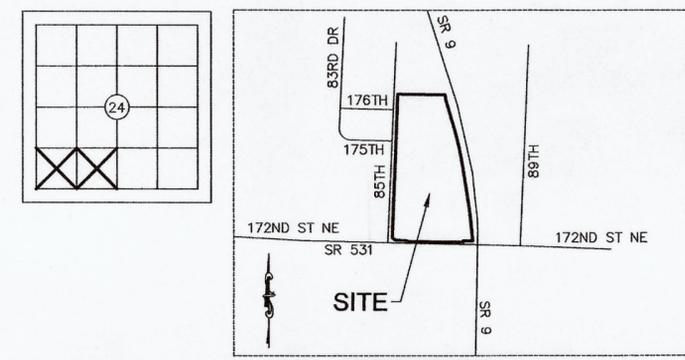


CITY OF ARLINGTON  
 AMENDED ZAHRADNIK BINDING SITE PLAN  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941



**LEGAL DESCRIPTION:**

CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON  
 GUARANTEE NO.: 500131908 AMENDMENT 1  
 EFFECTIVE DATE: MARCH 31, 2022 AT 11:46 AM

LOT 1, CITY OF ARLINGTON SHORT PLAT NO. MN-01-058-FSP RECORDED UNDER RECORDING NO. 20011295004 AND CORRECTION THEREOF RECORDED UNDER RECORDING NO. 200306120426, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION THEREOF DEDICATED FOR 85TH AVENUE IN THE PLAT OF EAGLE HEIGHTS RECORDED UNDER RECORDING NO. 200308295002;

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, ACTING BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED SEPTEMBER 30, 2010 UNDER SNOHOMISH COUNTY RECORDING NUMBER 201009300686.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT EAGLE PEAK DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY BOUND BY THIS BINDING SITE PLAN, HEREBY DECLARES THIS BINDING SITE PLAN AND ALLOWS FOR DEDICATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, SEWER EASEMENTS, WATER EASEMENTS, TRACT 998, AND TRACT 999 OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE BINDING SITE PLAN AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY IS WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE BINDING SITE PLAN MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PLANNING, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE. EASEMENTS ARE ALSO HEREBY DEDICATED TO THE CITY OF ARLINGTON AS REFERENCED IN THE "COVENANTS, CONDITIONS, AND RESTRICTIONS"

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 17<sup>th</sup> DAY OF February, 2023

EAGLE PEAK DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Larry David Nelson  
 LARRY DAVID NELSON, ITS MEMBER

Raja Venugopal  
 RAJA VENUGOPAL, ITS MEMBER

THE EVELYN ZAHRADNIK FAMILY LIMITED PARTNERSHIP IV, A WASHINGTON LIMITED PARTNERSHIP

Terry C Zahradnik  
 TERRY C ZAHRADNIK, ITS GENERAL PARTNER

**LEGAL DESCRIPTION:**

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARRY DAVID NELSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE/SHE/THEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF EAGLE PEAK DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO ME THIS 17<sup>th</sup> OF February, 2023

Tamara Giebel  
 SIGNATURE

Tamara Giebel  
 SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT: Arlington  
 MY APPOINTMENT EXPIRES: 5/11/2026

ACKNOWLEDGMENT  
 STATE OF WASHINGTON )  
 )SS

COUNTY OF SNOHOMISH ) King

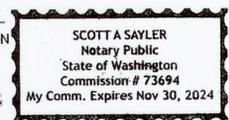
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAJA VENUGOPAL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE/SHE/THEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF EAGLE PEAK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

SUBSCRIBED AND SWORN TO ME THIS 1<sup>st</sup> OF March, 2023

Scott A. Saylor  
 SIGNATURE

Scott A. Saylor Notary Public  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Everett  
 MY APPOINTMENT EXPIRES: 11/30/24



ACKNOWLEDGMENT  
 STATE OF WASHINGTON )  
 )SS

COUNTY OF SNOHOMISH )

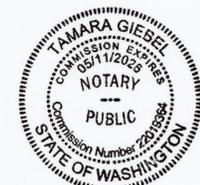
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TERRY C. ZAHRADNIK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE/SHE/THEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL PARTNER OF THE EVELYN ZAHRADNIK FAMILY LIMITED PARTNERSHIP IV TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SUBSCRIBED AND SWORN TO ME THIS 17<sup>th</sup> OF February, 2023

Tamara Giebel  
 SIGNATURE

Tamara Giebel  
 SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT: Arlington  
 MY APPOINTMENT EXPIRES: 5/11/2026



THIS AMENDED BINDING SITE PLAN SUPERSEDES THAT BINDING SITE PLAN RECORDED UNDER AUDITORS FILE NUMBER 202302105003

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE AMENDED ZAHRADNIK BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS ARE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Frederick F. Poyner 2-8-23  
 FREDERICK F. POYNER L.S. NO 12716

**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 ON THIS 8<sup>th</sup> DAY OF March, 2023

Paul Hayes  
 COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

**TAX PARCEL # 31052400302000**

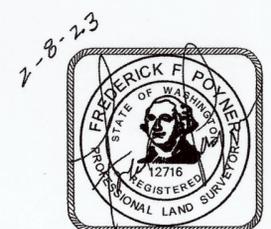
**SNOHOMISH COUNTY TREASURER'S CERTIFICATE:**

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

EXAMINED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 SNOHOMISH COUNTY TREASURER  
 BY: \_\_\_\_\_

DEPUTY COUNTY TREASURER

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	LEGAL INFORMATION SHEET
3	BINDING SITE PLAN
4	SITE PLAN PROPOSED
5	LOTS 1, 2 & 7 EASEMENTS
6	LOTS 3 & 7 EASEMENTS
7	LOT 4 EASEMENT
8	LOTS 5 & 6 EASEMENTS



AUDITOR'S FILE # 202303025002

COVER SHEET SHEET 1 OF 8

EAGLE PEAK DEVELOPMENT LLC.



CASCADE SURVEYING & ENGINEERING, INC.  
 105 E. Division-PO Box 328  
 ARLINGTON WA 98223  
 PHONE: (360) 435-5551  
 INFO@CASCADESURVEYING.COM

PORT'N SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
 JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
 DATE: 02/22 REVISED: 02/23 CHECKED BY: \_\_\_\_\_

**RECORDING CERTIFICATE:**

FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ ON THIS 2 DAY OF March, 2023 AT 35 MINUTES PAST 3 O'CLOCK Pm AND RECORDED IN SNOHOMISH COUNTY, WASHINGTON.

Garth Fell  
 SNOHOMISH COUNTY AUDITOR  
 BY: G. Nelson  
 DEPUTY COUNTY AUDITOR

\*\*\* CONFORMED COPY \*\*\*  
 202303025002  
 AMENDED BINDING SITE PLAN-MAP Rec: \$287.50  
 3/2/2023 3:35 PM 8 PG  
 SNOHOMISH COUNTY, WA

CITY OF ARLINGTON  
AMENDED ZAHRADNIK BINDING SITE PLAN  
SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
CITY FILE NUMBER: PLN #941

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 COVENANTS, CONDITIONS, RESTRICTIONS, 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 DWELLING UNIT PER ACRE. 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 DOWNSIDE IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ON SITE.
9. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS HEREBY GRANTED TO LOTS 1 THROUGH 7, THE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE EASEMENTS CONSISTENT WITH CITY CODE, TO LOTS 1 THROUGH 7 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS BINDING SITE PLAN SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE EASEMENTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARLINGTON FOR THE PURPOSES OF ROUTINE AND EMERGENCY UTILITY AND/OR STORM DRAINAGE MAINTENANCE ACROSS AND UNDER THE AREAS DESCRIBED AS "WATER, SANITARY SEWER, AND STORM WATER EASEMENTS" ON SHEETS 4 THROUGH 7.
10. TRACT 999, A NATIVE GROWTH PROTECTION AREA, IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACT CONSISTENT WITH CITY CODE, TO LOTS 1 THROUGH 7 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS BINDING SITE PLAN SUBJECT TO ROUTINE AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.
11. NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.
12. THE ACCESS AND UTILITIES EASEMENTS FOR THE NON-EXCLUSIVE USE OF ALL LOTS IN THE BINDING SITE PLAN ARE HEREBY RESERVED AND CONVEYED AS AN EASEMENT FOR THE BENEFIT OF ALL OWNERS OF ALL LOTS AND THE CITY OF ARLINGTON.
13. ALL BUILDINGS TO HAVE INDIVIDUAL WATER METERS, SEWER SERVICES AND CROSS CONNECTION CONTROL.
14. EACH LOT TO SUBMIT LANDSCAPE PLAN PER CITY OF ARLINGTON MUNICIPAL CODE AT THE TIME OF LAND USE APPLICATION.
15. EACH LOT TO SUBMIT A TRAFFIC IMPACT FEE OFFER TO SNOHOMISH COUNTY AT THE TIME OF LAND USE APPLICATION.
16. EACH LOT IS SUBJECT TO TRAFFIC IMPACT FEES, PARK MITIGATION FEES, AND SCHOOL MITIGATION FEES. FEES TO BE PAID AT TIME OF BUILDING PERMIT ISSUANCE AND SUBJECT TO THE MOST CURRENT FEE SCHEDULE.
17. BUILDINGS SHOWN ARE PRELIMINARY. EACH LOT MUST SUBMIT A LAND USE APPLICATION.
18. ALL COMMERCIAL USES ON THE SITE SHALL MEET THE REQUIREMENTS OF THE AMC CHAPTER 20.110 - MIXED-USE DEVELOPMENT REGULATIONS.
19. EACH LOT AT A MINIMUM MUST PROVIDE THE OPEN SPACE REQUIRED ON SHEET 4.
20. TRACT 998 TO BE DEDICATED TO THE CITY OF ARLINGTON.

ARLINGTON MUNICIPAL AIRPORT AVIGATION EASEMENT:

WHEREAS, LARRY DAVID NELSON AND RAJA VENUGOPAL, HEREINAFTER 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: HEREINAFTER 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 HEREINAFTER 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 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.

SPECIAL EXCEPTIONS  
CHICAGO TITLE COMPANY  
COMMITMENT NO. 500131908, AMENDMENT 1  
EFFECTIVE DATE: MARCH 25, 2022 AT 08:00 AM

THE REFERENCED CHICAGO TITLE COMMITMENT NOTES THAT SCHEDULE B OF THE TITLE COMMITMENT INCLUDES EXCEPTIONS TO CERTAIN MATTERS THAT REMAIN IN FORCE UNLESS THE MATTERS ARE DISPOSED OF TO THE SATISFACTION OF THE TITLE COMPANY. THOSE MATTERS ARE LISTED BELOW TO GIVE NOTICE TO ALL PARTIES WHOM WILL HENCEFORTH REFERENCE THIS DOCUMENT FOR PURPOSES OF TRANSACTIONS THAT INVOLVE THE REAL PROPERTY DESCRIBED HEREIN:

GENERAL EXCEPTIONS

- A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, OR CLAIMING POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
- B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEE BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT YET PAYABLE OR WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- F. ANY LIEN FOR SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, TAP, CAPACITY, OR CONSTRUCTION OR SIMILAR CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES, OR FOR GARBAGE COLLECTION AND DISPOSAL NOT SHOWN BY THE PUBLIC RECORDS.
- G. UNPATENTED MINING CLAIMS, AND ALL RIGHTS RELATING THERETO.
- H. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER

SPECIAL EXCEPTIONS

1. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1-A (HIGHWAY 9) AND OF LIGHT, VIEW AND AIR BY DEED:

GUARANTEE: STATE OF WASHINGTON  
RECORDING DATE: AUGUST 24, 1956  
RECORDING NO.: 1205179

(SURVEYOR'S NOTE: AFFECTS THOSE PORTIONS SHOWN HEREON LYING WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 9)

2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF ARLINGTON SHORT PLAT NO. MN-01-058-FSP; RECORDING NO: 200111295004 AND CORRECTION RECORDED UNDER RECORDING NO. 200306120426

(SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT)

3. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER SR 531 AND OF LIGHT, VIEW AND AIR BY DEED:

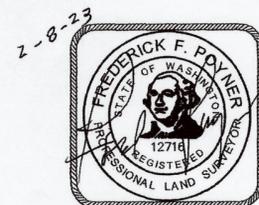
GRANTEE: STATE OF WASHINGTON  
RECORDING DATE: SEPTEMBER 30, 2010  
RECORDING NO.: 201009300686

(SURVEYOR'S NOTE: AFFECTS THOSE PORTIONS SHOWN HEREON LYING WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 9 AND 172ND STREET NE (SR 531))

4. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

AMOUNT: \$2,700,000.00  
DATED: MAY 4, 2021  
TRUSTOR/GRANTOR: EAGLE PEAK DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
TRUSTEE: CURTIS CASTEEL & PALMER, PLLC, A WASHINGTON PROFESSIONAL LIMITED LIABILITY COMPANY  
BENEFICIARY: THE EVELYN ZAHRADNIK FAMILY LIMITED PARTNERSHIP IV  
RECORDING DATE: MAY 7, 2021  
RECORDING NO. 202105070495

(NOT ADDRESSED BY THE SURVEYOR)



AUDITOR'S FILE # 202303025002

LEGAL INFORMATION SHEET

SHEET 2 OF 8

EAGLE PEAK DEVELOPMENT LLC.

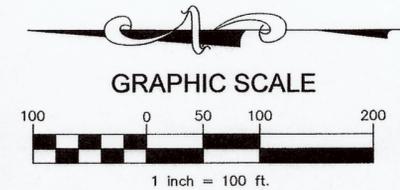
X:\22867\DWG\BSP\22867 COVER SHEET.DWG (LEGAL INFORMATION SHEET)



CASCADE SURVEYING & ENGINEERING, INC.  
105 E. Division-PO Box 326  
ARLINGTON, WA 98223  
PHONE: (360) 435-5551  
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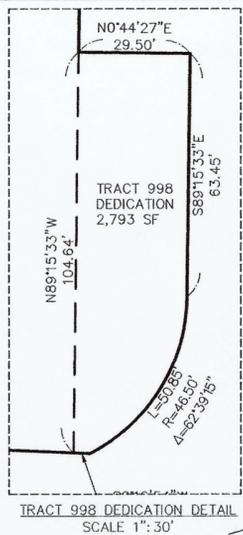
PORT'N SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
DATE: 02/22 REVISED: 02/23 CHECKED BY:

CITY OF ARLINGTON  
 AMENDED ZAHRADNIK BINDING SITE PLAN  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941



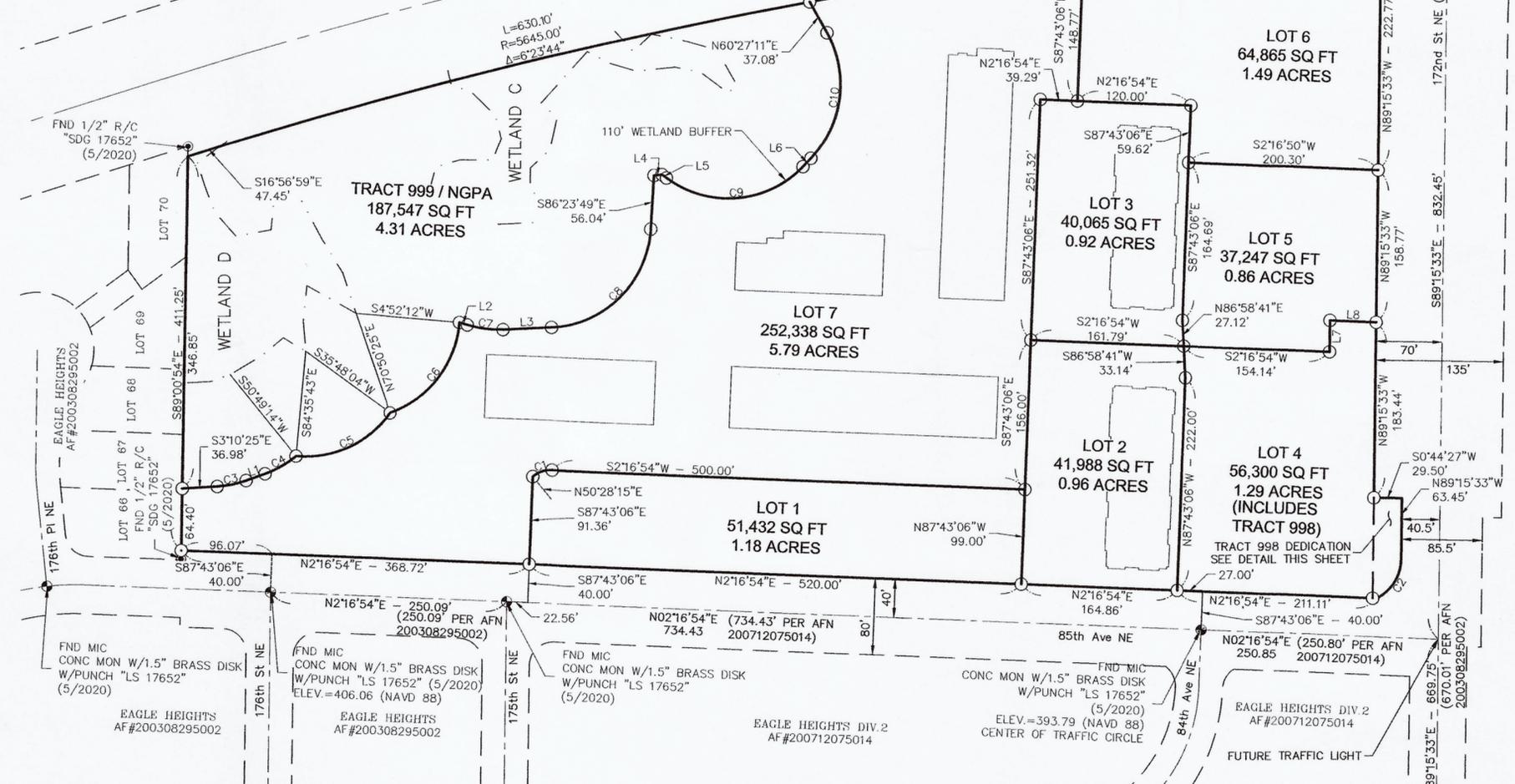
BASIS OF BEARINGS: SOUTH LINE SW 1/4 SECTION 24, TOWNSHIP 31 N., RANGE 05 E. W.M. PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200209115002.

SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090



Line #	Length	Direction
L1	21.17	S19° 30' 26"E
L2	8.74	S17° 22' 20"W
L3	51.31	S02° 33' 11"E
L4	8.51	S06° 01' 47"E
L5	5.91	S36° 27' 36"W
L6	12.21	S45° 46' 05"E
L7	32.99	N89° 15' 33"W
L8	48.81	S02° 16' 54"W

Curve #	Length	Radius	Delta
C1	21.89	30.00	41°48'37"
C2	50.85	46.50	62°39'15"
C3	31.34	110.00	16°19'34"
C4	37.77	110.00	19°40'19"
C5	114.43	110.00	59°36'13"
C6	126.65	110.00	65°58'13"
C7	38.25	110.00	19°55'31"
C8	160.97	110.00	83°50'38"
C9	157.87	110.00	82°13'41"
C10	141.65	110.00	73°46'44"



**SITE NOTES:**

- ALL LOT CORNERS TO BE SET WITH 1/2" REBAR WITH CAP LS #12716.
- REFER TO ADDITIONAL SHEETS 1-17, AND PL1-3 SUBMITTED WITH BINDING SITE PLAN FOR ADDITIONAL DESIGN INFORMATION.
- SR9 BASIS OF RESOLUTION PER ZAHRADNIK FINAL SHORT PLAT RECORDED UNDER AFN 20011295004 AND SR-9 RIGHT-OF-WAY CENTERLINE ALIGNMENT AFN 200209115002.
- LOCATE FUTURE WESTBOUND TRANSIT STOP ON 172ND ST NE. COORDINATE WITH COMMUNITY TRANSIT ON DESIGN AND LOCATION.
- ELECTRIC VEHICLE PARKING / CHARGING STALLS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT DEVELOPMENT.
- BUILDING LAYOUT SHOWN IS PRELIMINARY AND EACH LOT IS SUBJECT TO ITS OWN INDIVIDUAL PERMIT WHERE COMPLIANCE WITH CODE WILL BE REVIEWED.
- A DEVELOPMENT AGREEMENT FOR LOTS 1-3 AND ONE FOR LOTS 4-6 IS REQUIRED TO IDENTIFY THE SPECIFICS OF THE MITIGATION REQUIREMENTS.
- ALL OVERHEAD UTILITIES ALONG THE FRONTAGE OF 172ND STREET NE (SR 531) WILL NEED TO BE PLACED UNDERGROUND AND POLES REMOVED. THIS WILL BE FROM SR 9 AND 172ND STREET NE INTERSECTION TO ONE POLE WEST OF THE 85TH AVE NE AND 172ND STREET INTERSECTION.
- THE NGPA LOCATED AT THE CROWN RIDGE BOULEVARD IS REQUIRED TO HAVE ALL INVASIVE SPECIES REMOVED AND BE DEDICATED TO THE CITY AFTER CLEAN-UP HAS OCCURRED.
- FUTURE DEVELOPMENT OF EACH LOT WILL BE REQUIRED TO SUBMIT A SEPARATE SEPA CHECKLIST ADDRESSING THE SPECIFIC PROJECT AS DETERMINED BY THE CITY ON A LOT BY LOT BASIS.
- THE COMMERCIAL LOTS WILL BE REQUIRED TO SUBMIT A SEPARATE TRAFFIC IMPACT ANALYSIS THAT USES AND ANALYZES THE SPECIFIC USE PROPOSED ON THE SITE.
- THE MITIGATION FEE FOR THE 161 TREES NOT MITIGATED FOR AT A RATIO OF 3:1 IS \$5,232.50.

**SITE PLAN LEGEND:**

- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- ADJACENT PROPERTY
- PROPOSED BUILDING
- FND MON. IN CASE LS # 17652
- 1/2" X 24" REBAR & CAP
- L.S. 12716 SET THIS SURVEY UNLESS OTHERWISE NOTED



AUDITOR'S FILE # 20303025002

BINDING SITE PLAN SHEET 3 OF 8

**EAGLE PEAK DEVELOPMENT LLC.**



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 105 E. Division-PO Box 326  
 ARLINGTON, WA 98223  
 PHONE: (360) 435-5551  
 INFO@CASCADESURVEYING.COM

PORTN SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
 JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
 DATE: 02/22 REVISED: 02/23 CHECKED BY:

CITY OF ARLINGTON  
 AMENDED ZAHRADNIK BINDING SITE PLAN  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941

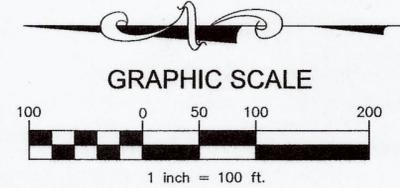
LOTS/BUILDING USE		
LOT NO.:	USE:	COMMENTS:
LOT 1	TOWNHOMES	23 TOWNHOMES
BUILDING 2	MIXED-USE	3 STORY BUILDING - (42) UNITS 12,000 SF COMMERCIAL ON GROUND FLOOR
BUILDING 3	MIXED-USE	3 STORY BUILDING - (42) UNITS 12,000 SF COMMERCIAL ON GROUND FLOOR
LOT 4 BUILDING	COMMERCIAL RETAIL	BUILDING TO BE DETERMINED AT INDIVIDUAL LAND USE PERMIT (DRAINAGE ACCOUNTED FOR 11,400 SF ROOF)
LOT 5 BUILDING	COMMERCIAL RETAIL	BUILDING TO BE DETERMINED AT INDIVIDUAL LAND USE PERMIT (DRAINAGE ACCOUNTED FOR 4,300 SF ROOF)
LOT 6 BUILDING	COMMERCIAL RETAIL	BUILDING TO BE DETERMINED AT INDIVIDUAL LAND USE PERMIT (DRAINAGE ACCOUNTED FOR 17,500 SF ROOF)
BUILDING 7A	APARTMENTS	3 STORY 72 UNIT BUILDING
BUILDING 7B	APARTMENTS	3 STORY 68 UNIT BUILDING
BUILDING 7C	APARTMENTS	3 STORY 39 UNIT BUILDING
BUILDING 7D	APARTMENTS	3 STORY 48 UNIT BUILDING

OPEN SPACES:		
LOT:	AREA:	DESCRIPTION:
LOT 2	12,512 SF	OPEN SPACE 2
LOT 3	8,477 SF	OPEN SPACE 3
LOT 4	5,700 SF	PORTION OPEN SPACE 4 PORTION OPEN SPACE 5
LOT 5	1,567 SF	PORTION OPEN SPACE 4 PORTION OPEN SPACE 5
LOT 6	3,401 SF	OPEN SPACE 6
LOT 7	REQUIRED: 35,651 SF PROVIDED: 55,097 SF	OPEN SPACE 1
TOTAL	86,754 SF	

**MINI PARKS CALCULATION:**  
 65 SF PER RESIDENT PER SECTION 20.52.010  
 NUMBER OF RESIDENTS = 23(3.2)+45(2.2)+94(1.4)+172(1.4) = 545  
 MINI PARKS REQUIRED = 545x65 = 35,425 SF  
 MINI PARKS PROVIDED = 35,425 SF

**OPEN SPACE CALCULATION:**  
 5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)  
 OPEN SPACE REQUIRED = 731,788 x 0.05 = 36,589 SF  
 OPEN SPACE PROVIDED = ±51,329 SF

**MINI PARKS / OPEN SPACE PROVIDED:**  
 TRAIL OPEN SPACE = 55,097 SF  
 OPEN SPACE (DEVELOPED) = 31,657 SF



BASIS OF BEARINGS: SOUTH LINE SW 1/4 SECTION 24,  
 TOWNSHIP 31 N., RANGE 05 E. W.M.  
 PER SURVEY RECORDED UNDER  
 AUDITOR'S FILE NUMBER 200209115002.

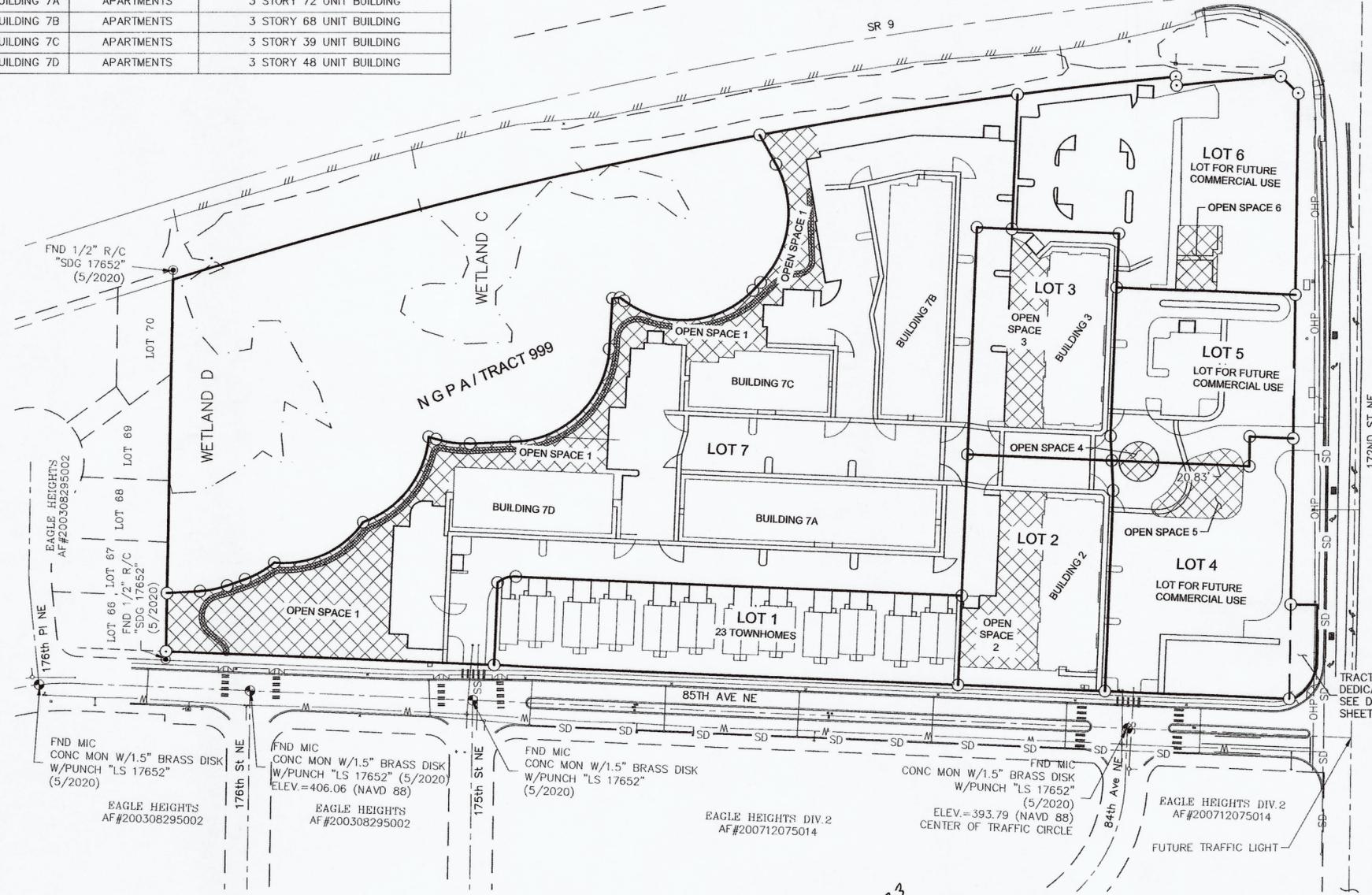
SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD  
 TRAVERSE REQUIREMENTS OF WAC 332-130-090

**SITE PLAN LEGEND:**

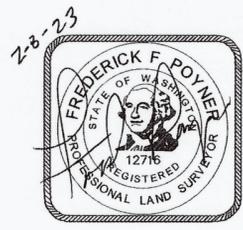
- PROPERTY LINE
- - - ROW CL.
- - - ADJACENT PROPERTY
- - - PROPOSED BUILDING
- - - FND MON. IN CASE LS # 17652
- SS — SS — EXISTING SEWER
- W — EXISTING WATER
- SD — SD — EXISTING STORM
- OHP — EXISTING OVERHEAD POWER
- G — G — EXISTING GAS
- EXISTING CURB
- WETLAND
- ▨ PROPOSED OPEN SPACE
- ▨ PROPOSED TRAIL
- PROPOSED SIDEWALK

**SITE INFORMATION:**

- SITE AREA: 731,788 SF (16.80 AC)
- PROPOSED BUILDING HEIGHT: 45 FT (3 STORIES MAX.)
- PROPOSED DWELLING UNITS: 334 RESIDENTIAL UNITS
- TOTAL LOT COVERAGE: 381,013 SF (52.1%)(TOTAL IMPERVIOUS)
- ZONING CLASSIFICATION: GENERAL COMMERCIAL MIXED USE OVERLAY
- PROPOSED SCREENING: LANDSCAPED AREAS AND FENCES
- AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT C/D
- DENSITY: GROSS: 19.88 DU/AC  
NET: 49.70 DU/AC
- WATER PROVIDER: CITY OF ARLINGTON
- SEWER PROVIDER: CITY OF ARLINGTON
- SCHOOL DISTRICT: ARLINGTON 16
- FIRE PROTECTION DISTRICT: NORTH COUNTY FIRE
- PLACE TYPE: MIXED USE COMMUNITY CENTER
- TRANSECT: T4M-MV



**SITE NOTES:**  
 SEE SHEET 3 OF 8 FOR ALL SITE NOTES



AUDITOR'S FILE # 202303025002

SITE PLAN PROPOSED SHEET 4 OF 8

**EAGLE PEAK DEVELOPMENT LLC.**



CASCADE SURVEYING & ENGINEERING, INC.  
 105 E. Division-PO Box 326  
 ARLINGTON WA 98223  
 PHONE: (360) 435-5551  
 INFO@CASCADESURVEYING.COM

X:\22867\DWG\BSP\22867 SITE PLAN PROPOSED.DWG (SITE PLAN)

PORT'N SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
 JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
 DATE: 02/22 REVISED: 02/23 CHECKED BY:

**SITE PLAN LEGEND:**

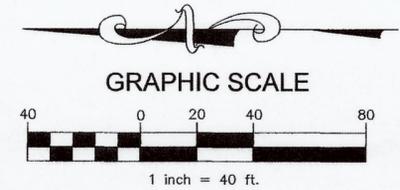
- PROPERTY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - ADJACENT PROPERTY
- - - UTILITIES & ACCESS EASEMENT
- SD — PROPOSED STORM PIPE
- W — PROPOSED WATER PIPE
- SS — PROPOSED SEWER PIPE
- — PROPOSED CATCH BASIN
- — PROPOSED STORM MANHOLE
- ⊙ — PROPOSED FIRE HYDRANT
- ⊙ — PROPOSED SEWER MANHOLE
- ⊙ — PROPOSED SEWER CLEANOUT
- ▨ — PROPOSED DETENTION SYSTEM

**CITY OF ARLINGTON**  
**AMENDED ZAHRADNIK BINDING SITE PLAN**  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941

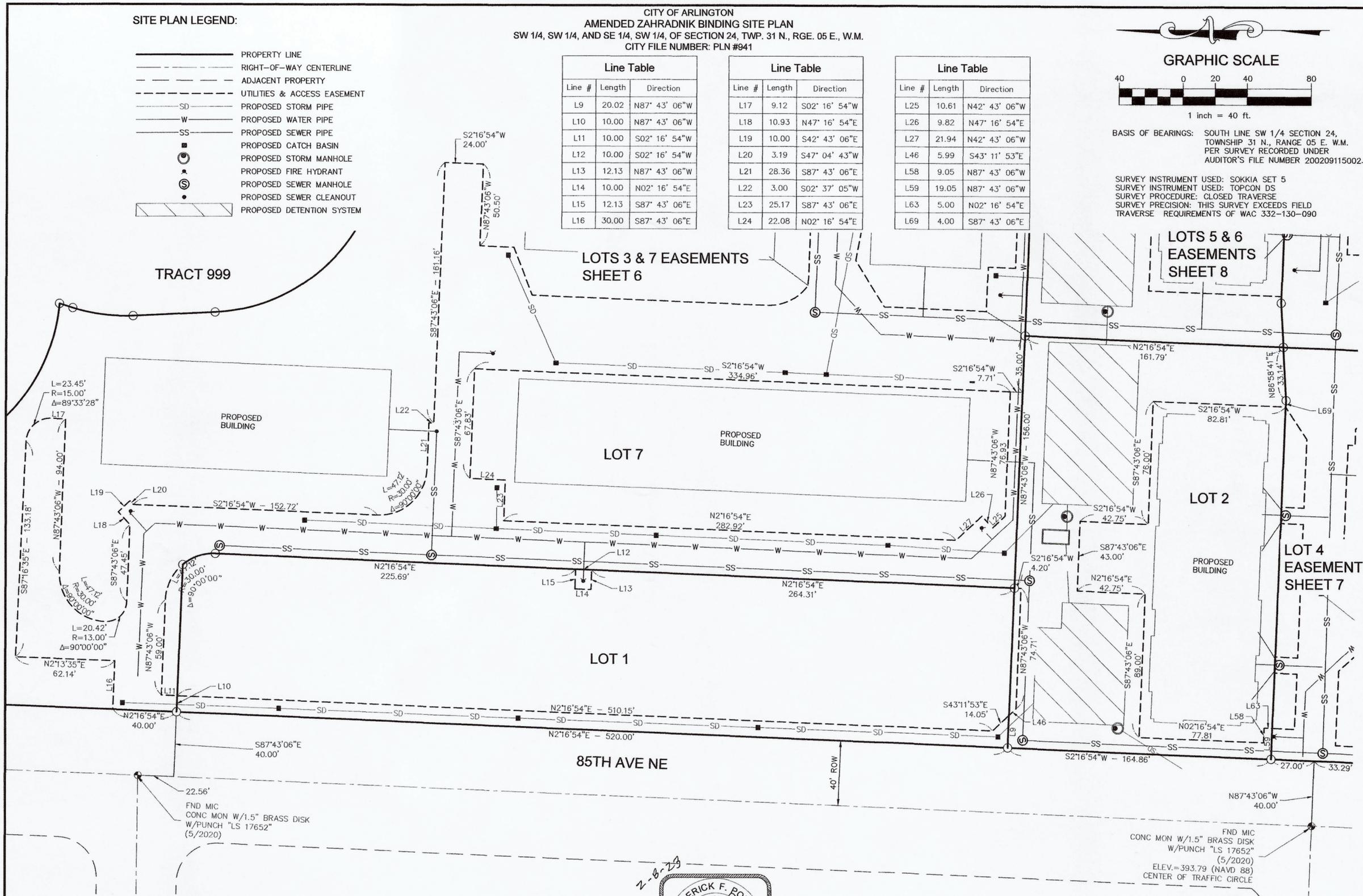
Line #	Length	Direction
L9	20.02	N87° 43' 06"W
L10	10.00	N87° 43' 06"W
L11	10.00	S02° 16' 54"W
L12	10.00	S02° 16' 54"W
L13	12.13	N87° 43' 06"W
L14	10.00	N02° 16' 54"E
L15	12.13	S87° 43' 06"E
L16	30.00	S87° 43' 06"E

Line #	Length	Direction
L17	9.12	S02° 16' 54"W
L18	10.93	N47° 16' 54"E
L19	10.00	S42° 43' 06"E
L20	3.19	S47° 04' 43"W
L21	28.36	S87° 43' 06"E
L22	3.00	S02° 37' 05"W
L23	25.17	S87° 43' 06"E
L24	22.08	N02° 16' 54"E

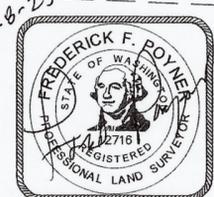
Line #	Length	Direction
L25	10.61	N42° 43' 06"W
L26	9.82	N47° 16' 54"E
L27	21.94	N42° 43' 06"W
L46	5.99	S43° 11' 53"E
L58	9.05	N87° 43' 06"W
L59	19.05	N87° 43' 06"W
L63	5.00	N02° 16' 54"E
L69	4.00	S87° 43' 06"E



SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090



**SITE NOTES:**  
 SEE SHEET 3 OF 8 FOR ALL SITE NOTES



AUDITOR'S FILE # 202303025002

LOTS 1, 2 & 7 EASEMENTS SHEET 5 OF 8

**EAGLE PEAK DEVELOPMENT LLC.**

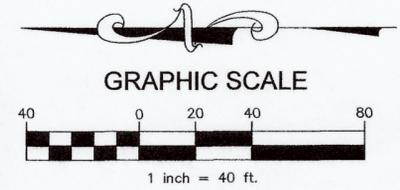


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PORT'N SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
 JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
 DATE: 02/22 REVISED: 02/23 CHECKED BY:

X:\22867\DWG\BSP\22867 SITE PLAN.DWG (SITE PLAN)

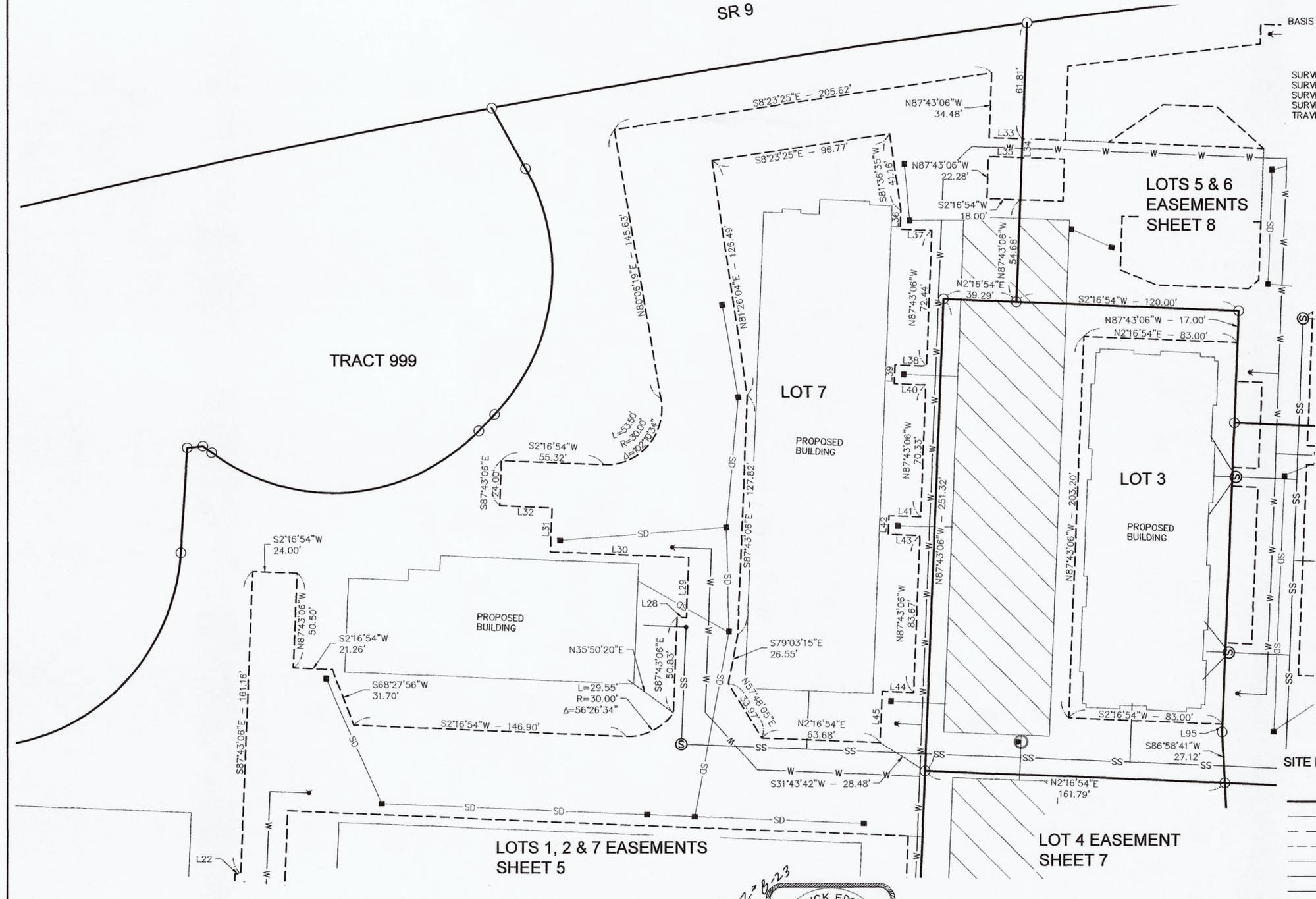
CITY OF ARLINGTON  
 AMENDED ZAHRADNIK BINDING SITE PLAN  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941



BASIS OF BEARINGS: SOUTH LINE SW 1/4 SECTION 24,  
 TOWNSHIP 31 N., RANGE 05 E. W.M.  
 PER SURVEY RECORDED UNDER  
 AUDITOR'S FILE NUMBER 200209115002.

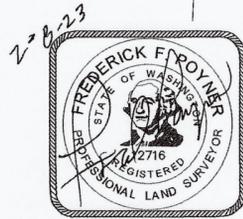
SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD  
 TRAVERSE REQUIREMENTS OF WAC 332-130-090

Line Table		
Line #	Length	Direction
L28	5.00	S02° 16' 54"W
L29	32.24	S87° 43' 06"E
L30	74.74	N02° 16' 54"E
L31	23.51	S87° 43' 06"E
L32	28.26	N02° 16' 54"E
L33	18.00	S02° 16' 54"W
L34	10.00	N87° 43' 06"W
L35	18.00	N02° 16' 54"E
L36	10.00	N87° 43' 06"W
L37	17.09	S02° 16' 54"W
L38	17.09	N02° 16' 54"E
L39	10.00	N87° 43' 06"W
L40	17.09	S02° 16' 54"W
L41	17.09	N02° 16' 54"E
L42	10.00	N87° 43' 06"W
L43	17.09	S02° 16' 54"W
L44	17.09	N02° 16' 54"E
L45	27.33	N87° 43' 06"W
L95	4.12	N87° 43' 06"W



- SITE PLAN LEGEND:**
- PROPERTY LINE
  - - - RIGHT-OF-WAY CENTERLINE
  - - - ADJACENT PROPERTY
  - - - UTILITIES & ACCESS EASEMENT
  - SD — PROPOSED STORM PIPE
  - W — PROPOSED WATER PIPE
  - SS — PROPOSED SEWER PIPE
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  - ⊙ PROPOSED STORM MANHOLE
  - ⊙ PROPOSED FIRE HYDRANT
  - ⊙ PROPOSED SEWER MANHOLE
  - ⊙ PROPOSED SEWER CLEANOUT
  - ▨ PROPOSED DETENTION SYSTEM

**SITE NOTES:**  
 SEE SHEET 3 OF 8 FOR ALL SITE NOTES



AUDITOR'S FILE # 202303025002

LOTS 3 & 7 EASEMENTS SHEET 6 OF 8

**EAGLE PEAK DEVELOPMENT LLC.**

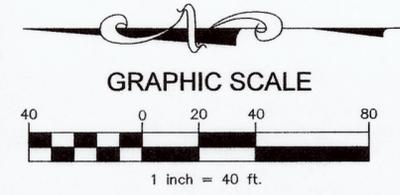


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PORT'N SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
 JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
 DATE: 02/22 REVISED: 02/23 CHECKED BY:

X:\22867\DWG\BSP\22867 SITE PLAN.DWG (SITE PLAN)

CITY OF ARLINGTON  
 AMENDED ZAHRADNIK BINDING SITE PLAN  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941



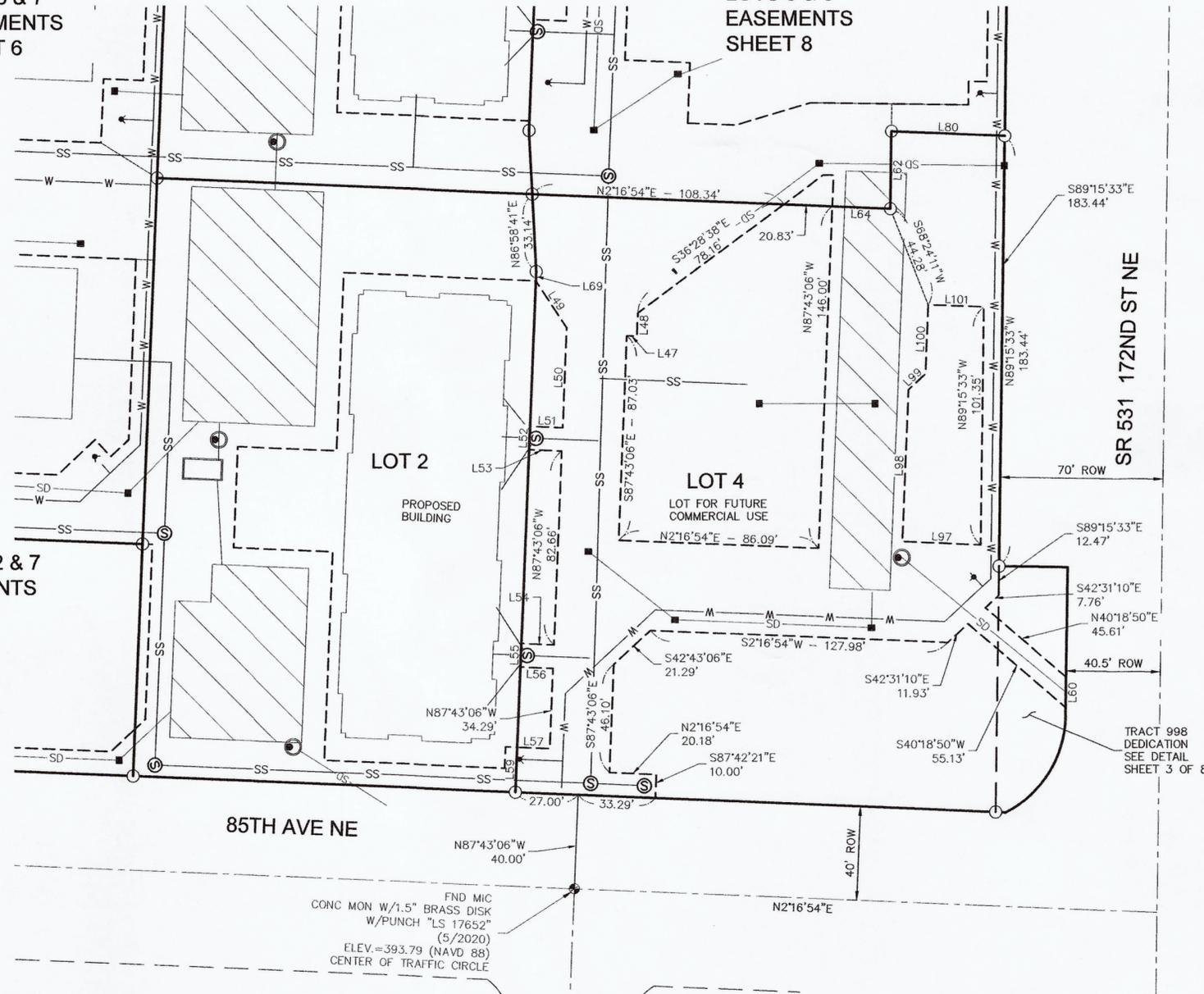
BASIS OF BEARINGS: SOUTH LINE SW 1/4 SECTION 24,  
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SURVEY INSTRUMENT USED: SOKKIA SET 5  
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 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD  
 TRAVERSE REQUIREMENTS OF WAC 332-130-090

LOTS 3 & 7  
 EASEMENTS  
 SHEET 6

LOTS 5 & 6  
 EASEMENTS  
 SHEET 8

LOTS 1, 2 & 7  
 EASEMENTS  
 SHEET 5

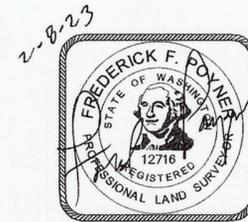


Line #	Length	Direction
L47	4.32	S02° 18' 08"W
L48	10.04	S87° 41' 47"E
L49	24.01	S56° 35' 26"W
L50	42.50	N87° 43' 06"W
L51	14.01	N02° 16' 54"E
L52	10.00	N87° 43' 06"W
L53	14.01	S02° 16' 54"W
L54	14.01	N02° 16' 54"E
L55	10.00	N87° 43' 06"W
L56	14.01	S02° 16' 54"W
L57	14.01	N02° 17' 40"E
L59	19.05	N87° 43' 06"W
L60	12.97	S89° 15' 33"E
L62	32.99	N89° 15' 33"W
L64	24.97	N02° 16' 54"E
L69	4.00	S87° 43' 06"E
L80	48.81	N02° 16' 54"E
L97	33.74	N02° 16' 54"E
L98	64.66	S87° 43' 06"E
L99	9.95	S42° 43' 06"E

Line #	Length	Direction
L100	29.47	S87° 43' 06"E
L101	23.98	S01° 54' 49"W

SITE NOTES:  
 SEE SHEET 3 OF 8 FOR ALL SITE NOTES

FND. MIC  
 CONC MON W/1.5" BRASS DISK  
 W/PUNCH "LS 17652"  
 (5/2020)  
 ELEV.=393.79 (NAVD 88)  
 CENTER OF TRAFFIC CIRCLE



SITE PLAN LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- ADJACENT PROPERTY
- UTILITIES & ACCESS EASEMENT
- SD ——— PROPOSED STORM PIPE
- W ——— PROPOSED WATER PIPE
- SS ——— PROPOSED SEWER PIPE
- ——— PROPOSED CATCH BASIN
- ⊙ ——— PROPOSED STORM MANHOLE
- ⊙ ——— PROPOSED FIRE HYDRANT
- ⊙ ——— PROPOSED SEWER MANHOLE
- ⊙ ——— PROPOSED SEWER CLEANOUT
- ▨ ——— PROPOSED DETENTION SYSTEM

AUDITOR'S FILE # 202303025002

LOT 4 EASEMENT

SHEET 7 OF 8

EAGLE PEAK DEVELOPMENT LLC.

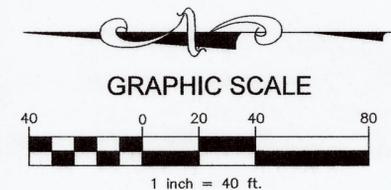


CASCADE SURVEYING & ENGINEERING, INC.  
 105 E. Division-PO Box 326  
 ARLINGTON, WA 98223  
 PHONE: (360) 435-5551  
 INFO@CASCADESURVEYING.COM

X:\22867\DWG\BSP\22867 SITE PLAN.DWG (SITE PLAN)

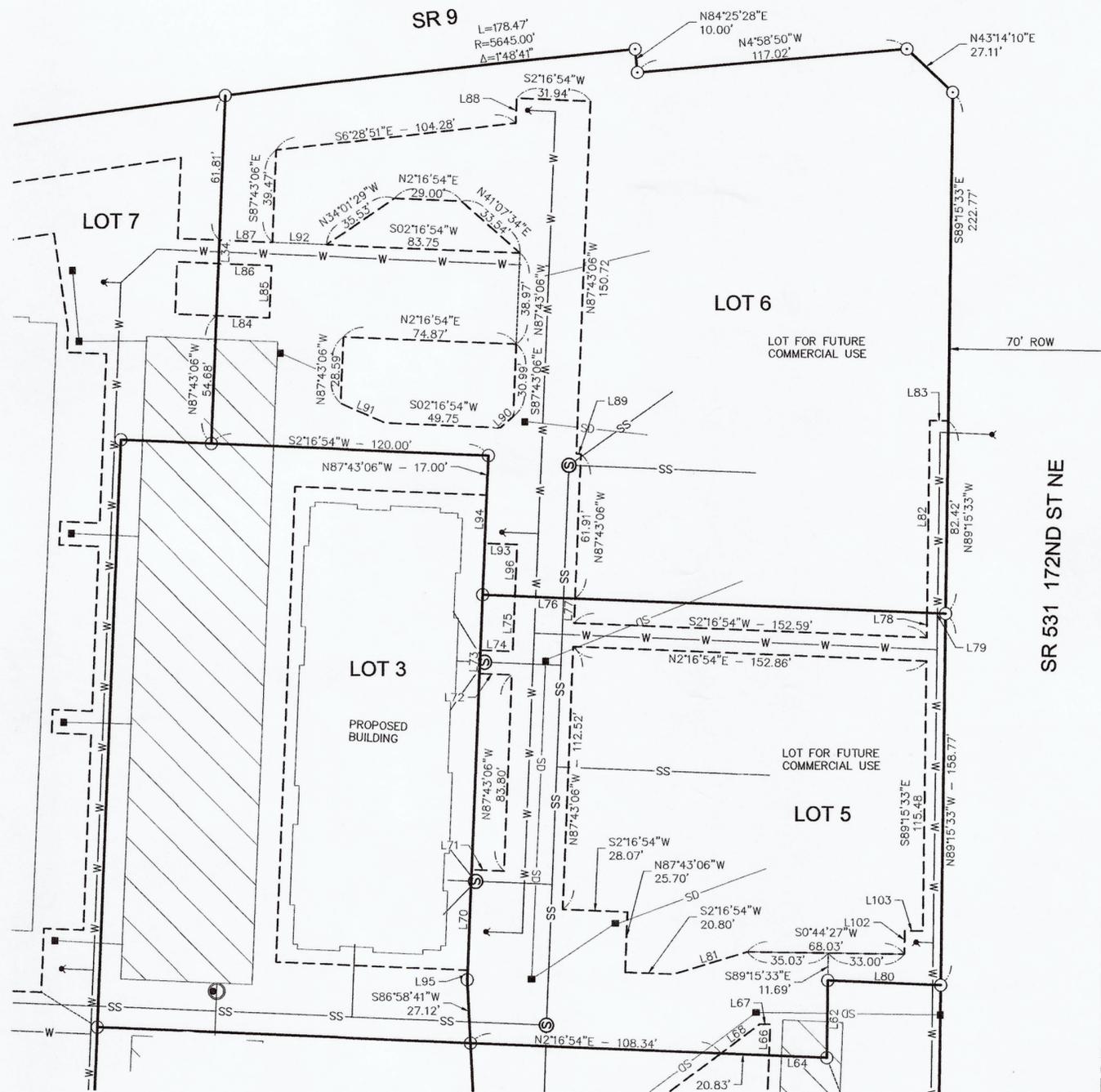
PORT'N SW 1/4, SEC. 24, TWP. 31 N., RGE. 05 E., W.M.  
 JOB# 22867 DRAWN BY: JH FIELD BOOK # ARL 141  
 DATE: 02/22 REVISED: 02/23 CHECKED BY:

CITY OF ARLINGTON  
 AMENDED ZAHRADNIK BINDING SITE PLAN  
 SW 1/4, SW 1/4, AND SE 1/4, SW 1/4, OF SECTION 24, TWP. 31 N., RGE. 05 E., W.M.  
 CITY FILE NUMBER: PLN #941



BASIS OF BEARINGS: SOUTH LINE SW 1/4 SECTION 24, TOWNSHIP 31 N., RANGE 05 E. W.M. PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200209115002.

SURVEY INSTRUMENT USED: SOKKIA SET 5  
 SURVEY INSTRUMENT USED: TOPCON DS  
 SURVEY PROCEDURE: CLOSED TRAVERSE  
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090



Line #	Length	Direction
L34	10.00	N87° 43' 06"W
L62	32.99	N89° 15' 33"W
L64	24.97	N02° 16' 54"E
L66	13.23	S87° 43' 06"E
L67	4.51	N00° 42' 58"E
L68	20.93	N36° 28' 38"W
L70	43.08	N87° 43' 06"W
L71	14.00	N02° 16' 54"E
L72	14.00	S02° 16' 54"W
L73	10.00	N87° 43' 06"W
L74	14.00	N02° 16' 54"E
L75	23.70	N87° 43' 06"W
L76	26.00	S02° 16' 54"W
L77	10.50	N87° 43' 06"W
L78	10.50	S89° 15' 33"E
L79	8.00	S02° 16' 54"W
L80	48.81	N02° 16' 54"E
L81	33.34	S16° 30' 43"E
L82	82.20	S89° 15' 33"E
L83	8.00	S00° 44' 27"W

Line #	Length	Direction
L84	23.00	S02° 16' 54"W
L85	22.28	S87° 43' 06"E
L86	23.00	N02° 16' 54"E
L87	23.00	S02° 16' 54"W
L88	10.69	S87° 43' 06"E
L89	2.00	S02° 16' 54"W
L90	7.35	S40° 43' 16"E
L91	21.09	S22° 51' 53"W
L92	23.37	S02° 16' 54"W
L93	14.00	S02° 16' 54"W
L94	20.61	N87° 43' 06"W
L95	4.12	N87° 43' 06"W
L96	22.01	N87° 43' 06"W
L102	10.00	S89° 15' 33"E
L103	7.80	S00° 44' 27"W

SITE PLAN LEGEND:

- PROPERTY LINE
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- SD PROPOSED STORM PIPE
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- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED SEWER CLEANOUT
- ▨ PROPOSED DETENTION SYSTEM

SITE NOTES:  
 SEE SHEET 3 OF 8 FOR ALL SITE NOTES



AUDITOR'S FILE # 202303025002

LOTS 5 & 6 EASEMENTS

SHEET 8 OF 8

EAGLE PEAK DEVELOPMENT LLC.



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X:\22867\DWG\BSP\22867 SITE PLAN.DWG (SITE PLAN)

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