

WHITE BARN LOT 8 NON-PROJECT BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

FILE NO. PA22043

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NATURAL 9 HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, 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 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 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 87TH AVENUE NE FROM LOTS 8 & 10 NOR SHALL THE CITY OF MARYSVILLE OR ANY OTHER LOCAL GOVERNMENT AGENCY EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

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

MANUEL B. ECO

ITS:

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF NATURAL 9 HOLDINGS, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

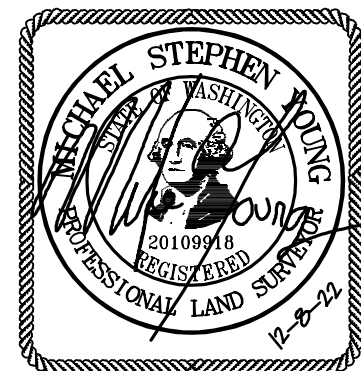
MY APPOINTMENT EXPIRES _____

LAND SURVEYOR'S CERTIFICATE

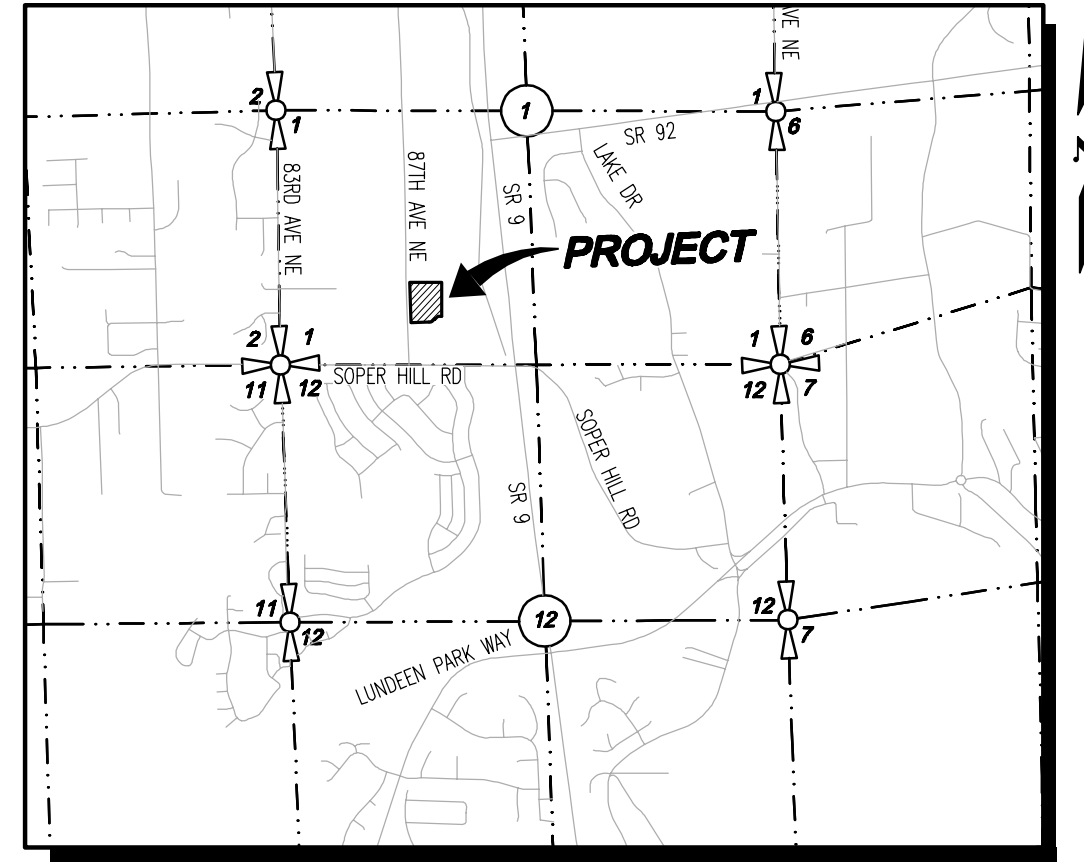
I HEREBY CERTIFY THAT THE BINDING SITE PLAN FOR NATURAL 9 HOLDINGS, LLC, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1 TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS ARE SET AND 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.

MICHAEL STEPHEN YOUNG
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 20109918

DATE



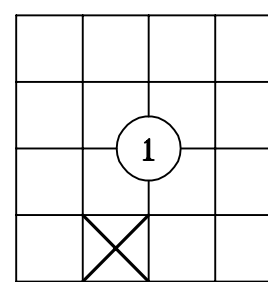
DRAFT FOR REVIEW



VICINITY MAP
SCALE: 1" = 1000'

EASEMENTS AND RESTRICTIONS

- NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL BINDING SITE PLAN PROCEDURE.
- 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.
- 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.
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 301077 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 985224 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 992286 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR PIPELINE, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 200311190242 AND MODIFIED BY RECORDING NUMBERS 200411010774 AND 200412290602 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO EASEMENT FOR PIPELINE, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 200311190243 WITH ADDITIONAL INTEREST ADDED PER RECORDING NUMBER 200312100717 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200403035222 (NO ADDITIONAL ENCUMBRANCES)
- SUBJECT TO EASEMENT FOR GAS PIPELINE, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 200403180002 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE ROUTE 9 AND OF LIGHT, VIEW AND AIR BY DEED RECORDED UNDER RECORDING NUMBER 201102160549 (DOES NOT IMPACT SITE, NOT PLOTTED)
- SUBJECT COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER 202107200226 AND MODIFIED BY RECORDING NUMBER 202107205003 (ALL PLOTTABLE EASEMENTS SHOWN HEREON)
- SUBJECT COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, AS SET FORTH ON BINDING SITE PLAN RECORDED UNDER RECORDING NUMBER 20202107205003 (ALL PLOTTABLE EASEMENTS SHOWN HEREON)
- SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR BROADBAND DISTRIBUTION, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN AS RECORDED UNDER RECORDING NUMBER 202206010410 (PLOTTED HEREON)



SECTION INDEX
SECTION 1, TOWNSHIP 29 N, RANGE 5 E

COMMUNITY DEVELOPMENT APPROVAL

EXAMINED, AND APPROVED THIS _____ DAY OF _____, 20____

COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY OF MARYSVILLE CITY ENGINEER

MAYOR APPROVAL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS,

AND APPROVED THIS _____ DAY OF _____, 2022.

MAYOR

ATTEST: CITY CLERK

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.
TAX ID(S) OF EXISTING PARCEL(S): 00590700030501

TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MICHAEL YOUNG THIS _____ DAY OF

_____, 2022, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME

_____ OF _____, PAGE(S) _____

AFN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

SNOHOMISH COUNTY A.F. NO. _____

LDC | Surveying
Engineering
Planning

Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

WHITE BARN LOT 8 NON-PROJECT BSP

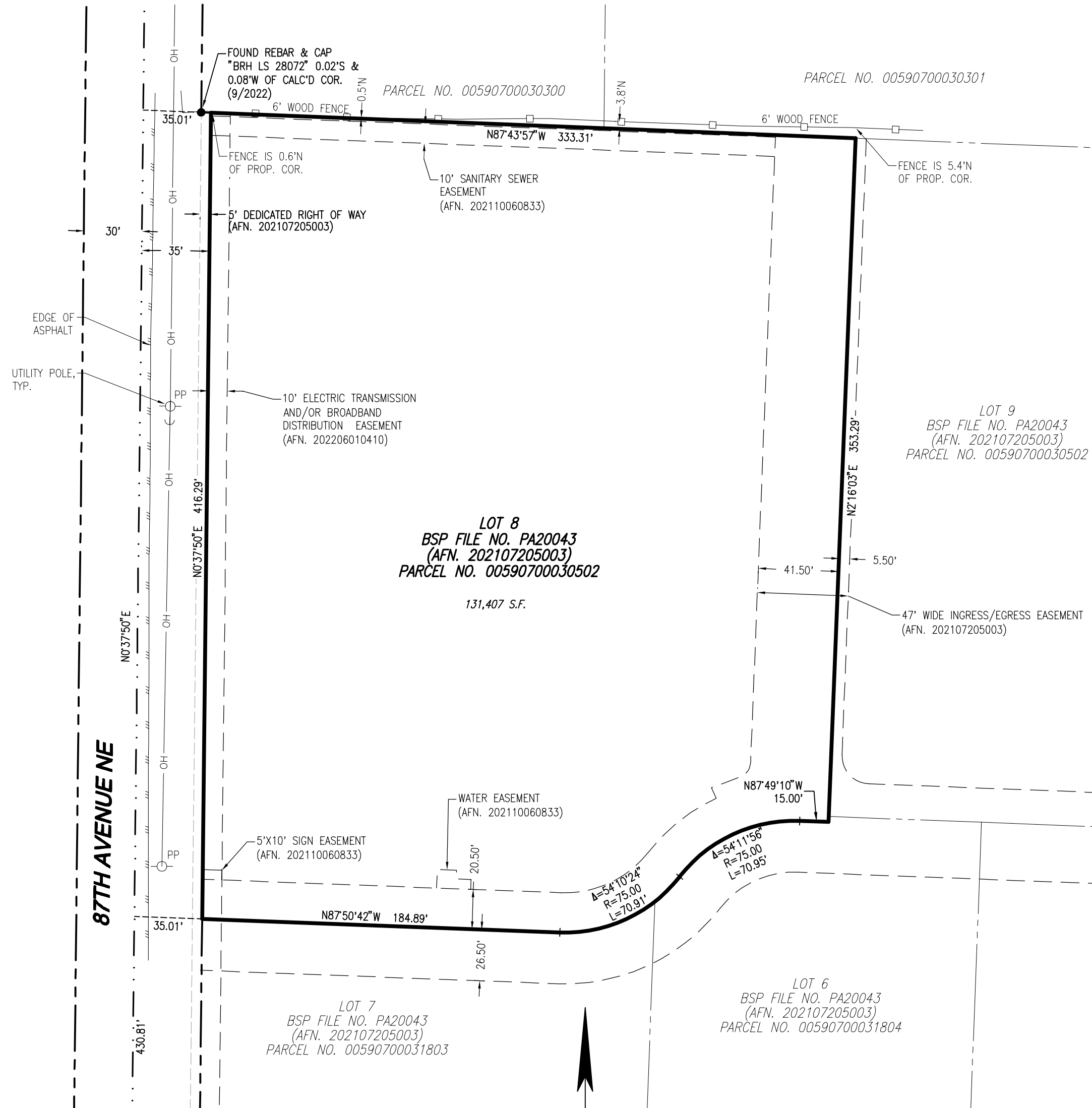
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	10-21-22	C22-256V-BSP	N.T.S	C22-256	1 OF 3

WHITE BARN LOT 8 NON-PROJECT BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

FILE NO. PA22043



LEGAL DESCRIPTION

PARCEL A:

LOT 8 OF BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NO. 202107205003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 305, 318 AND 319, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN AND CREATED BY BINDING SITE PLAN, UPON AND SUBJECT TO THE PROVISIONS THEREIN CONTAINED, RECORDED UNDER AUDITOR'S FILE NO. 202107205003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

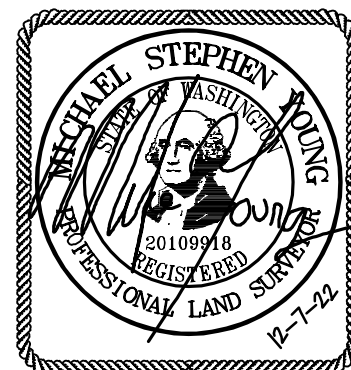
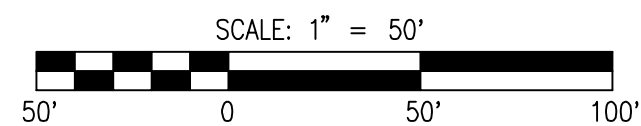
PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, PARKING, UTILITIES, DRAINAGE AND MONUMENT SIGNS CREATED BY AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, UPON AND SUBJECT TO THE PROVISIONS THEREIN CONTAINED, DATED OCTOBER 6, 2021, RECORDED ON OCTOBER 6, 2021, UNDER AUDITOR'S FILE NO. 202110060833, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGEND

	BOUNDARY LINE		POWER POLE
	SECTION LINE		GUY ANCHOR
	EASEMENT LINE		MAILBOX
	RIGHT-OF-WAY LINE		CALCULATED
	RIGHT-OF-WAY CENTERLINE		MEASURED
	ADJACENT PROPERTY LINE		MONUMENT FOUND
	OVERHEAD POWER LINE		FOUND REBAR & CAP AS NOTED
	RETAINING WALL		
	EXISTING PAVEMENT		
	EXISTING CONCRETE		
	EXISTING BUILDING		

DRAFT FOR REVIEW



LDC | Surveying
Engineering
Planning

Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

WHITE BARN LOT 8 NON-PROJECT BSP

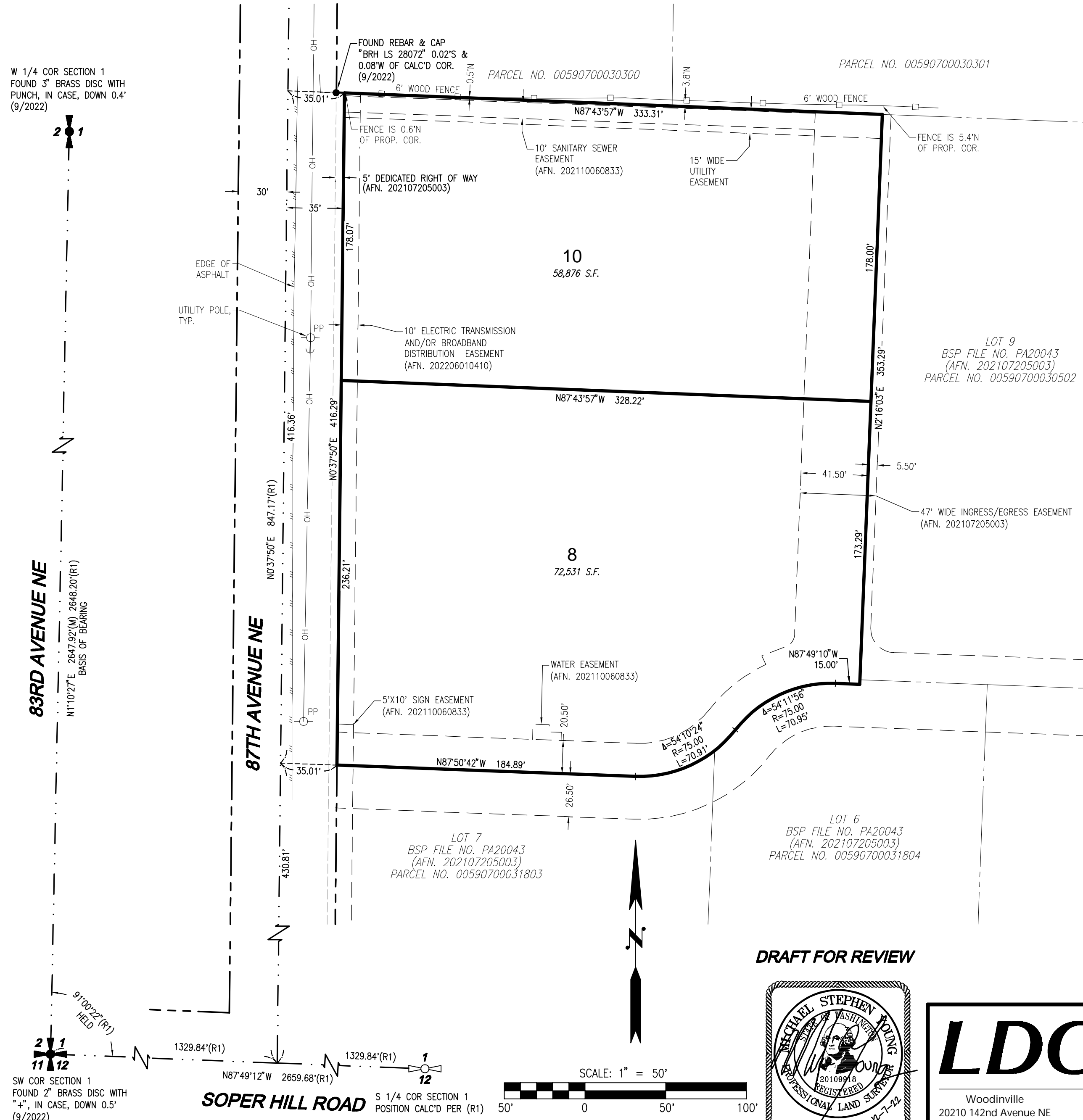
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	10-21-22	C22-256V-BSP	1"=50'	C22-256	2 OF 3

WHITE BARN LOT 8 NON-PROJECT BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

FILE NO. PA22043



UTILITY EASEMENT NOTE

A 15 FOOT WIDE UTILITY EASEMENT IS HEREBY GRANTED TO THE PUBLIC

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
WEST LINE OF THE SW QUARTER OF SECTION 1,
T29N, R5E, W.M. (BEARING = N 1°10'27" W)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS
WAC 332-130-090

SURVEY REFERENCES

(R1) WHITE BARN NON-PROJECT
BINDING SITE PLAN FILE NO. PA20043
(AF NO. 202107205003)

LOT AREAS

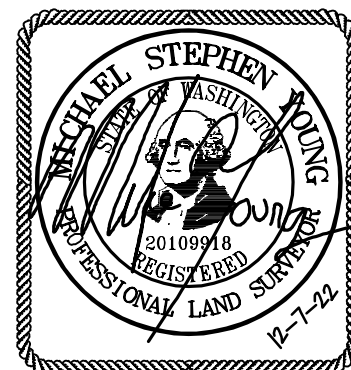
EXISTING LOT AREAS:
LOT 8 = 131,407 SF (3.02 AC)

REVISED LOT AREAS:
LOT 10 = 58,876 SF (1.35 AC)
LOT 8 = 72,531 SF (1.67 AC)

LEGEND

	BOUNDARY LINE		POWER POLE
	SECTION LINE		GUY ANCHOR
	EASEMENT LINE		MAILBOX
	RIGHT-OF-WAY LINE		CALCULATED
	RIGHT-OF-WAY CENTERLINE		MEASURED
	ADJACENT PROPERTY LINE		MONUMENT FOUND
	OVERHEAD POWER LINE		FOUND REBAR & CAP AS NOTED
	RETAINING WALL		
	EXISTING PAVEMENT		
	EXISTING CONCRETE		
	EXISTING BUILDING		

DRAFT FOR REVIEW



LDC | Surveying
Engineering
Planning

Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1869 www.LDCcorp.com F 425.482.2893

WHITE BARN LOT 8 NON-PROJECT BSP

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 1, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF MARYSVILLE, SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:	SHEET:
NSY	10-21-22	C22-256V-BSP	1"=50'	C22-256	3 OF 3