

PORTION SE 1/4 NE 1/4 SEC 21, T 27 N, R 4 E, W.M.

Exhibit 2 - Preliminary Binding Site Plan

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN DESCRIBED, DECLARE THIS DOCUMENT AS PROVIDED BY CHAPTER 58.17 RCW, TO BE THE GRAPHIC REPRESENTATION OF THE BINDING SITE PLAN MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAN FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF LYNNWOOD AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS BINDING SITE PLAN BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS BINDING SITE PLAN.

THIS BINDING SITE PLAN, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ON BEHALF OF PUGET SOUND REGIONAL TRANSIT AUTHORITY (SOUND TRANSIT)

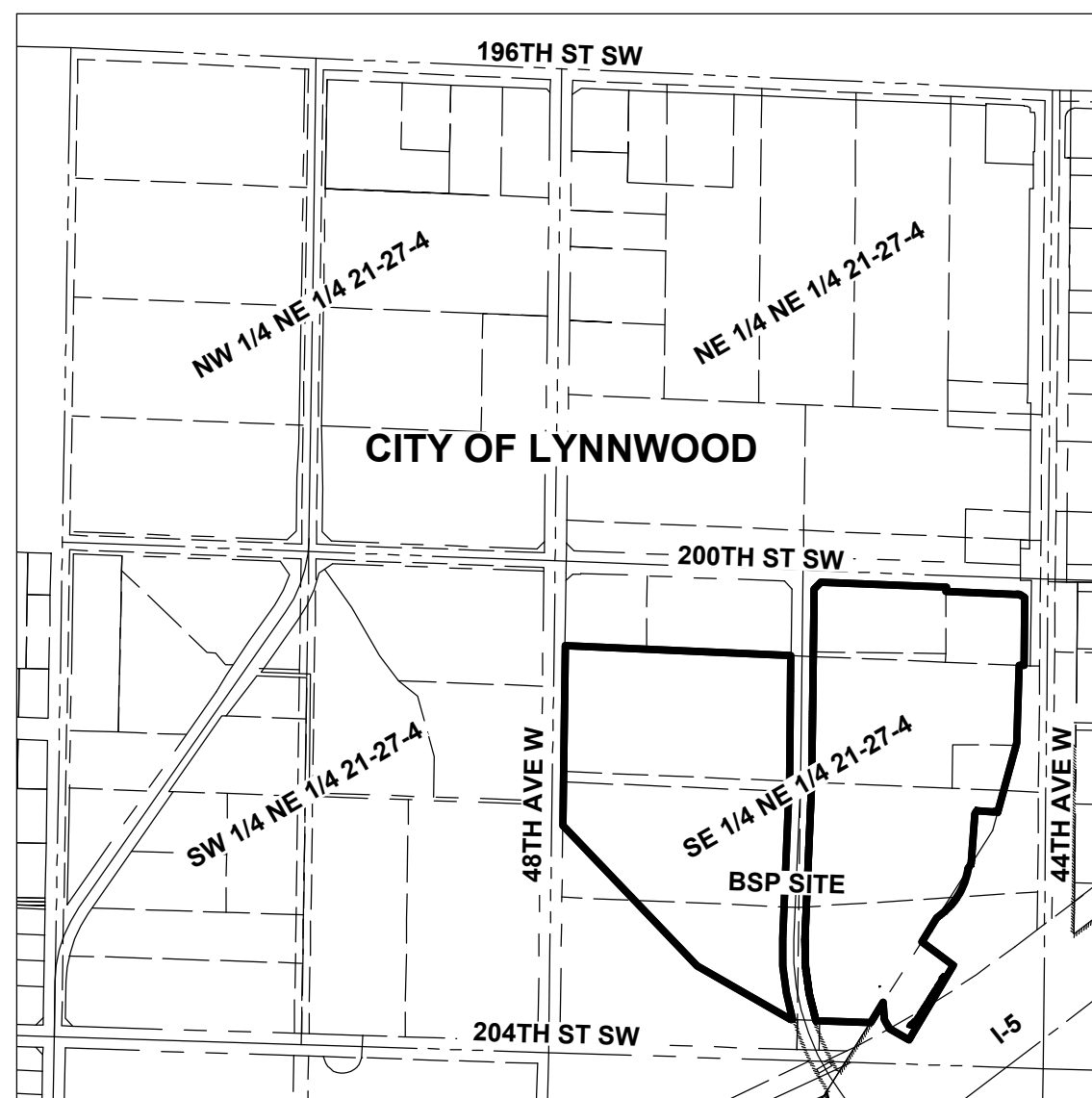
ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
                                  } SS.  
COUNTY OF KING      }

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ OF THE PUGET SOUND REGIONAL TRANSIT AUTHORITY (SOUND TRANSIT) THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP



APPROVALS

CITY OF LYNNWOOD PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

PUBLIC WORKS DIRECTOR

CITY OF LYNNWOOD DEVELOPMENT & BUSINESS SERVICES

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

DEVELOPMENT & BUSINESS SERVICES DIRECTOR

CITY OF LYNNWOOD FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED A STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

FINANCE DIRECTOR

CITY OF LYNNWOOD MAYOR

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

MAYOR

ATTEST:

FINANCE OFFICE CITY CLERK

SNOHOMISH COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

ASSESSOR DEPUTY ASSESSOR

00372600600800, 00372600600900, 00372600601301  
00372600601302, 00372600601401, 00372600601406

ACCOUNT NOS



SOUNDTRANSIT

BINDING SITE PLAN NO. \_\_\_\_\_

AUDITOR'S CERTIFICATE

FILE FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, AT \_\_\_ M, IN BOOK \_\_\_\_\_, OF PLATS, AT PAGE \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND AT THE REQUEST OF SOUND TRANSIT.

SNOHOMISH COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN OF LYNNWOOD TRANSIT CENTER \_\_\_\_\_ IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF A PORTION SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE

CERTIFICATE NUMBER 41277



FURTADO & ASSOCIATES  
Consulting Engineers  
1325 4TH AVE., SUITE 1900  
SEATTLE, WA. 98101  
PHONE (206) 621-1218  
ADMIN@FURTADOASSOCIATES.COM  
FILE: LTC BINDING SITE PLAN.DWG

LYNNWOOD TRANSIT CENTER  
BINDING SITE PLAN

CITY OF LYNNWOOD  
SNOHOMISH COUNTY, WASHINGTON

Drawn By: T. DAVIDSON	Date: 05/22/2024	Job No: 1518
Checked By: J. BECKER	Scale: NTS	Sheet No. 1 OF 6

PORTION SE 1/4 NE 1/4 SEC 21, T 27 N, R 4 E, W.M.

**BASIS OF BEARINGS**

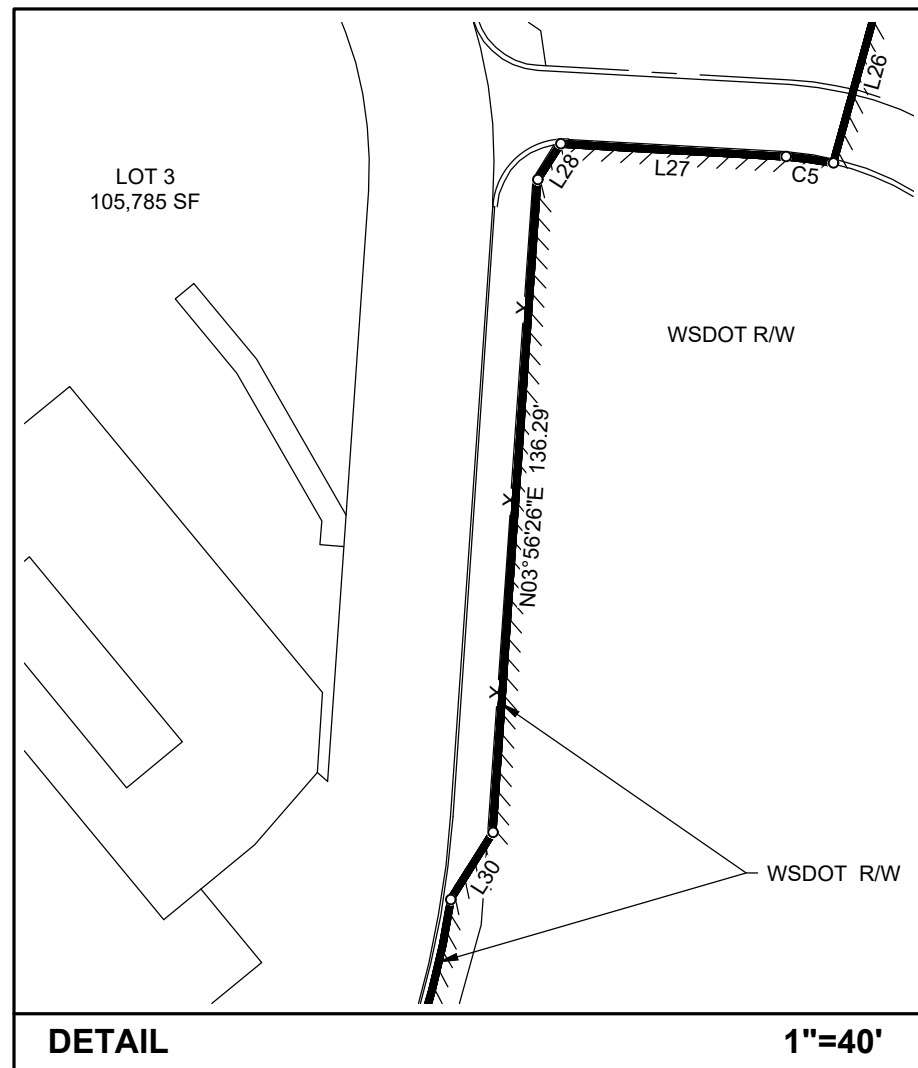
NAD83/2011 WASHINGTON COORDINATE SYSTEM GRID, ACCORDING TO RTK GPS OBSERVATIONS ON THE MONUMENTS SHOWN ON SHEET 3 OF 6 HEREON, CONSTRAINED TO WSDOT CONTROL, AS PART OF THE SOUND TRANSIT LYNNWOOD LINK PRELIMINARY ENGINEERING PROJECT.

**SURVEY DATA**

EQUIPMENT USED: TRIMBLE S8 1-SECOND TOTAL STATION, AND TRIMBLE R8 AND R10 GPS RECEIVERS.  
METHOD: CLOSED GROUND TRAVERSE WITH ACCURACIES OR CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090(1)(A).

**BOUNDARY NARRATIVE**

THE EXTERNAL BOUNDARIES OF THIS BINDING SITE PLAN ARE BASED ON THE PREVIOUSLY RECORDED ALTA SURVEYS PREPARED BY THIS OFFICE AND RECORDED IN SNOHOMISH COUNTY UNDER RECORDING NO. 201902065009 (PARCEL F), AND UNRECORDED (PARCEL E), AS WELL AS THE CALCULATIONS WITHIN THIS BLOCK MADE FOR THE THE SOUND TRANSIT LYNNWOOD LINK LIGHT RAIL PROJECT.  
FOR SECTIONAL AND SUBDIVISION BREAKDOWNS PLEASE SEE DETAIL ON SHEET 3 OF 6, HEREON.

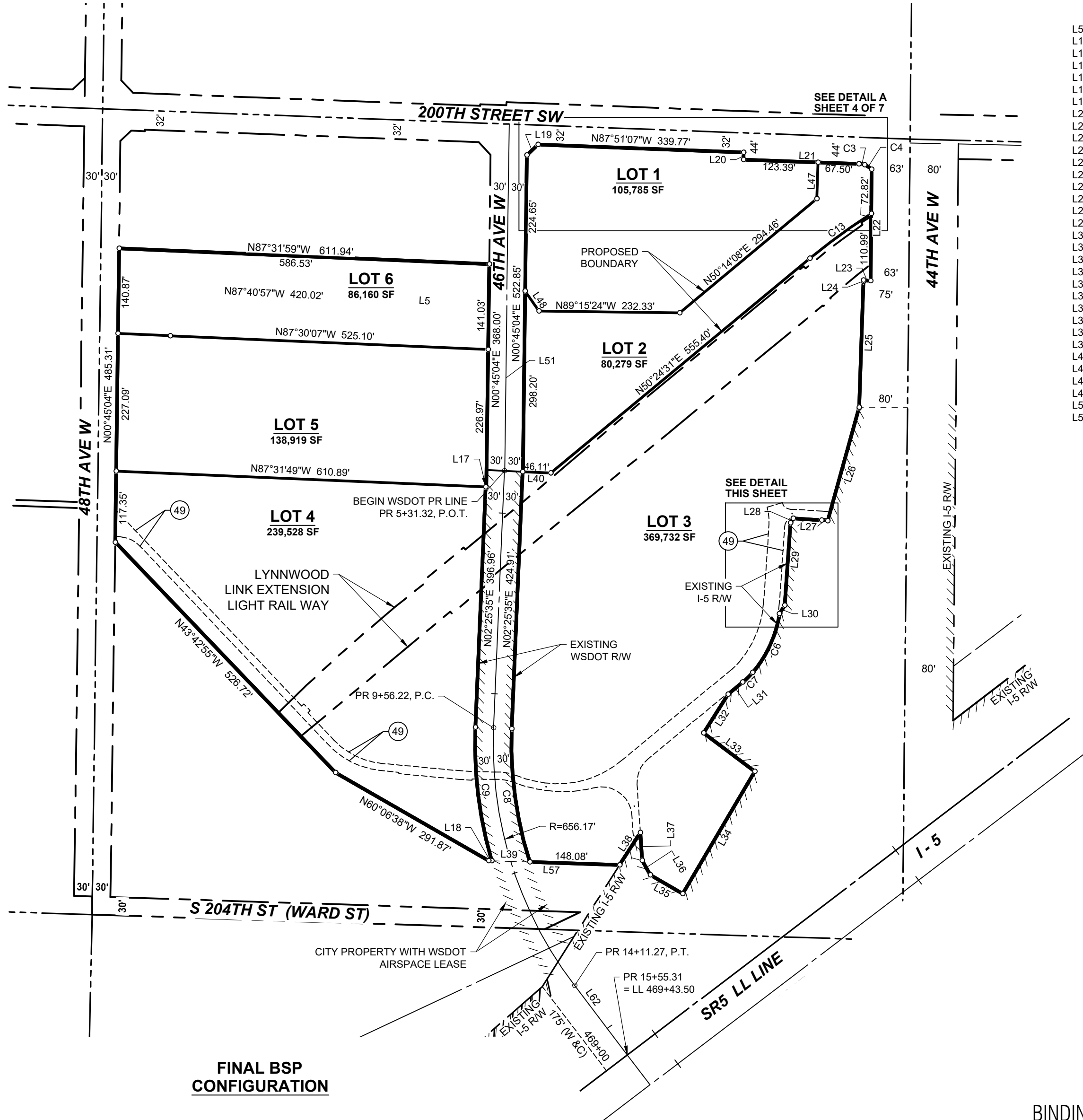


**NOTES:**

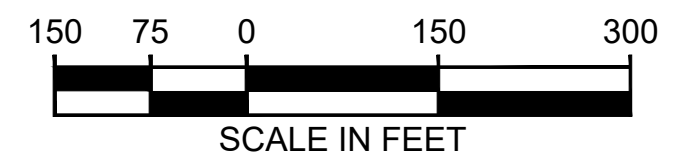
- SEE SHEET 3 FOR EXISTING PARCELS AND LOCATIONS WITHIN THE BSP SITE BOUNDARY.
- FULL LEGAL DESCRIPTIONS CAN BE FOUND ON SHEET 5 AND SPECIAL EXCEPTIONS LISTED ON SHEET 6.

**LEGEND**

- LOT LINE
- STREET R/W LINE
- SITE BOUNDARY
- EASEMENT LINE
- PLAT LOT LINE
- LIMITED ACCESS
- SECTION LINE
- R/W RIGHT-OF-WAY
- FOUND SURVEY MONUMENT
- FOUND PROPERTY CORNER
- CALC'D PROPERTY CORNER
- SPECIAL EXCEPTION, SEE SHEET 6



L5	N87°40'57"W	78.97'	C3	Δ=15°08'30" R=35.00' L=9.25'
L12	N87°45'43"W	81.90'		N02°08'53"E (R) N17°17'23"E (R)
L13	N88°30'48"W	4.95'	C4	Δ=23°12'47" R=34.98' L=14.17'
L14	N02°45'25"E	0.29'		N20°27'06"E (R) N43°39'53"E (R)
L17	N87°31'49"W	1.04'		
L18	N88°09'19"W	4.71'	C5	Δ=09°57'08" R=57.00' L=9.90'
L19	N46°26'59"E	25.14'		N13°13'45"E (R) N03°16'37"E (R)
L20	N00°32'46"E	12.00'		
L21	N87°51'07"W	190.89'	C6	Δ=31°15'41" R=198.00' L=108.03'
L22	N00°32'46"E	183.81'		S81°08'33"E (R) S49°52'52"E (R)
L23	N87°31'59"W	12.01'	C7	Δ=10°17'23" R=128.00' L=22.99'
L24	N00°32'46"E	2.28'		S49°52'52"E (R) S39°35'29"E (R)
L25	N01°55'37"E	207.49'		
L26	N15°30'06"E	194.81'	C8	Δ=20°26'48" R=626.17' L=223.46'
L27	N86°43'23"W	47.01'		S71°58'47"W (R) N87°34'25"W (R)
L28	N32°32'42"E	8.90'	C9	Δ=18°38'48" R=686.17' L=223.31'
L29	N03°56'26"E	136.29'		S73°46'47"W (R) N87°34'25"W (R)
L30	N32°27'31"E	16.19'	C13	Δ=06°42'07" R=1076.65' L=125.93'
L31	N50°24'31"E	31.50'		N39°35'29"W (R) N32°53'22"W (R)
L32	N32°27'31"E	75.81'		
L33	N53°20'04"W	105.83'		
L34	N30°30'24"E	234.29'		
L35	N60°21'48"W	61.78'		
L36	N29°06'15"W	27.92'		
L37	N03°45'39"W	46.15'		
L38	N32°27'31"E	63.61'		
L39	N88°09'19"W	63.43'		
L40	N87°31'49"W	46.37'		
L47	N02°12'09"E	60.16'		
L48	N34°53'52"W	40.06'		
L49	N89°14'56"W	7.01'		
L51	N00°45'04"E	572.69'		
L57	N88°09'19"W	216.22'		



BINDING SITE PLAN NO. \_\_\_\_\_



**F & A**  
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 SEATTLE, WA. 98101  
 PHONE (206) 621-1218  
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 FILE: LTC BINDING SITE PLAN.DWG

**LYNNWOOD TRANSIT CENTER**  
**BINDING SITE PLAN**  
 CITY OF LYNNWOOD  
 SNOHOMISH COUNTY, WASHINGTON

Drawn By: T. DAVIDSON	Date: 05/22/2024	Job No: 1518
Checked By: J. BECKER	Scale: 1" = 150'	Sheet No. 2 OF 6

RECORDING NO. \_\_\_\_\_

**FEATURES AND ITEMS**

- 1 FOUND CONCRETE MONUMENT WITH PUNCHED 2.5" BRASS DISK, DOWN 0.4' IN MONUMENT CASE, AUGUST 2014.
- 2 FOUND CONCRETE MONUMENT WITH NAIL, DOWN 1.0' IN MONUMENT CASE, AUGUST 2014.
- 3 FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH "X", DOWN 0.9' IN MONUMENT CASE, AUGUST 2014.
- 4 FOUND CONCRETE MONUMENT WITH 3" BRASS DISK WITH "X", DOWN 0.6' IN MONUMENT CASE, AUGUST 2014.
- 5 FOUND CONCRETE MONUMENT WITH PUNCHED 2.5" BRASS DISK, DOWN 0.3' IN MONUMENT CASE, AUGUST 2014.
- 6 CALCULATED EAST QUARTER CORNER, CW 19+19.83 (C,W,S).
- 7 FOUND REBAR WITH UNREADABLE CAP, 0.3"N. X 0.1"W. OF R/W CORNER CW 28+00, 80' LT (C,W,S). SEPTEMBER 2016.
- 8 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "PARAMETRIX LS 51801", 0.3"N. X 0.1"W. OF R/W CORNER, JUNE 2016.
- 9 CALCULATED 1/16TH COR, INTERSECTION.
- 10 CALCULATED 1/16TH COR, INTERSECTION.
- 11 CALCULATED 1/16TH COR, INTERSECTION.
- 12 CALCULATED 1/16TH COR, INTERSECTION.
- 13 NORTH LINE OF THE SOUTH 80 FEET OF LOTS 10 AND 11.
- 14 WSDOT 60' LIMITED ACCESS CORRIDOR (S & C).
- 15 INTERSECTION. CW 20+00 (W, S & C) = L' 474+68.43 (W, S & C).
- 16 LOT FRONTAGE PRORATION VALUE = 2661.45/2661.83 = 0.999857.
- 17 LOT FRONTAGE PRORATION VALUE = 2647.52/2647.39 = 1.000049.
- 18 PR 15+55.31 = LL 469+43.50 (C); PR 15+55.09 = LL 469+43.07 (S).
- 19 FOUND REBAR WITH CAP STAMPED "KA 11033", 0.0'S X 0.1'E OF PROP COR.

**STATION & OFFSET PER WSDOT ALIGNMENT**

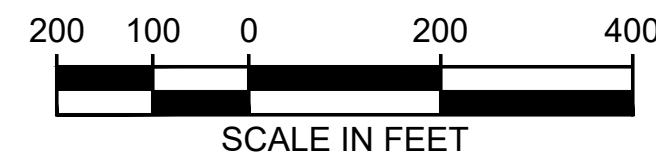
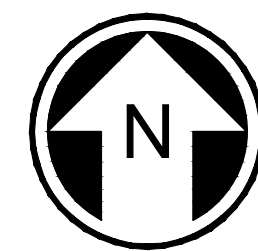
DATA TO ACCOMPANY LABELS ON SHEET 3 OF 6, BASED ON WSDOT ALIGNMENTS FOR THE LL LINE AND PR LINE SURVEYS AS DELINEATED ON WSDOT "SR5 E 200TH ST. TO SWAMP CREEK" PLAN APPROVED MARCH 28, 1961.

- G HIGHWAY ENGINEERS STATION LL 471+83.12, 279.40 FEET LEFT.
- H HIGHWAY ENGINEERS STATION LL 471+57.63, 240.93 FEET LEFT.
- I HIGHWAY ENGINEERS STATION LL 471+53.64, 213.30 FEET LEFT.
- J HIGHWAY ENGINEERS STATION LL 471+77.84, 156.46 FEET LEFT.
- K HIGHWAY ENGINEERS STATION LL 473+94.78, 244.96 FEET LEFT.
- L HIGHWAY ENGINEERS STATION LL 473+65.55, 346.67 FEET LEFT.
- W HIGHWAY ENGINEERS STATION LL 474+36.68, 372.90 FEET LEFT.
- M HIGHWAY ENGINEERS STATION LL 474+68.15, 374.16 FEET LEFT.
- AB HIGHWAY ENGINEERS STATION LL 474+90.91, 377.13 FEET LEFT.
- N HIGHWAY ENGINEERS STATION LL 475+84.93, 427.57 FEET LEFT.
- AA HIGHWAY ENGINEERS STATION LL 476+00.12, 433.17 FEET LEFT.
- Z HIGHWAY ENGINEERS STATION LL 476+89.97, 535.66 FEET LEFT.
- Y HIGHWAY ENGINEERS STATION LL 476+98.33, 538.73 FEET LEFT.
- X HIGHWAY ENGINEERS STATION LL 477+34.03, 508.15 FEET LEFT.
- O HIGHWAY ENGINEERS STATION LL 477+40.96, 501.09 FEET LEFT.
- Q HIGHWAY ENGINEERS STATION PR 5+31.32, 30.00 FEET LEFT.
- R HIGHWAY ENGINEERS STATION PR 9+56.22, 30.00 FEET LEFT.
- E HIGHWAY ENGINEERS STATION PR 11+90.39, 30.00 FEET LEFT.
- V HIGHWAY ENGINEERS STATION PR 11+69.77, 30.00 FEET RIGHT.
- S HIGHWAY ENGINEERS STATION PR 9+56.22, 30.00 FEET RIGHT.
- T HIGHWAY ENGINEERS STATION PR 5+59.27, 30.00 FEET/28.96 FEET RIGHT.
- U HIGHWAY ENGINEERS STATION PR 5+31.27, 29.77 FEET RIGHT.

**LEGEND**

- LOT LINE
- STREET R/W LINE
- SITE BOUNDARY
- EASEMENT LINE
- PLAT LOT LINE
- LIMITED ACCESS
- SECTION LINE

- PARCEL # PER REFERENCED TITLE REPORT, SHEET 5
- (LL-###) SOUND TRANSIT PARCEL IDENTIFICATION NO.
- R/W RIGHT-OF-WAY
- FOUND SURVEY MONUMENT
- FOUND PROPERTY CORNER
- CALC'D PROPERTY CORNER



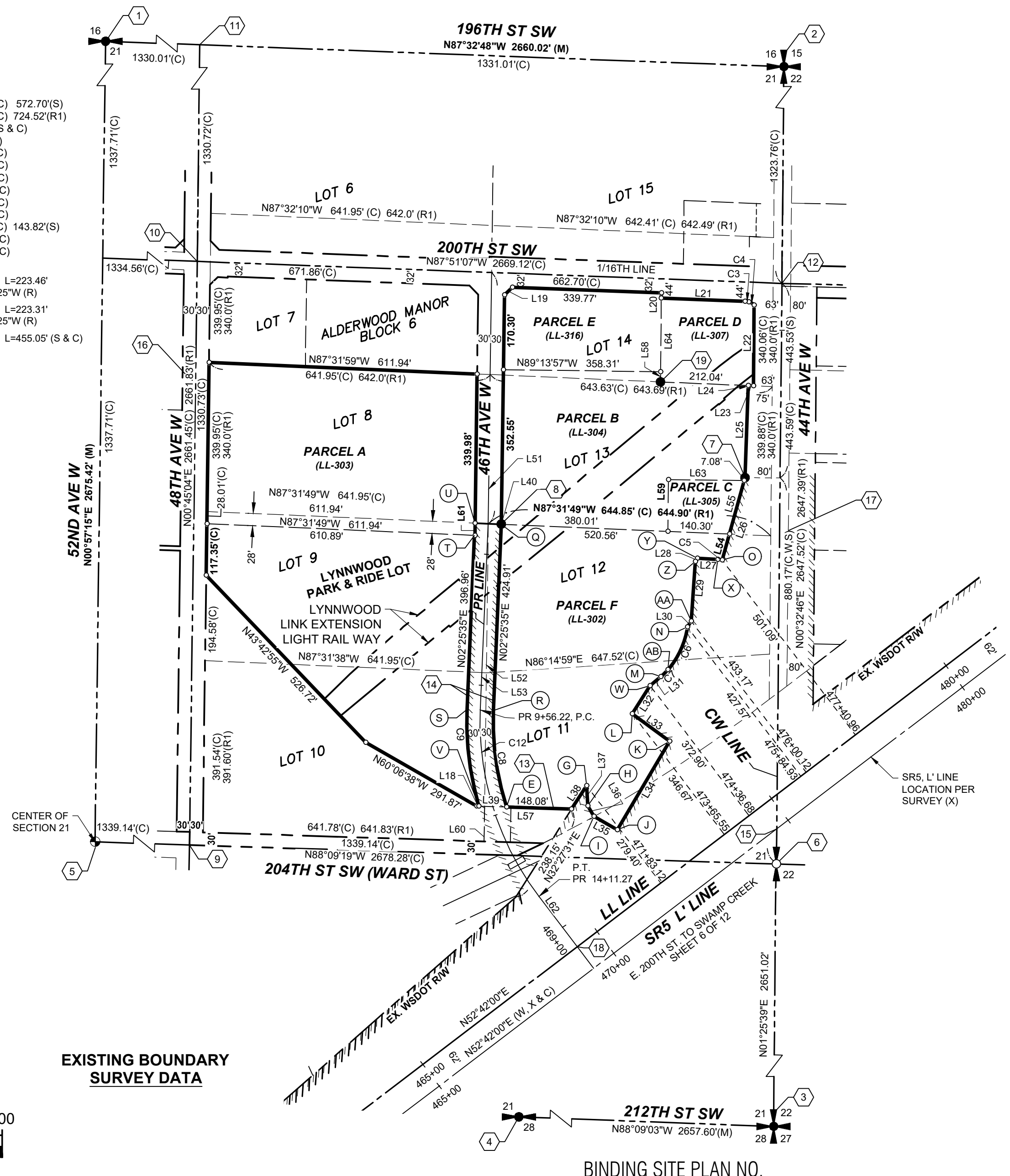
**SUBJECT PARCEL LINE & CURVE DATA**

L19	N46°26'59"E	25.14' (C)	L37	N03°45'39"W	46.15'
L20	N00°32'46"E	12.00' (C)	L38	N32°27'31"E	63.61'
L21	N87°51'07"W	190.89' (C)	L39	N88°09'19"W	63.43'
L22	N00°32'46"E	183.81' (C)	L40	N87°31'49"W	46.37'
L23	N87°31'59"W	12.01' (C)	L51	N00°45'04"E	572.69'(S) 572.70'(S)
L24	N00°32'46"E	2.26' (C)	L52	N00°45'04"E	724.48'(C) 724.52'(R1)
L25	N01°55'37"E	207.49' (C)	L53	N02°25'35"E	424.90'(S & C)
L26	N15°30'06"E	194.81' (C)	L54	N15°30'06"E	61.27'(C)
L27	N86°43'23"W	47.01'	L55	N15°30'06"E	126.46'(C)
L28	N32°32'42"E	8.90'	L57	N88°09'19"W	216.22'(C)
L29	N03°56'26"E	136.29'	L58	N00°32'46"E	23.19' (C)
L30	N32°27'31"E	16.19'	L59	N00°45'44"E	118.14' (C)
L31	N50°24'31"E	31.50'	L60	N00°45'04"E	80.01' (C)
L32	N32°27'31"E	75.81'	L61	N00°45'04"E	28.01' (C)
L33	N53°20'04"W	105.83'	L62	N37°18'29"W	144.03'(C) 143.82'(S)
L34	N30°30'24"E	234.29'	L63	N89°14'16"W	172.42' (C)
L35	N60°21'48"W	61.78'	L64	N00°32'46"E	190.87' (C)
L36	N29°06'15"W	27.92'			

C3	Δ=15°08'30" R=35.00' L=9.25'	C8	Δ=20°26'48" R=626.17' L=223.46'
	N02°08'53"E (R) N17°17'23"E (R)		S71°58'47"W (R) N87°34'25"W (R)
C4	Δ=23°12'47" R=34.98' L=14.17'	C9	Δ=18°38'48" R=686.17' L=223.31'
	N20°27'06"E (R) N43°39'53"E (R)		S73°46'47"W (R) N87°34'25"W (R)
C5	Δ=09°57'08" R=57.00' L=9.90'	C12	Δ=39°44'04" R=656.17' L=455.05' (S & C)
	N13°13'45"E (R) N03°16'37"E (R)		
C6	Δ=31°15'41" R=198.00' L=108.03'		
	S81°08'33"E (R) S49°52'52"E (R)		
C7	Δ=10°17'23" R=128.00' L=22.99'		
	S49°52'52"E (R) S39°35'29"E (R)		

**LOT DATA**

- PARCEL A:  
SOUND TRANSIT R/W NO. LL-303:  
TAX ACCT #003726-006-008-00  
AREA = 225,079 S.F.  
SITE ADDRESS: 20110 46TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY
- PARCEL B:  
SOUND TRANSIT R/W NO. LL-304:  
TAX ACCT #003726-006-013-01  
AREA = 174,204 S.F.  
SITE ADDRESS: 20110 46TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY
- PARCEL C:  
SOUND TRANSIT R/W NO. LL-305:  
TAX ACCT #003726-006-013-02  
AREA = 18,828 S.F.  
SITE ADDRESS: 20102 44TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY
- PARCEL D:  
SOUND TRANSIT R/W NO. LL-307:  
TAX ACCT #003726-006-014-01  
AREA = 40,521 S.F.  
SITE ADDRESS: 20000 44TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY
- PARCEL E:  
SOUND TRANSIT R/W NO. LL-316:  
TAX ACCT #003726-006-014-06  
AREA = 65,702 S.F.  
SITE ADDRESS: 4520 200TH STREET SW, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY
- PARCEL F:  
SOUND TRANSIT R/W NO. LL-302:  
TAX ACCT #003726-006-009-00  
AREA = 496,068 S.F.  
SITE ADDRESS: 20206 46TH AVENUE W, LYNNWOOD, WA 98036  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY



EXISTING BOUNDARY SURVEY DATA

BINDING SITE PLAN NO.



**F & A**  
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 SEATTLE, WA. 98101  
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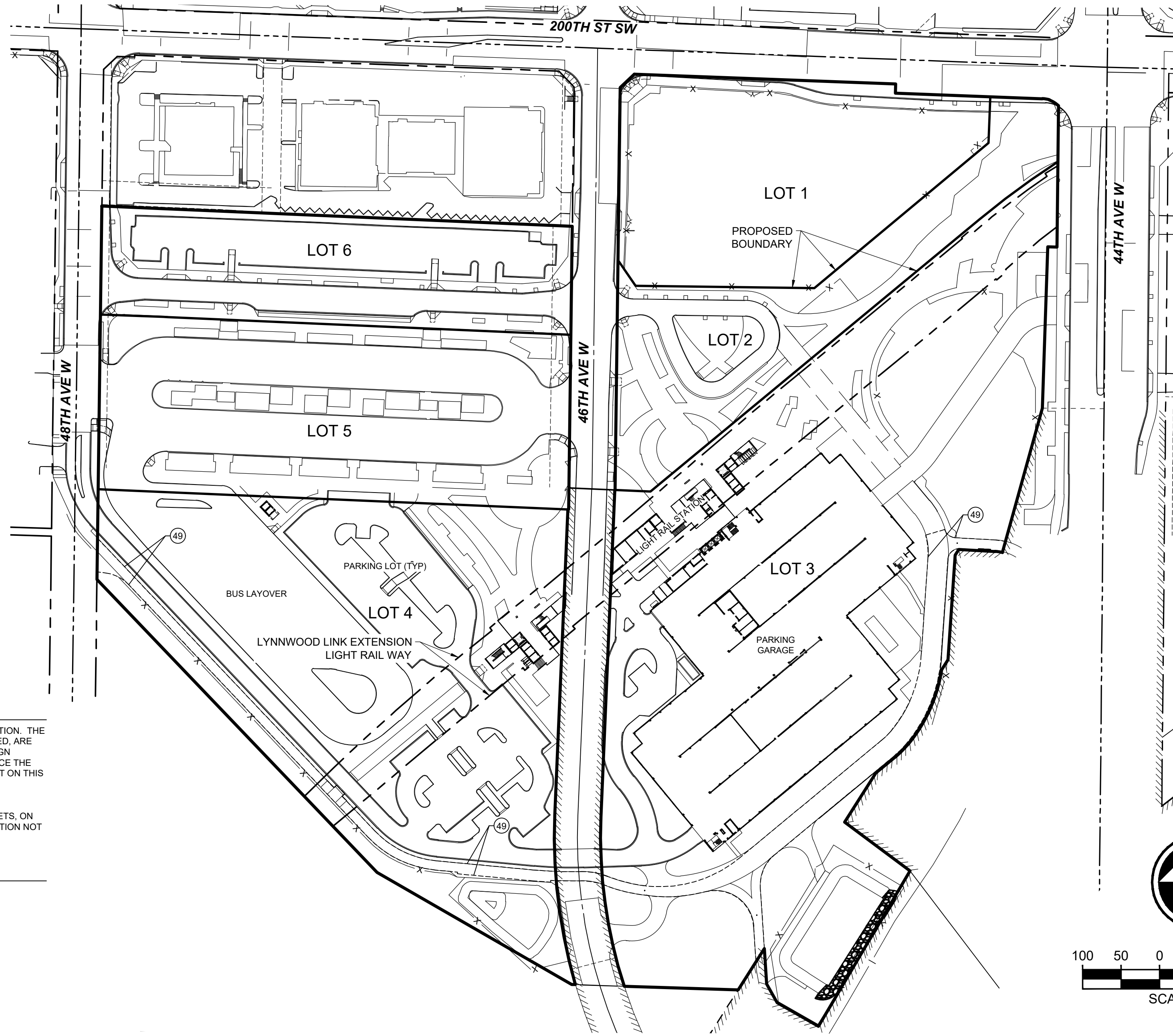
**LYNNWOOD TRANSIT CENTER  
 BINDING SITE PLAN**

CITY OF LYNNWOOD  
 SNOHOMISH COUNTY, WASHINGTON

Drawn By: T. DAVIDSON	Date: 05/22/2024	Job No: 1518
Checked By: J. BECKER	Scale: 1" = 200'	Sheet No. 3 OF 6

RECORDING NO.

PORTION SE 1/4 NE 1/4 SEC 21, T 27 N, R 4 E, W.M.

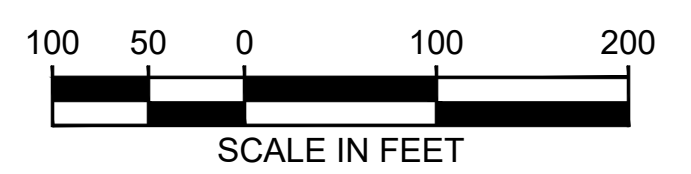


**NOTES:**

1. THIS SITE IS CURRENTLY UNDER CONSTRUCTION. THE PRE-CONSTRUCTION CONDITIONS, AS MAPPED, ARE NO LONGER CURRENT. HOWEVER THE DESIGN CONDITIONS ARE NOT YET COMPLETED. SINCE THE DESIGN CONDITIONS WILL EVENTUALLY EXIST ON THIS SITE THEY ARE BEING SHOWN HEREON FOR REFERENCE PURPOSES.
2. PLEASE REFER TO BUILDING PERMIT PLAN SETS, ON FILE AT THE CITY, FOR ADDITIONAL INFORMATION NOT BEING SHOWN HEREON.

**LEGEND**

- LOT LINE
  - STREET R/W LINE
  - SITE BOUNDARY
  - EASEMENT LINE
  - PLAT LOT LINE
  - LIMITED ACCESS
  - SECTION LINE
- R/W RIGHT-OF-WAY
- FOUND SURVEY MONUMENT
  - FOUND PROPERTY CORNER
  - CALC'D PROPERTY CORNER
  - SPECIAL EXCEPTION, SEE SHEET 6

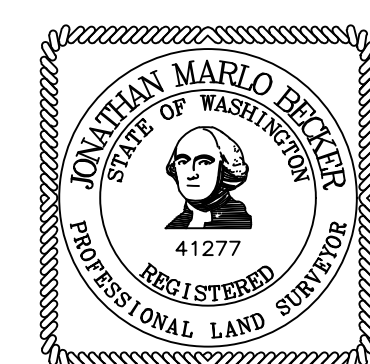


SITE CONDITIONS PLAN

BINDING SITE PLAN NO. \_\_\_\_\_



RECORDING NO. \_\_\_\_\_



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 FILE: LTC BINDING SITE PLAN.DWG

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**BINDING SITE PLAN**  
 CITY OF LYNNWOOD  
 SNOHOMISH COUNTY, WASHINGTON

Drawn By: T. DAVIDSON	Date: 05/22/2024	Job No: 1518
Checked By: J. BECKER	Scale: 1" = 100'	Sheet No. 4 OF 6

**LEGAL DESCRIPTIONS**

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 240824-SC, DATED MARCH 11, 2024.  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY (PARCEL A, B, C, D, E AND F)

**PARCEL A (LL-303)**

(TAX ACCOUNT NUMBER 00372600600800)

LOT 8, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF FOR ROAD AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2308132;

TOGETHER WITH THAT PORTION OF LOT 9, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;  
THENCE SOUTH 87°47'40" EAST A DISTANCE OF 612.0 FEET;  
THENCE SOUTH 0°30'22" WEST A DISTANCE OF 28 FEET;  
THENCE NORTH 87°47'40" WEST A DISTANCE OF 612.0 FEET;  
THENCE NORTH 0°30'22" EAST TO THE POINT OF BEGINNING.

**PARCEL B (LL-304)**

(TAX ACCOUNT NUMBER 00372600601301)

THAT PORTION OF LOTS 13 AND 14 IN BLOCK 6 OF ALDERWOOD MANOR, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13;  
THENCE SOUTH 87°47'40" EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 87°47'40" EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 380.00 FEET;  
THENCE NORTH 00°30'22" EAST, A DISTANCE OF 118.00 FEET;  
THENCE SOUTH 89°29'38" EAST, A DISTANCE OF 172.46 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 1-E, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED MAY 28, 1963 UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1616068 RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 15°41'11" EAST, ALONG SAID WESTERLY MARGIN A DISTANCE OF 7.31 FEET;  
THENCE NORTH 01°41'01" EAST, ALONG SAID WESTERLY MARGIN A DISTANCE OF 207.49 FEET;  
THENCE NORTH 00°18'10" EAST, ALONG SAID WESTERLY MARGIN A DISTANCE OF 2.18 FEET TO AN INTERSECTION WITH THE LINE COMMON TO SAID LOTS 13 AND 14;  
THENCE NORTH 87°47'40" WEST ALONG SAID COMMON LINE, A DISTANCE OF 200.11 FEET;  
THENCE NORTH 00°18'10" EAST, A DISTANCE OF 23.20 FEET;  
THENCE NORTH 89°29'38" WEST, A DISTANCE OF 358.30 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND LYING 30.00 FEET EASTERLY OF THE WEST LINE OF SAID LOTS 13 AND 14;  
THENCE SOUTH 00°32'22" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 352.56 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL C (LL-305)**

(TAX ACCOUNT NUMBER 00372600601302)

THAT PORTION OF LOT 13, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;  
THENCE SOUTH 87°47'40" EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 410.01 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTH 87°47'40" EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 140.40 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 1-E AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 1480106, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 15°41'11" EAST ALONG WESTERLY MARGIN, A DISTANCE OF 126.32 FEET;  
THENCE NORTH 89°29'38" WEST, A DISTANCE OF 172.46 FEET;  
THENCE SOUTH 00°30'22" WEST, A DISTANCE OF 118.00 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL D (LL-307)**

(TAX ACCOUNT NUMBER 00372600601401)

THAT PORTION OF LOT 14, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTH OF 200TH STREET SOUTHWEST, AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1831291, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 200TH STREET SOUTHWEST WITH THE WEST RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1;  
THENCE WEST ALONG SAID SOUTH LINE 200 FEET;  
THENCE SOUTH PARALLEL TO SAID WEST LINE 205 FEET;  
THENCE EAST PARALLEL TO SAID SOUTH LINE 200 FEET;  
THENCE NORTH ALONG SAID WEST LINE 205 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 2 FEET THEREOF ACQUIRED BY THE CITY OF LYNNWOOD IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 80-2-01472-1; ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF LYNNWOOD FOR ADDITIONAL RIGHT OF WAY FOR 200TH STREET SOUTHWEST UNDER AUDITOR'S FILE NUMBER 9003200610, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED 44TH AVENUE WEST ADJOINING OR ABUTTING THEREON, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW PURSUANT TO CITY OF LYNNWOOD ORDINANCE NO. 1746, RECORDED MARCH 20, 1990, UNDER AUDITOR'S FILE NO. 9003200609, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**PARCEL E (LL-316)**

(TAX ACCOUNT NUMBER 00372600601406)

THAT PORTION OF LOT 14, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14;  
THENCE SOUTH 87°47'40" EAST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 30.01 FEET;  
THENCE NORTH 00°30'22" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 14, A DISTANCE OF 12.56 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING NORTH 00°30'22" EAST A DISTANCE OF 189.94 FEET TO AN INTERSECTION WITH THE SOUTH MARGIN OF 200TH STREET SOUTHWEST;  
THENCE SOUTH 88°07'20" EAST ALONG SAID SOUTH MARGIN, A DISTANCE 357.75 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 200.00 FEET WEST OF THE WESTERLY MARGIN OF PRIMARY STATE HIGHWAY 1-E AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1616068;  
THENCE SOUTH 00°18'10" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 181.37 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 89°29'38" WEST;  
THENCE NORTH 89°29'38" WEST A DISTANCE OF 358.30 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 2 FEET THEREOF CONDEMNED BY THE CITY OF LYNNWOOD IN JUDGEMENT AND DECREE OF APPROPRIATION ENTERED FEBRUARY 10, 1981 IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 80-2-01472-1; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LYNNWOOD BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8007250096. AND

EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200301220939, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**PARCEL F (LL-302)**

(TAX ACCOUNT NUMBER 00372600600900)

THAT PORTION OF LOTS 9, 10, 11 AND 12, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SR 5, EAST 200TH STREET TO SWAMP CREEK, AND NORTHEASTERLY AND NORTHERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 9, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 10 BEARS SOUTH 00°30'22" WEST, 586.12 FEET;  
THENCE SOUTH 43°42'55" EAST 526.72 FEET TO A POINT;  
THENCE SOUTH 60°06'38" EAST 291.86 FEET TO A POINT;  
THENCE SOUTH 88°25'33" EAST 80 FEET TO A POINT;  
THENCE SOUTH 88°09'11" EAST 134.82 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID SR 5 RIGHT-OF-WAY AND THE END OF THIS LINE DESCRIPTION;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;  
THENCE SOUTH 87°47'40" EAST A DISTANCE OF 612.00 FEET;  
THENCE SOUTH 0°30'22" WEST A DISTANCE OF 28 FEET;  
THENCE NORTH 87°47'40" WEST A DISTANCE OF 612.00 FEET;  
THENCE NORTH 0°30'22" EAST TO THE POINT OF BEGINNING.

**WSDOT RETAINED AREAS**

(AREAS OF PARCEL F THAT WSDOT WILL RETAIN OWNERSHIP)

ALL OF SAID PARCEL F, HEREON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 12, BLOCK 6, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) PR 5+31.32 ON THE PR LINE SURVEY OF SR5, AS SHOWN ON SHEET 6 OF 12 OF THE "E 200TH ST. TO SWAMP CREEK" RIGHT-OF-WAY PLANS THEREOF, APPROVED MARCH 28, 1961 AND 30.00 FEET EASTERLY THEREFROM;  
THENCE LEAVING SAID NORTH LINE, SOUTHERLY TO A POINT OPPOSITE HES PR 9+56.22 ON SAID LINE SURVEY AND 30.00 FEET EASTERLY THEREFROM;  
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 626.17 FEET AND AN ARC LENGTH OF 223.46 FEET TO A POINT OPPOSITE HES PR 11+90.39 ON SAID LINE SURVEY AND 30.00 FEET EASTERLY THEREFROM, SAID POINT BEING ON THE SOUTH LINE SAID GRANTOR'S PARCEL;  
THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT OPPOSITE HES PR 11+69.77 ON SAID LINE SURVEY AND 30.00 FEET WESTERLY THEREFROM;  
THENCE LEAVING SAID SOUTH LINE, NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 686.17 FEET AND AN ARC LENGTH OF 223.31 FEET TO A POINT OPPOSITE HES PR 9+56.22 ON SAID LINE SURVEY AND 30.00 FEET WESTERLY THEREFROM;  
THENCE NORTHERLY TO A POINT OPPOSITE HES PR 5+59.27 ON SAID LINE SURVEY AND 30.00 FEET WESTERLY THEREFROM, SAID POINT BEING ON THE NORTH LINE OF SAID GRANTOR'S PARCEL;  
THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OPPOSITE HES PR 5+59.27 ON SAID LINE SURVEY AND 28.96 FEET WESTERLY THEREFROM;  
THENCE NORTHERLY ALONG SAID NORTH LINE TO A POINT OPPOSITE HES LL 5+31.27 ON SAID LINE SURVEY AND 29.77 FEET WESTERLY THEREFROM;  
THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION OF SAID GRANTOR'S PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST MARGIN OF SAID SR5 OPPOSITE HES LL 477+40.96 ON THE LL LINE SURVEY OF SAID "SR5, E 200TH ST. TO SWAMP CREEK" AND 501.09 FEET NORTHWESTERLY THEREFROM;  
THENCE LEAVING SAID WEST MARGIN, WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 57.00 FEET AND AN ARC LENGTH OF 9.90 FEET TO A POINT OPPOSITE HES LL 477+34.03 ON SAID LINE SURVEY AND 508.15 FEET NORTHWESTERLY THEREFROM;  
THENCE WESTERLY TO A POINT OPPOSITE HES LL 476+98.33 ON SAID LINE SURVEY AND 538.73 FEET NORTHWESTERLY THEREFROM;  
THENCE SOUTHWESTERLY TO A POINT OPPOSITE HES LL 476+89.97 ON SAID LINE SURVEY AND 535.66 FEET NORTHWESTERLY THEREFROM;  
THENCE SOUTHERLY TO A POINT ON THE WEST MARGIN OF SAID SR5 OPPOSITE HES LL 476+00.12 ON SAID LINE SURVEY AND 433.17 FEET NORTHWESTERLY THEREFROM;  
THENCE NORTHEASTERLY ALONG SAID WEST MARGIN TO A POINT OPPOSITE HES LL 477+00 ON SAID LINE SURVEY AND 470.00 FEET NORTHWESTERLY THEREFROM;  
THENCE CONTINUING NORTHEASTERLY ALONG SAID WEST MARGIN TO THE POINT OF BEGINNING.

CONTAINING 44,106 SQUARE FEET, MORE OR LESS.

**WSDOT SURPLUS AREAS**

(AREAS OF PARCEL F THAT WSDOT WILL CONVEY TO SOUND TRANSIT)

THAT PORTION OF SAID SR5 RIGHT-OF-WAY, AS SHOWN ON SHEET 6 OF 12 OF THE "E 200TH ST. TO SWAMP CREEK" RIGHT-OF-WAY PLANS THEREOF, APPROVED MARCH 28, 1961, DESCRIBED AS FOLLOWS:

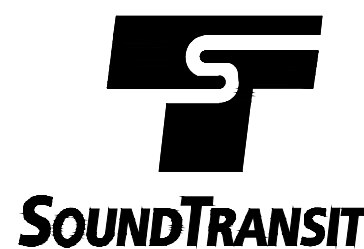
BEGINNING AT A POINT ON THE WEST MARGIN OF SAID SR5 OPPOSITE HES LL 475+84.93 ON SAID LINE SURVEY AND 427.57 FEET NORTHWESTERLY THEREFROM;  
THENCE LEAVING SAID WEST MARGIN, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 198.00 FEET AND AN ARC LENGTH OF 108.03 FEET TO A POINT OPPOSITE HES LL 474+90.91 ON SAID LINE SURVEY AND 377.13 FEET NORTHWESTERLY THEREFROM;  
THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE HAVING A RADIUS OF 128.00 FEET AND AN ARC LENGTH OF 22.99 FEET TO A POINT OPPOSITE HES LL 474+68.15 ON SAID LINE SURVEY AND 374.16 FEET NORTHWESTERLY THEREFROM;  
THENCE SOUTHWESTERLY TO A POINT ON THE WEST MARGIN OF SAID SR5 OPPOSITE HES LL 474+36.68 ON SAID LINE SURVEY AND 372.90 FEET NORTHWESTERLY THEREFROM;  
THENCE NORTHEASTERLY ALONG SAID WEST MARGIN TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF SAID SR5 RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

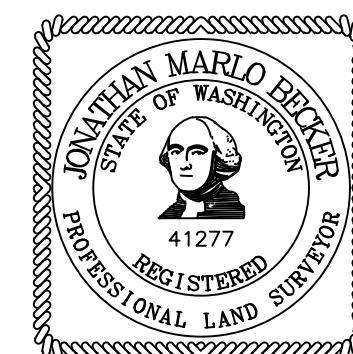
BEGINNING AT A POINT ON THE WEST MARGIN OF SAID SR5 OPPOSITE HES LL 473+65.55 ON SAID LINE SURVEY AND 346.67 FEET WESTERLY THEREFROM;  
THENCE LEAVING SAID WEST MARGIN, SOUTHEASTERLY TO A POINT OPPOSITE HES LL 473+94.78 ON SAID LINE SURVEY AND 244.96 FEET NORTHWESTERLY THEREFROM;  
THENCE SOUTHWESTERLY TO A POINT OPPOSITE HES LL 471+77.84 ON SAID LINE SURVEY AND 156.46 NORTHWESTERLY THEREFROM;  
THENCE NORTHWESTERLY TO A POINT OPPOSITE HES LL 471+53.64 ON SAID LINE SURVEY AND 213.30 FEET NORTHWESTERLY THEREFROM;  
THENCE NORTHWESTERLY TO A POINT OPPOSITE HES LL 471+57.63 ON SAID LINE SURVEY AND 240.93 FEET NORTHWESTERLY THEREFROM;  
THENCE NORTHERLY TO A POINT ON THE WEST MARGIN OF SAID SR5 OPPOSITE HES LL 471+83.12 ON SAID LINE SURVEY AND 279.40 FEET NORTHWESTERLY THEREFROM;  
THENCE NORTHEASTERLY ALONG SAID WEST MARGIN TO THE POINT OF BEGINNING.

CONTAINING 27,008 SQUARE FEET, MORE OR LESS.

BINDING SITE PLAN NO. \_\_\_\_\_



RECORDING NO. \_\_\_\_\_



**FURTADO & ASSOCIATES**  
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FILE: LTC BINDING SITE PLAN.DWG

**LYNNWOOD TRANSIT CENTER  
BINDING SITE PLAN**

CITY OF LYNNWOOD  
SNOHOMISH COUNTY, WASHINGTON

Drawn By: T. DAVIDSON	Date: 05/22/2024	Job No: 1518
Checked By: J. BECKER	Scale: N/A	Sheet No. 5 OF 6

**SPECIAL EXCEPTIONS**

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 240824-SC, DATED MARCH 11, 2024.  
CURRENT OWNER: CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY (PARCEL A, B, C, D, E AND F)

**SPECIAL EXCEPTIONS: EASEMENTS AND RESTRICTIONS AFFECTING PARCELS A, B, C, D & E**

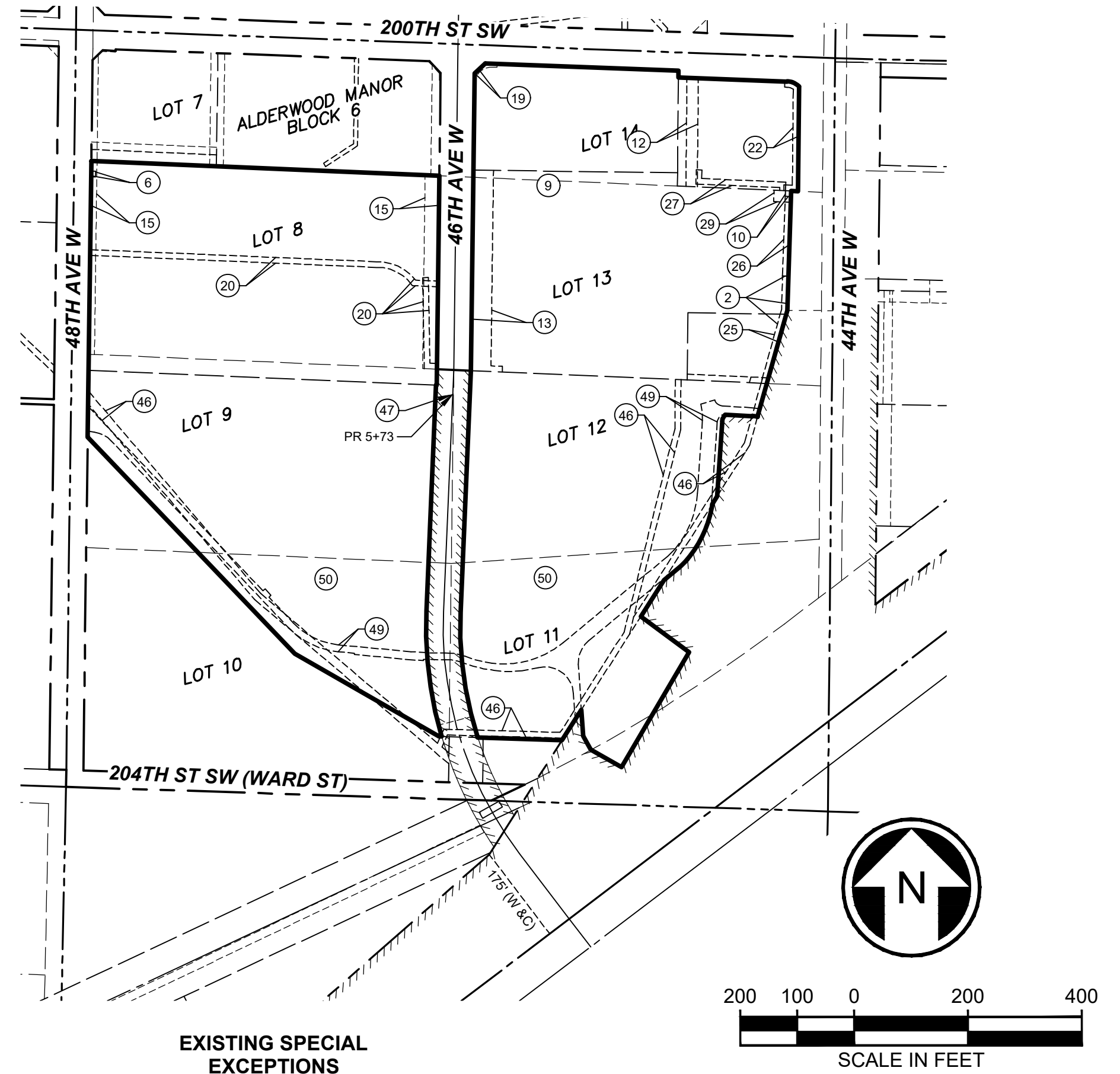
- 1 REC. NOS. 1480106 & 1481452: RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1 AND OF LIGHT, VIEW AND AIR BY DEEDS TO THE STATE OF WASHINGTON.
- 2 REC. NO. 1658398: 10' EASEMENT GRANTED TO THE CITY OF LYNNWOOD FOR "PIPELINES AND/OR MAINS" WHICH IS NOW QUIT CLAIM DEEDED BACK TO WSDOT PER REC. NOS. 8003310324 & 7912280315.
- 3 REC. NO. 1831291: RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED TO SNOHOMISH COUNTY FOR 200TH STREET NE.
- 4 REC. NO. 2316456: RESERVATION OF OIL, COAL, GAS AND MINERALS AND/OR MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF ENTRY TO EXPLORE SAME, CONTAINED IN DEED.
- 5 REC. NO. 2327079: 7' EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION FACILITIES, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. SURVEYORS NOTE: EASEMENT EXTINGUISHED PER REC. NO. 200305301834.
- 6 REC. NO. 2336369: 10' ELECTRICAL AND TELEPHONE FACILITIES AND APPURTENANCES EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC.
- 7 REC. NO. 7606160188: RESERVATION OF OIL, COAL, GAS AND MINERALS AND/OR MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF ENTRY TO EXPLORE SAME, CONTAINED IN DEED.
- 8 REC. NO. 7808070215: MATTERS SET FORTH ON FACE OF SURVEY - NONE SHOWN.
- 9 REC. NO. 7903230319 AND ITS AMENDMENT, REC. NO. 8201200130: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE DOCUMENTS. AN AGREEMENT BETWEEN THE OWNERS OF PARCELS B, C AND E, HEREOF GRANTING AN EASEMENT FOR INGRESS, EGRESS THROUGH THE PARCELS BY VEHICLES AND PEDESTRIANS TO AND FROM THE STREETS OR PUBLIC ROADS, AND FOR COMMON PARKING AREAS FOR USE BY ALL THE PARCELS, AND ALSO FOR UTILITIES AS NEEDED, LOCATIONS OF WHICH SHALL BE MUTUALLY AGREED UPON. THESE EASEMENTS SHALL TERMINATE IF ANY OF THE PARCELS CEASE TO BE USED AS PART OF AN INTEGRATED SHOPPING CENTER.
- 10 REC. NO. 7905220301: 10' EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY.
- 11 REC. NO. 7911010350: MATTERS SET FORTH ON FACE OF SURVEY - NONE SHOWN.
- 12 REC. NO. 8001290119: 20' EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY.
- 13 REC. NO. 8001290171: 35' AND 10' EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY.
- 14 REC. NO. 8003310323: "SINGLE UNIT" AGREEMENT - NOT A SURVEY MATTER.
- 15 REC. NO. 8007250099: 10' & 25' EASEMENT FOR SLOPES AND CONSTRUCTION OF RETAINING WALLS, GRANTED TO THE CITY OF LYNNWOOD.
- 16 REC. NO. 8505015001: MATTERS SET FORTH ON FACE OF SURVEY - NONE SHOWN.
- 17 REC. NO. 200212270390: THIS IS A RELINQUISHMENT OF ACCESS TO 46TH AVE. W. AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON FROM PARCEL A, HEREOF SOUTH OF HES NS 13+14. IT ESTABLISHES THE RIGHT OF SAID PARCEL A TO INGRESS AND EGRESS THE TRANSIT CENTER BY MEANS OF A TYPE C, OFF AND ON APPROACH, NOT TO EXCEED 60 FEET ON THE WESTERLY SIDE OF THE NS LINE AT STATION NS 14+74. SURVEYOR'S NOTE: THE SUNDRY SITE PLAN (S) FOR THE PARK & RIDE LOT LISTS ALLOWED ACCESS APPROACHES AT NS 14+74 BY METRO KING COUNTY TRANSIT, COMMUNITY TRANSIT AND SOUND TRANSIT.
- 18 REC. NO. 200301070237: 10' EASEMENT FOR ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, GRANTED TO PUGET SOUND ENERGY. EASEMENT DESCRIBED AS 5' ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S SYSTEMS LOCATED AS CONSTRUCTED. NOT SHOWN.
- 19 REC. NO. 200301220940: PERMANENT SIDEWALK AND UTILITY ESMT TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY. RIGHTS, TITLE, AND INTEREST OF THIS EASEMENT CONVEYED AND ASSIGNED TO THE CITY OF LYNNWOOD PER REC. NO. 200405190652.
- 20 REC. NO. 200307210905: 10' ELECTRICAL AND TELEPHONE FACILITIES AND APPURTENANCES EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
- 21 REC. NO. 200404130719: THIS IS A RELINQUISHMENT OF ACCESS TO 46TH AVE. W. AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON FROM PARCEL C, HEREOF SOUTH OF HES NS 13+14, RESERVING THE RIGHT TO INGRESS AND EGRESS THE TRANSIT CENTER BY MEANS OF A TYPE C, OFF AND ON APPROACH, NOT TO EXCEED 36 FEET ON THE EAST SIDE OF THE NS LINE AT STATION NS 13+57. RIGHTS OF INGRESS AND EGRESS SOUTH OF HES NS 13+14 CONVEYED TO WSDOT PER REC. NO. 200807140438.

- 22 REC. NO. 200409290770: 10' EASEMENT FOR ELECTRIC DISTRIBUTION LINE FACILITIES, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY. SAID EASEMENT IS A RE-RECORDING OF EASEMENT PER REC. NO. 200406290885.
- 23 REC. NO. 200411100178: THIS IS A SALE TO SOUND TRANSIT OF THE NORTH 28 FEET OF LOT 9, BLOCK 6 OF ALDERWOOD MANOR. IT ESTABLISHES THE RIGHT OF SAID 28 FOOT PARCEL TO INGRESS AND EGRESS THE LYNNWOOD PARK AND RIDE "BY MEANS OF A TYPE C, OFF AND ON APPROACH, NOT TO EXCEED 30 FEET ON THE WESTERLY SIDE OF THE PR LINE AT STATION PR 5+73". SURVEYOR'S NOTE: THE SUNDRY SITE PLAN (S) FOR THE PARK & RIDE LOT LISTS ALLOWED ACCESS APPROACHES AT PR 5+73 BY THE CITY OF LYNNWOOD, WSDOT, METRO KING COUNTY TRANSIT, COMMUNITY TRANSIT AND SOUND TRANSIT.
- 25 REC. NO. 200412290009: 10' EASEMENT FOR ELECTRIC DISTRIBUTION LINE FACILITIES, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY.
- 26 REC. NO. 200412290042: 10' EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINE FACILITIES, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC.
- 27 REC. NO. 200911190452: 10' EASEMENT FOR ELECTRIC DISTRIBUTION LINE FACILITIES GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC. DOCUMENT DOES NOT DESCRIBE EASEMENT AREA, BUT SHOWS THE APPROX. LOCATION AND IS SHOWN HEREOF PER AS-BUILT UTILITY CENTERLINE.
- 28 REC. NO. 201002230407: DRAINAGE FACILITY MAINTENANCE COVENANT - NOT A SURVEY MATTER.
- 29 REC. NO. 201302010532: 20' EASEMENT FOR ELECTRIC DISTRIBUTION LINE FACILITIES, GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND FRONTIER COMMUNICATIONS NORTHWEST, INC.
- 30 MATTERS SET FORTH ON FACE OF SURVEY PREPARED BY INCA ENGINEERS, DATED MAY 14, 2001 (INCA JOB NO. 98011A/99097B), AFFECTING PARCEL A, HEREOF, AS LISTED: A) EVIDENCE OF POSSIBLE UNRECORDED EASEMENT FOR OVERHEAD UTILITY WIRES AND MAST ARMS ALONG THE WESTERLY PORTION, UP TO 3.2 FEET, AND AN UNDERGROUND CONDUIT LOCATED ALONG THE WESTERLY BOUNDARY OF SAID LAND; B) FIRE HYDRANT ENCROACHMENT LYING WITHIN THE NORTHWESTERLY PORTION OF SAID LAND; C) WATER METER ENCROACHMENT ALONG THE WESTERLY BOUNDARY OF SAID LAND; D) ANY QUESTION AS TO THE BOUNDARY ALONG THE NORTH LINE OF SAID LAND, AND THE RIGHTS OF PARTIES IN POSSESSION, DUE TO THE MEANDERING OF THE ROCKERY WALL, UP TO 2.4 FEET TO THE NORTH, AND .7 FEET TO THE SOUTH, OF THE NORTH LINE, AND AS DISCLOSED IN DEED PER REC. NO. 200111130721. LISTED ITEMS DO NOT AFFECT THIS SURVEY.
- 31 REC. NO. 201606225003: MATTERS SET FORTH ON FACE OF SURVEY, AFFECTING PARCEL B, HEREOF, AS LISTED: A) 6' CHAIN LINK FENCE CROSSES PROPERTY LINE BETWEEN SUBJECT PREMISES AND PROPERTY ADJOINING ON THE NORTHEAST; B) PORTIONS OF POWER PANEL LIE OUTSIDE OF UTILITY EASEMENTS IN NORTHEASTERLY CORNER OF SUBJECT PREMISES; C) ASPHALT PARKING AREAS EXTEND EASTERLY OF EASTERLY PROPERTY LINE INTO RIGHT OF WAY FOR 44TH AVE W; D) CHAIN LINK FENCE NOT CONFORMING TO SOUTHERLY PROPERTY LINE; E) CONCRETE SIDEWALK WITH HANDRAIL, POWER TRANSFORMER ON CONCRETE PAD, AND CONCRETE UTILITY VAULT STRADDLE SOUTHERLY PROPERTY LINE; F) POWER JUNCTION BOXES, STREET LIGHTS AND POWER POLE LIE ALONG OR NEAR WESTERLY PROPERTY LINE; G) MANHOLE STRADDLES NORTHERLY PROPERTY LINE. LISTED ITEMS DO NOT AFFECT THIS SURVEY.
- 32 REC. NO. 201606225003: MATTERS SET FORTH ON FACE OF SURVEY, AFFECTING PARCEL C, HEREOF, AS LISTED: A) VARIATIONS BETWEEN LOCATIONS OF CHAIN LINK FENCE, CONCRETE RETAINING WALL WITH 3' TALL HANDRAIL, AND SOUTHERLY LINE; B) BUILDING ON SUBJECT PREMISES RUNS ALONG SOUTHERLY PROPERTY LINE; C) ASPHALT PARKING AREA AND EXTRUDED CURBS EXTEND EASTERLY OF EASTERLY LINE INTO RIGHT OF WAY FOR 44TH AVE W. LISTED ITEMS DO NOT AFFECT THIS SURVEY.
- 33 REC. NO. 201606225003: MATTERS SET FORTH ON FACE OF SURVEY, AFFECTING PARCEL D, HEREOF, AS LISTED: A) 1' CONCRETE BLOCK WALL LIES EASTERLY OF WESTERLY LINE; B) 6' CHAIN LINK FENCE CROSSES PROPERTY LINES IN THE SOUTHWEST CORNER OF SUBJECT PREMISES; C) 1.8' WIDE BLOCK WALL LIES NORTH OF SOUTH LINE AND EXTEND INTO RIGHT OF WAY FOR 44TH AVENUE W; D) SIGN, ASPHALT DRIVE, LANDSCAPING, CURBS AND WALKWAY EXTEND INTO RIGHT OF WAY FOR 44TH AVENUE W; E) TRAFFIC CAMERA & CONTROL BOX LIE WITHIN NORTHERLY PORTION OF SUBJECT PREMISES WITHOUT APPARENT BENEFIT OF RECORDED EASEMENT; F) ASPHALT DRIVE, LANDSCAPING, CURBS, AND WALKWAY EXTEND INTO RIGHT OF WAY FOR 200TH STREET SW; G) QUESTIONS, IF ANY, RELATING TO LOCATION OF ADDITIONAL IMPROVEMENTS WITH RESPECT TO INTERIOR BOUNDARY LINES. LISTED ITEMS DO NOT AFFECT THIS SURVEY.
- 34 REC. NO. 201902065009: MATTERS SET FORTH ON FACE OF SURVEY, AFFECTING PARCEL F, HEREOF, AS LISTED: A) VARIATIONS BETWEEN LOCATIONS OF FENCES AND LINES OF RECORD DESCRIPTION; B) SEVERAL ELECTRICAL AND TELEPHONE FACILITIES LIE OUTSIDE OF EASEMENT AREA IN NORTHWEST PORTION OF SUBJECT PREMISES; C) UNDERGROUND POWER LINE SERVING LIGHT POLE ON ADJOINING PROPERTY MAY CROSS NORTHEAST CORNER OF SUBJECT PREMISES; D) GAS LINE TO METER ON BUILDING ON SUBJECT PREMISES AND BURIED COMMUNICATIONS LINE TO BUILDING ON SUBJECT PREMISES MAY BE ON EASTERLY NEIGHBOR PROPERTY; E) APPARENT PUBLIC DRAINAGE SYSTEM THROUGH SUBJECT PREMISES WITHOUT BENEFIT OF RECORDED EASEMENT; F) UNDERGROUND ELECTRIC AND TELEPHONE LINES RUN THROUGH WESTERLY PORTION OF SUBJECT PREMISES WITHOUT APPARENT BENEFIT OF RECORDED EASEMENT. LISTED ITEMS DO NOT AFFECT THIS SURVEY.

**SPECIAL EXCEPTIONS: EASEMENTS AND RESTRICTIONS AFFECTING PARCEL F**

- 45 REC. NOS. 1480105: RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1 AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON.
- 46 REC. NOS. 7912280315 & 8003310324: THESE DOCUMENTS ARE IDENTICAL. A 10 FOOT WIDE UTILITY EASEMENT AND A 15 FOOT WIDE UTILITY EASEMENT GRANTED TO THE CITY OF LYNNWOOD. AND THE CITY CONVEYS AND QUIT CLAIMS ITS EASEMENT INTERESTS AS ACQUIRED BY REC NOS. 1658397, 1658398 AND 1809565.
- 47 REC. NO. 200411100178: THIS IS A SALE TO SOUND TRANSIT OF THE NORTH 28 FEET OF LOT 9. IT ESTABLISHES THE RIGHT OF SAID 28 FOOT PARCEL TO INGRESS AND EGRESS THE LYNNWOOD PARK AND RIDE "BY MEANS OF A TYPE C, OFF AND ON APPROACH, NOT TO EXCEED 30 FEET ON THE WESTERLY SIDE OF THE PR LINE AT STATION PR 5+73". SURVEYOR'S NOTE: THE SUNDRY SITE PLAN (S) FOR THE PARK & RIDE LOT LISTS ALLOWED ACCESS APPROACHES AT PR 5+73 BY THE CITY OF LYNNWOOD, WSDOT, METRO KING COUNTY TRANSIT, COMMUNITY TRANSIT AND SOUND TRANSIT.
- 48 REC. NO. 201902065009: SEE ITEM # 34, ABOVE.
- 49 REC. NO. TO BE RECORDED: TRAIL EASEMENT GRANTED TO CITY OF LYNNWOOD.

- 50 DRAINAGE ACROSS PARCEL F, HEREOF, AND BY VIRTUE OF THIS BINDING SITE PLAN, ACROSS LOTS 3 AND 4, HEREOF, WILL BE ALLOWED TO WSDOT THROUGH THOSE EXISTING MEANS OF CONVEYANCE THAT EXIST AS OF THE DATE OF THIS BINDING SITE PLAN. ROUTINE MAINTENANCE OF SUCH DRAINAGE FACILITIES WILL BE THE RESPONSIBILITIES OF WSDOT AND ST, ON THEIR RESPECTIVE PROPERTIES.



BINDING SITE PLAN NO. \_\_\_\_\_



RECORDING NO. \_\_\_\_\_



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**LYNNWOOD TRANSIT CENTER  
BINDING SITE PLAN**

CITY OF LYNNWOOD  
SNOHOMISH COUNTY, WASHINGTON

Drawn By: T. DAVIDSON	Date: 05/22/2024	Job No: 1518
Checked By: J. BECKER	Scale: 1" = 200	Sheet No. 6 OF 6