

PRELIMINARY BINDING SITE PLAN

VOL/Pg

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CSA REAL ESTATE, LLC., THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND CONTAINED WITHIN AND HEREBY BOUND BY THIS BINDING SITE PLAN WITH RECORD OF SURVEY, AND ZB, N.A. DBA THE COMMERCE BANK OF WASHINGTON, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS BINDING SITE PLAN WITH RECORD OF SURVEY SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND REQUIREMENTS:

A. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY LAWFULLY BE AMENDED WITH THE APPROVAL OF THE CITY OF MILL CREEK, WASHINGTON, 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.

B. NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.

C. THE SALE OF LESS THAN A WHOLE LOT HEREIN IS EXPRESSLY PROHIBITED.

D. FOLLOWING COMPLETION OF THE ORIGINAL GRADING OF PARKING AREAS, ROADS AND WAYS SHOWN 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 RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY, THE OWNER OF ANY LOT LOT(S) MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF MILL CREEK FOR SAID ALTERATION. ANY ENCLOSURE OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT(S) AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT(S) SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

E. THE COST OF CONSTRUCTION AND MAINTENANCE OF ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND/OR BENEFICIARIES THEREOF AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY PERSON(S), CORPORATION(S) OR OTHER LEGAL ENTITY IN WHICH TITLE OF THE ROADS MAY BE HELD. THE OBLIGATION FOR PRIVATE ROAD MAINTENANCE AND THE ABILITY TO PLACE LIENS AGAINST OWNERS NOT FULFILLING THEIR MAINTENANCE OBLIGATION SHALL CONSTITUTE A COVENANT THAT TOUCHES AND CONCERNS THE PROPERTY AND RUNS WITH THE LAND AND SHALL BE BINDING ON ALL OF THE OWNERS AND/OR BENEFICIARIES OF THE PRIVATE ROAD AND THEIR ASSIGNS AND SUCCESSORS. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY SHALL PETITION THE CITY TO INCLUDE THESE ROADS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHT-OF-WAY, PRIOR TO ACCEPTANCE BY THE CITY.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20__.

CSA REAL ESTATE, LLC.,

BY: _____

ZB, N.A. DBA THE COMMERCE BANK OF WASHINGTON,

BY: _____

DECLARATION ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF CSA REAL ESTATE, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DECLARATION ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF ZB, N.A. DBA THE COMMERCE BANK OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

CITY APPROVALS

CITY OF MILL CREEK

EXAMINED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH CONDITIONS OF APPROVAL OF BINDING SITE PLAN PFN _____.

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT _____ DATE _____

I, THE UNDERSIGNED PUBLIC WORKS DIRECTOR, HEREBY CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED, INSPECTED, AND APPROVED OR THAT A BOND IN THE AMOUNT AND IN A FORM APPROVED BY THE CITY HAS BEEN OBTAINED ASSURING COMPLETION OF SAID IMPROVEMENTS.

CITY ENGINEER _____ DATE _____

I, THE UNDERSIGNED MAYOR, ON BEHALF OF THE CITY OF MILL CREEK, HEREBY ACCEPT SUCH DEDICATIONS AND EASEMENTS AS MAY BE INCLUDED THERON.

MAYOR _____ DATE _____

ATTEST, CITY CLERK _____ DATE _____

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

TREASURER, CITY OF MILL CREEK

COUNTY APPROVALS

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.

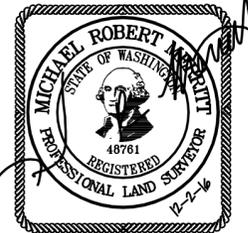
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY TREASURER

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 _____ IN _____, 20__.

J.R. Mowatt
REGISTERED PROFESSIONAL LAND SURVEYOR
48761
CERTIFICATE NO.
12-2-16
DATE

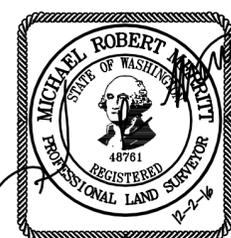


AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS _____ DAY OF _____, 20__, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF BINDING SITE PLANS, PAGE(S) _____, UNDER AUDITOR'S FILE NO. _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR



LDC
THE CIVIL ENGINEERING GROUP

Engineering
Structural
Planning
Survey

14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

PRELIMINARY BINDING SITE PLAN
ARENA SPORTS

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: VJT	DATE: 9-20-16	DRAWING FILE NAME: 16-115SV-BSP	SCALE: 1" = 60'	JOB NUMBER: 16-115
------------------	------------------	------------------------------------	--------------------	-----------------------

SHEET:
1 OF 4

VOL/Pg

PRELIMINARY BINDING SITE PLAN

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

RECORDING NO.

VOL/PG

CONDITIONS AND RESTRICTIONS

BINDING EFFECT

THIS BINDING SITE PLAN, BS _____, AS CONDITIONED AND APPROVED BY THE HEARING EXAMINER OF THE CITY OF MILL CREEK ON _____ (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS) SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN, THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ALL ITS INTEREST IN THE LAND; PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE FULLY OBLIGATED HEREUNDER.

OWNER RELEASE

THE OWNER(S) AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND THE ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY RELEASE, INDEMNIFY, AND HOLD THE CITY HARMLESS FROM ALL CLAIMS FOR INJURIES, DAMAGES, LIABILITIES, PENALTIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM (1) THE DESIGN, CONSTRUCTION AND MAINTENANCE OBLIGATIONS AS DESCRIBED IN THE MILL CREEK MUNICIPAL CODE, AND (2) THE DESIGN, CONSTRUCTION, OPERATION AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORMWATER SYSTEM ON-SITE AND HEREBY WAIVE AND RELEASE THE CITY FROM ANY AND ALL SUCH CLAIMS EXCEPT TO THE EXTENT JUDICIALLY DETERMINED TO RESULT FROM A NEGLIGENT ACT OR OMISSION OF THE CITY.

THE OWNER(S) SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE BINDING SITE PLAN. THE CITY RESERVES THE RIGHT BUT SHALL NOT HAVE THE OBLIGATION TO PERFORM ANY INSPECTIONS, SERVICE AND MAINTENANCE NECESSARY TO ENSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) TO PROMPTLY REIMBURSE THE CITY FOR ALL COSTS AND EXPENSES INCURRED IN MAINTAINING OR SERVING THE DRAINAGE FACILITIES.

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, OR TO HAMPER PROPER ROAD DRAINAGE.

UTILITIES AND ROADWAYS

ALL ACCESS ROADS AND PARKING AREAS SHALL BE MAINTAINED FOR THE TENANTS OF BUILDING AND THEIR SUCCESSORS AND ASSIGNS BY THE OWNER(S) OF THE PROPERTY OR THEIR SUCCESSORS AND ASSIGNS.

ALL UTILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH APPROVALS ISSUED BY THE CITY OF MILL CREEK AND THE APPROPRIATE UTILITY DISTRICT OR PURVEYOR.

ALL UTILITY EASEMENTS FOR SANITARY SEWERS, WATER AND STORM DRAINAGE HAVE BEEN PREPARED AND RECORDED WITH SNOHOMISH COUNTY IN ACCORDANCE WITH THE GENERAL LOCATIONS SHOWN ON THE PLAN.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROJECT INFORMATION

PROJECT TYPE:	PRINCIPAL USE: COMMERCIAL RECREATION FACILITIES	TAX PARCEL #'S: 2805310010400 28053100103400 28053100103200
SITE AREA:	6.73 ACRES (293,131 SF)	
ZONING:	COMMUNITY BUSINESS *	
MAX BUILDING COVERAGE:	PERMITTED NONE	PROPOSED 84,721 SF
HEIGHT LIMIT:	40 FEET	40 FEET
MIN LOT SIZE:	7,200 SQUARE FEET	293,167 SF
PARKING:	PROPOSED-SPORTS BLDG REQUIRED: 176 STALLS BASED ON USE OF INTERIOR AREAS (SEE ESTIMATE OF REQUIRED AND PROPOSED PARKING SPACES PARKING ANALYSIS INCLUDED WITH THIS SUBMITTAL).	CODE REFERENCE MCMC 17.16.060 MCMC 17.16.070 MCMC 17.16.040
STANDARD:	246	
COMPACT:	128	
ADA:	8	
TOTAL:	382	
REGULAR 90° STALL:	8.5 FT x 19 FT	COMPLIES
COMPACT 90° STALL:	8 FT x 16 FT	COMPLIES
DRIVE AISLE @90° PARKING:	25 FT	COMPLIES
SETBACKS:		
FRONT - BOTHELL- EVERETT HWY.:	35 FT ROADWAY BUFFER	MCMC 17.16.080A
SIDEYARD/REARYARD TO RESIDENTIAL:	25 FT	
PARKING FRONT:	35 FT	
BUFFER:		
WETLAND (CAT. 4)	50 FT	MCMC 18.06.930.B
LANDSCAPE REQUIREMENTS:		
TREES:	1 TREE PER 4 PARKING SPACES	MCMC 17.34.04003(d)
PARKING:	382/4 = 96 TREES NO MORE THAN 10 SPACES BETWEEN LANDSCAPE ISLANDS OR MEDIANS MUST BE 5 FEET WIDE	COMPLIES MCMC 17.34.04003 COMPLIES MCMC 17.34.04004
LANDSCAPE ISLANDS:		

* THIS SITE HAS A PRINCIPAL USE AS A COMMERCIAL RECREATION FACILITY PER MCMC17.16.010G.

EASEMENTS AND RESTRICTIONS

- SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED AS RECORDED UNDER AUDITOR'S FILE NUMBER 476501. (NOT PLOTTED)
- SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS RECORDED UNDER AUDITOR'S FILE NUMBER 787551. (NOT PLOTTED)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 7609070134. (SEE SHEET 3 OF 4)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 8012120148. (NOT PLOTTED)
- SUBJECT TO THE MATTERS DISCLOSED ON THE FACE OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9312135006. (NOT PLOTTED)
- SUBJECT TO THE SILVER LAKE WATER DISTRICT SNOHOMISH COUNTY WASHINGTON RESOLUTION NO. 461 REGARDING CHARGES FOR SEWER LIFT STATION INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 9602280476 AS AMENDED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9710140133. (NOT PLOTTED)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 9609230195. (NOT PLOTTED)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 9610170476. (SEE SHEET 3 OF 4)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 9901040894. (SEE SHEET 3 OF 4)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 9903050786. (SEE SHEET 3 OF 4)
- SUBJECT TO THE TERMS, CONDITIONS AND OBLIGATIONS CONTAINED WITHIN THE DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200112240296. (SEE SHEET 3 OF 4)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200201030470. (SEE SHEET 3 OF 4)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200406300382. (SEE SHEET 3 OF 4)
- SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 200512080457. (SEE SHEET 3 OF 4)

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT BSP/ROS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE BSP/ROS ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF MILL CREEK, EXCEPT THOSE DESIGNATED ON THE BSP/ROS AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

GENERAL CONDITIONS

LOTS HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRES IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORMWATER SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.

LAND AREA

TOTAL LAND AREA:	293,131 SF (6.73 ACRES)
LOT 1:	271,830 SF (6.24 ACRES)
TRACT 999:	7,433 SF (0.17 ACRES)
TRACT 998:	13,868 SF (0.32 ACRES)

PARKING

382 TOTAL STALLS

LEGAL DESCRIPTIONS

CHICAGO TITLE COMPANY
COMMITMENT NO. 500037589
DATE: SEPTEMBER 14, 2016

PARCEL A

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 689.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 53°10'00" EAST 300.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 53°10'00" EAST 281.00 FEET;
THENCE SOUTH 26°40'00" WEST 233.00 FEET TO THE WESTERLY LINE OF DUMAS ROAD;
THENCE NORTH 63°20'00" WEST ALONG SAID WESTERLY LINE TO A POINT SOUTH 26°40'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 26°40'00" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31;
THENCE SOUTH ALONG THE SECTION CENTERLINE 669.00 FEET;
THENCE SOUTH 53°10'00" EAST FOR 1,01 1.00 FEET TO CENTERLINE OF EVERETT-BOTHELL WAY HIGHWAY (SR 527);
THENCE SOUTH 37°44'15" WEST ALONG SAID CENTERLINE 192.35 FEET TO THE CENTERLINE INTERSECTION WITH DUMAS ROAD;
THENCE NORTH 60°10'54" WEST ALONG SAID CENTERLINE 498.00 FEET;
THENCE NORTH 29°39'15" EAST 20.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID DUMAS ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 60°10'45" EAST ALONG SAID NORTHERLY LINE 72.91 FEET;
THENCE NORTH 28°01'14" EAST 120.00 FEET;
THENCE NORTH 53°10'00" WEST TO AN INTERSECTION WITH THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31;
THENCE SOUTH ALONG THE WEST LINE THEREOF 669.00 FEET;
THENCE SOUTH 53°10'00" EAST 300.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;
THENCE SOUTH 26°40'00" WEST 225.00 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF DUMAS ROAD AND THE TERMINUS OF SAID DESCRIBED LINE;

THENCE SOUTH 26°40'00" WEST TO THE NORTHERLY LINE OF DUMAS ROAD;
THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF CITY OF MILL CREEK LOT LINE ADJUSTMENT NO. 96-42 RECORDED UNDER AUDITOR'S FILE NO. 9609235001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

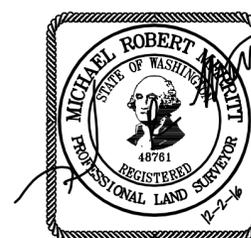
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 31;
THENCE SOUTH 00°12'33" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 669.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO WAKEFIELD MILL CREEK, L.L.C. BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9609230196;
THENCE SOUTH 53°22'33" EAST ALONG THE SOUTHERLY LINE OF SAID WAKEFIELD MILL CREEK, L.L.C. TRACT A DISTANCE OF 310.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 36°37'27" EAST A DISTANCE OF 396.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO CLINTON E. CARNELL AND CECILIA A. CARNELL, HIS WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9405100186;
THENCE SOUTH 53°22'33" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 677.23 FEET TO THE NORTHWEST MARGIN OF THE BOTHELL-EVERETT HIGHWAY (S.R. 527);
THENCE SOUTH 37°31'40" WEST ALONG SAID NORTHWEST MARGIN 396.24 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO CLINTON E. CARNELL AND CECILIA A. CARNELL, HIS WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9405100185;
THENCE NORTH 53°22'33" WEST ALONG THE SOUTHWEST LINE OF SAID CARNELL TRACT A DISTANCE OF 670.98 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9903050785.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SHEET:
2 OF 4



LDC
THE CIVIL ENGINEERING GROUP

Engineering
Structural
Planning
Survey

14201 NE 200th St., #100
Woodinville, WA 98072

Ph. 425.806.1869
Fx. 425.482.2893

www.LDCcorp.com

PRELIMINARY BINDING SITE PLAN

ARENA SPORTS

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
VJT	9-20-16	16-115SV-BSP	1" = 60'	16-115

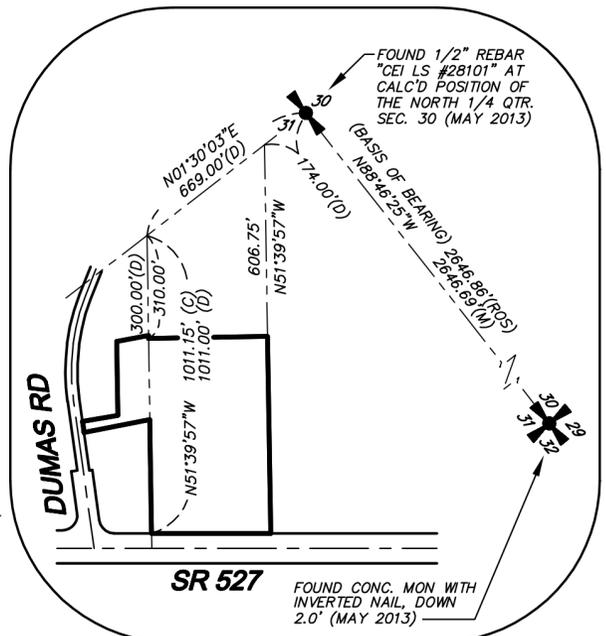
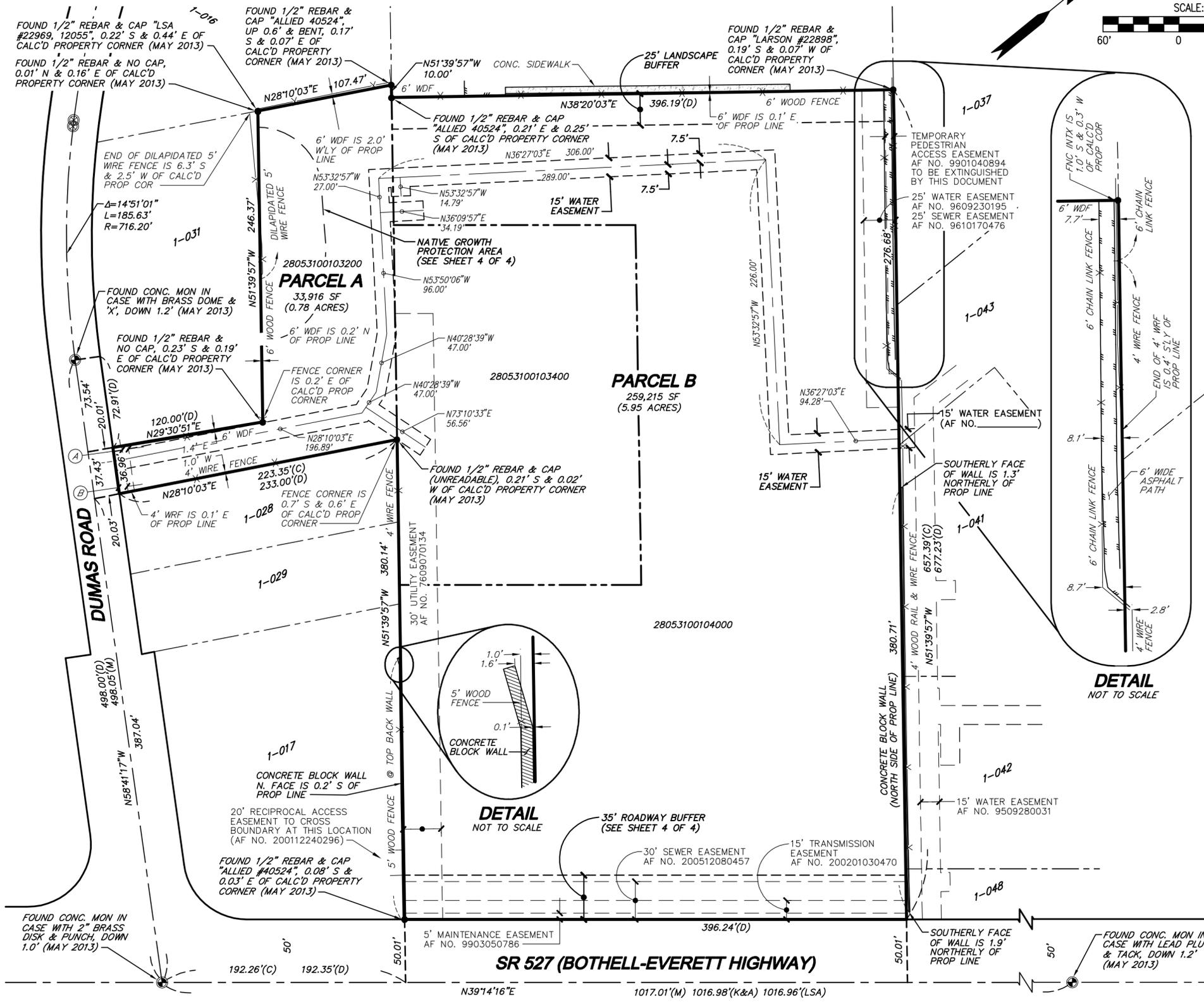
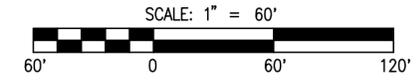
VOL/PG

PRELIMINARY BINDING SITE PLAN

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

RECORDING NO.

VOL/PAGE



BASIS OF BEARING

THE MONUMENTED NE QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M., BETWEEN THE PUBLISHED COORDINATES DB ID NO. 18599 AND DB ID NO. 22385 PER WGS SURVEY CONTROL DATA WAREHOUSE

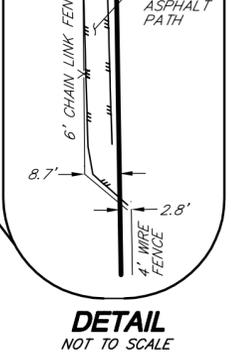
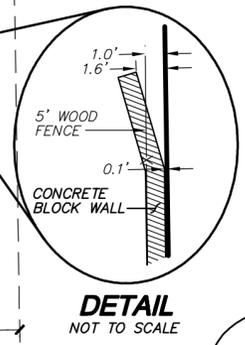
BEARING = N88°46'25"W

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURE'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.
PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

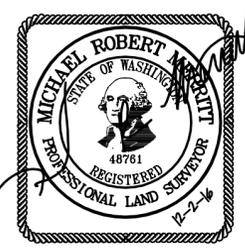
REFERENCES

- (LLA) CITY OF MILL CREEK LOT LINE ADJUSTMENT NO. 96-42 RECORDED UNDER AUDITOR'S FILE NUMBER 9609235001.
- (K&A) RECORD OF SURVEY PERFORMED BY KEGEL & ASSOCIATES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 9606065007.
- (ROS) RECORD OF SURVEY FOR EVERETT SCHOOL DISTRICT NO. 2 RECORDED UNDER AUDITOR'S FILE NUMBER 8203085013.
- (LSA) RECORD OF SURVEY PERFORMED BY LOVELL-SAUERLAND & ASSOCIATES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 9312135006.
- (H&A) RECORD OF SURVEY PERFORMED BY HARMSEN & ASSOCIATES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 200511165009.



LEGEND

●	REBAR & CAP	CLF	CHAIN LINK FENCE	(A)	5' TEMPORARY CONSTRUCTION EASEMENT AF NO. 200406300381
○	REBAR & CAP SET	COR	CORNER	(B)	7' SIDEWALK, UTILITY, SLOPE & WALL EASEMENT AF NO. 200406300382
⊙	MONUMENT FOUND	(C)	CALCULATED		
WDF	WOOD FENCE	(D)	DEED		
WRF	WIRE FENCE	(M)	MEASURED		



LDC
Engineering
Structural
Planning
Survey

THE CIVIL ENGINEERING GROUP

14201 NE 200th St., #100
Woodinville, WA 98072

Ph. 425.806.1869
Fx. 425.482.2893

www.LDCcorp.com

PRELIMINARY BINDING SITE PLAN
ARENA SPORTS

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: VJT DATE: 9-20-16 DRAWING FILE NAME: 16-115SV-BSP-PG2 SCALE: 1" = 60' JOB NUMBER: 16-115

SHEET:
3 OF 4

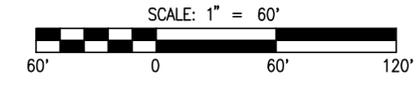
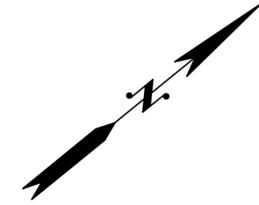
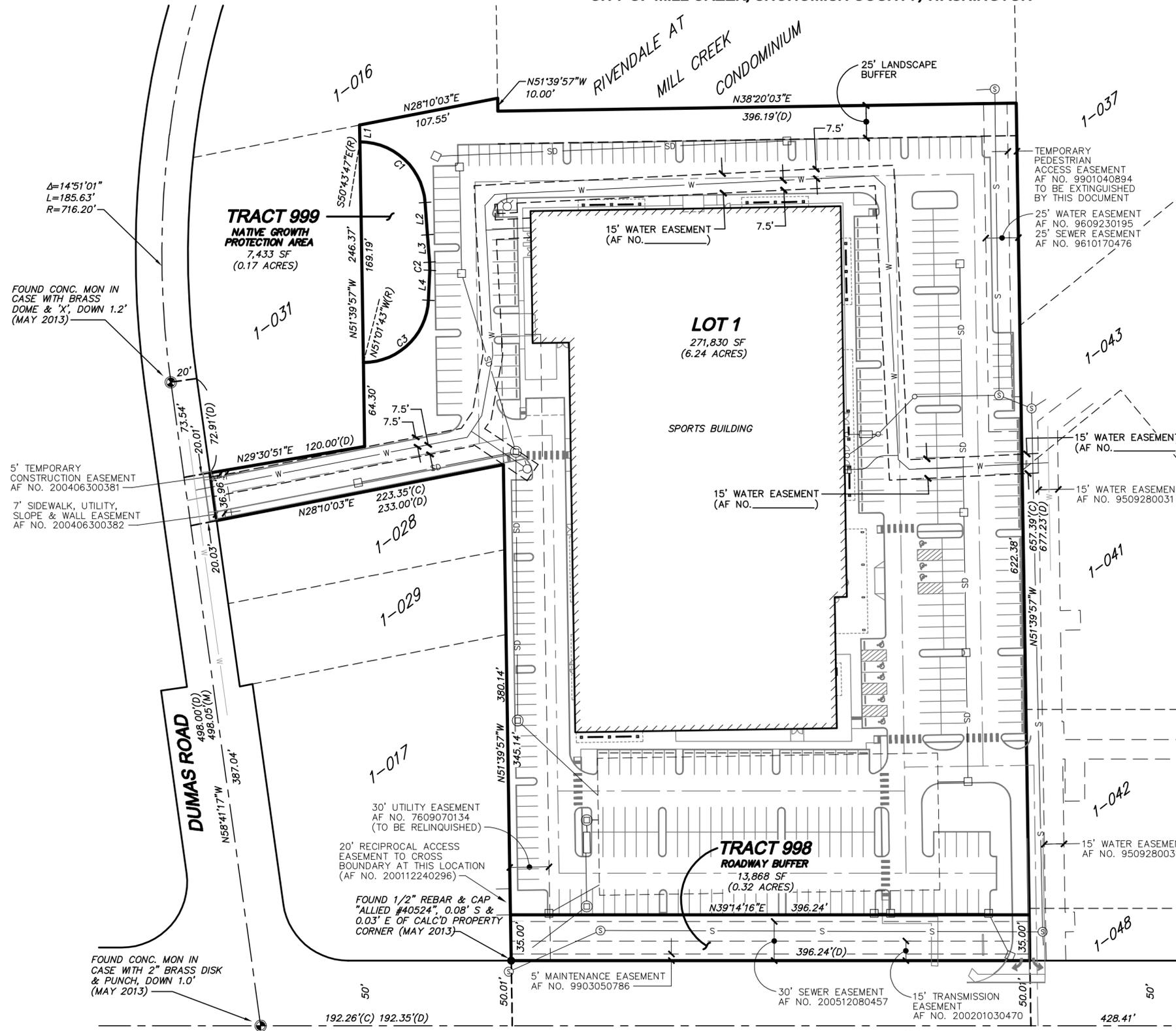
VOL/PAGE

PRELIMINARY BINDING SITE PLAN

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

RECORDING NO.

VOL/PG



LEGEND

- REBAR & CAP
- SEWER CLEANOUT
- ⊙ MONUMENT FOUND
- ⊕ FIRE HYDRANT
- CATCH BASIN, TYPE 1
- ⊞ WATER METER
- ⊙ CATCH BASIN, TYPE 2
- W — WATER LINE
- ⊗ WATER VALVE
- S — SEWER LINE
- SD — STORM DRAIN LINE

BASIS OF BEARING

THE MONUMENTED NE QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M., BETWEEN THE PUBLISHED COORDINATES DB ID NO. 18599 AND DB ID NO. 22385 PER WGS SURVEY CONTROL DATA WAREHOUSE

BEARING = N88°46'25"W

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURE'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

REFERENCES

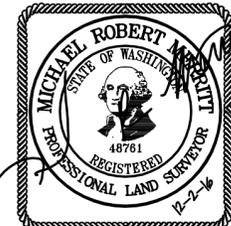
- (LLA) CITY OF MILL CREEK LOT LINE ADJUSTMENT NO. 96-42 RECORDED UNDER AUDITOR'S FILE NUMBER 9609235001.
- (K&A) RECORD OF SURVEY PERFORMED BY KEGEL & ASSOCIATES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 9606065007.
- (ROS) RECORD OF SURVEY FOR EVERETT SCHOOL DISTRICT NO. 2 RECORDED UNDER AUDITOR'S FILE NUMBER 8203085013.
- (LSA) RECORD OF SURVEY PERFORMED BY LOVELL-SAUERLAND & ASSOCIATES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 9312135006.
- (H&A) RECORD OF SURVEY PERFORMED BY HARMSEN & ASSOCIATES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 200511165009.

NOTE:

PROJECT INFORMATION SHOWN ON SHEET 2 OF 4

LINE	BEARING	LENGTH
L1	N51°39'57"W	12.89
L2	N54°52'38"W	24.81
L3	N55°19'02"W	21.14
L4	N48°12'30"W	22.98

CURVE	DELTA	LENGTH	RADIUS
C1	85°51'09"	74.92	50.00
C2	7°06'32"	6.20	50.00
C3	87°10'47"	76.08	50.00



LDC
THE CIVIL ENGINEERING GROUP

Engineering
Structural
Planning
Survey

14201 NE 200th St., #100
Woodinville, WA 98072

Ph. 425.806.1869
Fx. 425.482.2893

www.LDCcorp.com

PRELIMINARY BINDING SITE PLAN
ARENA SPORTS

NW 1/4, NE 1/4, SECTION 31, TOWNSHIP 28N, RANGE 5E, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: VJT DATE: 9-20-16 DRAWING FILE NAME: 16-115SV-BSP SCALE: 1" = 60' JOB NUMBER: 16-115

SHEET:
4 OF 4

VOL/PG