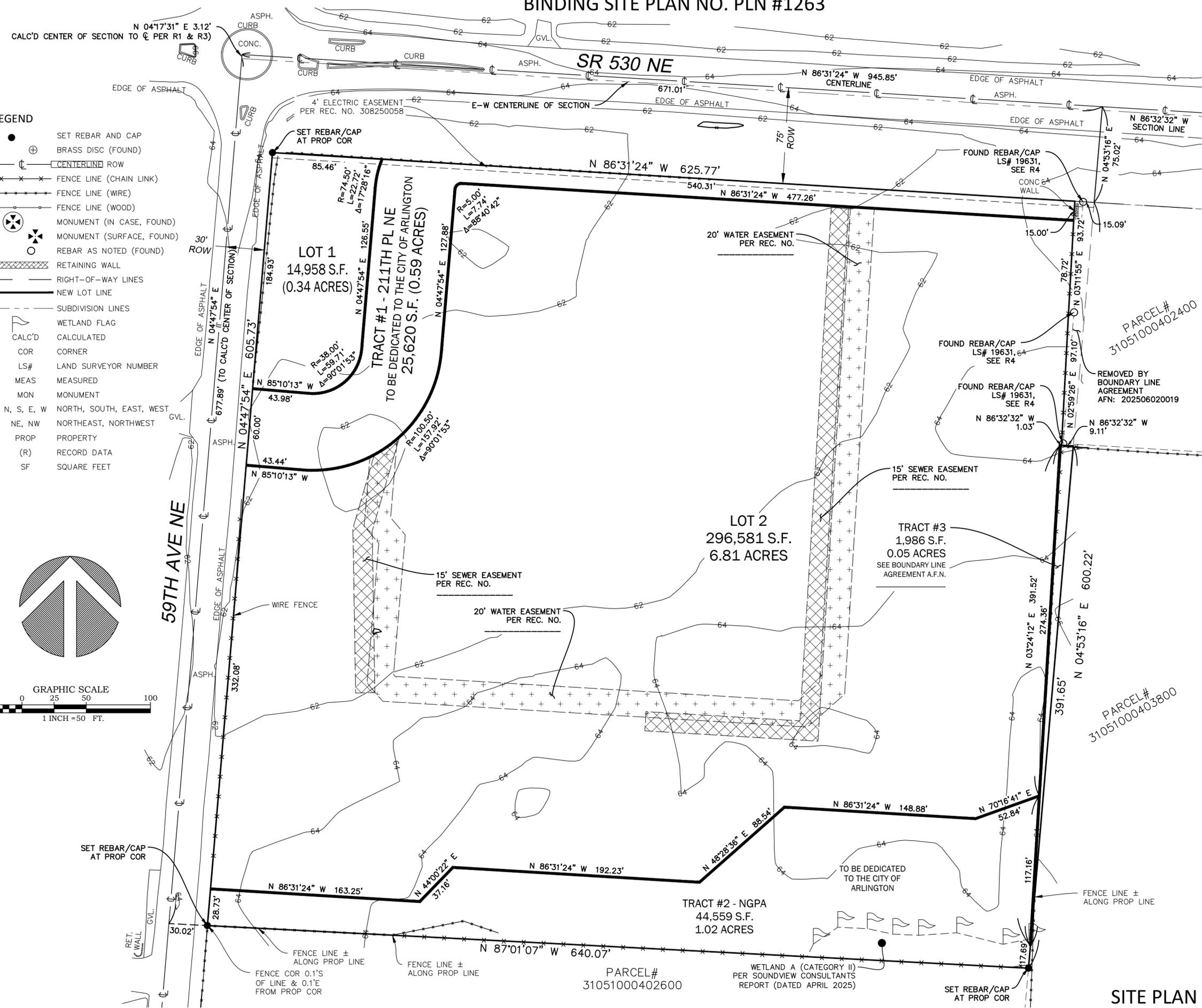
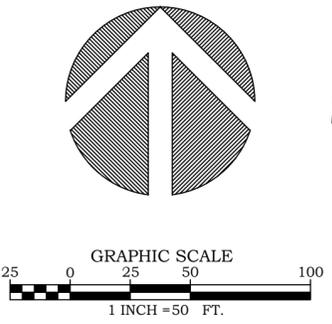


WA

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

JOB NO.:	240814
DATE:	10/02/25
DRAFTED BY:	MAB
CHECKED BY:	MAB
SCALE:	1"=50'
	5 OF 8

- 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
 - NEW LOT LINE
 - 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



SITE PLAN

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

TERRANE

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



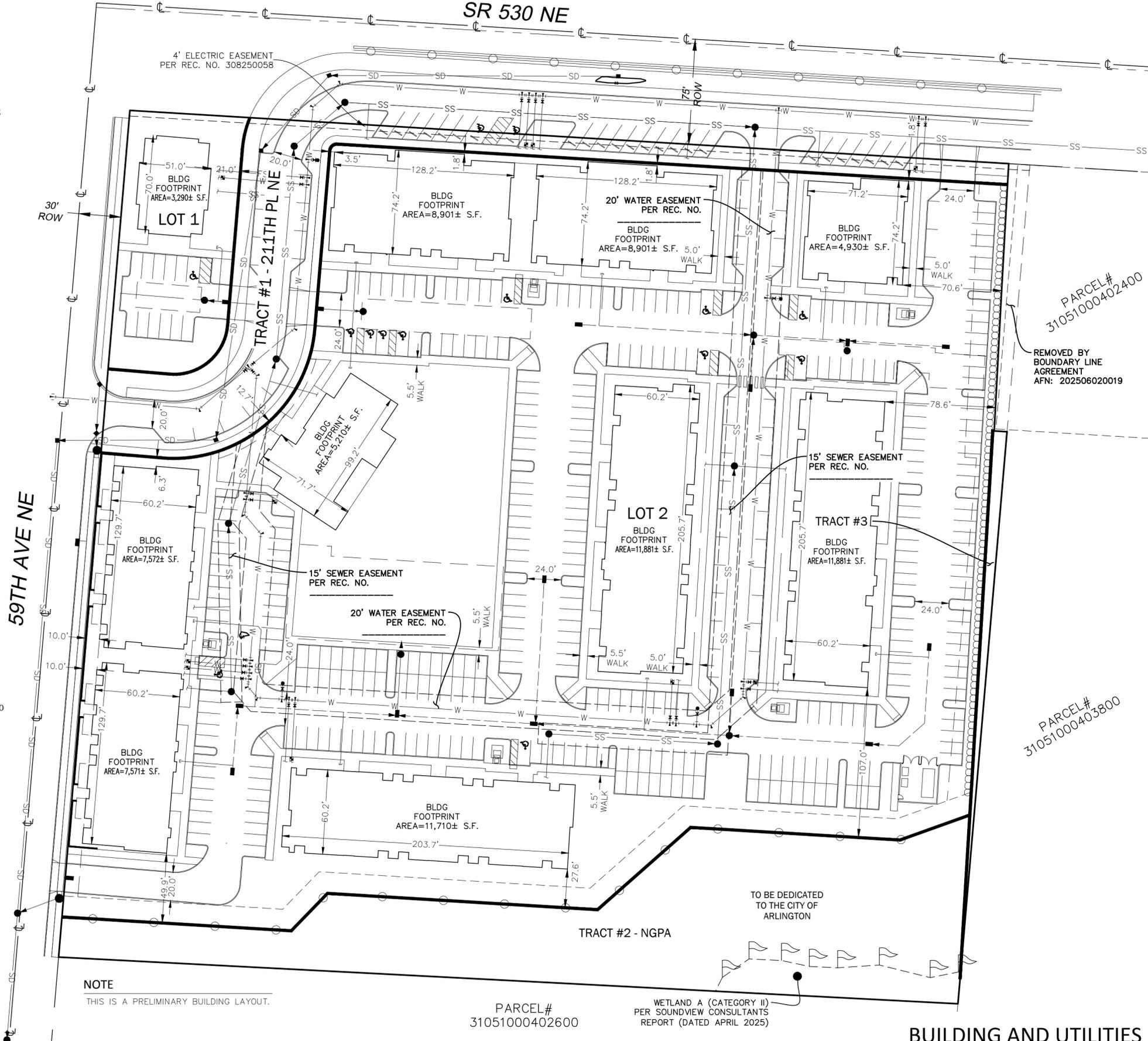
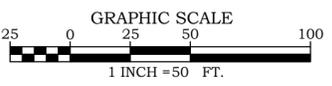
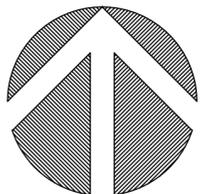
WA

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

ARLINGTON

JOB NO.: 240814
 DATE: 10/02/25
 DRAFTED BY: MAB
 CHECKED BY: MAB
 SCALE: 1"=50'

- LEGEND
- CENTERLINE ROW
 - RIGHT-OF-WAY LINES
 - NEW LOT LINE
 - SUBDIVISION LINES
 - WETLAND FLAG



NOTE
 THIS IS A PRELIMINARY BUILDING LAYOUT.

PARCEL#
 31051000402600

WETLAND A (CATEGORY II)
 PER SOUNDVIEW CONSULTANTS
 REPORT (DATED APRIL 2025)

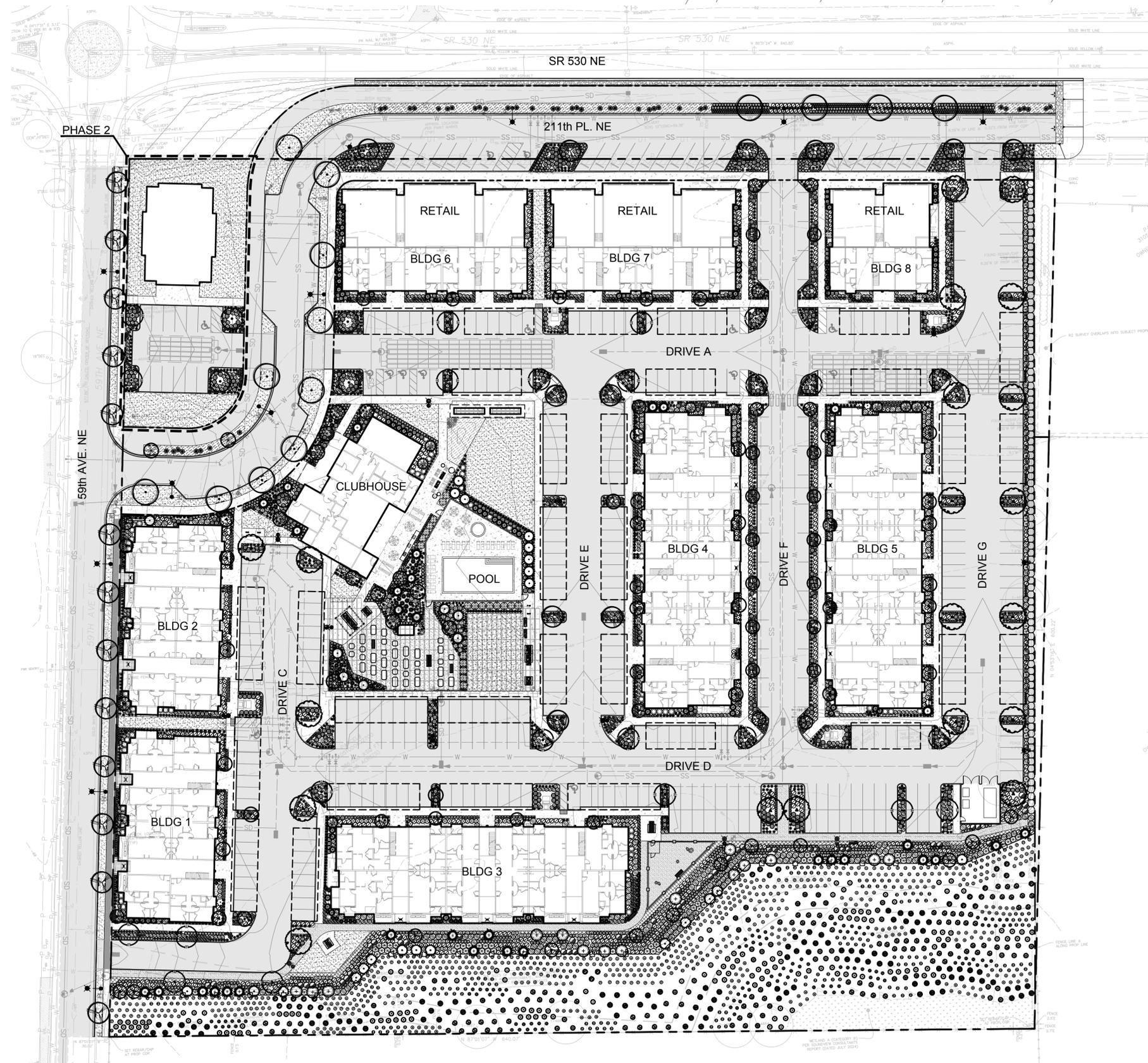
BUILDING AND UTILITIES

PARCEL#
 31051000402400

REMOVED BY
 BOUNDARY LINE
 AGREEMENT
 AFN: 202506020019

PARCEL#
 31051000403800

TO BE DEDICATED
 TO THE CITY OF
 ARLINGTON



LANDSCAPE REQUIREMENT CALCULATIONS:

PER AMC 20.76.130 VEHICLE ACCOMMODATION AREAS ARE REQUIRED TO SHADED BY TREES. EACH TREE PRESUMED TO SHADE CIRCULAR AREA HAVING RADIUS OF 15 FEET AND THERE MUST BE SUFFICIENT TREES SO THAT 20% OF VEHICLE ACCOMMODATION AREA WILL BE SHADED BY TREES.

PARKING AREA SHADING
 PARKING LOT TREES = 99 PROPOSED (85 DECIDUOUS, 14 EVERGREEN)
 15' RADIUS PER DECIDUOUS TREE = 706.85 SF OF SHADING PER TREE
 5' RADIUS PER EVERGREEN TREE = 78.53 SF OF SHADING PER TREE
 70 X 706.85 = 49,479.50 SF OF SHADING
 (NOT INCLUDING SHADING OF LANDSCAPE ISLAND AREA)
 49,479.5 - 15,222 = 34,257.50 SF OF SHADING
 VEHICLE ACCOMMODATION AREA = 108,097 SF (REFER TO L2.01-L2.04 FOR EXTENTS)

108,097 X 0.20 = 21,619.4 SF REQUIRED SHADING
 PROPOSED SHADING = 34,257.50 SF (34257.5 / 108097 = 0.3169 (32%))

TOTAL LOT LANDSCAPING
 TOTAL LOT AREA = 319,415 SF

PROPOSED LANDSCAPE AREAS:
 PARKING LOT LANDSCAPE = 15,222 SF
 OPEN SPACE LANDSCAPE = 23,543 SF (REFER TO ARCH SHEET A0.4)
 ROW / STREETSCAPE = 12,395 SF
 BUILDING FOUNDATION LANDSCAPE = 14,966 SF

TOTAL PROPOSED LANDSCAPE = 66,126 SF

PERCENTAGE OF TOTAL LOT LANDSCAPING: 66126 / 319415 = 0.2070 (21%)

PHASE 2 LANDSCAPE REQUIREMENT CALCULATIONS:

PER AMC 20.76.130 VEHICLE ACCOMMODATION AREAS ARE REQUIRED TO SHADED BY TREES. EACH TREE PRESUMED TO SHADE CIRCULAR AREA HAVING RADIUS OF 15 FEET AND THERE MUST BE SUFFICIENT TREES SO THAT 20% OF VEHICLE ACCOMMODATION AREA WILL BE SHADED BY TREES.

PARKING AREA SHADING
 PARKING LOT TREES = 4 PROPOSED (4 DECIDUOUS, 0 EVERGREEN)
 15' RADIUS PER DECIDUOUS TREE = 706.85 SF OF SHADING PER TREE
 5' RADIUS PER EVERGREEN TREE = 78.53 SF OF SHADING PER TREE
 4 X 706.85 = 2,827.4 SF OF SHADING
 (NOT INCLUDING SHADING OF LANDSCAPE ISLAND AREA)
 2827.4 - 1123 = 1,704.4 SF OF SHADING
 VEHICLE ACCOMMODATION AREA = 3,743 SF (REFER TO L2.01-L2.04 FOR EXTENTS)

3,743 X 0.20 = 748.6 SF REQUIRED SHADING
 PROPOSED SHADING = 1,704.4 SF (1704.4 / 3743 = 0.2958 (30%))

TOTAL LOT LANDSCAPING
 TOTAL LOT AREA = 14,958 SF

PROPOSED LANDSCAPE AREAS:
 PARKING LOT LANDSCAPE = 1,123 SF
 OPEN SPACE LANDSCAPE = 748 SF (REFER TO ARCH SHEET A0.4)
 BUILDING FOUNDATION LANDSCAPE = 5,236 SF

TOTAL PROPOSED LANDSCAPE = 7,107 SF

PERCENTAGE OF TOTAL LOT LANDSCAPING: 7107 / 14958 = 0.4751 (47%)

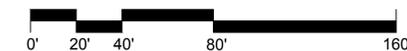
OPEN SPACE REQUIRED	
NET LOT AREA	296,581 SF
OPEN SPACE REQUIRED	14,829 SF

LOT 1 OPEN SPACE REQUIRED	
NET LOT AREA	14,958 SF
OPEN SPACE REQUIRED	748 SF

MINI-PARK REQUIREMENT				
OCCUPANT PER UNIT	UNITS	MINI-PARK		MINI-PARK SF (OCC X 65 SF)
		OCC		
1B / 1BTH	1.4	152	212.8	13,832
2B / 2BTH	2.2	42	92.4	6,006
3B / 2BTH	3.2	12	38.4	2,496
		206	343.6	22,334

OPEN SPACE AND MINI-PARK PROVIDED	
MINI-PARK 1	22,334 SF
TOTAL MINI-PARK AREA	22,334 SF
OPEN SPACE 1 (ADJACENT TO MINI PARK)	7,610 SF
OPEN SPACE 2 (ALONG WETLAND BUFFER)	18,145 SF
OPEN SPACE 3 (WITHIN BUFFER AREA)	3,707 SF
TOTAL OPEN SPACE AREA	29,462 SF

SCALE: 1"=40'-0"



F:\Quartier Arlington\CAD\0_ARL_L2-PINT.dwg Kojin Sep 23, 2025 - 8:55pm

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	KC	TC	PN	BSP CYCLE 3 RESUBMITTAL
2	6/4/2025	KC	TC	PN	CUP / BSP CYCLE 2 RESUBMITTAL
1	1/31/2025	KC	TC	PN	CUP / BSP CYCLE 1 RESUBMITTAL
0	10/11/2024	KC	TC	PN	CUP / BSP SUBMITTAL

DRAWN BY: KC
 DESIGNED BY: KC
 CHECKED BY: TC
 APPROVED BY: PN
 DATE: 9/25/2025
 JOB No.: 2400346

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE: AS NOTED

fora

Fora Landscape Architects
 1430 NE 65th Street
 Seattle, WA 98115
 t: 206-322-1732 w: fora.land



ARLINGTON GARDEN APARTMENTS
 ARLINGTON, WASHINGTON

OVERALL PLANTING PLAN

SHEET

L2.00

**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

BUILDING SQUARE FOOTAGES		
BUILDING A:	21,012 X 2 =	42,024 SF
BUILDING B:	33,609 X 1 =	33,609 SF
BUILDING C:	33,981 X 2 =	67,962 SF
BUILDING D:	23,150 X 2 =	46,300 SF
BUILDING E:	12,595 X 1 =	12,595 SF
CLUBHOUSE:		5,110 SF
COMMERCIAL AREA:	15,120 SF (INC IN BLDG AREA ABOVE)	
TOTAL AREA:	207,600 SF	

UNIT AREAS					
TYPE	COUNT	AREA	AVE SIZE (SF)	PERCENTAGE	
1B / 1B	152	110,515	727	74%	
2B / 2B	42	41,298	983	20%	
3B / 2B	12	14,652	1,221	6%	
	206	166,465	808	100%	

OPEN SPACE REQUIRED	
NET LOT AREA	OPEN SPACE REQUIRED
296,581 SF	14,829 SF

LOT 1 OPEN SPACE REQUIRED	
NET LOT AREA	OPEN SPACE REQUIRED
14,958 SF	748 SF

MINI-PARK REQUIREMENT				
OCCUPANT PER UNIT	UNITS	MINI-PARK OCC	MINI-PARK SF (OCC X 65 SF)	
1B / 1BTH	1.4	152	212.8	13,832
2B / 2BTH	2.2	42	92.4	6,006
3B / 2BTH	3.2	12	38.4	2,496
	206	343.6	22,334	

OPEN SPACE AND MINI-PARK PROVIDED	
MINI-PARK 1	22,334 SF
TOTAL MINI-PARK AREA	22,334 SF
OPEN SPACE 1 (ADJACENT TO MINI PARK)	7,610 SF
OPEN SPACE 2 (ALONG WETLAND BUFFER)	18,145 SF
OPEN SPACE 3 (WITHIN BUFFER AREA)	3,707 SF
TOTAL OPEN SPACE AREA	29,462 SF

RESIDENTIAL PARKING REQUIRED				
TYPE	COUNT	PARKING REQUIRED	STALLS REQUIRED	BIKE PARKING
1B / 1B	152		1.5	228
2B / 2B	42		2.5	105
3B / 2B	12		3	36
	206		1.79	369

RESIDENTIAL PARKING PROVIDED	
SURFACE (PERPENDICULAR)	94
SURFACE (CARPORTS)	206
SURFACE (PARALLEL)	29
TANDEM SPACES:	35
STREET PARKING (AT CLUBHOUSE):	5
	369
ACCESSIBLE (300 TO 400 SP = 8)	11
TOTAL RESIDENTIAL PARKING PROVIDED	380

FUTURE COMMERCIAL PROPOSED AND PARKING REQ'D			
NAME	AREA (SF)	PARKING REQUIRED	PARKING
COMMERCIAL	15,120	0.001	16
COMMERCIAL STALLS REQUIRED PER 20.110.014 (C) (2)			
<3,500 SF = NO SPACES REQUIRED			
>3,500 SF = 1/1,000 SF MAX			

COMMERCIAL PARKING PROVIDED	
STREET PARKING (DIAGONAL)	23
STREET PARKING (PARALLEL)	7
	30
ACCESSIBLE (26 TO 50 SP = 2)	3
TOTAL COMMERCIAL PARKING PROVIDED	33

FUTURE LOT 1 COMMERCIAL PROPOSED AND PARKING REQ'D			
NAME	AREA (SF)	PARKING REQUIRED	PARKING
COMMERCIAL	3,300	0.0033	11
COMMERCIAL STALLS REQ'D AT 1 SPACE PER 300 SF PER ZONING CODE			
COMMERCIAL PARKING PROVIDED			
ON-SITE STREET PARKING			11
ACCESSIBLE (1 TO 25 SP = 1)			1
TOTAL LOT 1 COMMERCIAL PARKING PROVIDED			12

RESIDENTIAL EV PARKING REQUIRED			
STALLS	EV CHARGER (EV)	EV READY (EVR)	EV CAPABLE (EVC)
	10%	25%	10%
171 EV SPACES	38	95	38

RESIDENTIAL EV PARKING PROVIDED			
171 EV SPACES	38	95	38

COMMERCIAL EV PARKING REQUIRED			
STREET PARKING	EV CHARGER	EV READY	EV CAPABLE
43 SPACES	10%	25%	10%
21 SPACES	5	11	5

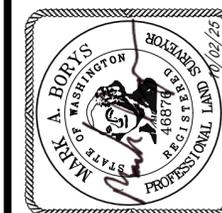
COMMERCIAL EV PARKING PROVIDED			
22 SPACES	5	12	5

NOTE

ALL CALCULATIONS ARE BASED ON A PRELIMINARY BUILDING LAYOUT.

TERRANE

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Bellevue, WA 98004
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BINDING SITE PLAN

ARLINGTON GARDEN APARTMENTS

PARCEL NO. 31051000402700

21117 59TH AVE NE

WA

ARLINGTON

JOB NO.: 240814

DATE: 10/02/25

DRAFTED BY: MAB

CHECKED BY: MAB

SCALE: 1"=50'

LOT CALCULATIONS

8 OF 8