

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN SUBDIVIDED, DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. THE OWNERS DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE ON THIS BINDING SITE PLAN. THE OWNERS DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL PARTIES THAT, NOW OR HEREAFTER, HAVE ANY INTEREST IN THE LAND DESCRIBED HEREIN.

FURTHER, THE OWNERS WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF MARYSVILLE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS BINDING SITE PLAN BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS BINDING SITE PLAN.

THIS BINDING SITE PLAN, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

TRACT "A" TO BE DEDICATED TO THE CITY OF MARYSVILLE.

SIGNATURE: \_\_\_\_\_  
PRINTED: JARI K. WILLIAMS; MANAGING MEMBER OF  
5J DEVELOPMENT, LLC

STATE OF WASHINGTON, COUNTY OF SNOHOMISH  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JARI K. WILLIAMS (IS/ARE) THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/WERE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF 5J DEVELOPMENT, LLC. \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE: \_\_\_\_\_  
DATED: \_\_\_\_\_  
TITLE: NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
(USE THIS SPACE FOR NOTARIAL STAMP/SEAL)

**CITY OF MARYSVILLE APPROVALS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR, CITY OF MARYSVILLE

ATTEST: CITY CLERK

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
AT \_\_\_\_\_ M. UNDER AUDITOR'S FEE NO. \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_ DAVID D. SALMON, PLS  
A.F.N. \_\_\_\_\_ \$ \_\_\_\_\_

DEPUTY AUDITOR \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_

**WILLIAMS INVESTMENT INDUSTRIAL PARK BINDING SITE PLAN NO.**

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

**INDEX TO DRAWINGS**

- 1. BINDING SITE PLAN DEDICATIONS
- 2. OVERALL SITE & CONTROL PLAN
- 3. OVERALL EASEMENTS PLAN
- 4. BINDING SITE PLAN IMPROVEMENTS - 1
- 5. BINDING SITE PLAN IMPROVEMENTS - 2
- 6. BINDING SITE PLAN IMPROVEMENTS - 3
- 7. BINDING SITE PLAN IMPROVEMENTS - 4

**BASIS OF BEARINGS**

THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 N, RANGE 5 EAST, W.M., WAS HELD BEING N 02°00'55"E AS SHOWN.

**HORIZONTAL DATUM**

WASHINGTON STATE PLANE COORDINATES (NAD 83/11) NORTH ZONE

**SURVEYOR'S NOTES**

- 1. DATE VISITED MONUMENTS: APRIL, 2020.
- 2. SURVEY INSTRUMENT USED: TOPCON PS 105A TESLA DATA COLLECTOR.
- 3. FIELD METHOD USED: FIELD TRAVERSE - STATIC GPS
- 4. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
- 5. THIS MAP HAS BEEN DEVELOPED FROM ELECTRONIC DATA FILES AND N.C.S. SURVEYING HOLDS THE ORIGINAL HARD COPY. ANYONE USING THIS INFORMATION WITHOUT PRIOR CONSENT, IS CONSIDERED UNAUTHORIZED. ANY RE-USE, MODIFICATION OR ADAPTATION TO THIS DRAWING FILE IS AT THE USERS RISK.
- 6. THE BOUNDARY LINES POSITIONING AS SHOWN WAS CALCULATED BY N.C.S. SURVEYING FROM RECORD DATA AND FIELD LOCATIONS.
- 7. SNOHOMISH COUNTY RIGHT-OF-WAY DEPARTMENT WAS UNABLE TO DETERMINE THE WIDTH OF THE RIGHT-OF-WAY IN 1965 OF 51ST AVE. NE. WATER EASEMENT IS SHOWN THE SAME AS ALTA SURVEY DATED 10/3/17 BY BARGHAUSEN CONSULTING ENGINEERS, INC.

**RESTRICTIONS**

- 1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL BINDING SITE PLAN PROCEDURE.
- 2. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER AND HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- 3. THE LOCATION AND HEIGHT OF ALL FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS BINDING SITE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.

**TREASURER**

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 2023 TAXES.

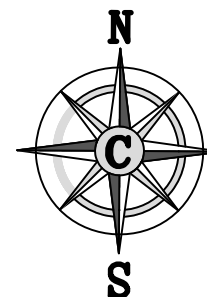
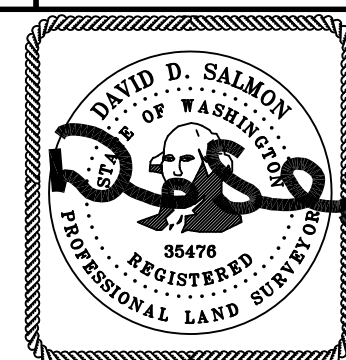
TREASURER, SNOHOMISH COUNTY \_\_\_\_\_ DATE \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

10/27/23

**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 5J DEVELOPMENT, LLC, IN \_\_\_\_\_ OCTOBER \_\_\_\_\_, 2023.

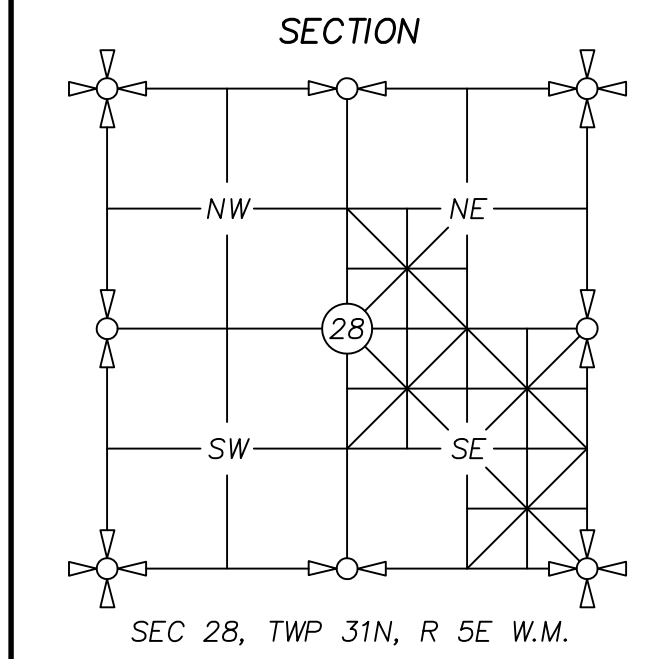
*D. Salmon*  
CERTIFICATE NO. 35476



**NCS**  
SURVEYING, LLC

17105 RIVER ROAD  
Leavenworth, Wa. 98826  
Cell: (253) 606-6829

dsalmon@ncssurveying.com



**SITE ADDRESSES**

15808 & 16204 51ST AVE. N.E.  
MARYSVILLE, WA 98271

**PARCEL NUMBERS**

31052800400100 & 31052800400400

**LEGAL DESCRIPTIONS**

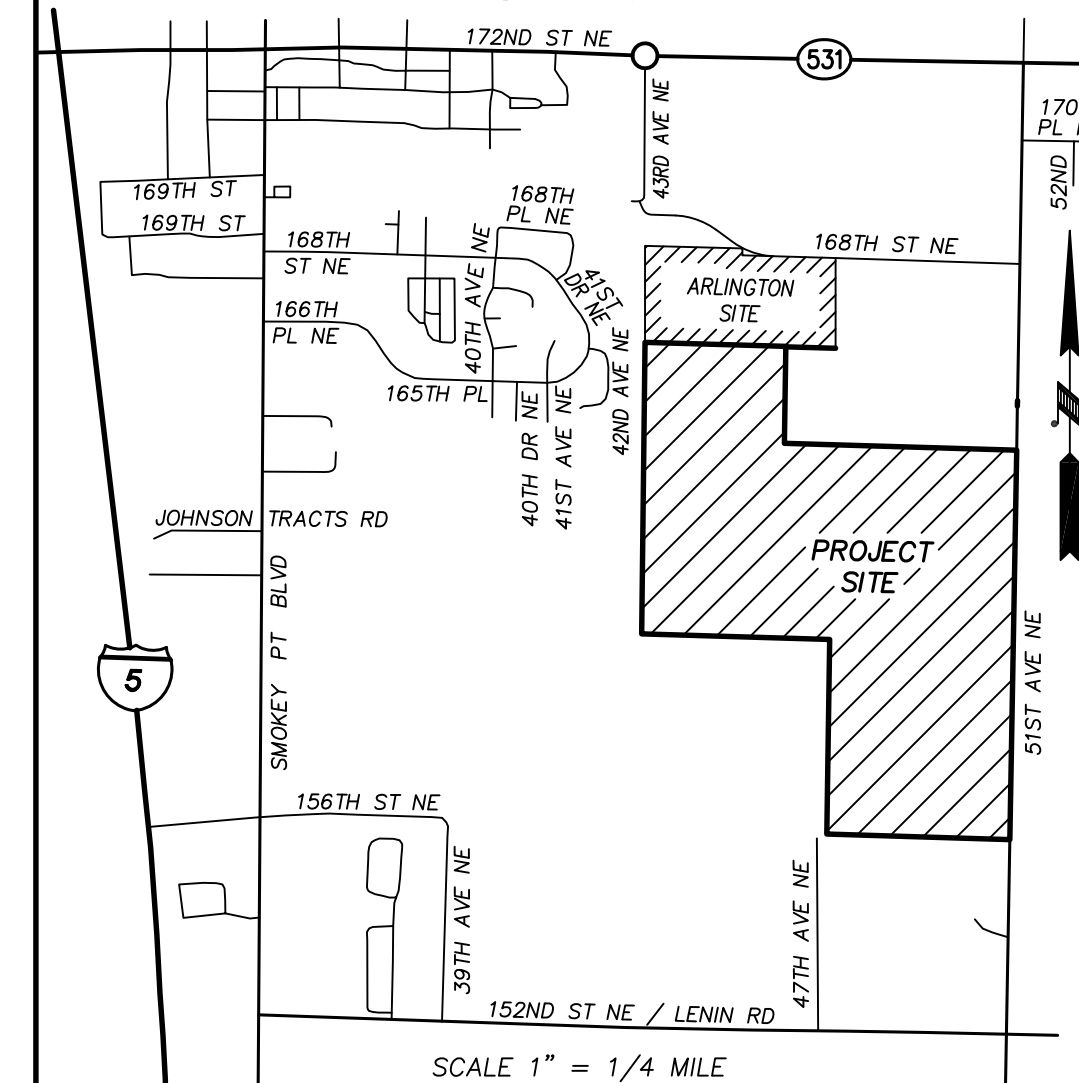
PARCEL "B": TPN 31052800400100  
NORTH HALF OF THE SOUTHEAST QUARTER; ALSO SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; EXCEPT THE EAST 330 FEET THEREOF; AND EXCEPT COUNTY ROAD; ALL IN SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL "C": TPN 31052800400400  
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
EXCEPT COUNTY ROAD, KNOWN AS SHOULTES ROAD-51ST AVE. NE. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**REFERENCE MATERIALS**

- 1. ALTA SURVEY COMPLETED BY BARGHAUSEN CONSULTING ENGINEERS, INC. DATED OCTOBER 3, 2017.
- 2. THE FOLLOWING DOCUMENTS ARE RECORDS OF THE SNOHOMISH COUNTY AUDITOR'S OFFICE:  
SNOHOMISH COUNTY ROS; AFN 202212095003  
SNOHOMISH COUNTY ROS; AFN 201102255002  
SNOHOMISH COUNTY ROS; AFN 9706025002
- 3. SNOHOMISH COUNTY ASSESSOR MAPS; NE & SE 28-31-05E.
- 4. DRY UTILITY LOCATE ALONG 51ST. AVE. NE. COMPLETED BY APS 4/20
- 5. GAS PIPELINE LOCATE ACROSS PROPERTY COMPLETED BY OLYMPIC PIPELINE COMPANY 4/20.
- 6. TITLE INSURANCE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, A WASHINGTON CORPORATION; GUARANTEE NO: 500138129 (AMENDMENT 1) EFFECTIVE DATE: APRIL 26, 2023 AT 08:00 AM.
- 7. 51ST AVE. NE. R/W VARIES FROM 60' TO 85' PER CITY OF MARYSVILLE PUBLIC WORKS DEPARTMENT.

**VICINITY MAP**



PREPARED FOR PROPERTY OWNER: 5J DEVELOPMENT, LLC  
CONTACT: RYAN KILBY  
2517 COLBY AVE  
EVERETT, WA 98201  
PHONE: (425) 750-7926

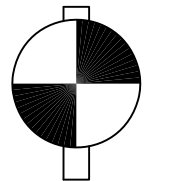
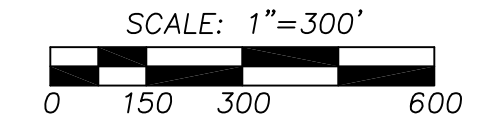
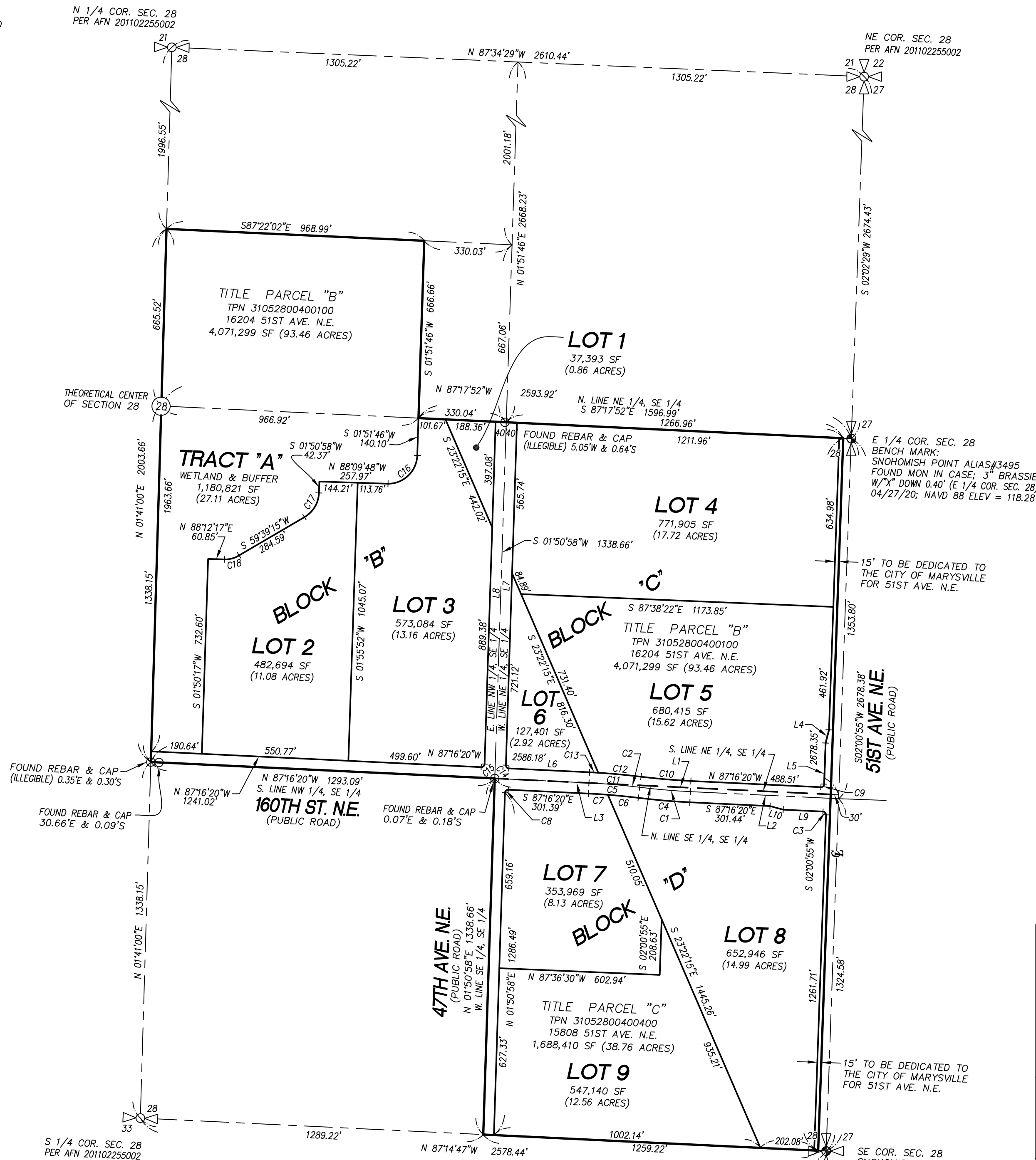
DRAWN BY: MFB/TWB	DATE: OCTOBER, 2023	JOB NO.: 200011
CHECKED BY: D. SALMON	SCALE: 1" = 100'	SHEET: 1 OF 7

# WILLIAMS INVESTMENT INDUSTRIAL PARK BINDING SITE PLAN NO.

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

## LEGEND

- ⊙ FOUND MONUMENT; AS NOTED
- FOUND REBAR & CAP; AS NOTED
- ⊕ CALCULATED MONUMENT POSITION, AS NOTED



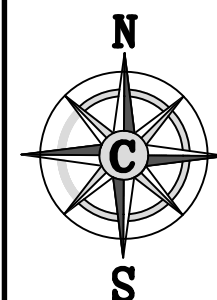
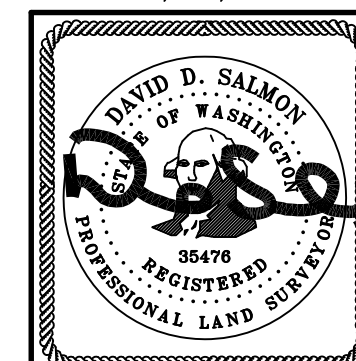
VERTICAL DATUM  
(NAVD 88)

**BENCH MARK**  
SNOHOMISH POINT ALIAS#3495  
FOUND MON IN CASE; 3" BRASSIE  
W/"X" DOWN 0.40' (E 1/4 COR. SEC. 28) 04/27/20  
ELEV. = 118.28

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	04°22'51"	2500.00	191.15
C2	04°22'51"	2500.00	191.15
C3	89°17'15"	12.00	18.70
C4	04°22'51"	2540.00	194.20
C5	04°22'51"	2460.00	188.09
C6	02°41'16"	2460.00	115.40
C7	01°41'34"	2460.00	72.69
C8	90°52'42"	12.00	19.03
C9	90°42'45"	12.00	19.00
C10	04°22'14"	2460.00	187.65
C11	04°23'26"	2540.00	194.64
C12	03°38'41"	2540.00	161.58
C13	00°44'45"	2540.00	33.07
C14	89°08'17"	12.00	18.67
C15	90°52'42"	12.00	19.03
C16	88d08'14"	110.00	169.21
C17	57d48'17"	110.00	110.98
C18	33°56'12"	98.65	58.43

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 87°16'20"W	1263.09
L2	S 87°16'20"E	557.16
L3	N 87°16'20"W	354.19
L4	S 14°25'22"W	51.20
L5	S 02°00'55"W	154.60
L6	N 87°16'20"W	302.98
L7	S 01°50'58"W	1286.86
L8	S 01°50'58"W	1286.46
L9	S 87°16'20"E	149.50
L10	S 74°51'53"E	51.20

10/27/23

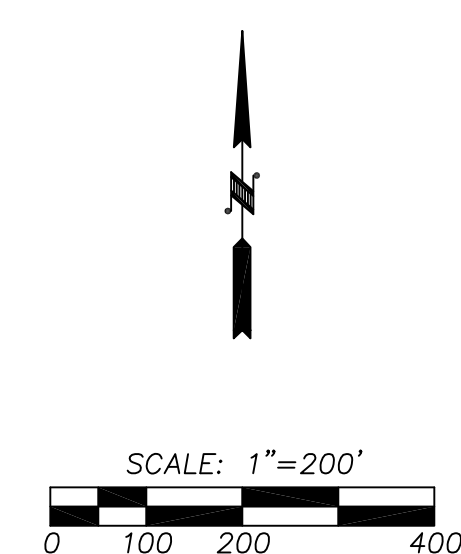
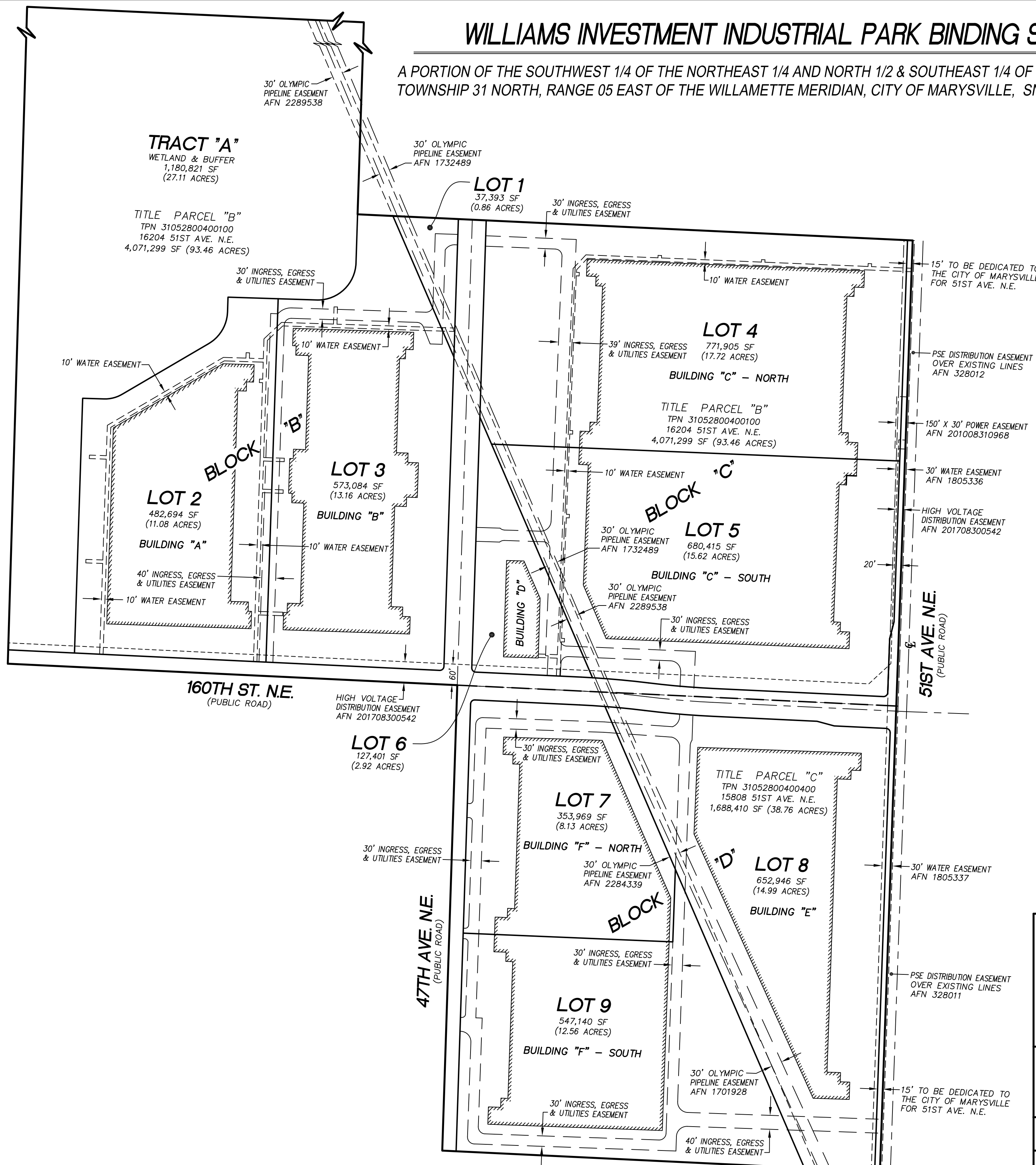


**NCS SURVEYING, LLC**  
17105 RIVER ROAD  
Leavenworth, Wa. 98826  
Cell: (253) 606-6829  
dsalmon@ncssurveying.com

PREPARED FOR PROPERTY OWNER:		5J DEVELOPMENT, LLC CONTACT: RYAN KILBY 2517 COLBY AVE EVERETT, WA 98201 PHONE: (425) 750-7926
DRAWN BY: MFB/TWB	DATE: OCTOBER, 2023	JOB NO.: 200011
CHECKED BY: D. SALMON	SCALE: 1" = 300'	SHEET: 2 OF 7

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A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28,  
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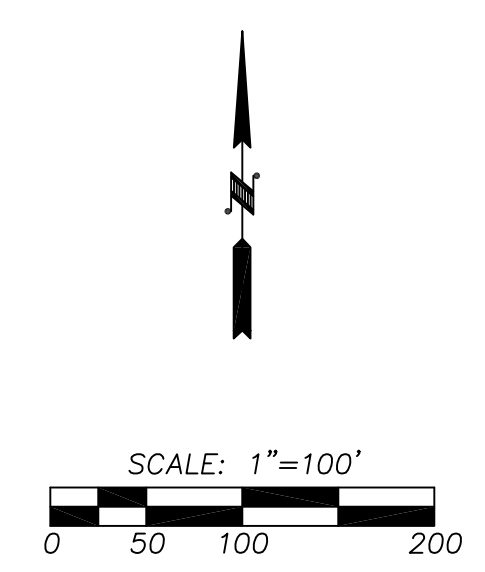
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CHECKED BY: D. SALMON	SCALE: 1" = 200'	SHEET: 3 OF 7

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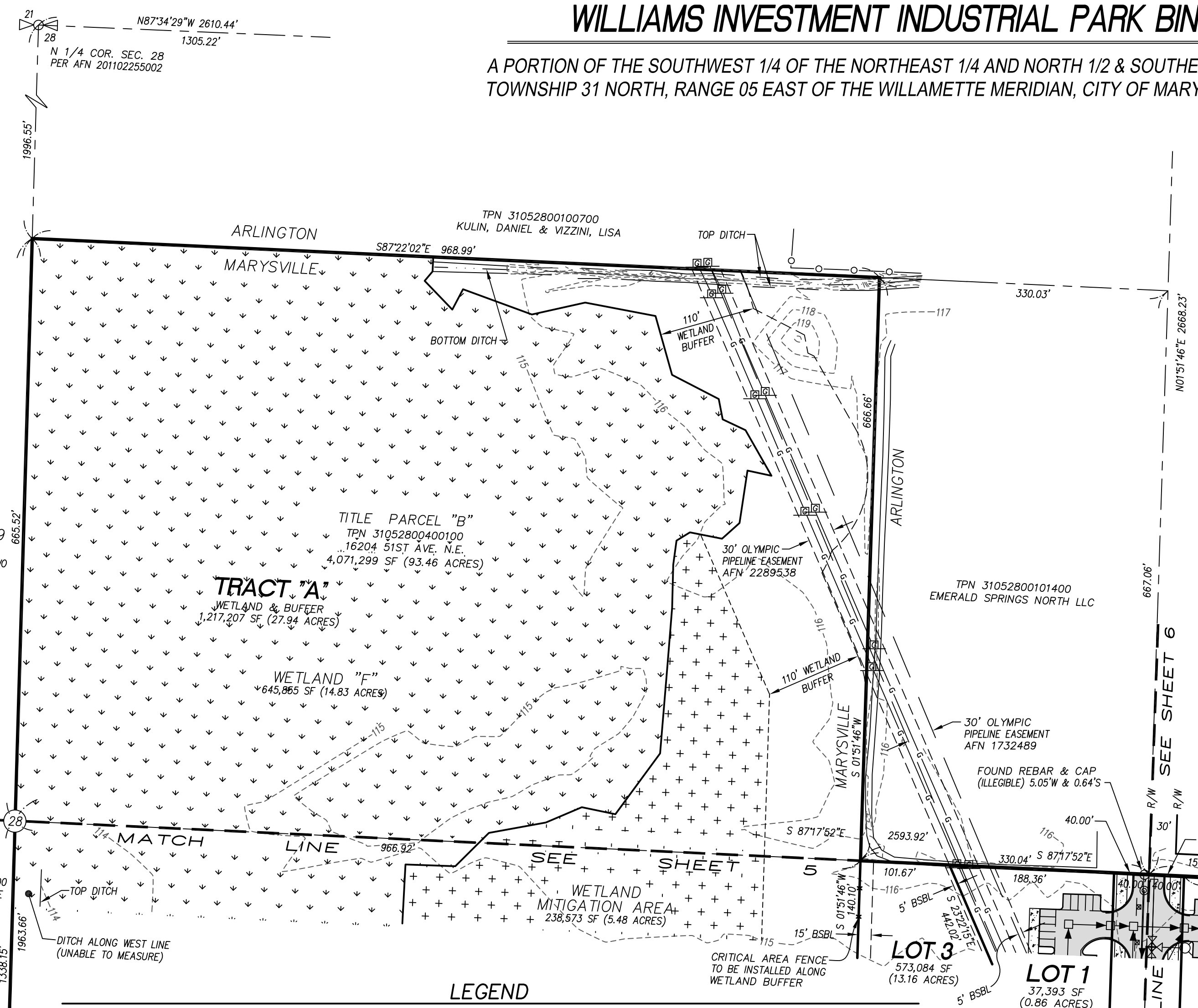


VERTICAL DATUM  
(NAVD 88)

**BENCH MARK**  
SNOHOMISH POINT ALIAS#3495  
FOUND MON IN CASE; 3" BRASSIE  
W/"X" DOWN 0.40" (E 1/4 COR.  
SEC. 28) 04/27/20  
ELEV. = 118.28

CONTOUR INTERVAL = 1'

CURVE TABLE			
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C17	57d48'17"	110.00	110.98
C18	33°56'12"	98.65	58.43



TRACT 999  
(NO TPN)  
COUNTRY MANOR TWO  
A CONDOMINIUM

TITLE PARCEL "B"  
TPN 31052800400100  
16204 51ST AVE. N.E.  
4,071,299 SF (93.46 ACRES)

TRACT "A"  
WETLAND & BUFFER  
1,217,207 SF (27.94 ACRES)

WETLAND "F"  
645,865 SF (14.83 ACRES)

WETLAND  
MITIGATION AREA  
238,973 SF (5.48 ACRES)

LOT 3  
573,084 SF  
(13.16 ACRES)

LOT 1  
37,393 SF  
(0.86 ACRES)

LOT 4  
771,905 SF  
(17.72 ACRES)

### LEGEND

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>○ FOUND MONUMENT; AS NOTED</li> <li>○ FOUND REBAR &amp; CAP; AS NOTED</li> <li>⊕ CALCULATED MONUMENT POSITION; AS NOTED</li> <li>● BOLLARD</li> <li>○ UTILITY/POWER POLE</li> <li>⊗ UTILITY POLE W/UNDERGROUND DROP</li> <li>⊗ GUY POLE</li> <li>⊗ STREET LIGHT</li> <li>⊗ YARD/ORNAMENTAL LIGHT</li> <li>→ GUY WIRE</li> <li>⊠ TRANSFORMER</li> <li>⊠ UTILITY VAULT</li> <li>⊠ POWER METER</li> <li>⊠ "J" BOX</li> <li>⊠ TELEPHONE PEDESTAL</li> <li>⊠ SIGN</li> <li>⊠ TEE POST</li> </ul> | <ul style="list-style-type: none"> <li>⊠ MAIL BOX</li> <li>⊠ GASLINE MARKER POST</li> <li>⊠ GAS VALVE</li> <li>⊗ FIRE HYDRANT</li> <li>⊗ WATER VALVE</li> <li>⊗ WATER BLOWOFF</li> <li>⊗ WATER METER</li> <li>⊠ IRRIGATION CONTROL BOX</li> <li>⊗ IRRIGATION WELL/MONITORING WELL</li> <li>⊗ WATER FAUCET</li> <li>⊠ CATCH BASIN</li> <li>● STORM CLEANOUT</li> <li>⊗ YARD DRAIN</li> <li>⊗ CULVERT</li> <li>⊗ SEWER MANHOLE</li> <li>⊗ SEWER CLEANOUT</li> </ul> | <ul style="list-style-type: none"> <li>⊠ WOOD POST</li> <li>⊗ GATE POST</li> <li>⊠ WOOD FENCE</li> <li>⊗ CHAINLINK FENCE</li> <li>⊗ BARBED/HOGWIRE FENCE</li> <li>⊠ CONC. BLOCK RETAINING WALL</li> <li>⊠ TOP DITCH</li> <li>⊠ BOTTOM DITCH</li> <li>⊠ SANITARY SEWER LINE</li> <li>⊠ WATER LINE</li> <li>⊠ UNDERGROUND POWER LINE</li> <li>⊠ OVERHEAD POWER</li> <li>⊠ TELEPHONE/FIBER OPTIC LINE</li> <li>⊠ GAS LINE</li> </ul> |
| <ul style="list-style-type: none"> <li>—EP— EDGE OF PAVEMENT LINE</li> <li>—RW— RIGHT OF WAY LINE</li> <li>—EL— EASEMENT LINE</li> <li>—PL— PROPERTY LINE</li> <li>---114--- CONTOUR</li> <li>⊠ GRAVEL</li> <li>⊠ CONCRETE</li> <li>⊠ CONCRETE W/SCORING LINE</li> <li>⊠ PAVEMENT</li> </ul>   |   |   |

10/27/23

## NCS SURVEYING, LLC

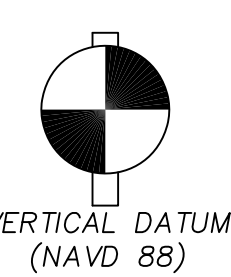
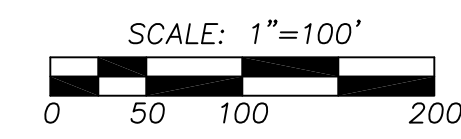
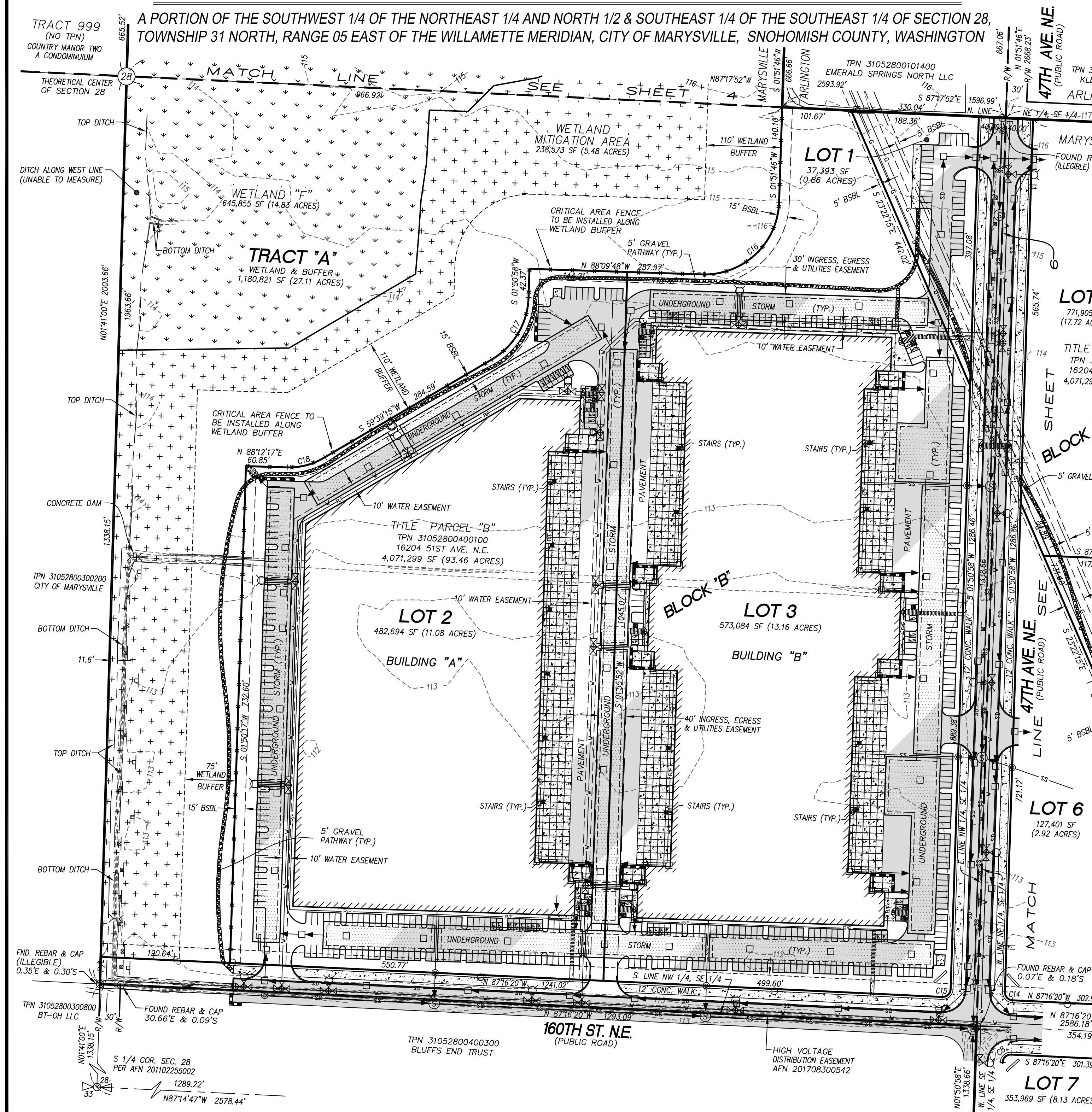
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# WILLIAMS INVESTMENT INDUSTRIAL PARK BINDING SITE PLAN NO.

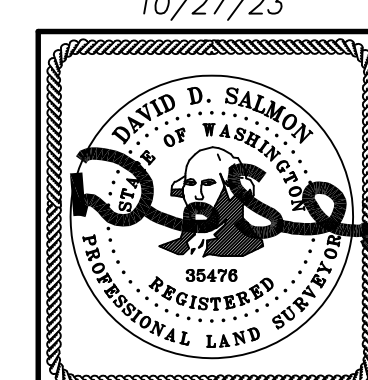
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C3	89°17'15"	12.00	18.70
C4	04°22'51"	2540.00	194.20
C5	04°22'51"	2460.00	188.09
C6	02°41'16"	2460.00	115.40
C7	01°41'34"	2460.00	72.69
C8	90°52'42"	12.00	19.03
C9	90°42'45"	12.00	19.00
C10	04°22'14"	2460.00	187.65
C11	04°23'26"	2540.00	194.64
C12	03°38'41"	2540.00	161.58
C13	00°44'45"	2540.00	33.07
C14	89°08'17"	12.00	18.67
C15	90°52'42"	12.00	19.03
C16	88d08'14"	110.00	169.21
C17	57d48'17"	110.00	110.98
C18	33°56'12"	98.65	58.43



**NCS**  
SURVEYING, LLC

17105 RIVER ROAD  
Leavenworth, Wa. 98826  
Cell: (253) 606-6829  
dsalmon@ncssurveying.com

PREPARED FOR PROPERTY OWNER:		
5J DEVELOPMENT, LLC CONTACT: RYAN KILBY 2517 COLBY AVE. EVERETT, WA 98201 PHONE: (425) 750-7926		
DRAWN BY: MFB/TWB	DATE: OCTOBER, 2023	JOB NO.: 200011
CHECKED BY: D. SALMON	SCALE: 1" = 100'	SHEET: 5 OF 7



# WILLIAMS INVESTMENT INDUSTRIAL PARK BINDING SITE PLAN NO.

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28,  
TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

N87°34'29"W  
2610.44'  
1305.22' 21 22  
NE COR. SEC. 28  
PER AFN 201102255002

TPN 31052800101400  
EMERALD SPRINGS NORTH LLC  
N87°17'52"W  
330.04'

TPN 31052800101100  
KLEIN, JAMES

TPN 31052700200700  
MARYSVILLE NORTH I LLC

**LOT 1**  
37,393 SF  
(0.86 ACRES)

**LOT 4**  
771,905 SF (17.72 ACRES)

**LOT 3**  
573,084 SF  
(13.16 ACRES)

**TITLE PARCEL "B"**  
TPN 31052800400100  
16204 51ST AVE. N.E.  
4,071,299 SF (93.46 ACRES)

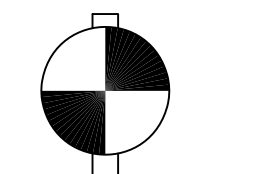
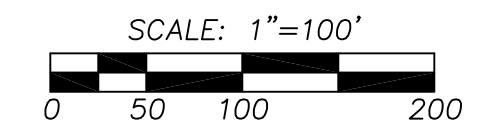
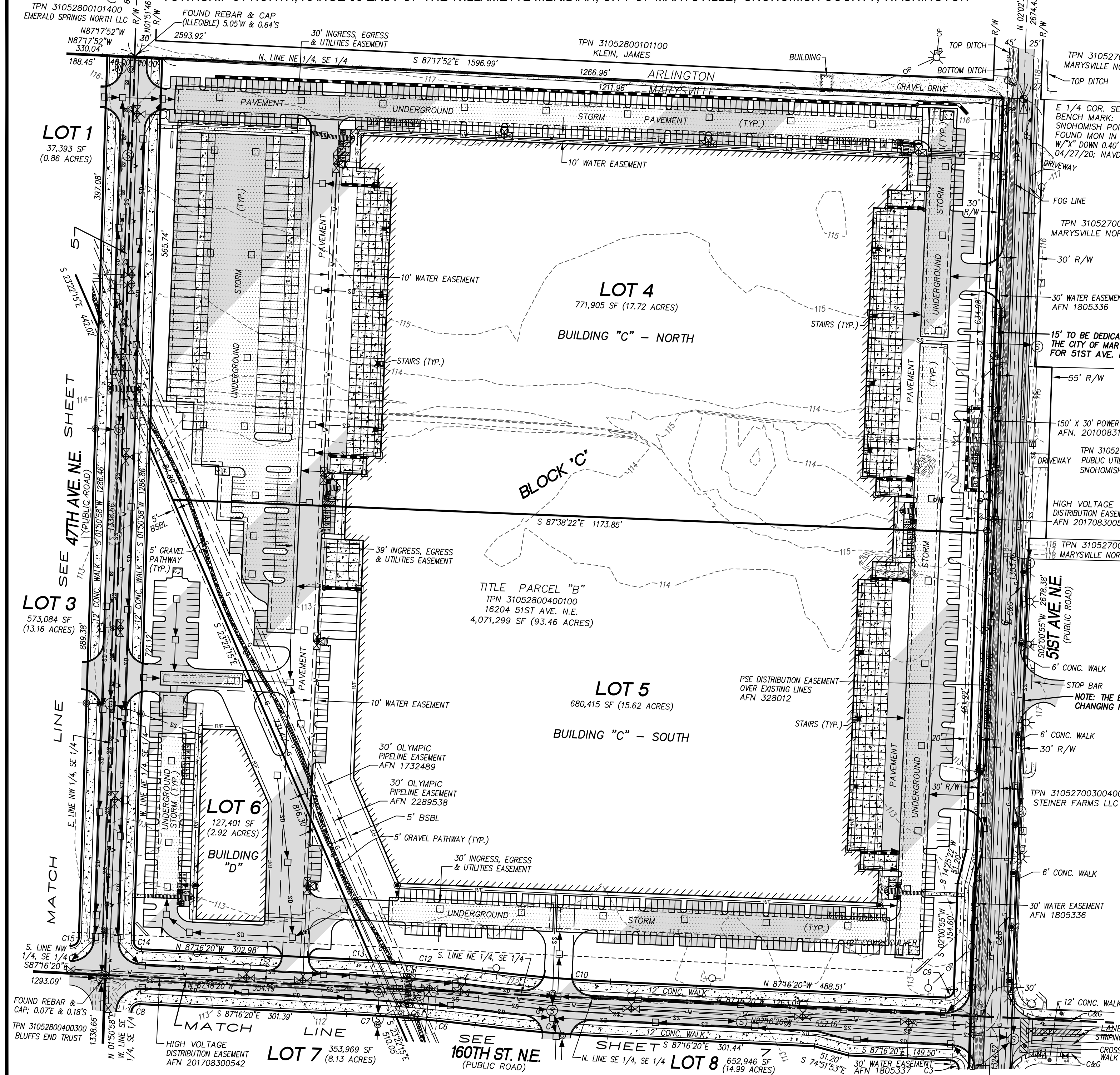
**LOT 5**  
680,415 SF (15.62 ACRES)

**LOT 6**  
127,401 SF  
(2.92 ACRES)

TPN 31052800400300  
BLUFFS END TRUST  
N 01°50'58"E  
1338.66'

**LOT 7**  
353,969 SF  
(8.13 ACRES)

**LOT 8**  
652,946 SF  
(14.99 ACRES)

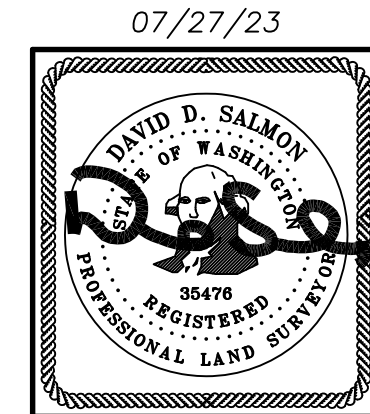


VERTICAL DATUM  
(NAVD 88)

**BENCH MARK**  
SNOHOMISH POINT ALIAS#3495  
FOUND MON IN CASE, 3" BRASSIE  
W/"X" DOWN 0.40' (E 1/4 COR. SEC. 28)  
04/27/20; NAVD 88 ELEV = 118.28'  
ELEV. = 118.28

CONTOUR INTERVAL = 1'

NO.	DELTA	RADIUS	LENGTH
C1	04'22'51"	2500.00	191.15
C2	04'22'51"	2500.00	191.15
C3	89'17'15"	12.00	18.70
C4	04'22'51"	2540.00	194.20
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C17	57°48'17"	110.00	110.98
C18	33'56'12"	98.65	58.43



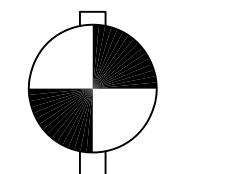
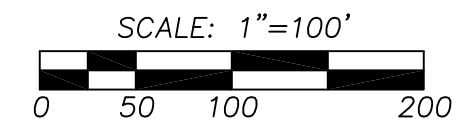
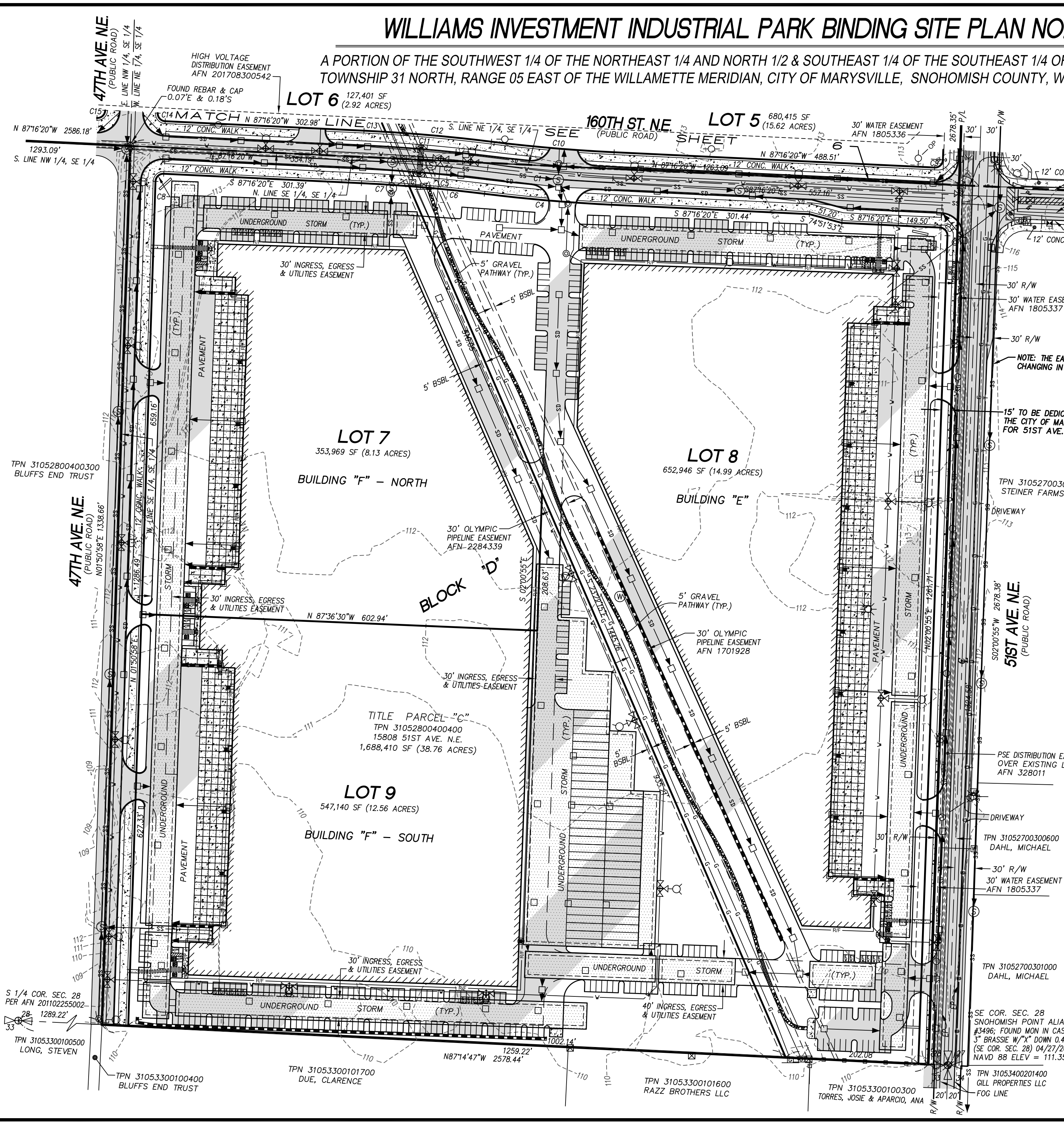
**NCS SURVEYING, LLC**  
17105 RIVER ROAD  
Leavenworth, Wa. 98826  
Cell: (253) 606-6829  
dsalmon@ncssurveying.com

PREPARED FOR PROPERTY OWNER:		5J DEVELOPMENT, LLC CONTACT: RYAN KILBY 2517 COLBY AVE. EVERETT, WA 98201 PHONE: (425) 750-7926
DRAWN BY: MFB/TWB	DATE: JULY, 2023	JOB NO.: 200011
CHECKED BY: D. SALMON	SCALE: 1" = 100'	SHEET: 6 OF 7



# WILLIAMS INVESTMENT INDUSTRIAL PARK BINDING SITE PLAN NO.

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 & SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28,  
TOWNSHIP 31 NORTH, RANGE 05 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

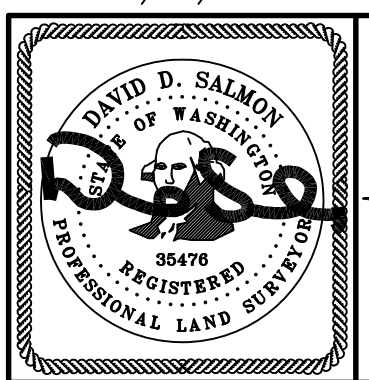


VERTICAL DATUM  
(NAVD 88)

**BENCH MARK**  
SNOHOMISH POINT ALIAS #3495  
FOUND MON IN CASE: 3" BRASSIE  
W/"X" DOWN 0.40' (E 1/4 COR.  
SEC. 28) 04/27/20  
ELEV. = 118.28

CONTOUR INTERVAL = 1'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	04°22'51"	2500.00	191.15
C2	04°22'51"	2500.00	191.15
C3	89°17'15"	12.00	18.70
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DRAWN BY: MFB/TWB	DATE: JULY, 2023	JOB NO.: 200011
CHECKED BY: D. SALMON	SCALE: 1" = 100'	SHEET: 7 OF 7