BINDING SITE PLAN UNDER AUTHORITY OF THE BINDING SITE PLAN
ORDINANCE NO. 1741 OF THE CITY OF MOUNTLAKE TERRACE AND
DO RE-AFFIRM EXISTING EASEMENTS DEPICTED HEREIN AND DO
FURTHER RESERVE, GRANT, AND DEDICATE THE EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS CONTAINED ON HEREIN BINDING SITE

BINDING SITE PLAN 98-001

THAT PORTION OF THE NW 1/4, NW 1/4, SECTION 34, TOWNSHIP 27N, RANGE 4E, W.M. MOUNTLAKE TERRACE, SNOHOMISH CO., WASHINGTON SHEET 1 OF 2

IN WITNESS WHEREOF we set our hands•and seals.

"----WE, THE -UNDERSIGNED -OWNERS OF AND-HOLDERS OF INTEREST IN THE PROPERTY DEPICTED HEREIN, DO CREATE AND DECLARE THIS

CEDAR PLAZA, L.L.C., A WASHINGTON LIMITED LIABILITY-_COMPANY

JOHN K. STIPEK MANAGING MEMBER

State of Washington

I certify that I know or have satisfactory evidence that JOHN K. STIPEK, MANAGING MEMBER OF CEDAR PLAZA, L.L.C.,

signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

> Signature of Dated MARCH 3 My appointment expires 1075-99

JED CLAWSON STATE OF WASHINGTON NOTARY -- -- PUBLIC MY COMMISSION EXPIRES 10-15-99

APPROVALS:

Examined and approved as to conformance with the BINDING SITE PLAN, City Ordinance No. 1741, this ______ day of ______, 1998

2654

CITY OF MOUNTLAKE TERRACE City Manager

City Clerk

Filed for record at the request of the City of Mountlake Terrace this 3157day of MARCH____, 1998, at ____ minutes past 4:00 PM. in the records of Snohomish County, Washington.

> Bob Terwilliger 7 Snohomish County Auditor Deputy Auditor

_City Clerk of the City of Mountlake Terrace, Washington, do hereby certify that there are no outstanding LID assessments on any portion of the above described tract which, under the subdivision thereof, become public streets, alleys, or other public places, and that the records were examined this $\frac{\partial f}{\partial x}$ day

City Clerk

EASEMENTS OF RECORD:

DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS REC NO : 331

"FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A_ 2" - TOPCON_GTS - 3B - INSTRUMENT, BY TRAVERSE METHODS, AND MEET OR EXCEED ACCURACY STANDARDS

ELEVATION DATUM PER CITY OF MOUNTLAKE TERRACE: NEVD29 --BENCHMARK NORTHWEST SECTION CORNER MONUMENT_AT "NTERSECTION" OF- -228TH ST. S.W. AND 44TH-AVE." W. ELEVATION: 413.60'

FOR PROPOSED UTILITY STRUCTURE DESCRIPTIONS
SEE CIVIL DRAWINGS BY KENNETH M. BARTLETT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP-IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS SHOWN NOO'13'36"E

APPROVALS:

County, Washington, do hereby certify that all taxes and delinquent assessments on the above described property have been fully paid—up to and including the year 19**28**. 3-31-98

> a some lui Jama Harry

IN ACCORDANCE WITH P.CW 58.08.040, ANY PERSON RECORDING MAY BIST MUST HAY ADMINISTED LAXIOS FOR THE NEXT YEAR.

EXISTING LEGAL DESCRIPTIONS:

PARCEL A:

THE NORTH 440 FEET IN WIDTH OF THE WEST 496 FEET IN WIDTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWN-SHIP 27 NORTH, RANGE 4 EAST, W.M.; EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT THE NORTH 40 FEET THEREOF; AND EXCEPT THE SOUTH 150 FEET IN WIDTH OF THE NORTH 190 FEET IN WIDTH OF THE EAST 175 FEET IN WIDTH OF THE WEST 205 FEET IN WIDTH THEREOF.

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION: THENCE SOO'13'36"W ALONG THE WEST LINE OF SAID SECTION, 663.20 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S88'46'10"E ALONG SAID SOUTH LINE 39.82 FEET TO THE EASTERLY MARGIN OF CEDAR WAY AND THE POINT OF BEGINNING; THENCE CONTINUING S88°46'10"E ALONG SAID SOUTH LINE 554.55 FEET TO THE WEST LINE OF THE EASTERLY 731.26 FEET IN WIDTH OF SAID SUBDIVISION; THENCE NOO'11'52"E ALONG SAID WEST LINE 222.98 FEET TO THE SOUTH LINE OF THE NORTH 440.00 FEET IN WIDTH OF SAID SUBDIVISION; THENCE N88°45'17"W ALONG SAID SOUTH LINE 564.23 FEET TO INTERSECT SAID EASTERLY MARGIN OF CEDAR WAY AT A POINT ON THE CURVE FROM WHICH THE CENTER LIES N89'58' 34"E AND 2,834.93 FEET DISTANT; THENCE SOUTHERLY ALONG SAID ROAD

THE NORTH 440 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION=34, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.: - EXCEPT THE EAST-629.36 FEET THEREOF; AND EXCEPT THE WEST 496 FEET THEREOF; AND EXCEPT THE NORTH 40 FEET THEREOF CONVEYED FOR PUBLIC ROAD BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 1190956 AND

MARGIN AND ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF

4°31'07" AN ARC DISTANCE OF 223.57 FEET TO THE POINT OF BEGINNING.

ALL SITUATE IN THE CITY OF MOUNTLAKE TERRACE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CROSS REFERENCE:

REFERENCE +S MADE TO THE EQLLOWING SURVEYS FOR SECTION SUBDIVISION AND TIE INFORMATION:-PLAT OF CEDAR - RIĐGE DIV. # 2, VOLUME 36, PAGE 32 RECORD OF SURVEY BOOK 20, PAGE 233 RECORD OF SURVEY BOOK 6, PAGE 176 -- -- RECORD OF SURVEY BOOK 85. PAGES 159, 160

SITE ADDRESS:

(8.39 ACRES)

TOTAL SQUARE FOOTAGE: 365,296 SF

PROPOSED LEGAL DESCRIPTIONS:

THE NORTH 440 FEET IN WIDTH OF THE WEST 496 FEET IN WIDTH OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWN-SHIP 27 NORTH, RANGE 4 EAST, W.M.; EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT THE NORTH 40 FEET THEREOF; AND EXCEPT THE SOUTH 150 FEET IN WIDTH OF THE NORTH 190 FEET IN WIDTH OF THE EAST 175 FEET IN WIDTH OF THE WEST 205 FEET IN WIDTH THEREOF; AND EXCEPT A PORTION OF SAID SUBDIVISION DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34: THENCE S88°45'17"E ALONG THE NORTH LINE OF SAID SECTION 351.90 FEET: THENCE SO'13'36"W 40.01 FEET TO THE SOUTHERLY MARGIN OF 228TH STREET SOUTHWEST, AND THE POINT OF BEGINNING; THENCE CONTINUING SOO'13'36"W 50.00 FEET; THENCE S37'03'38"W 161.55 FEET; THENCE N88'45'17"W 50.00 FEET; THENCE NOO'13'36"E 181.02 FEET TO THE SOUTHERLY MARGIN OF 228TH STREET SOUTHWEST; THENCE S88'45'17"E ALONG SAID SOUTHERLY MARGIN 146.86 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT A PORTION OF SAID SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOO'13'36"W ALONG THE WEST LINE OF SAID SECTION 424.42 FEET; THENCE S88°45'17"E 30.00 FEET TO THE EAST MARGIN OF 44TH AVENUE WEST AND THE POINT OF BEGINNING; THENCE CONTINUING S88'45'17"E 80.04 FEET; THENCE S52'32'49"E 110.04 FEET; THENCE N88'45'17"W 167.00 FEET TO INTERSECT SAID EASTERLY MARGIN OF 44TH AVENUE WEST AT A POINT ON A CURVE FROM WHICH THE CENTER LIES N88°58'41"E AND 2,834.93' DISTANT; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 61.78 FEET; THENCE NO0°13'36"E 3.25 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S88'45'17"E ALONG THE NORTH LINE OF SAID SECTION 351.90 FEET; THENCE SO'13'36"W 40.01 FEET TO THE SOUTHERLY MARGIN OF 228TH STREET SOUTHWEST, AND THE POINT OF BEGINNING; THENCE CONTINUING SOO 13'36"W 50.00 FEET; THENCE S37"03'38"W 161.55 FEET; THENCE N88'45'17"W 50.00 FEET; THENCE NOO'13'36"E 181.02 FEET TO THE SOUTHERLY MARGIN OF 228TH STREET SOUTHWEST; THENCE S88°45'17"E ALONG SAID SOUTHERLY MARGIN 146.86 FEET TO THE POINT OF BEGINNING.

LOT 3:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOO'13'36"W ALONG THE WEST LINE OF SAID SECTION 424.42 FEET; THENCE S88'45'17"E 30.00 FEET TO THE EAST MARGIN OF 44TH AVENUE WEST AND THE POINT OF BEGINNING; THENCE CONTINUING S88'45'17"E 80.04 FEET; THENCE S52'32'49"E 110.04 FEET; THENCE N88'45'17"W 167.00 FEET TO INTERSECT SAID EASTERLY MARGIN OF 44TH AVENUE WEST AT A POINT ON A CURVE FROM WHICH THE CENTER LIES N88'58'41"E AND 2,834.93' DISTANT; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 61.78 FEET; THENCE NO0'13'36"E 3.25 FEET TO THE POINT OF BEGINNING.

ALL SITUATE IN THE CITY OF MOUNTLAKE TERRACE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Recorders Note:

illeaible for imaging.

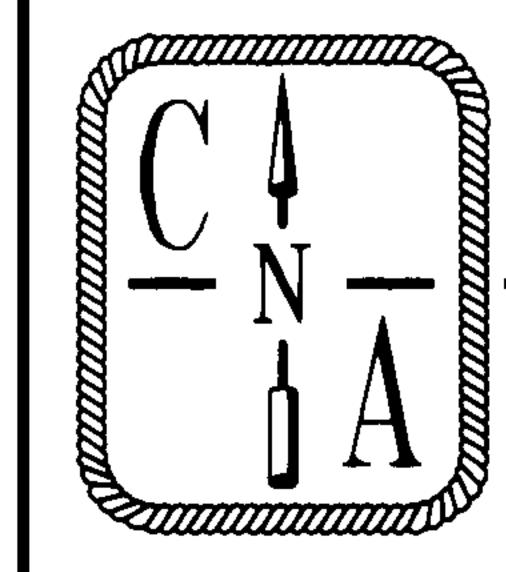
98033/500/

LAND SURVEYOR'S CERTIFICATE

This Binding Site Plan correctly represents a survey made by me or under my direction in conformance with the requirements of the appropriate State and County Statute and Ordinance in March, 1998

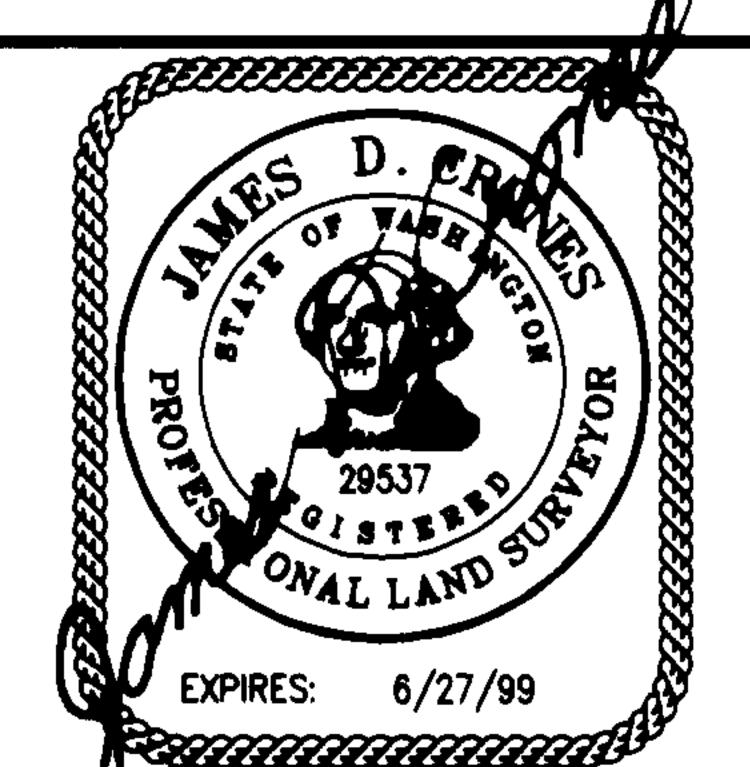
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Certificate No. ...29537.....



CRONES & ASSOC. LAND SURVEYORS

23806 190TH AVE. SE KENT, WA 98042 (425)432-5930



CEDAR PLAZA SHOPPING CENTER

DWN. BY CHKD. BY

SCALE 1"=60'

