

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER- SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS BINDING SITE PLAN, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF THEREOF FOR PUBLIC HIGHWAY PURPOSES

THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF LAKE STEVENS, WA DATE

NORDINE INVESTMENTS LLC DATE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON 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 _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON 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 _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

APPROVALS

CITY OF LAKE STEVENS COMMUNITY DIRECTOR APPROVAL

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

BY: _____
CITY OF LAKE STEVENS COMMUNITY DEVELOPMENT DIRECTOR

CITY OF LAKE STEVENS DEPARTMENT OF PUBLIC WORKS APPROVAL

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

BY: _____
CITY OF LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY OF LAKE STEVENS TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS OF ANY OF THE PROPERTY HEREIN CONTAINED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF LAKE STEVENS TREASURER

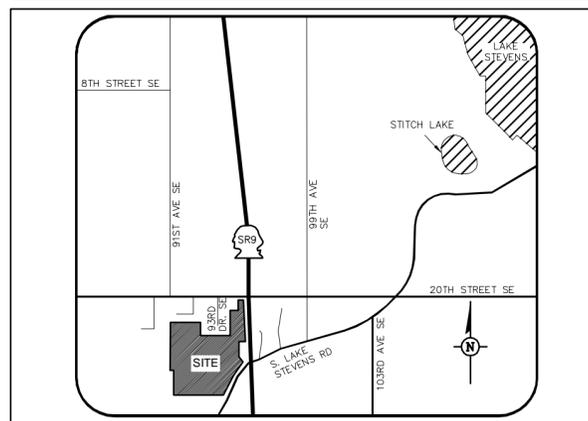
SNOHOMISH COUNTY TREASURER'S CERTIFICATE

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. DATED THIS _____ DAY OF _____, 20____.

BY: _____
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY TREASURER

VICINITY MAP - NOT TO SCALE



LEGAL DESCRIPTION - NORDINE PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-E-WA1, DATED APRIL 13, 2018)

A PORTION OF THE NORTH HALF OF TRACT 25, PLAT OF GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY WASHINGTON, LYING WEST OF STATE ROAD NO 1-A;

EXCEPT THE NORTH 10 FEET CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 2144563;

AND ALSO EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED MAY 16, 2008 UNDER RECORDING NO. 200805160832.

LEGAL DESCRIPTION - NORDIN PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)

THE SOUTH HALF OF TRACT 23, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

TRACT 24, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 250 FEET THEREOF;

AND ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER RECORDING NO. 486165;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;

THE SOUTH HALF OF TRACT 25 IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON LYING SOUTH OF 20TH STREET SOUTHEAST (HEWITT AVENUE) AND LYING WEST OF STATE ROUTE 9;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDING UNDER RECORDING NO. 486165;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;

AND ALL OF TRACT 33; ALL BEING IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

LEGAL DESCRIPTION - CITY OF LAKE STEVENS PROPERTIES

(PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)

THAT PORTION OF LOTS 21 AND 22, PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22;
THENCE SOUTH 00°18'17" WEST 360 FEET TO THE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 89°02'10" WEST 126.25 FEET;
THENCE SOUTH 10 FEET;
THENCE SOUTH 89°02'10" WEST 498.18 FEET TO THE WEST LINE OF SAID LOT 21 AND THE END OF SAID LINE.

EXCEPT THE WEST 15 FEET OF SAID LOT 21 CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 486165.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REFERENCE DOCUMENTS

- 1) COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)
- 2) ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)
- 3) PLAT OF GLENWOOD, DIVISION "A", RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;
- 4) PLAT OF EAST HEWITT ADDITION, RECORDED IN VOLUME 24 OF PLATS, PAGE 92, IN SNOHOMISH COUNTY, WASHINGTON;
- 5) PLAT OF HILLSIDE HOMES, RECORDED IN VOLUME 24 OF PLATS, PAGE 10, IN SNOHOMISH COUNTY, WASHINGTON;
- 6) VARIOUS WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PLANS FOR STATE ROUTE 9

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS DAY OF, 20 AT ...M
IN BOOKOF..... AT PAGE.....AT THE REQUEST OF
PAUL T. RICE
.....SURVEYOR'S NAME
.....MANAGERSUPT. OF RECORDS.....

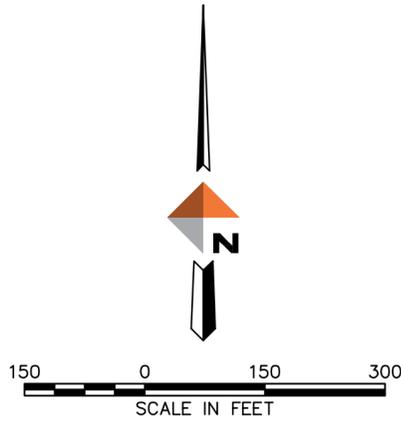
LAND SURVEYOR'S CERTIFICATE
THIS BINDING SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN _____, 20____.
PAUL T. RICE, PLS
CERTIFICATE NO. 40101



| | | |
|---|---------------------|---------------------|
| PORTION OF | | |
| NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M. | | |
| NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M. | | |
| SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M. | | |
| DWN. BY CC | DWG NO. S306-13A | JOB NO. 13940.01 |
| CHKD. BY PTR | DATE 2019-04-19 | SHEET 1 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. _____



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET (AS NOTED)
- EASEMENT REFERENCE #
- MONUMENT REFERENCE #
- MEASURED DIMENSION
- COMPUTED DIMENSION
- DIMENSION FROM REF. DOC. #

EASEMENTS AFFECTING PROPERTIES

1. EASEMENT RESULTING FROM SNOHOMISH COUNTY SUPERIOR COURT CONDEMNATION, CAUSE NO.: SC 27964, IN FAVOR OF THE CITY OF EVERETT, FOR A WATER PIPE LINE, RECORDED UNDER AFN 458263
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON
2. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, RECORDED UNDER SUPER COURT CAUSE # SC 91956. LIS PENDENS WAS RECORDED UNDER RECORDING NO. 1992023.
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON.
3. EASEMENT TO OPERATE AND MAINTAIN ELECTRIC DISTRIBUTION LINE FACILITIES, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. OF SNOHOMISH AND VERIZON NORTHWEST, INC., RECORDED APRIL 29, 2008, UNDER RECORDING NUMBER 200804290835
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON.

HORIZONTAL CONTROL AND DATUM TABLE (NAD 83-91)

SOURCE OF DATA: WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT DATA SHEET

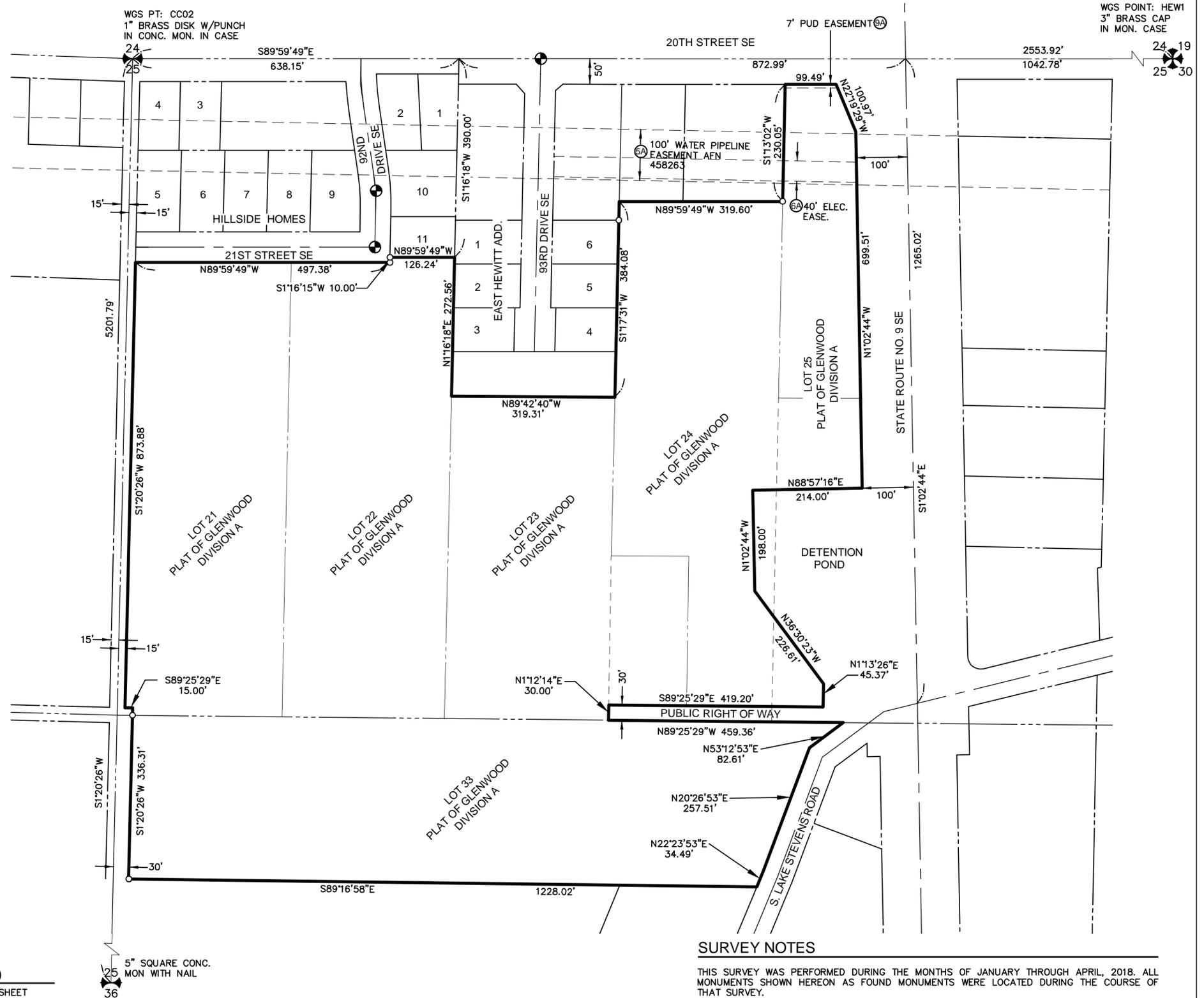
BASIS OF COORDINATES:

POINT DESIGNATION: CC02
1" BRASS DISK WITH PUNCH MARK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 91ST AVENUE SE.
NORTHING: 359,329.1246
EASTING: 1,328,011.864

BASIS OF BEARING: THE BASIS OF BEARING (SOUTH 89°59'49"E) IS ESTABLISHED BY INVERSING BETWEEN THE PUBLISHED VALUES OF WGS POINT DESIGNATION CC02, AND WGS POINT DESIGNATION HEW1

POINT DESIGNATION: HEW1
3" BRASS CAP IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 99TH AVENUE SE
NORTHING: 359,328.9835
EASTING: 1,330,565.786

EXISTING BOUNDARY SURVEY - 1"=150'

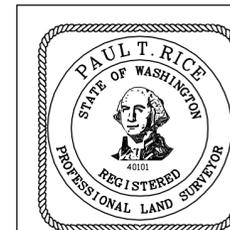


SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTHS OF JANUARY THROUGH APRIL, 2018. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

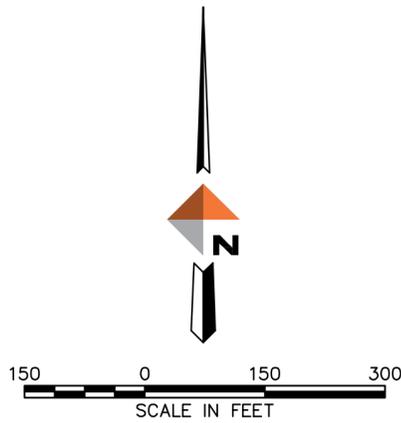


8410 154th Avenue NE, Suite 120
Redmond, Washington 98052
425-869-2670

| | | |
|------------|-----------------|-------------------|
| PORTION OF | | |
| NE 1/4 of | NE 1/4, SEC. 25 | T. 29N R. 5E W.M. |
| NW 1/4 of | NE 1/4, SEC. 25 | T. 29N R. 5E W.M. |
| SW 1/4 of | NE 1/4, SEC. 25 | T. 29N R. 5E W.M. |
| DWN. BY | DWG NO. | JOB NO. |
| CC | S306-13B | 13940.01 |
| CHKD. BY | DATE | SHEET |
| PTR | 2019-04-19 | 2 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. _____



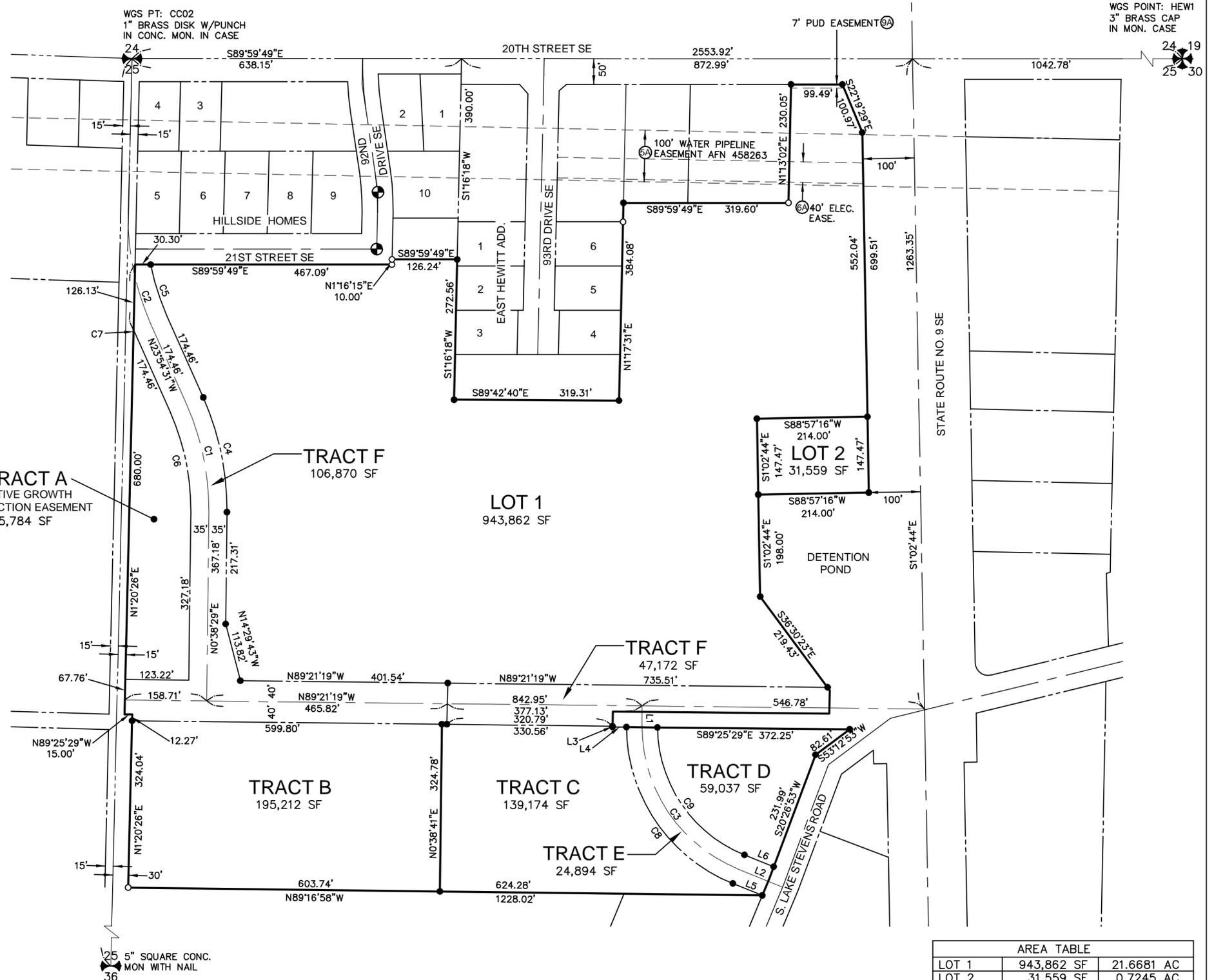
LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET (AS NOTED)
- EASEMENT REFERENCE #
- MONUMENT REFERENCE #
- (M) MEASURED DIMENSION
- (C) COMPUTED DIMENSION
- (#) DIMENSION FROM REF. DOC. #

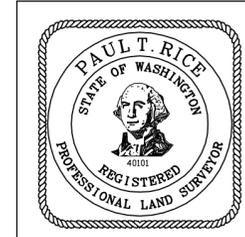
| LINE# | BEARING | DISTANCE |
|-------|-------------|----------|
| L1 | S00°15'03"W | 37.96' |
| L2 | S67°54'46"E | 91.75' |
| L3 | S01°12'14"W | 1.60' |
| L4 | S89°25'29"E | 27.10' |
| L5 | S67°54'46"E | 61.59' |
| L6 | S67°54'46"E | 61.04' |

| CURVE# | RADIUS | DELTA | LENGTH |
|--------|---------|-----------|---------|
| C1 | 500.00' | 24°33'00" | 214.24' |
| C2 | 500.00' | 10°51'09" | 94.71' |
| C3 | 300.00' | 68°09'49" | 356.90' |
| C4 | 535.00' | 24°33'00" | 229.24' |
| C5 | 465.00' | 12°46'06" | 103.63' |
| C6 | 465.00' | 24°33'00" | 199.24' |
| C7 | 535.00' | 00°06'13" | 0.97' |
| CB | 330.00' | 67°34'21" | 389.19' |
| C9 | 270.00' | 67°22'08" | 317.47' |

PROPOSED LOT LINES - 1"=150'



| AREA TABLE | | |
|------------|--------------|------------|
| LOT 1 | 943,862 SF | 21.6681 AC |
| LOT 2 | 31,559 SF | 0.7245 AC |
| TRACT A | 65,784 SF | 1.5102 AC |
| TRACT B | 195,212 SF | 4.4815 AC |
| TRACT C | 139,174 SF | 3.1950 AC |
| TRACT D | 59,037 SF | 1.3553 AC |
| TRACT E | 24,894 SF | 0.5715 AC |
| TRACT F | 47,172 SF | 1.0829 AC |
| TRACT G | 106,870 SF | 2.4534 AC |
| OVERALL | 1,613,563 SF | 37.0423 AC |



DOWL
WWW.DOWL.COM
8410 154th Avenue NE, Suite 120
Redmond, Washington 98052
425-869-2670

PORTION OF
NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.

| | | |
|-----------------|---------------------|---------------------|
| DWN. BY CC | DWG NO. S306-13C | JOB NO. 13940.01 |
| CHKD. BY PTR | DATE 2019-06-20 | SHEET 3 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. LUA2019-0156

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS BINDING SITE PLAN, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF THEREOF FOR PUBLIC HIGHWAY PURPOSES

THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF LAKE STEVENS, WA DATE

NORDIN INVESTMENTS LLC DATE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON 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 _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON 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 _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

APPROVALS

CITY OF LAKE STEVENS COMMUNITY DIRECTOR APPROVAL

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

BY: _____
CITY OF LAKE STEVENS COMMUNITY DEVELOPMENT DIRECTOR

CITY OF LAKE STEVENS DEPARTMENT OF PUBLIC WORKS APPROVAL

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

BY: _____
CITY OF LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY OF LAKE STEVENS TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS OF ANY OF THE PROPERTY HEREIN CONTAINED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF LAKE STEVENS TREASURER

SNOHOMISH COUNTY 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. DATED THIS _____ DAY OF _____, 20____.

BY: _____
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY TREASURER

NOTES AND RESTRICTIONS

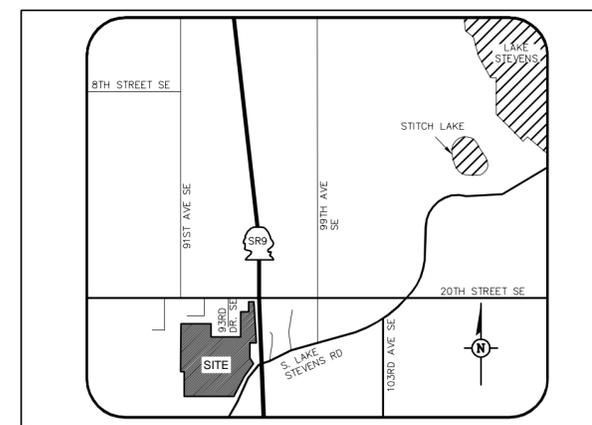
1. TRACTS A, B (A PORTION OF), C, AND D ARE PERMANENTLY RESERVED AS NATIVE GROWTH PROTECTION AREAS (NGPA) AND ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF LAKE STEVENS UPON RECORDING OF THIS BINDING SITE PLAN. ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN LSMC 14.88.220 ARE ALLOWED WHEN APPROVED BY THE CITY.

2. TRACT B IS ALSO RESERVED AS A STORMWATER TRACT FOR THE PURPOSE OF CONVEYING, MANAGING AND FACILITATING STORM AND SURFACE WATER. THE CITY OF LAKE STEVENS WILL BE RESPONSIBLE FOR INSPECTING, OPERATING, MAINTAINING, IMPROVING AND REPAIRING OF SAID TRACT.

3. TRACTS E, F, AND G ARE HEREBY RESERVED AS FUTURE ROADWAY TRACTS, WHICH WILL BE DEDICATED AS RIGHT OF WAY TO THE PUBLIC BY A DEED OF DEDICATION, ONCE THE ROADWAYS ARE CONSTRUCTED AND DEEMED TO BE SUBSTANTIALLY COMPLETED. ONCE THE ROADWAYS ARE CONSTRUCTED, THE MAINTENANCE OF THE PLANTER AREAS WITHIN THE FUTURE RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1 SHOWN HEREON.

4. THIS BINDING SITE PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LAKE STEVENS AND COSTCO WHOLESALE CORPORATION AS RECORDED IN..., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

VICINITY MAP - NOT TO SCALE



LEGAL DESCRIPTION - NORDIN PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-E-WA1, DATED APRIL 13, 2018)

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(PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)

THAT PORTION OF LOTS 21 AND 22, PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00'18"17" WEST 360 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89'02"10" WEST 126.25 FEET; THENCE SOUTH 10 FEET; THENCE SOUTH 89'02"10" WEST 498.18 FEET TO THE WEST LINE OF SAID LOT 21 AND THE END OF SAID LINE. EXCEPT THE WEST 15 FEET OF SAID LOT 21 CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 486165.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REFERENCE DOCUMENTS

- 1) COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)
- 2) ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)
- 3) PLAT OF GLENWOOD, DIVISION "A", RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;
- 4) PLAT OF EAST HEWITT ADDITION, RECORDED IN VOLUME 24 OF PLATS, PAGE 92, IN SNOHOMISH COUNTY, WASHINGTON;
- 5) PLAT OF HILLSIDE HOMES, RECORDED IN VOLUME 24 OF PLATS, PAGE 10, IN SNOHOMISH COUNTY, WASHINGTON;
- 6) VARIOUS WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PLANS FOR STATE ROUTE 9

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20 AT ...M
IN BOOKOF..... AT PAGE.....AT THE REQUEST OF
PAUL T. RICE
.....
SURVEYOR'S NAME
.....
MANAGER SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS BINDING SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN _____, 20____.

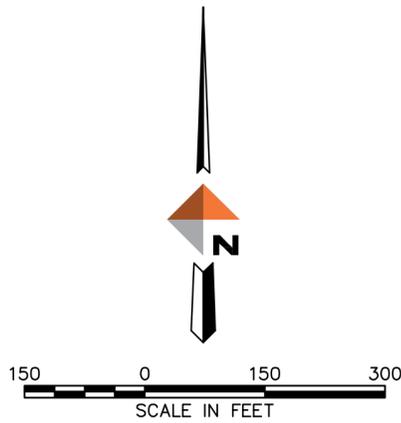
PAUL T. RICE, PLS
CERTIFICATE NO. 40101



| | | |
|---|------------|----------|
| PORTION OF | | |
| NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M. | | |
| NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M. | | |
| SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M. | | |
| DWN. BY | DWG NO. | JOB NO. |
| CC | S306-13A | 13940.01 |
| CHKD. BY | DATE | SHEET |
| PTR | 2019-04-19 | 1 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. LUA2019-0156



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET (AS NOTED)
- EASEMENT REFERENCE #
- MONUMENT REFERENCE #
- MEASURED DIMENSION
- COMPUTED DIMENSION
- DIMENSION FROM REF. DOC. #

EASEMENTS AFFECTING PROPERTIES

1. EASEMENT RESULTING FROM SNOHOMISH COUNTY SUPERIOR COURT CONDEMNATION, CAUSE NO.: SC 27964, IN FAVOR OF THE CITY OF EVERETT, FOR A WATER PIPE LINE, RECORDED UNDER AFN 458263
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON
2. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, RECORDED UNDER SUPER COURT CAUSE # SC 91956. LIS PENDENS WAS RECORDED UNDER RECORDING NO. 1992023.
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON.
3. EASEMENT TO OPERATE AND MAINTAIN ELECTRIC DISTRIBUTION LINE FACILITIES, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. OF SNOHOMISH AND VERIZON NORTHWEST, INC., RECORDED APRIL 29, 2008, UNDER RECORDING NUMBER 200804290835
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON.

HORIZONTAL CONTROL AND DATUM TABLE (NAD 83-91)

SOURCE OF DATA: WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT DATA SHEET

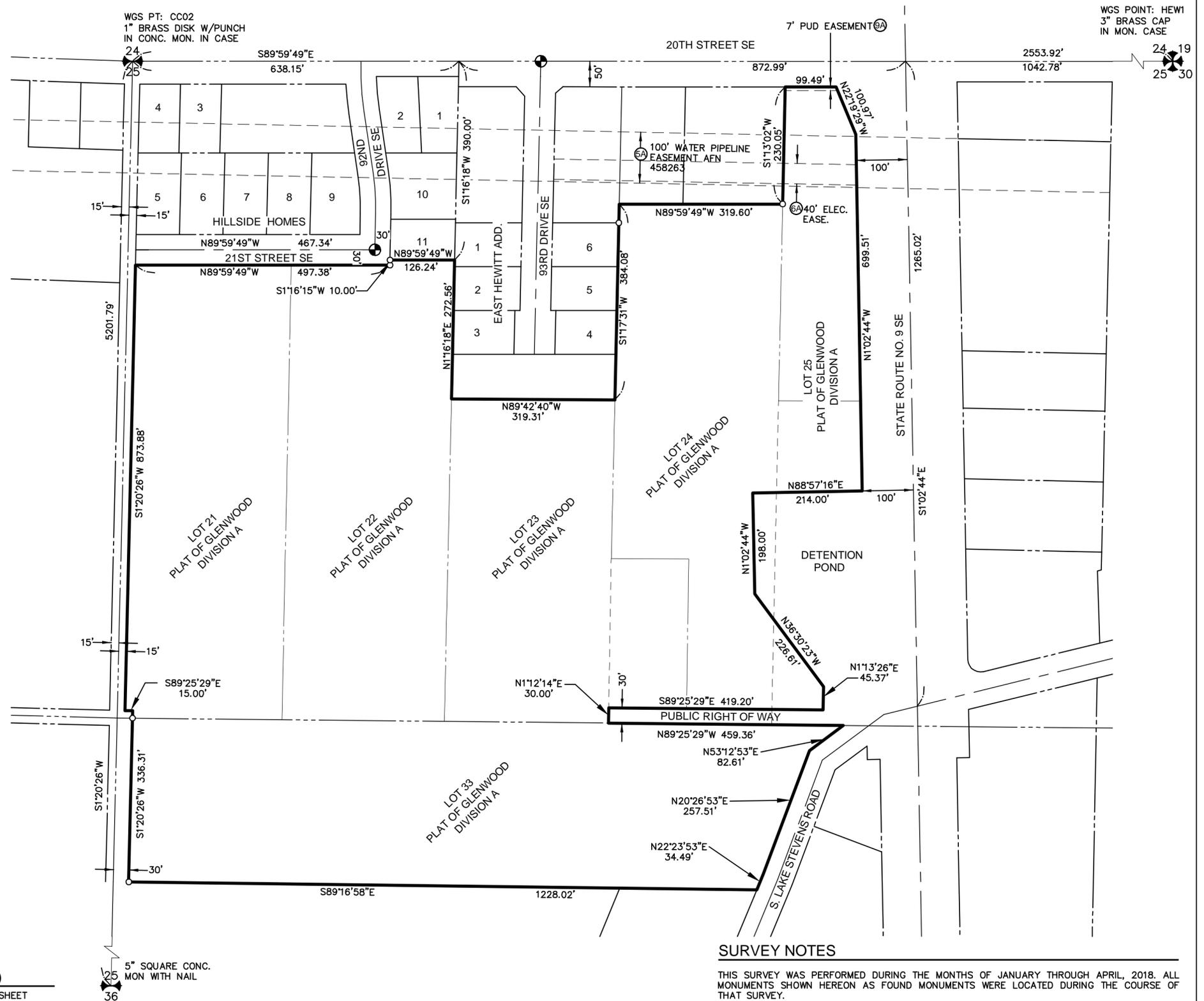
BASIS OF COORDINATES:

POINT DESIGNATION: CC02
1" BRASS DISK WITH PUNCH MARK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 91ST AVENUE SE.
NORTHING: 359,329.1246
EASTING: 1,328,011.864

BASIS OF BEARING: THE BASIS OF BEARING (SOUTH 89°59'49"E) IS ESTABLISHED BY INVERSING BETWEEN THE PUBLISHED VALUES OF WGS POINT DESIGNATION CC02, AND WGS POINT DESIGNATION HEW1

POINT DESIGNATION: HEW1
3" BRASS CAP IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 99TH AVENUE SE
NORTHING: 359,328.9835
EASTING: 1,330,565.786

EXISTING BOUNDARY SURVEY - 1"=150'

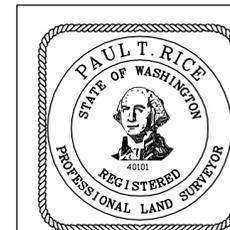


SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTHS OF JANUARY THROUGH APRIL, 2018. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.



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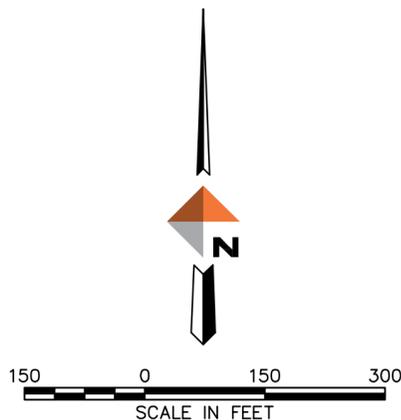
8410 154th Avenue NE, Suite 120
Redmond, Washington 98052
425-869-2670

PORTION OF
NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.

| | | |
|-----------------|---------------------|---------------------|
| DWN. BY CC | DWG NO. S306-13B | JOB NO. 13940.01 |
| CHKD. BY PTR | DATE 2019-04-19 | SHEET 2 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. LUA2019-0156



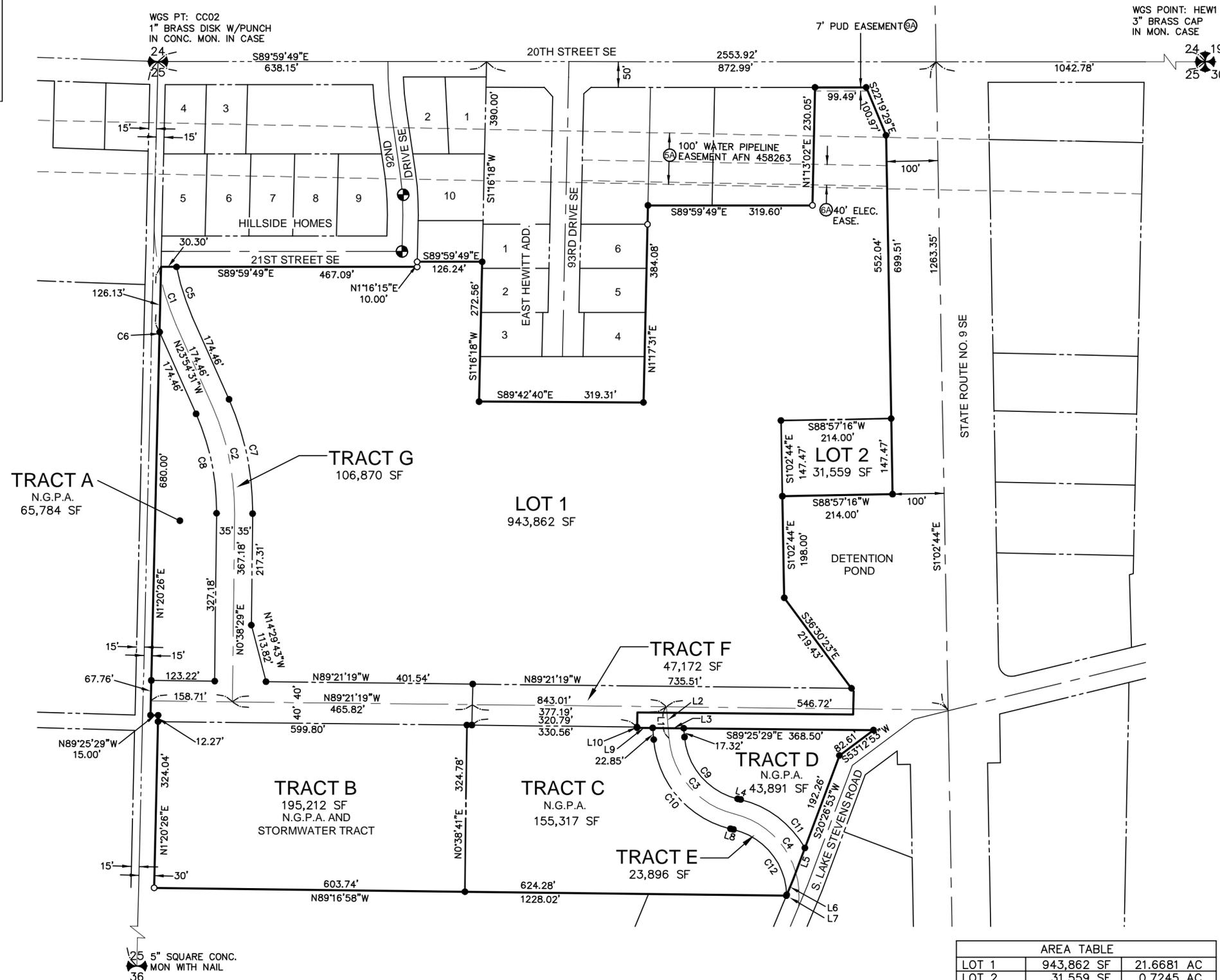
LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET (AS NOTED)
- EASEMENT REFERENCE #
- MONUMENT REFERENCE #
- MEASURED DIMENSION
- COMPUTED DIMENSION
- DIMENSION FROM REF. DOC. #
- N.G.P.A. NATIVE GROWTH PROTECTION AREA

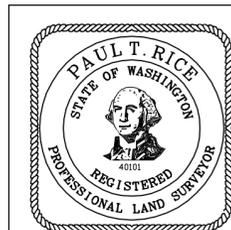
| LINE# | BEARING | DISTANCE |
|-------|-------------|----------|
| L1 | S04°40'59"E | 61.82' |
| L2 | S04°40'59"E | 41.73' |
| L3 | S89°25'29"E | 30.13' |
| L4 | S76°32'44"E | 6.00' |
| L5 | S20°26'53"W | 65.25' |
| L6 | S22°23'53"W | 32.56' |
| L7 | S22°23'53"W | 1.94' |
| L8 | N76°32'44"W | 6.00' |
| L9 | N89°25'29"W | 30.60' |
| L10 | N01°12'14"E | 1.60' |

| CURVE# | RADIUS | DELTA | LENGTH |
|--------|---------|-----------|---------|
| C1 | 500.00' | 10°51'09" | 94.71' |
| C2 | 500.00' | 24°33'00" | 214.24' |
| C3 | 165.00' | 71°51'45" | 206.95' |
| C4 | 165.00' | 83°38'25" | 240.87' |
| C5 | 465.00' | 12°46'06" | 103.63' |
| C6 | 535.00' | 00°06'13" | 0.97' |
| C7 | 535.00' | 24°33'00" | 229.24' |
| C8 | 465.00' | 24°33'00" | 199.24' |
| C9 | 135.00' | 71°51'45" | 169.32' |
| C10 | 195.00' | 71°51'45" | 244.58' |
| C11 | 195.00' | 47°17'53" | 160.97' |
| C12 | 135.00' | 74°49'58" | 176.32' |

PROPOSED LOT LINES - 1"=150'



| AREA TABLE | | |
|------------|--------------|------------|
| LOT 1 | 943,862 SF | 21.6681 AC |
| LOT 2 | 31,559 SF | 0.7245 AC |
| TRACT A | 65,784 SF | 1.5102 AC |
| TRACT B | 195,212 SF | 4.4815 AC |
| TRACT C | 155,317 SF | 3.5656 AC |
| TRACT D | 43,891 SF | 1.0076 AC |
| TRACT E | 23,896 SF | 0.5486 AC |
| TRACT F | 47,172 SF | 1.0829 AC |
| TRACT G | 106,870 SF | 2.4534 AC |
| OVERALL | 1,613,563 SF | 37.0423 AC |



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Redmond, Washington 98052
425-869-2670

PORTION OF
NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.

| | | |
|-----------------|---------------------|---------------------|
| DWN. BY CC | DWG NO. S306-13C | JOB NO. 13940.01 |
| CHKD. BY PTR | DATE 2019-06-20 | SHEET 3 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. LUA2019-0156

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS BINDING SITE PLAN, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF THEREOF FOR PUBLIC HIGHWAY PURPOSES

THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF LAKE STEVENS, WA DATE

NORDIN INVESTMENTS LLC DATE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON 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 _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON 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 _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: _____

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON:

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

APPROVALS

CITY OF LAKE STEVENS COMMUNITY DIRECTOR APPROVAL

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

BY: _____
CITY OF LAKE STEVENS COMMUNITY DEVELOPMENT DIRECTOR

CITY OF LAKE STEVENS DEPARTMENT OF PUBLIC WORKS APPROVAL

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

BY: _____
CITY OF LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY OF LAKE STEVENS TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS OF ANY OF THE PROPERTY HEREIN CONTAINED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS _____ DAY OF _____, 20____.

BY: _____
CITY OF LAKE STEVENS TREASURER

SNOHOMISH COUNTY 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. DATED THIS _____ DAY OF _____, 20____.

BY: _____
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY TREASURER

NOTES AND RESTRICTIONS

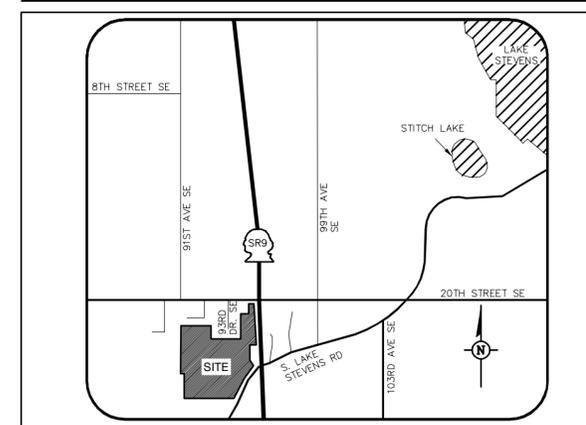
1. TRACTS A, C, D AND H ARE PERMANENTLY RESERVED AS NATIVE GROWTH PROTECTION AREA TRACTS (NGPA) AND ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF LAKE STEVENS UPON RECORDING OF THIS BINDING SITE PLAN. ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN LSMC 14.88.220 ARE ALLOWED WHEN APPROVED BY THE CITY.

2. TRACT B IS RESERVED AS A STORMWATER TRACT FOR THE PURPOSE OF CONVEYING, MANAGING AND FACILITATING STORM AND SURFACE WATER. THE CITY OF LAKE STEVENS WILL BE RESPONSIBLE FOR INSPECTING, OPERATING, MAINTAINING, IMPROVING AND REPAIRING OF SAID TRACT.

3. TRACTS E, F, AND G ARE HEREBY RESERVED AS FUTURE ROADWAY TRACTS, WHICH WILL BE DEDICATED AS RIGHT OF WAY TO THE PUBLIC BY A DEED OF DEDICATION, ONCE THE ROADWAYS ARE CONSTRUCTED AND DEEMED TO BE SUBSTANTIALLY COMPLETED. ONCE THE ROADWAYS ARE CONSTRUCTED, THE MAINTENANCE OF THE PLANTER AREAS WITHIN THE FUTURE RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1 SHOWN HEREON.

4. THIS BINDING SITE PLAN IS SUBJECT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LAKE STEVENS AND COSTCO WHOLESALE CORPORATION AS RECORDED IN..., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

VICINITY MAP - NOT TO SCALE



LEGAL DESCRIPTION - NORDIN PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-E-WA1, DATED APRIL 13, 2018)

A PORTION OF THE NORTH HALF OF TRACT 25, PLAT OF GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY WASHINGTON, LYING WEST OF STATE ROAD NO 1-A; EXCEPT THE NORTH 10 FEET CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 2144563; AND ALSO EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED MAY 16, 2008 UNDER RECORDING NO. 200805160832.

LEGAL DESCRIPTION - NORDIN PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)

THE SOUTH HALF OF TRACT 23, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

TRACT 24, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE NORTH 250 FEET THEREOF; AND ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER RECORDING NO. 486165; ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;

THE SOUTH HALF OF TRACT 25 IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON LYING SOUTH OF 20TH STREET SOUTHEAST (HEWITT AVENUE) AND LYING WEST OF STATE ROUTE 9; EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BE DEED RECORDING UNDER RECORDING NO. 486165; ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;

AND ALL OF TRACT 33; ALL BEING IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

LEGAL DESCRIPTION - CITY OF LAKE STEVENS PROPERTIES

(PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)

THAT PORTION OF LOTS 21 AND 22, PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00'18"17" WEST 360 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89'02"10" WEST 126.25 FEET; THENCE SOUTH 10 FEET; THENCE SOUTH 89'02"10" WEST 498.18 FEET TO THE WEST LINE OF SAID LOT 21 AND THE END OF SAID LINE. EXCEPT THE WEST 15 FEET OF SAID LOT 21 CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 486165.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REFERENCE DOCUMENTS

- 1) COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)
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- 5) PLAT OF HILLSIDE HOMES, RECORDED IN VOLUME 24 OF PLATS, PAGE 10, IN SNOHOMISH COUNTY, WASHINGTON;
- 6) VARIOUS WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PLANS FOR STATE ROUTE 9

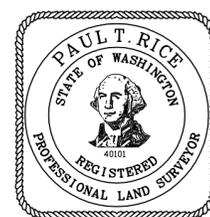
RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20 AT ...M
IN BOOKOF..... AT PAGE.....AT THE REQUEST OF
PAUL T. RICE
.....
SURVEYOR'S NAME
.....
MANAGER SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS BINDING SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN _____, 20____.

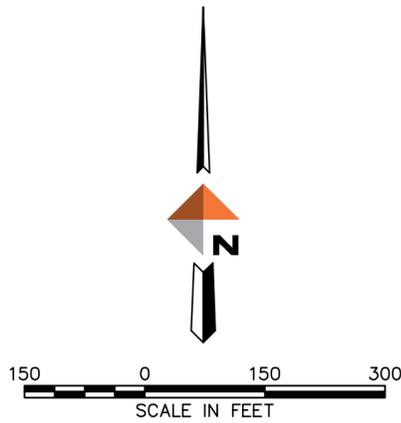
PAUL T. RICE, PLS
CERTIFICATE NO. 40101



| | | |
|--|---------------------|---------------------|
| PORTION OF | | |
| <u>NE</u> 1/4 of <u>NE</u> 1/4, SEC. <u>25</u> T. <u>29N</u> R. <u>5E</u> W.M. | | |
| <u>NW</u> 1/4 of <u>NE</u> 1/4, SEC. <u>25</u> T. <u>29N</u> R. <u>5E</u> W.M. | | |
| <u>SW</u> 1/4 of <u>NE</u> 1/4, SEC. <u>25</u> T. <u>29N</u> R. <u>5E</u> W.M. | | |
| DWN. BY CC | DWG NO. S306-13A | JOB NO. 13940.01 |
| CHKD. BY PTR | DATE 2019-04-19 | SHEET 1 of 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. LUA2019-0156



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET (AS NOTED)
- EASEMENT REFERENCE #
- MONUMENT REFERENCE #
- MEASURED DIMENSION
- COMPUTED DIMENSION
- DIMENSION FROM REF. DOC. #

EASEMENTS AFFECTING PROPERTIES

1. EASEMENT RESULTING FROM SNOHOMISH COUNTY SUPERIOR COURT CONDEMNATION, CAUSE NO.: SC 27964, IN FAVOR OF THE CITY OF EVERETT, FOR A WATER PIPE LINE, RECORDED UNDER AFN 458263
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON
2. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, RECORDED UNDER SUPER COURT CAUSE # SC 91956. LIS PENDENS WAS RECORDED UNDER RECORDING NO. 1992023.
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON.
3. EASEMENT TO OPERATE AND MAINTAIN ELECTRIC DISTRIBUTION LINE FACILITIES, IN FAVOR OF PUBLIC UTILITY DISTRICT NO. OF SNOHOMISH AND VERIZON NORTHWEST, INC., RECORDED APRIL 29, 2008, UNDER RECORDING NUMBER 200804290835
SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON.
4. NATIVE GROWTH PROTECTION EASEMENTS DEDICATED TO THE CITY OF LAKE STEVENS, WASHINGTON, RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 2020__

HORIZONTAL CONTROL AND DATUM TABLE (NAD 83-91)

SOURCE OF DATA: WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT DATA SHEET

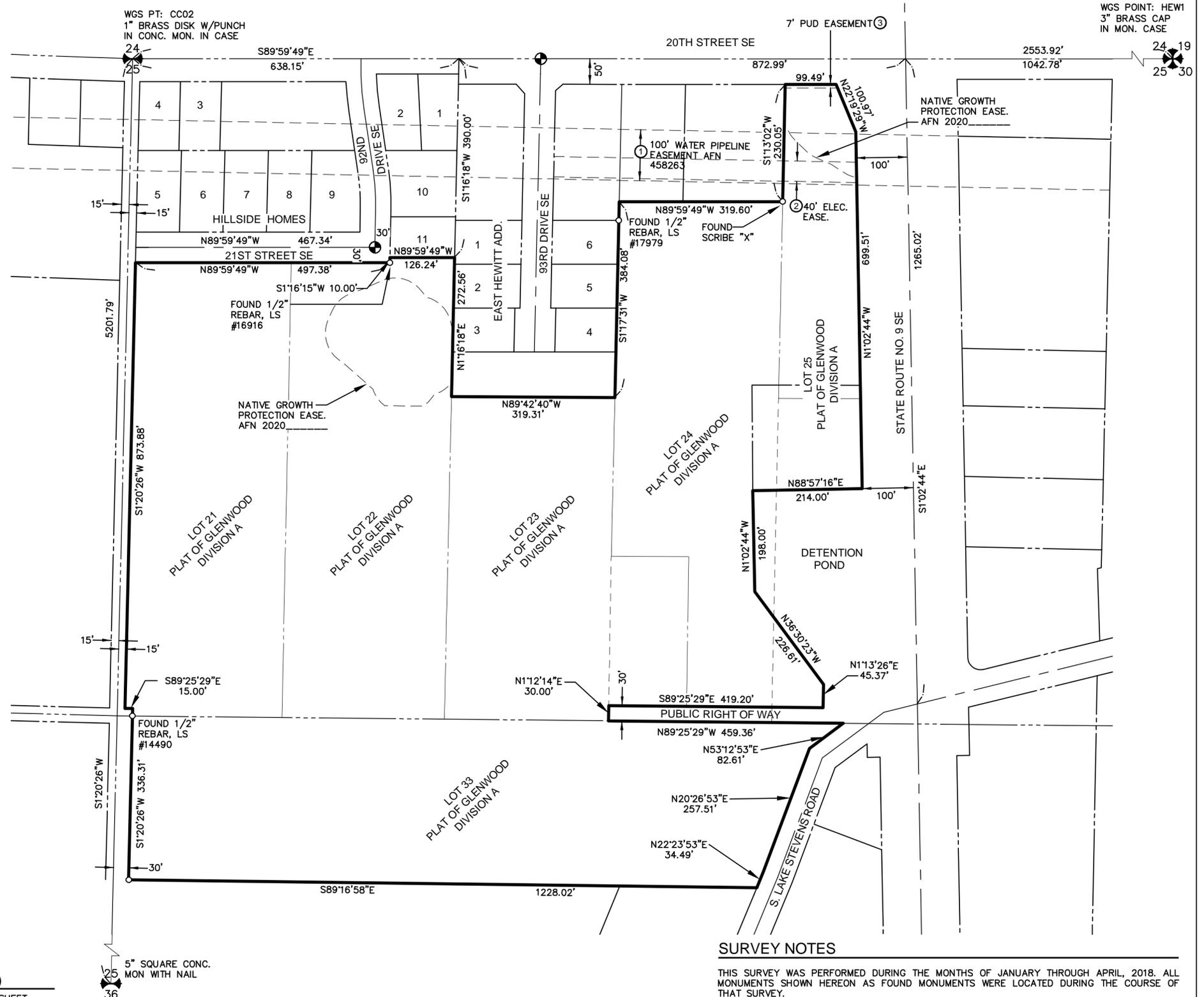
BASIS OF COORDINATES:

POINT DESIGNATION: CC02
1" BRASS DISK WITH PUNCH MARK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 91ST AVENUE SE.
NORTHING: 359,329.1246
EASTING: 1,328,011.864

BASIS OF BEARING: THE BASIS OF BEARING (SOUTH 89°59'49"E) IS ESTABLISHED BY INVERSING BETWEEN THE PUBLISHED VALUES OF WGS POINT DESIGNATION CC02, AND WGS POINT DESIGNATION HEW1

POINT DESIGNATION: HEW1
3" BRASS CAP IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 99TH AVENUE SE
NORTHING: 359,328.9835
EASTING: 1,330,565.786

EXISTING BOUNDARY SURVEY - 1"=150'

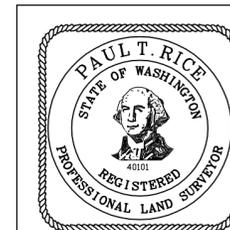


SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTHS OF JANUARY THROUGH APRIL, 2018. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.



8410 154th Avenue NE, Suite 120
Redmond, Washington 98052
425-869-2670

| | | |
|------------|-----------------|-------------------|
| PORTION OF | | |
| NE 1/4 of | NE 1/4, SEC. 25 | T. 29N R. 5E W.M. |
| NW 1/4 of | NE 1/4, SEC. 25 | T. 29N R. 5E W.M. |
| SW 1/4 of | NE 1/4, SEC. 25 | T. 29N R. 5E W.M. |
| DWN. BY | DWG NO. | JOB NO. |
| CC | S306-13B | 13940.01 |
| CHKD. BY | DATE | SHEET |
| PTR | 2019-04-19 | 2 OF 3 |

CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WA.

BINDING SITE PLAN
NO. LUA2019-0156



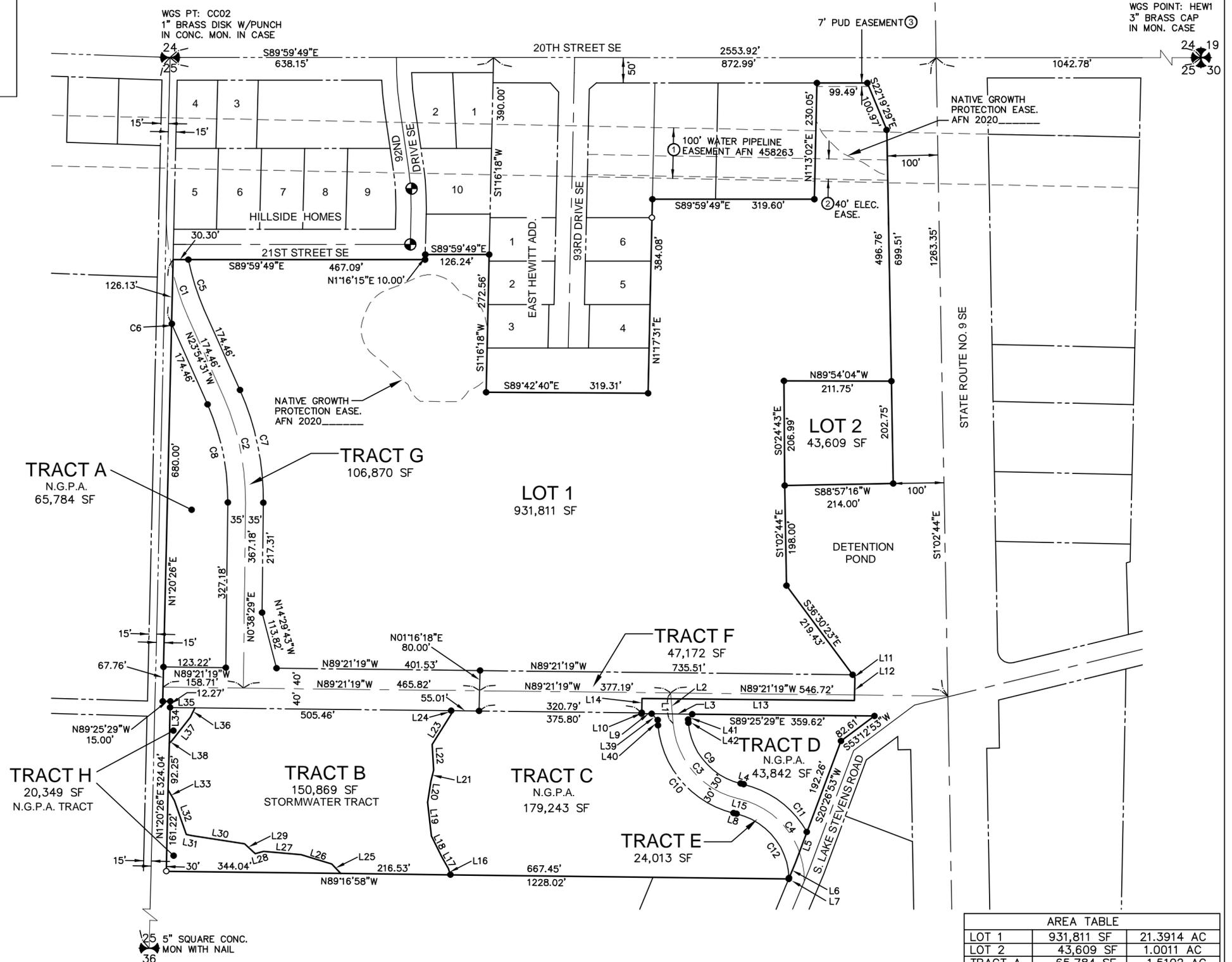
LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER
- 1/4 SECTION CORNER
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET
- EASEMENT REFERENCE #
- MONUMENT REFERENCE #
- MEASURED DIMENSION
- COMPUTED DIMENSION
- DIMENSION FROM REF. DOC. #
- N.G.P.A. NATIVE GROWTH PROTECTION AREA

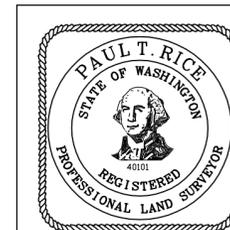
| LINE# | BEARING | DISTANCE |
|-------|-------------|----------|
| L1 | S04°40'59"E | 61.82' |
| L2 | S04°40'59"E | 41.73' |
| L3 | S89°25'29"E | 79.94' |
| L4 | S76°32'44"E | 6.00' |
| L5 | S20°26'53"W | 65.25' |
| L6 | S22°23'53"W | 32.56' |
| L7 | S22°23'53"W | 1.94' |
| L8 | N76°32'44"W | 6.00' |
| L9 | N89°25'29"W | 19.80' |
| L10 | N01°12'14"E | 1.60' |
| L11 | S36°30'23"E | 7.19' |
| L12 | S01°13'28"W | 45.37' |
| L13 | N89°25'29"W | 419.20' |
| L14 | S01°12'14"W | 28.40' |
| L15 | N76°32'44"W | 6.00' |
| L16 | S17°22'56"E | 12.80' |
| L17 | S29°43'45"E | 27.74' |
| L18 | S25°43'45"E | 45.22' |
| L19 | S06°29'41"E | 66.54' |
| L20 | S08°37'14"W | 42.17' |
| L21 | S14°12'24"W | 23.23' |
| L22 | S03°45'01"E | 50.38' |
| L23 | S32°03'00"W | 75.60' |
| L24 | S39°58'03"E | 3.92' |
| L25 | N43°02'25"W | 25.39' |
| L26 | N72°58'14"W | 63.38' |
| L27 | N84°52'15"W | 74.48' |
| L28 | S74°55'29"W | 16.93' |
| L29 | N47°30'17"W | 28.70' |
| L30 | N81°07'35"W | 104.25' |
| L31 | N78°20'31"W | 11.85' |
| L32 | N19°33'45"W | 71.10' |
| L33 | N29°53'09"W | 24.51' |
| L34 | N01°20'26"E | 70.57' |
| L35 | S89°21'19"E | 49.11' |
| L36 | S26°42'13"W | 20.60' |
| L37 | S37°44'20"W | 58.62' |
| L38 | S46°59'24"W | 7.69' |
| L39 | N43°08'57"W | 17.29' |
| L40 | N04°40'59"W | 10.29' |
| L41 | S35°59'13"W | 13.57' |
| L42 | S04°40'59"E | 6.22' |

| CURVE# | RADIUS | DELTA | LENGTH |
|--------|---------|-----------|---------|
| C1 | 500.00' | 10°51'09" | 94.71' |
| C2 | 500.00' | 24°33'00" | 214.24' |
| C3 | 165.00' | 71°51'45" | 206.95' |
| C4 | 165.00' | 77°09'52" | 222.22' |
| C5 | 465.00' | 12°46'06" | 103.63' |
| C6 | 535.00' | 00°06'13" | 0.97' |
| C7 | 535.00' | 24°33'00" | 229.24' |
| C8 | 465.00' | 24°33'00" | 199.24' |
| C9 | 135.00' | 71°51'45" | 169.32' |
| C10 | 195.00' | 71°51'45" | 244.58' |
| C11 | 195.00' | 47°17'53" | 160.97' |
| C12 | 135.00' | 74°49'58" | 176.32' |

PROPOSED LOT LINES - 1"=150'



| AREA TABLE | | |
|------------|--------------|------------|
| LOT 1 | 931,811 SF | 21.3914 AC |
| LOT 2 | 43,609 SF | 1.0011 AC |
| TRACT A | 65,784 SF | 1.5102 AC |
| TRACT B | 150,869 SF | 3.4635 AC |
| TRACT C | 179,243 SF | 4.1149 AC |
| TRACT D | 43,842 SF | 1.0065 AC |
| TRACT E | 24,013 SF | 0.5513 AC |
| TRACT F | 47,172 SF | 1.0829 AC |
| TRACT G | 106,870 SF | 2.4534 AC |
| TRACT H | 20,349 SF | 0.4671 AC |
| OVERALL | 1,613,563 SF | 37.0423 AC |



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PORTION OF
NE 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
NW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.
SW 1/4 of NE 1/4, SEC. 25 T. 29N R. 5E W.M.

| | | |
|-----------------|---------------------|---------------------|
| DWN. BY CC | DWG NO. S306-13C | JOB NO. 13940.01 |
| CHKD. BY PTR | DATE 2019-06-20 | SHEET 3 OF 3 |