

# BINDING SITE PLAN

## SMARTCAP ARLINGTON INDUSTRIAL PARK -PLN #1007

### CITY OF ARLINGTON, SNOHOMISH COUNTY, WA

#### SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.

#### 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. 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.

3. 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.

4. 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.

5. 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.

6. ALL UNDEVELOPED LOTS, PARCELS AND TRACTS SHALL BE GRADED, SEEDDED 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.

7. THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF ARLINGTON HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, LIABILITIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORM WATER SYSTEM ONSITE.

IN WITNESS WHEREOF, WE SET OUR HAND AND SEALS THIS 16 DAY OF Feb, 2023

SMARTCAP ARLINGTON AIR NORTH LLC  
 A WASHINGTON LIMITED LIABILITY COMPANY

BY: TIM SHOULTZ  
 ITS: MANAGER

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF WA )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIM SHOULTZ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED HE IS THE MANAGER OF SMARTCAP ARLINGTON AIR NORTH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

BRIAN R BURMESTER  
 Notary Public  
 State of Washington  
 Commission # 22035448  
 My Comm. Expires Dec 2, 2026

DATED: 2/16/23 2023  
 PRINTED NAME: Brian R Burmester  
 RESIDING AT: Redmond, WA  
 COMMISSION EXPIRES: 12.2.26

#### LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
 THENCE NORTH 87°34'30" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 2394.50 FEET;  
 THENCE NORTH 02°25'30" EAST 1019.00 FEET TO THE NORTH LINE OF THE SOUTH 1019.00 FEET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;  
 THENCE SOUTH 87°34'30" EAST, ALONG SAID NORTH LINE, 2209.33 FEET TO THE BEGINNING OF A 205.00-FOOT RADIUS TANGENT CURVE TO THE LEFT;  
 THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°58'49", AN ARC DISTANCE OF 64.33 FEET;  
 THENCE NORTH 74°26'41" EAST 0.57 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF 51ST AVENUE NE (AIRPORT BOULEVARD) AND THE BEGINNING OF A 586.76-FOOT RADIUS NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 71°19'47" WEST;  
 THENCE NORTHWESTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 33°12'44", AN ARC DISTANCE OF 340.12 FEET TO A POINT OF TANGENCY;  
 THENCE NORTH 51°52'57" WEST, ALONG SAID MARGIN, 2604.04 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID SUBDIVISION;  
 THENCE SOUTH 01°35'30" WEST, ALONG SAID EAST LINE, 249.86 FEET TO THE NORTH LINE OF THE SOUTH 2564.00 FEET OF SAID SUBDIVISION;  
 THENCE SOUTH 87°34'30" EAST, ALONG SAID NORTH LINE, 10.00 FEET TO THE EAST LINE OF THE WEST 220.00 FEET OF SAID SUBDIVISION;  
 THENCE SOUTH 01°35'30" WEST 395.68, ALONG SAID EAST LINE, FEET TO THE BEGINNING OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT;  
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°50'00", AN ARC DISTANCE OF 39.63 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 2143.00 FEET OF SAID SUBDIVISION;  
 THENCE NORTH 87°34'30" WEST, ALONG SAID NORTH LINE, 150.02 FEET TO THE BEGINNING OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT;  
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°02'12", AN ARC DISTANCE OF 15.72 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF 43RD AVENUE NE, BEING 30.00 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION;  
 THENCE SOUTH 01°35'30" WEST, ALONG SAID MARGIN, 29.79 FEET TO THE NORTH LINE OF THE SOUTH 2118.00 FEET OF SAID SUBDIVISION;  
 THENCE CONTINUING SOUTH 01°35'30" WEST, ALONG SAID MARGIN, 24.24 FEET TO THE BEGINNING OF A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 28°24'30" EAST;  
 THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°50'00", AN ARC DISTANCE OF 16.14 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 2098.00 FEET OF SAID SUBDIVISION;  
 THENCE SOUTH 87°34'30" EAST, ALONG SAID NORTH LINE, 201.01 FEET TO A POINT WHICH BEARS NORTH 02°25'30" EAST FROM THE POINT OF BEGINNING;  
 THENCE SOUTH 02°25'30" WEST 1079.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

#### 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 REQUIREMENT, AND IS HEREBY APPROVED. NOTED THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT OR GUARANTEE THE ACCURACY OF THIS SUBDIVISION INFORMATION.

EXAMINED AND APPROVED THIS 22nd DAY OF February, 2023

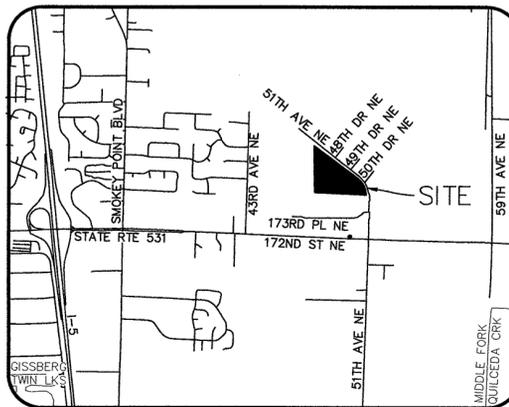
Marc Hayes  
 MARC HAYES, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

#### TREASURER'S CERTIFICATE

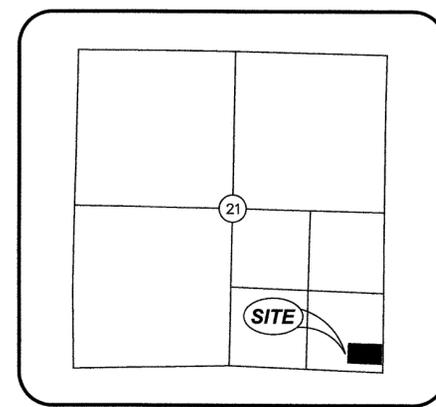
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING \_\_\_\_\_ TAXES.

TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER, SNOHOMISH COUNTY



VICINITY MAP  
 NOT TO SCALE



SECTION INDEXING  
 NOT TO SCALE

#### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SMARTCAP ARLINGTON AIR NORTH LLC, ON THE DATE OF SIGNATURE. I HEREBY CERTIFY THAT THIS MAP FOR CITY OF ARLINGTON MUNICIPAL AIRPORT IS BASED UPON THE ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT TO BE REFLECTED ON THE MAP IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIAL COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



Steven C. Berg  
 STEVEN C. BERG  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 53385  
 STATE OF WASHINGTON

02/15/2023  
 DATE

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF SNOHOMISH )

ON THIS DAY, BEFORE ME, STEVEN C. BERG, PERSONALLY APPEARS, PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITH AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.



DATE: FEBRUARY 15, 2023  
 PRINTED NAME: RICHARD VAN MOURIK  
 RESIDING AT: KIRKLAND, WA  
 COMMISSION EXPIRES: OCTOBER 21, 2024

#### SITE INFORMATION

OWNER: ARLINGTON MUNICIPAL AIRPORT  
 APPLICANT: SMARTCAP ARLINGTON AIR NORTH LLC  
 SITE ADDRESS: LOT/BLDG A =N/A  
 SITE ADDRESS: LOT/BLDG B =N/A  
 TAX PARCEL NO.: 31052100400100  
 ZONING: BP = BUSINESS PARK AIRPORT PROTECTION  
 DISTRICT: SUB-DISTRICT B  
 CODES USED: 2018 IBC, IMC, UPC, IFC, 2018 ICC ANSI 117.1, 2012 WSNREC & CITY OF ARLINGTON MUNICIPAL CODE  
 CITY OF ARLINGTON  
 WATER SERVICE: CITY OF ARLINGTON  
 SEWER SERVICE: CITY OF ARLINGTON

A.F.N.: 202303065001

SE 1/4 OF THE SE 1/4, SEC. 21, TWP. 31 N., RGE. 5 E., W.M.  
 SNOHOMISH COUNTY, WASHINGTON

**NORTH PEAK ASSOCIATES LLC**  
**PROFESSIONAL LAND SURVEYORS**

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

DWN. BY: WIMS	SCALE: N/A
CHK. BY: SCB	JOB NO.: 21-117
DATE: 01/19/2023	SHEET 1 OF 3

VOL./PG.

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF  
 STEVEN C. BERG  
 THIS 6 DAY OF March, 2023, AT 8  
 MINUTES PAST 10 AM, AND RECORDED IN VOL.    OF PLATS,  
 PAGE    RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garmen  
 AUDITOR, SNOHOMISH COUNTY  
Deputy Auditor

# BINDING SITE PLAN

## SMARTCAP ARLINGTON INDUSTRIAL PARK - PLN #1007

### 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

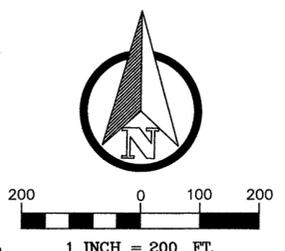
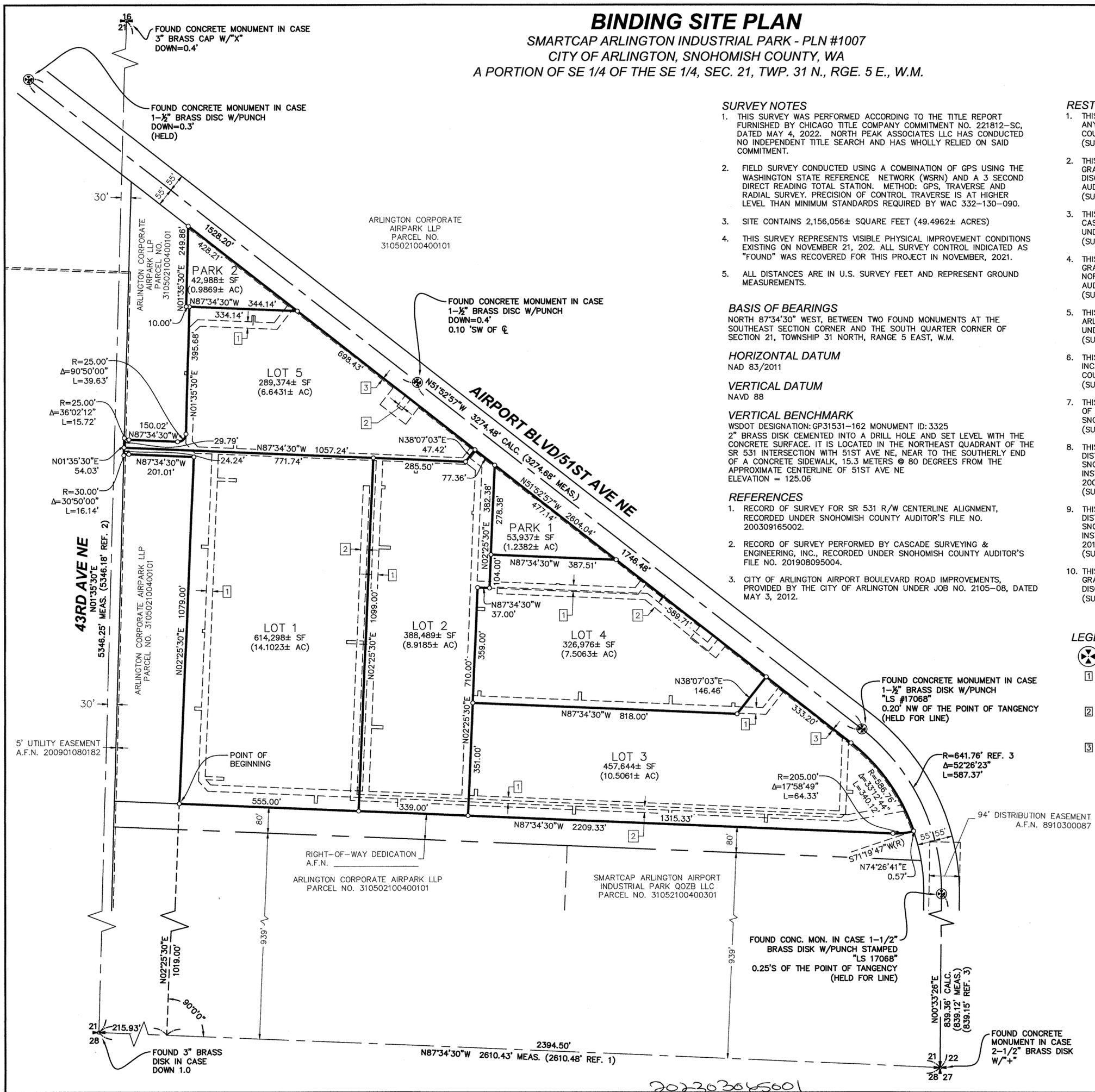
1. RECORD OF SURVEY FOR SR 531 R/W CENTERLINE ALIGNMENT, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200309165002.
2. RECORD OF SURVEY PERFORMED BY CASCADE SURVEYING & ENGINEERING, INC., RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201908095004.
3. CITY OF ARLINGTON AIRPORT BOULEVARD ROAD IMPROVEMENTS, PROVIDED BY THE CITY OF ARLINGTON UNDER JOB NO. 2105-08, DATED MAY 3, 2012.

#### 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)
-  20' WATER EASEMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO.
-  20' SEWER EASEMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO.
-  COMMUNICATION UTILITY EASEMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO.



<b>NORTH PEAK ASSOCIATES LLC</b> <b>PROFESSIONAL LAND SURVEYORS</b>	
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: 01/19/2023	SHEET 2 OF 3

202303065001

# BINDING SITE PLAN

SMARTCAP ARLINGTON INDUSTRIAL PARK - PLN #1007  
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.

**PARK 2**  
42,988± SF  
(0.9869± AC)

**LOT 5**  
289,374± SF  
(6.6431± AC)

**PARK 1**  
53,937± SF  
(1.2382± AC)

**LOT 1**  
614,298± SF  
(14.1023± AC)

**LOT 2**  
388,489± SF  
(8.9185± AC)

**LOT 4**  
326,976± SF  
(7.5063± AC)

**LOT 3**  
457,644± SF  
(10.5061± AC)

R=25.00'  
Δ=90°50'00"  
L=39.63'

R=25.00'  
Δ=36°02'12"  
L=15.72'

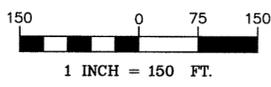
N01°35'30"E  
54.03'

R=30.00'  
Δ=30°50'00"  
L=16.14'

**43RD AVENUE NE**  
N01°35'30"E  
5346.25' MEAS. (5346.18' REF. 2)

- ⊕ AREA DRAIN
- ASPH ASPHALT
- CO CLEANOUT
- SS SANITARY SEWER
- C COMMUNICATION (FIBER)
- CRW CONCRETE RETAINING WALL
- CW CONCRETE WALK
- DWY DRIVEWAY
- EHH ELECTRICAL HANDHOLE
- EM ELECTRICAL METER
- ET ELECTRICAL TRANSFORMER

- ### LEGEND
- |     |                                  |    |                    |            |
|-----|----------------------------------|----|--------------------|------------|
| EV  | ELECTRICAL VAULT                 | □  | LIGHT POLE (METAL) |            |
| □   | COMMUNICATION HANDHOLE (FIBER)   | ○  | MANHOLE            |            |
| ⊕   | FIRE DEPARTMENT CONNECTION (FDC) | P  | ELECTRICAL LINE    |            |
| ⊕   | FIRE HYDRANT                     | SD | STORM DRAIN        |            |
| ⊕   | FOUND MONUMENT IN CASE           | TS | TELEPHONE SENTRY   |            |
| G   | GAS MAIN                         | TV | TELEPHONE VAULT    |            |
| G   | GAS METER                        | W  | WATER VAULT        |            |
| G   | GAS VALVE                        | WM | WATER MAIN         |            |
| ♿   | HANDICAP PARKING                 | ⊗  | WATER METER        |            |
| ICB | IRRIGATION CONTROL BOX           | ▼  | WATER VALVE        |            |
|     |                                  |    | ▼                  | YARD LIGHT |



<b>NORTH PEAK ASSOCIATES LLC</b> PROFESSIONAL LAND SURVEYORS	
17270 WOODINVILLE REDMOND ROAD NE, SUITE 705 WOODINVILLE, WA 98072 (206) 601-4682	
DWN. BY: WMS	SCALE: 1" = 150'
CHK. BY: SCB	JOB NO.: 21-117
DATE: 01/19/2023	SHEET 3 OF 3

202303065001

02/17/2023