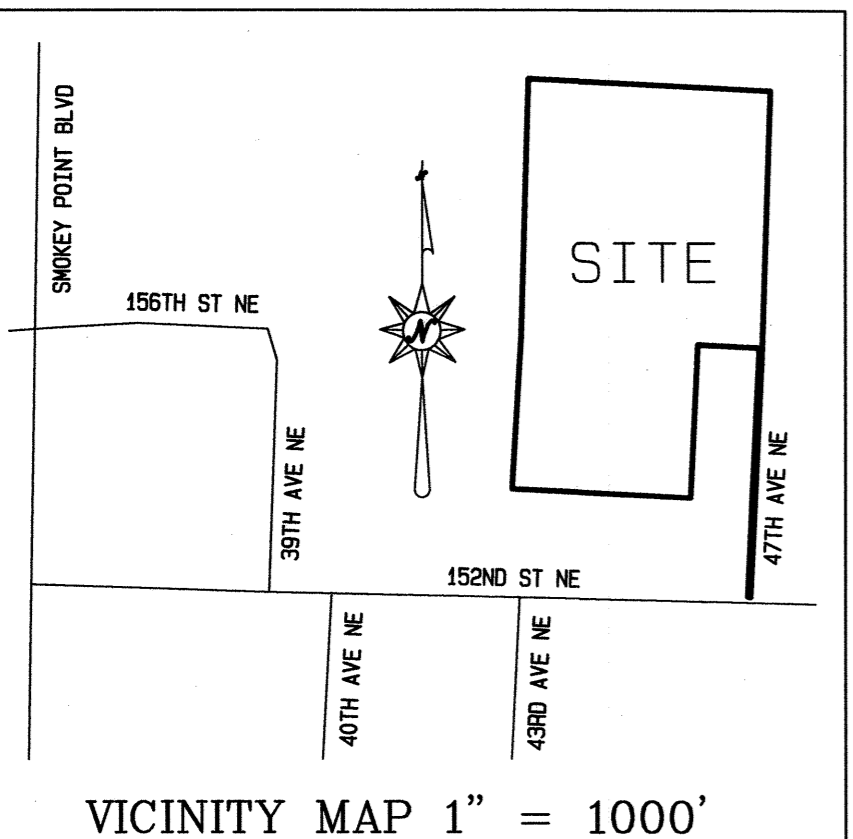


MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. _____

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28 & THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 31 N., RANGE 5 E., W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__

CITY OF MARYSVILLE CITY ENGINEER

COMMUNITY DEVELOPMENT APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__

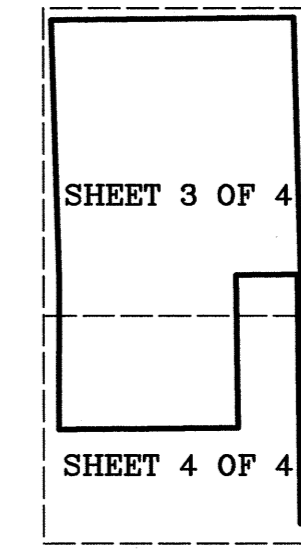
COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR

MAYOR APPROVAL

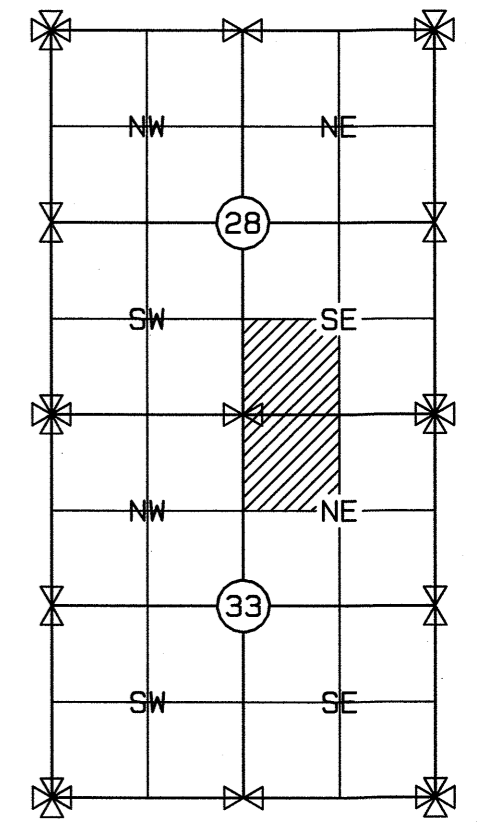
EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS ____ DAY OF _____, 20__

MAYOR

ATTEST: CITY CLERK



KEY MAP



SECTION INDEX

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT PACIFIC REALTY ASSOCIATES, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND _____, THE MORTGAGEE THEREOF HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS 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 ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF THE 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 RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY 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.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2022.

PACIFIC REALTY ASSOCIATES,
A DELAWARE LIMITED PARTNERSHIP

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF PACIFIC REALTY ASSOCIATES, A DELAWARE LIMITED PARTNERSHIP, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____

THIS ____ DAY OF _____, 20__, AT ____ MINUTES PAST _____

AUDITOR'S RECORDING NO. _____

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR

DEPUTY AUDITOR

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, HAS BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

SNOHOMISH COUNTY TREASURER

LAND 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 PACIFIC REALTY ASSOCIATES, A DELAWARE LIMITED PARTNERSHIP IN FEBRUARY 2022. I HEREBY CERTIFY THAT THIS MAP FOR MARYSVILLE CORPORATE CENTER BINDING SITE PLAN IS BASED UPON AN 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 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 SUBSTANTIALLY 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. (RCW 64.90.245)

STEPHEN H. WOODS, P.L.S. 38965

3-10-22
DATE

A.F. NO. _____



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: MAR 10, 2022	JOB NAME: 20-195
SCALE: N/A	JOB NO.: 20-195B

INDEX DATA:
SEC 28-33 T 31N R 5E WM

SURVEY FOR:
PACIFIC REALTY ASSOCIATES, L.P.
15908 47TH AVE NE
MARYSVILLE, WA 98271

SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 4

MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. _____

SECTION CONTROL:

ORIGINAL LEGAL DESCRIPTIONS:

LEGEND:

- ⊙ = CALCULATED PER ROS 201907085001
- ⊛ = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001

PARCEL A:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE WEST 30 FEET FOR DRAINAGE DITCH CONVEYED UNDER AUDITOR'S FILE NUMBER 236004.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THE EAST 16.5 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION LYING WITHIN 152ND STREET N.E.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 87°14'35" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 950.79 FEET; THENCE SOUTH 2°42'38" WEST 800 FEET; THENCE NORTH 87°11'28" WEST TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 3°17'55" EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET FOR DRAINAGE DITCH CONVEYED UNDER AUDITOR'S FILE NO. 236003.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

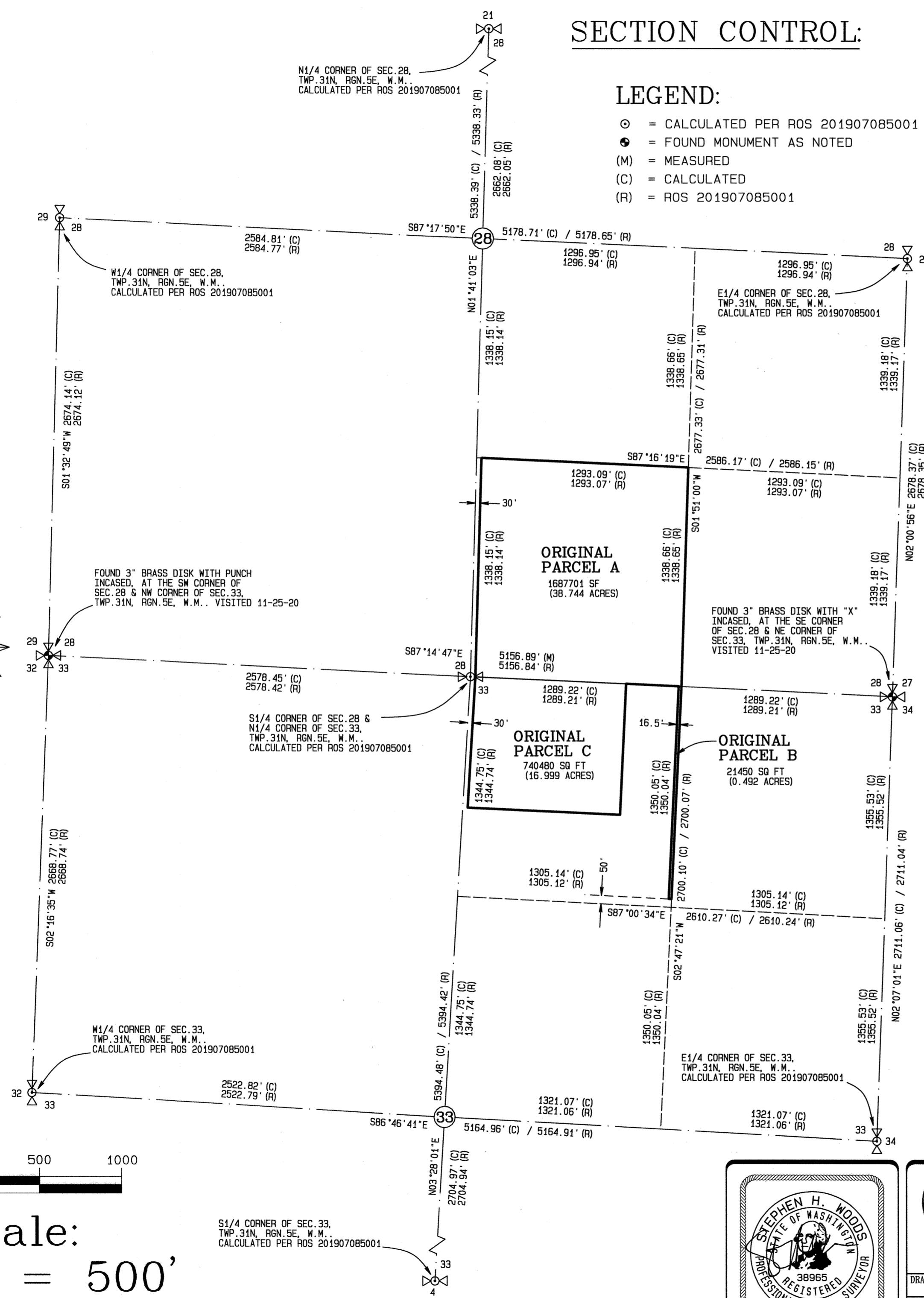
BASIS OF BEARING:

GRID NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 417707.01 / 1316019.15 AT A 3" BRASS DISK WITH "X" IN A MONUMENT CASE AT THE NE CORNER OF SEC. 33, TWP. 31N, RGN. 5E, W.M. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999982646 AND THE GRID SCALE FACTOR OF 0.9999423114 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

SURVEYOR'S NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (TRIMBLE R10). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 33 2-130-090. IN ADDITION, THIS SURVEY MEETS THE TOPOGRAPHIC STANDARDS SET FORTH IN WAC 332-130-145.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED DECEMBER 04, 2020, THE DATE OF THIS FIELD SURVEY.
- 3) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 500132205, DATED FEBRUARY 24, 2022. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

A.F. NO. _____



0 500 1000

Scale:
1" = 500'

S1/4 CORNER OF SEC. 33,
TWP. 31N, RGN. 5E, W.M.,
CALCULATED PER ROS 201907085001



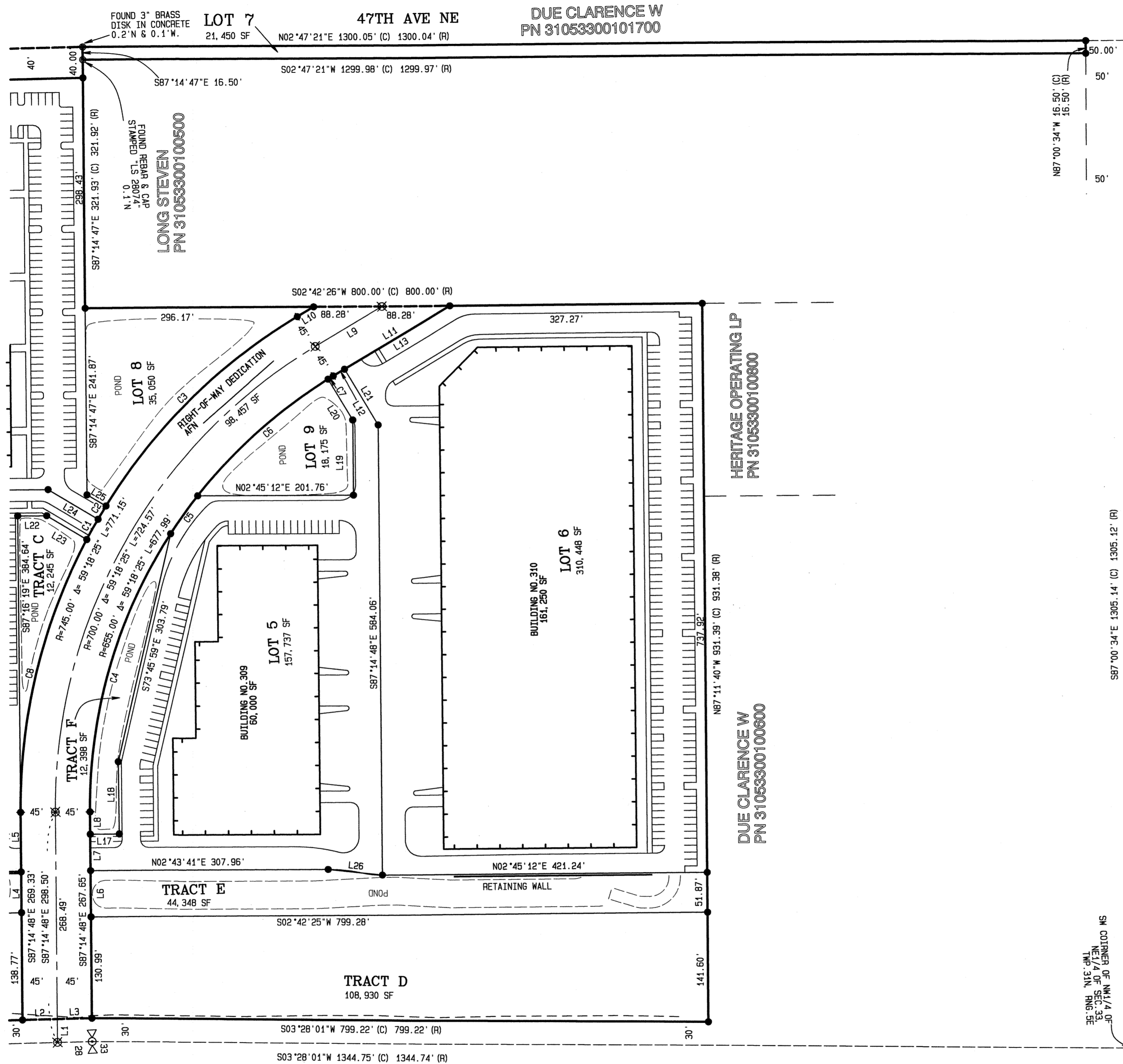
CONTOUR
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4706 97th Street NW, Suite 100, Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L Nguyen	CHECKED BY: S Woods
DATE: MAR 10, 2022	JOB NAME: 20-195
SCALE: 1" = 500'	JOB NO.: 20-195B

INDEX DATA: SEC 28-33 T 31N R 5E WM
SURVEY FOR: PACIFIC REALTY ASSOCIATES, L.P. 15908 47TH AVE NE MARYSVILLE, WA 98271
SNOHOMISH COUNTY, WASHINGTON
SHEET 2 OF 4

MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. _____

SEE SHEET 4 OF 4



LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°14'48"E	30.00'
L2	N01°41'03"E	45.01'
L3	N01°41'03"E	45.01'
L4	S87°14'48"E	52.98'
L5	S87°14'47"E	77.59'
L6	S87°14'47"E	60.11'
L7	S87°14'52"E	47.58'
L8	S87°14'48"E	28.97'
L9	S27°56'23"E	100.90'
L10	S27°56'23"E	24.95'
L11	S27°56'23"E	176.85'
L12	S27°56'23"E	17.06'
L13	S27°56'23"E	159.79'
L14	S42°42'39"E	17.30'
L15	S87°16'19"E	30.00'
L16	N01°41'03"E	40.01'
L17	S02°45'42"W	37.53'
L18	S87°34'14"E	93.57'
L19	S87°14'48"E	97.40'
L20	N62°03'37"E	61.33'
L21	N62°03'37"E	83.77'
L22	S02°45'11"W	37.57'
L23	S33°54'23"W	60.46'
L24	S33°54'23"W	75.27'
L25	S33°54'23"W	28.41'
L26	N09°02'50"E	70.55'

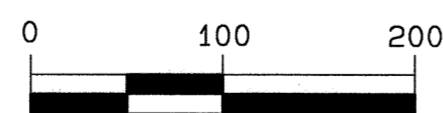
CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	30.01'	2°18'30"	745.00'
C2	20.00'	1°32'18"	745.00'
C3	352.97'	27°08'45"	745.00'
C4	381.18'	33°20'37"	655.00'
C5	60.57'	5°17'53"	655.00'
C6	228.30'	19°58'13"	655.00'
C7	7.95'	0°41'42"	655.00'
C8	368.17'	28°18'53"	745.00'

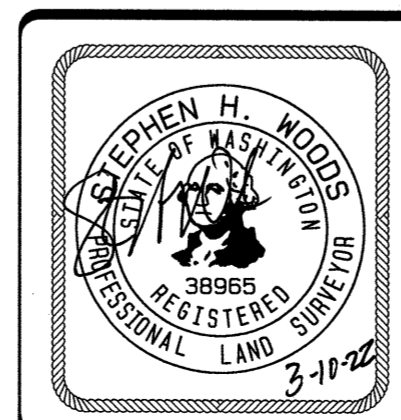
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- = FOUND MONUMENT AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS 201907085001
- ⊗ = SET STANDARD SNOHOMISH COUNTY MONUMENT
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"

A.F. NO. _____



Scale:
1" = 100'



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DATE: MAR 10, 2022 JOB NAME: 20-195
SCALE: 1" = 100' JOB NO.: 20-195B

INDEX DATA:
SEC 28-33 T 31N R 5E WM

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15908 47TH AVE NE
MARYSVILLE, WA 98271

SNOHOMISH COUNTY, WASHINGTON

SHEET 3 OF 4

MARYSVILLE CORPORATE CENTER BINDING SITE PLAN FILE NO. _____

VOLUME/PAGE

5 J WILLIAMS FAMILY LLC
PN 31052800400400

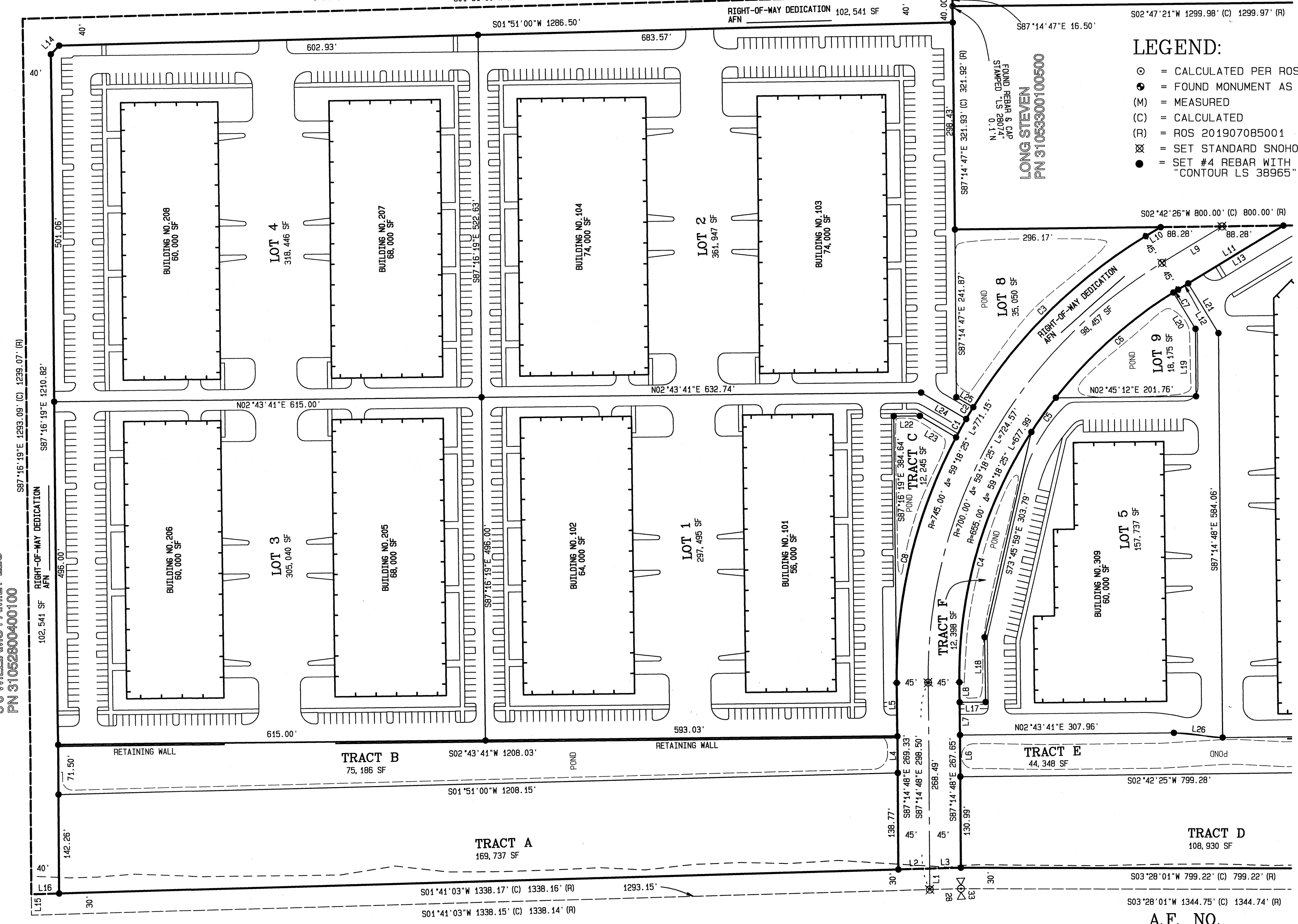
S01°51'00"W 1338.66' (C) 1338.65' (R)

FOUND 3" BRASS DISK IN CONCRETE 0.2' N & 0.1' W.

LOT 7
21,450 SF

47TH AVE NE

S02°47'21"W 1300.05' (C) 1300.04' (R)



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SEE SHEET 3 OF 4

5 J WILLIAMS FAMILY LLC
PN 31052800400100

S87°16'19"E 1293.09' (C) 1293.07' (R)

RIGHT-OF-WAY DEDICATION
AFN 102,541 SF

S87°16'19"E 1210.82'

501.06'

40'

40'

40'

40'

40'

40'

40'

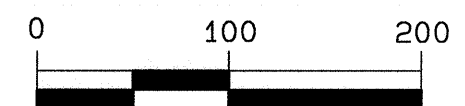
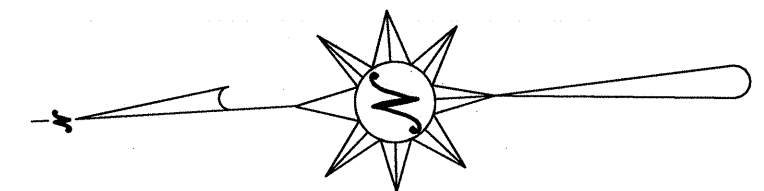
40'

40'

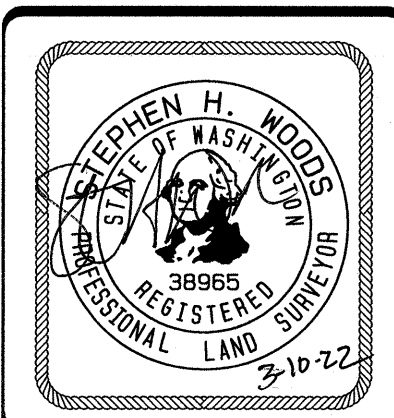
40'

40'

40'



Scale:
1" = 100'



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SHEET 4 OF 4

SEE LINE AND CURVE TABLES ON SHEET 3 OF 4

VOLUME/PAGE