

BINDING SITE PLAN

SMARTCAP ARLINGTON INDUSTRIAL PARK - PLN #
CITY OF ARLINGTON, SNOHOMISH COUNTY, WA
A PORTION OF SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED ACCORDING TO THE TITLE REPORT FURNISHED BY CHICAGO TITLE COMPANY COMMITMENT NO. 221812-SC, DATED MAY 4, 2022. NORTH PEAK ASSOCIATES LLC HAS CONDUCTED NO INDEPENDENT TITLE SEARCH AND HAS WHOLLY RELIED ON SAID COMMITMENT.
2. FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND A 3 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY. PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
3. SITE CONTAINS 2,156,056± SQUARE FEET (49.4962± ACRES)
4. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 21, 202. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2021.
5. ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.

BASIS OF BEARINGS

NORTH 87°34'30" WEST, BETWEEN TWO FOUND MONUMENTS AT THE SOUTHEAST SECTION CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

HORIZONTAL DATUM

NAD 83/2011

VERTICAL DATUM

NAVD 88

VERTICAL BENCHMARK

WSDOT DESIGNATION: GP31531-162 MONUMENT ID: 3325
2" BRASS DISK CEMENTED INTO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE. IT IS LOCATED IN THE NORTHEAST QUADRANT OF THE SR 531 INTERSECTION WITH 51ST AVE NE, NEAR TO THE SOUTHERLY END OF A CONCRETE SIDEWALK, 15.3 METERS @ 80 DEGREES FROM THE APPROXIMATE CENTERLINE OF 51ST AVE NE
ELEVATION = 125.06

REFERENCES

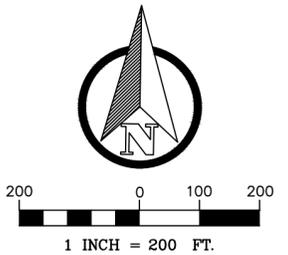
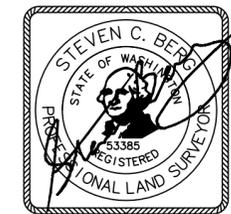
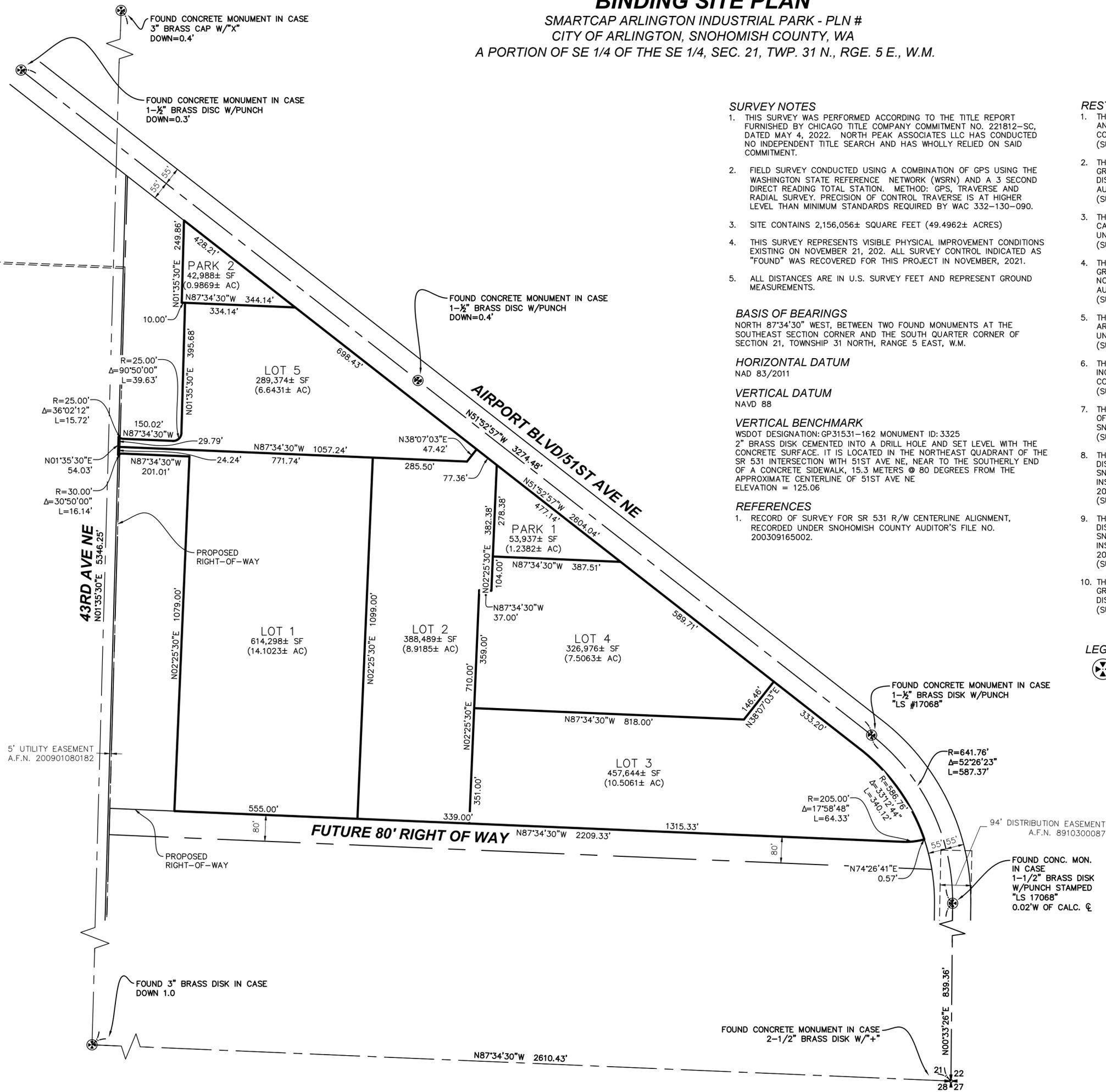
1. RECORD OF SURVEY FOR SR 531 R/W CENTERLINE ALIGNMENT, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200309165002.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IF ANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1356180. (SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
2. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 8910300087. (SURVEYOR'S NOTE: PLOTTED)
3. THIS SITE IS SUBJECT TO A GAS PIPELINE EASEMENT GRANTED TO CASCADE NATURAL GAS AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9211230626. (SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
4. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH AND GTE NORTHWEST INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9708250600. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
5. THIS SITE IS SUBJECT TO A SPECIAL USE PERMIT GRANTED TO ARLINGTON SCHOOL DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200506151020. (SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
6. THIS SITE IS SUBJECT TO A ZONING PERMIT GRANTED TO ABBATARE, INC. AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200506151020. (SURVEYOR'S NOTE: NOT PLOTTED; BLANKET IN NATURE)
7. THIS SITE IS SUBJECT TO A UTILITY EASEMENT GRANTED TO THE CITY OF MARYSVILLE AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200901080182. (SURVEYOR'S NOTE: PLOTTED)
8. THIS SITE IS SUBJECT TO AN ELECTRIC AND COMMUNICATION DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC. AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200911100586. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)
9. THIS SITE IS SUBJECT TO AN ELECTRIC AND COMMUNICATION DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC. AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201007070481. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINE AS CONSTRUCTED)
10. THIS SITE IS SUBJECT TO AN ELECTRIC DISTRIBUTION EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AS DISCLOSED BY INSTRUMENT UNDER AUDITOR'S FILE NO. 202010261227. (SURVEYOR'S NOTE: NOT PLOTTED; OVER LINES AS CONSTRUCTED)

LEGEND

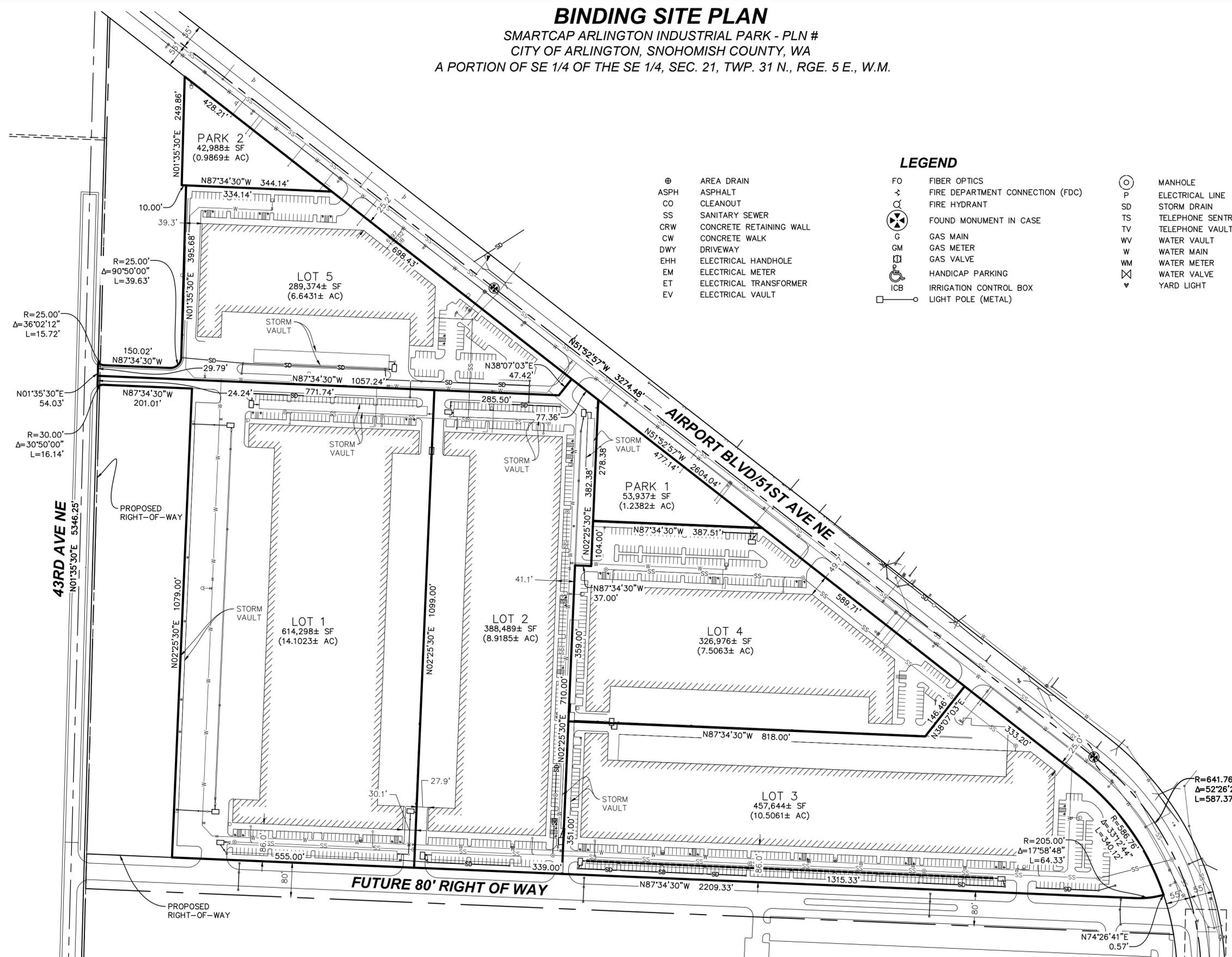
 FOUND MONUMENT (AS NOTED)



NORTH PEAK ASSOCIATES LLC PROFESSIONAL LAND SURVEYORS	
17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 601-4682	
DWN. BY: WIMS	SCALE: 1" = 200'
CHK. BY: SCB	JOB NO.: 21-117
DATE: 9/27/2022	SHEET 2 OF 3

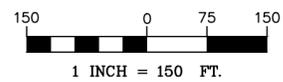
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LEGEND

- | | | | | | |
|------|-------------------------|-----|----------------------------------|----|------------------|
| ⊕ | AREA DRAIN | FO | FIBER OPTICS | ⊙ | MANHOLE |
| ASPH | ASPHALT | ⚡ | FIRE DEPARTMENT CONNECTION (FDC) | P | ELECTRICAL LINE |
| CO | CLEANOUT | ⚡ | FIRE HYDRANT | SD | STORM DRAIN |
| SS | SANITARY SEWER | ⊗ | FOUND MONUMENT IN CASE | TS | TELEPHONE SENTRY |
| CRW | CONCRETE RETAINING WALL | G | GAS MAIN | TV | TELEPHONE VAULT |
| CW | CONCRETE WALK | GM | GAS METER | WV | WATER VAULT |
| DWY | DRIVEWAY | ⊕ | GAS VALVE | W | WATER MAIN |
| EHH | ELECTRICAL HANDHOLE | ♿ | HANDICAP PARKING | WM | WATER METER |
| EM | ELECTRICAL METER | ICB | IRRIGATION CONTROL BOX | ⊗ | WATER VALVE |
| ET | ELECTRICAL TRANSFORMER | ⊕ | LIGHT POLE (METAL) | ▼ | YARD LIGHT |
| EV | ELECTRICAL VAULT | | | | |



10/19/2022

NORTH PEAK ASSOCIATES LLC
PROFESSIONAL LAND SURVEYORS

17270 WOODINVILLE REDMOND ROAD NE, SUITE 705
WOODINVILLE, WA 98072 (206) 601-4682

DWN. BY: WIMS	SCALE: 1" = 150'
CHK. BY: SCB	JOB NO.: 21-117
DATE: 7/19/2022	SHEET 3 OF 3