LEGAL DESCRIPTION TOTAL SITE:

ALL THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING EAST OF THE EAST LINE OF MAIN STREET AS SAID STREET WAS DEDICATED IN THE PLAT OF SEATTLE HEIGHTS DIVISION-NO. 1. RECORDED IN VOLUME 8 OF PLATS ON PAGE 37, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; - EXCEPT ALL THAT PORTION THEREOF LYING NORTHWEST OF THE

SOUTHEASTERLY LINE OF THE FORMER SEATTLE-EVERETT INTERURBAN - RAILWAY RIGHT- OF WAY:

ALSO EXCEPT ALL-THAT PORTION THEREOF LYING SOUTHERLY AND EASTERLY OF_THE NORTHERLY AND WESTERLY LINES OF 216TH STREET SOUTHWEST, AS -_-CONVEYED TO THE CITY-GE MOUNTLAKE TERRACE BY DEED RECORDED UNDER RECQRDING NO. 2345414;

AND ALSO EXCEPT THAT-PORTION CONVEYED TO-THE CITY OF MOUNTLAKE TERRACE BY DEED RECORDED UNDER RECORDING NO. 8798100377.

LEGAL DESCRIPTION FOR LOT

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER_OF-SECTION 29, FOWNSHIP 27 NORTH, RANGE-4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF PACIFIC NORTHWEST TRACTION COMPANY- (FÖRMERLY SEATTLE-EVEREFT INTERURBAN RAILWAY) AND THE EAST MARGIN OF 667H AVENUE WEST (FORMERLY MAIN STREET):

THENCE NORTH 61'48'44" EAST ALONG SAID SOUTH MARGIN OF PACIFIC NORTHWEST TRACTION COMPANY, 708.37 FEET TO THE EAST LINE OF SAID SECTION SUBDIVISION:

THENCE SOUTH 00'28'41" WEST ALONG SAID EAST SUBDIVISION-LINE, 433.03 FEET: - ---THENCE NORTH 90'00'00" WEST, 621.82 FEET TO-SAID EAST MARGIN OF 66TH AVENUE WEST:

THENCE NORTH 00"37"16" EAST ALONG SAID EAST MARGIN OF 66TH AVENUE WEST, 98.41 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR LOT 2:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE. NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, ---W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF PACIFIC NORTHWEST TRACTION COMPANY (FORMERLY SEATTLE-EVERETT INTERURBAN RAILWAY) AND THE EAST MARGIN OF 66TH AVENUE WEST (FORMERLY MAIN STREET);

THENCE SOUTH 00'37'16" WEST ALONG SAID EAST MARGIN OF 66TH AVENUE WEST, 98.41 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 90'00'00" EAST, 246.48 FEET;

THENCE SOUTH 00'00'00" WEST, 350.49 FEET;

THENCE NORTH 90'00'00" WEST, 31.62 FEET;

THENCE SOUTH 00'00'00" WEST, 82.16 FEET TO THE NORTHERLY MARGIN OF 216TH STREET SOUTHWEST, AS CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY

DEED RECORDED UNDER RECORDING NO. 2345414; THENCE NORTH 88'26'20" WEST ALONG SAID NORTHERLY MARGIN OF 216TH STREET SOUTHWEST, 194.56 FEET TO THE SOUTHEASTERLY CORNER OF THAT PORTION CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY DEED

RECORDED UNDER RECORDING NO. 8708100377; THENCE NORTH 43'54'32" WEST, 35.64 FEET TO SAID EAST MARGIN OF 66TH

AVENUE WEST; THENCE NORTH 00'37'16" EAST ALONG SAID EAST MARGIN OF 66TH AVENUE WEST, 401.69 FEET TO THE PONT OF BEGINNING;

LEGAL DESCRIPTION FOR LOT 3:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF PACIFIC NORTHWEST TRACTION COMPANY (FORMERLY SEATTLE-EVERETT INTERURBAN RAILWAY) AND THE EAST MARGIN OF 66TH AVENUE WEST (FORMERLY MAIN STREET);

THENCE SOUTH 00°37'16" WEST ALONG SAID EAST MARGIN OF 66TH AVENUE WEST, 98.41 FEET;

THENCE SOUTH 90'00'00" EAST, 246.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°00'00" EAST, 375.34 FEET TO THE EAST LINE OF SAID SECTION SUBDIVISION;

THENCE SOUTH 00'28'41" WEST ALONG SAID EAST SUBDIMISION LINE, 222.74 FEET TO THE NORTHERLY MARGIN OF 216TH STREET SOUTHWEST, AS CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY DEED RECORDED UNDER RECORDING NO. 2345414;

THENCE SOUTH 43'56'26" WEST ALONG SAID NORTHERLY MARGIN OF 216TH STREET SOUTHWEST, 179.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 47'37'14" A DISTANCE OF 224.41 FEET;

THENCE NORTH 88'26'20" WEST ALONG SAID NORTHERLY MARGIN OF 216TH STREET SOUTHWEST, 78.55 FEET;

THENCE NORTH 00'00'00" EAST, 82.16 FEET;

THENCE SOUTH 90'00'00" EAST, 31.62 FEET;

THENCE NORTH 00'00'00" EAST, 350.49 FEET TO THE POINT OF BEGINNING.

ADJACENT PROPERTY "A" ADJACENT PROPERTY "C" TAX PARCEL: 27042900101600 TAX PARCEL: 27042900101900 SELLEN CONSTRUCTION CO, INC. SELLEN CONSTRUCTION CO, INC. ADJACENT PROPERTY "B" ADJACENT PROPERTY "D" TAX PARCEL: 27042900101700 SELLEN CONSTRUCTION CO, INC. TAX PARCEL: 27042900106900 MAXWELL, GORDON & EVELYN RICH 212TH STREET S.W. ADJACENT PROPERTY NORTH LINE SEC 29. T.27N., R.4E., W.M. SACIFIC NORTHWEST **ADJACENT** AREA = 165,170 SQ. FT.3.79 ACRES ADJACENT PROPERTY SEE SHEET 2 NEW LOTS 1, 2, & 3 ARE LOCATED IN PLAT OF SEATTLE HEIGHTS DIVISION ONE ADJACENT AREA - 141,832 SQ. FT. - AREA = 104,084 SQ. FT. **3.26 ACRES 2.39 ACRES** $\Delta = 47^{\circ}37^{\circ}14^{\circ}$ R = 270.00'L = 224.41'N88'26'20'W 298.11' LEGEND 216TH STREET S.W. MONUMENT SCALE IN FEET TOTAL AREA: -- 411,086 SQ. FT. --

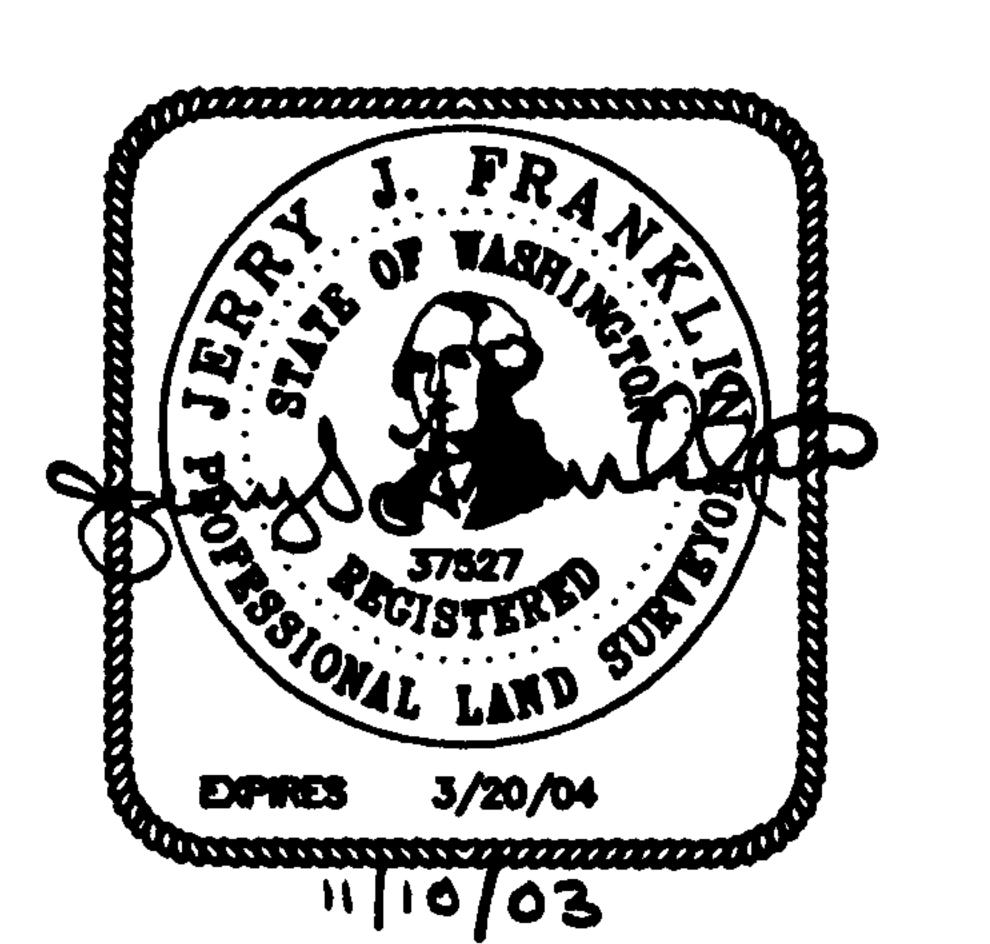
DATUM: NGVD 1929

BENCHMARK: PER "CITY OF MOUNTLAKE TERRACE 1991 VERTICAL CONTROL BENCHMARK LIST," DATED 1-8-92, POINT 66-25 AT "86TH & 216TH C.L."

ELEVATION = 314.47 FEET

BASIS OF BEARINGS: TAYLOR'S INDUSTRIAL PARK, AFN 7806230154

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN RCW 58.09 AND WAC 332.130




BINDING SITE PLAN FOR


IN THE NW 1/4 OF THE NE 1/4, SECTION 29, T.27N.; R.4E., W.M. CITY OF MOUNTIAKE TERRACE. SNOHOMISH COUNTY WASHINGTON


Reid Middleton			- 728 134th Str Everett, Washin Ph: 425 741-		FEELD BOOK -NO. DATE OF FEELD SURVEY X
DRAWN BY	DATE DRAWN	CHECKED BY	DATE CHECKED	SCALE	FEE NO
	Ţ.	•	•	-	-2200062

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REVISED 11-10-03 1:\22\00\062\FINAL4\SHEET1&5.DWG







-BECLARATION -AND DEDICATION

WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE -- PROPERTY - DEPICTED HEREIN; DO CREATE AND DECLARE THE TAYLOR'S LANDING, LLC, BINDING-SITE PLAN UNDER AUTHORITY OF THE BINDING SITE PLAN REQUIREMENTS OF MOUNTLAKE TERRACE-MUNICIPAL CODE, CHAPTER 17.10 AND DO REAFFIRM EXISTING EASEMENTS DEPICTED HEREIN AND DO FURTHER RESERVE, GRANT AND DEDICATE THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS GONTAINED ON HEREIN BINDING SITE PLAN, TOGETHER WITH THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS-RECORDED -CONCURRENTLY = WITH THIS - BINDING SITE PLAN .- _ -

TAYLOR'S LANDING, LLC

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AS

AUTHORIZED REPRESENTATIVES OF TAYLOR'S LANDING, LLC, IS_(ARE) THE PERSON(S) WHO APPEARED BEFORE ME AND SAID PERSON (S) ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HERS/THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES

DATE 7-26-07

MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 1-9-2007

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE

IS (ARE) THE PERSON(S) WHO APPEARED BEFORE ME AND SAID PERSON (S) ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HERS/THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE 5-10-04

NOTARY PUBLIC

MY APPOINTMENT EXPIRES __



CITY OF MOUNTLAKE TERRACE

EXAMINED AND APPROVED AS TO CONFORMANCE WITH THE BINDING SITE PLAN REQUIREMENTS OF MOUNTLAKE TERRACE MUNICIPAL CODE, CHAPTER 17.10, THIS 20 DAY OF ADDITION 20 DAY A.D.

CITY OF MOUNTLAKE TERRACE

CITY MANAGER MNU JUST

CITY ENGINEER: Willem H. Van Ry P.E.

CITY CLERK

SNOHOMISH COUNTY AUDITOR

- - - -

FILED_AND RECORDED AT THE REQUEST OF THE CITY OF MOUNTLAKE TERRACE THIS DAY OF MAY _____, A.D., 2004 AT 06 MINUTES ---- PAST Z-P-A- O'CLOCK RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR BOB TERMILIGER

CITY OF MOUNTLAKE TERRACE TREASURER

// CK HORTON, TREASURER 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 _______, 20-0-4.

TREASURER __ CITY OF MOUNTLAKE TERRACE

SNOHOMISH COUNTY TREASURER

. TREASURER OF SNOHOMISH COUNTY, -----WASHINGTON DO HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS ON THE ABOVE DESCRIBED TRACT HAVE BEEN PAID-UP TO AND INCLUDING THE YEAR 20 04

TREASURER Kin Hull 5.6.04 COUNTY

PERSON RECORDING A PLAT ACL. 3101 MI ST PAY ADVANCE TAXES

¹-------

JERRY J. FRANKLIN REGERSTERED LAND SURVEYOR, L.S. 24736



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NOTES AND CONDITIONS

- ALL CONDITIONS OF THE BINDING SITE PLAN, FILE NO. BSPA-01-07, APPROVED BY THE CITY OF MOUNTLAKE TERRACE ON MARCH 18, 2002, AND ON FILE THERE, ARE INCORPORATED HEREIN.
- . PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, SURVEY MONUMENTATION MUST BE COMPLETED ON STREET FRONTAGE AND ON THE PERIMETER OF THE LOT FOR WHICH THE PERMIT IS REQUESTED.
- 3. LOT 2 SHALL CONTAIN THE STORM DRAINAGE DETENTION SYSTEM THAT SERVES LOT 2 AND 3.
- THIS BINDING SITE PLAN SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED CONCURRENTLY WITH THIS BINDING SITE PLAN, AFN 200308071013. THESE CONDITIONS MAY BE SUPPLEMENTED BY ADDITIONAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PROVIDED SUCH DOES NOT MODIFY ANY OF THE ABOVE CONDITIONS. 30' UTILITY EASEMENT AND DRAINAGE EASEMENT, RECORDING NO. 2288636

BINDING SITE PEAN FOR

TAYLOR'S LANDING, LLC

IN THE NW 1/4 OF THE-NE-1/4, SECTION 29, T.27N., R.4E., W.M. CITY OF MOUNTLAKE TERRACE - SNOHOMISH - COLINTY WASHINGTON

Reid Middleton			- 728 -134th Street SWSuite 200 Everett, Washington 98204 Ph: 425 741-3800		FIELD BOOK NO.
WIN FY	DATE DOWN	CHECKED BY	DATE CHECKED	SCALE -	FILE NO
AWP	11-10-00	JJF	, X	1' 100'	- 22-00-062 5 or 5

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