

LEGAL DESCRIPTION:

LOTS 4, OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8708195003 AND 9606045005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, IN SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED 69TH AVENUE NORTHEAST AS WOULD ATTACH BY OPERATION OF LAW AS DESCRIBED IN CITY OF ARLINGTON ORDINANCE NO. 1152; ALL BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DECLARATION OF SHORT SUBDIVISION AND COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE THE UNDERSIGNED, DO HEREBY DECLARE THE HEREIN DESCRIBED SHORT PLAT APPROVED BY THE CITY SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

I. THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, SURVEYS, AND ENCUMBRANCES OF RECORD.

II. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RUNNING WITH THE LAND AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: AUDITOR FILE NO. 9606045064, 9606045065, AND 9606045066; RECORDED JUNE 04, 1996.

III. SUBJECT TO RECORD OF SURVEY AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: AUDITORS FILE NO. 8708195003; RECORDED AUGUST 19, 1987.

IV. SUBJECT TO BOUNDARY LINE ADJUSTMENT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: AUDITORS FILE NO. 9606045005; RECORDED JUNE 04, 1996.

V. SUBJECT TO PUBLIC AND/OR PRIVATE EASEMENTS, IF ANY, IN EXISTENCE, OVER UNDER, ALONG AND ACROSS THAT PORTION OF THE SAID PROPERTY LYING WITHIN VACATED 69TH AVENUE NORTHEAST.

VI. SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF: BENEFICIARY: FRONTIER BANK, DATED JUNE 14, 1996; AUDITOR FILE NO. 9606200518.

VII. SUBJECT TO ASSIGNMENT OF RENTS AND/OR LEASES AND THE TERMS AND CONDITIONS THEREOF: ASSIGNEE: FRONTIER BANK, DATED OCTOBER 23, 1997, RECORDED UNDER AUDITORS FILE NO. 9710245019.

VIII. SUBJECT TO HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AND THE TERMS AND CONDITIONS AND PROVISIONS CONTAINED HEREIN: AUDITOR FILE NO. 199909160033, RECORDED SEPTEMBER 16, 1999.

IX. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.09 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

X. CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

PLANNING MANAGER

DATE

XI. CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN, ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION WITHIN 12 MONTHS AFTER THE DATE BELOW HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CITY ENGINEER

DATE

XII. CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET BY ME OR UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVELER WITH A LINEAR CLOSURE OF 110.000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.030.010 AND 332.130.030; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL, APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 47 OF SURVEYS, PAGE 199; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF March, 2005.

ROBERT B. HUEY, REGISTRATION NO. 15655

XIII. CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON BY THE City of Arlington DAY OF March, 2005.

FINANCE DIRECTOR/CITY TREASURER

DATE

MARION A. & PATRICIA L. TAYLOR SHORT PLAT

IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 11,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON.
FILE NO: Z-04-066-FSP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST SUCH GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

MARION A. TAYLOR
DATE 3-15-05
PATRICIA L. TAYLOR
DATE 3-15-05

BY: Danay Holman
FOR: FRONTIER BANK
TITLE: SVH
DATE: 3-14-05

ACKNOWLEDGMENTS

STATE OF WASHINGTON ss
COUNTY OF SNOHOMISH

ON THIS 16th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MARION A. AND PATRICIA L. TAYLOR, HUSBAND AND WIFE THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF INDIVIDUALS, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Arlington
MY APPOINTMENT EXPIRES: 7-10-2006

STATE OF WASHINGTON ss
COUNTY OF SNOHOMISH

ON THIS 14th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jessica M. Culp, A REPRESENTATIVE FOR FRONTIER BANK THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST, FOR USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT she IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue, WA
MY APPOINTMENT EXPIRES: 10-20-07

STATE OF WASHINGTON ss
COUNTY OF SNOHOMISH

ON THIS 14th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBERT B. HUEY, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF INDIVIDUALS, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Arlington
MY APPOINTMENT EXPIRES: 7-10-2006

RECORDING CERTIFICATE:

Filed for record at the request of Marion & Patricia Taylor
on this 18 day of March, 2005
20:05 A.D., at 45 minutes past 12
o'clock, P.M.; and recorded in Volume of
Short Plats, on page(s) records of
Snohomish County, Washington.

Bob Terwilliger
Snohomish County Auditor

Diana Remy
by: Deputy County Auditor

Date: FEBRUARY 5, 2005
Sheet: 1 of 2 sheets.
Job Number: 1303

AUDITOR'S FILE NO. 200503185004

FOR INDEXING: NE1/4 OF THE SW1/4, SECTION 11, TWP. 31 N., RGE. 5 E., W.M.

