DOGWOOD MEADOWS $PFN \ C-05-068-FP$

SE 1/4 OF THE SE 1/4 SECTION 23, TWP. 31 N., RNG. 5 E., WM. ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

THE EAST 173 FEET OF THE WEST 203 FEET OF THE SOUTH 708 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 EXCEPT THE EAST 130-FEET OF THE SOUTH 174-FEET THEREOF,

AND EXCEPT THAT PORTION THEREOF DEEDED AND/OR DEDICATED FOR RIGHT OF WAY FOR SISCO HEIGHTS ROAD,

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE NORTH 40.0 FEET OF THE SOUTH 90.00 FEET OF THE WEST 30.00 FEET OF THE WEST FIALF OF THE EAST HALF OF THE -SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.,

(ALSO KNOWN AS A PORTION-OF-LOT TOF SNOHOMISH COUNTY SHORT PLAT NO 195 (8-82), RECORDED UNDER AUDITOR'S FILE NUMBER 8302250155).

SITUATE IN THE COUNTY OF SNOHEMISH, STATE OF WASHINGTON.

PARCEL B

LOT 3 OF SNOHOMISH COUNTY SHORT PLAT NO. SP195(9-82) ACCORDING TO SHORT PLAT REGORDED FEBRUARY 25, 1983 UNDER RECORDING NO. 8302250155. IN SNOHOMISH COUNTY, WASHINGTON

TOGETHER WITH THE FOLLOWING PARCEL DESCRIBED IN SNOHOMISH COUNTY-CAUSE NO. 86-2-06190-6 AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING EAST OF THE -FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH-88'25'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 62.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN-DESCRIBED LINE; THENCE SOUTH 172'30" EAST ALONG SAID LINE FOR 298.82-FEET; THENCE SOUTH 0'56'24" EAST ALONG SAID LINE FOR 327.81 FEET; THENCE SOUTH 0'35'16" EAST FOR 697.76 - - -FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED SUBDIVISION WHICH IS NORTH 87*42'25" WEST A DISTANCE OF 24.50 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE TERMINUS POINT OF THE HEREIN-DESCRIBED LINE.

EXCEPT 172ND STREET NORTHEAST (ALSO KNOWN AS SISCO HEIGHTS ROAD AND AS KINER GREENWOOD

EXCEPT THAT PORTION DESCRIBED IN SNOHOMISH COUNTY COURT CAUSE NO. 86-2-06190-6 LYING WITHIN SAID LOT 3 OF SHORT PLAT NO. SP 195(9-82) BEING ALL THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 87'42'25" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 FOR A DISTANCE OF 318.72 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0°55'47" EAST ALONG THE EAST LINE OF SAID WEST HALF FOR A DISTANCE OF 1327.55 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 88"25"00" WEST ALONG THE NORTH LINE OF SAID WEST HALF A DISTANCE OF 49.71 FEET TO A POINT, PROJECTED NORTH, FROM AN EXISTING FENCE LINE; THENCE SOUTH 0'42'11" EAST ALONG THE PROJECTION OF SAID FENCELINE FOR A DISTANCE OF 1328.37 FEET TO THE SOUTH LINE OF SAID WEST HALF OF SAID SECTION 23; THENCE SOUTH 87*42'25" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 11.86 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF AND THE TRUE POINT OF BEGINNING.

EXCEPT 172ND STREET NORTHEAST (ALSO KNOWN AS SISCO HEIGHTS ROAD AND AS KINER GREENWOOD ROAD). IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS:

ALL CONDITIONS OF THE PRELIMINARY PLAT, EMBODIED WITHIN THE FORM OF DECISION, SHALL REMAIN CONDITIONS OF CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

THE IMPACT FEES FOR 23 UNITS HAVE BEEN PAID FOR CITY TRAFFIC, CITY PARKS AND SCHOOLS. IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE 24 LOTS. IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, ODOR NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS.

4) SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

5) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH THE USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING UNSURVEYABLE EASEMENTS: BRUSH CUTTING EASEMENT AF NO 8310250102 AND WELL EASEMENT AF NO 200104240383.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF STEVE YOUNGER, ON THIS A DAY OF DECEMBER AND RECORDED IN VOLUME ____ OF PLATS ON PAGE(S) _____, RECORDS OF SNOHOMISH COUNTY. WASHINGTON.

SNOHOMISH COUNTY AUDITORS BY: DEPUTY COUNTY AUDITOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED OWNERS, THE GRANTORS, HEREBY GRANT, DEDICATE, AND CONVEY UNTO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, THE GRANTEE, FOR USE AND BENEFIT OF THE PUBLIC A "CRITICAL AREA PROTECTION EASEMENT OVER AND UPON TRACT 999: THIS OPEN SPACE TRACT IS INTENDED TO PROTECT A WETLAND AND ITS DESIGNATED BUFFERS — POTENTIAL HABITAT FOR BULL TROUT, AN ENDANGERED SPECIES - AND ITS ASSOCIATED WETLANDS, AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE CITY ENGINEER FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD: AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE NATURAL RESOURCES MANAGER."

TRACT 998 IS A PRIVATE RECREATIONAL TRACT AND TRACT 999 IS A STORM WATER DETENTION TRACT. OWNERSHIP OF A LOT WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACTS 999 AND 998 AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACTS.

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 QF_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, EASEMENTS AND UTILITY EASEMENTS, EXCEPT THOSE SPECIFICALLY INDIGATED 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-JHE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST - -- ANY GOVERTHMENTAL 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.

13-6-05 LLC., A JHASHINGTON LIMITED LIABILITY COMPANY Toden Gerten 191000000 KEYBANK NATIONAL ASSOCIATION STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM K, Ka Ser, V. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT-(HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON GATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE ME SIGNET OF KEYBANK NATIONAL ASSOCIATION TO BE-THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(PRINT NAME) Ronald J Regnolds NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT KILLING UNA MY APPOINTMENT EXPIRES 12-19-06

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 206 TAXES. EXAMINED THIS 12 DAY OF Dec, 2005. SNOHOMISH COUNTY TREASURER

Kin Had 12-05

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS. WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; 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; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 67 1

17068

<u>ACKNOWLEDGMENTS</u>

STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HEAVYOUNGER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MINITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID R DOWNING IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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 REGISTER WITHIN 60 DAYS OF THE DATE BELOW.

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 ON COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

12-8-2005

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON December 8,2000

Mayart Lawn

12-8-05

CERTIFICATE OF CITY TREASURER

Chundy June

75-8.0-2





