

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...

DAVID MCLEOD, Notary Public, KeyBank National Association

MCLEOD SHORT PLAT MN-03-038-SP IN A PORTION OF SW 1/4 OF SECTION 23, T.31 N., R.5 E. WM CITY OF ARLINGTON, WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON ) COUNTY OF SNOHOMISH ) I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID MCLEOD, A SINGLE MAN 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.



Michaela M. Murphy, Notary Public, Residing at: Arlington WA, My Appointment Expires 1-9-07

LEGAL DESCRIPTION

THE FOLLOWING PORTION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM.; TRACT 17 OF THE PLAT OF HIGHLAND VIEW ESTATES, ACCORDING TO THE PLAT HEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 9707175004, RECORDS OF SNOHOMISH COUNTY WASHINGTON EXCEPT THE WEST 6 FEET THEREOF CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2001010212.

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 AUDITOR WITHIN 60 DAYS OF THE DATE BELOW.

Jeff Shee, Planning Manager, 30 Dec '05

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDED ON December 30, 2005

Margaret Green, Mayor, 12/30/05

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT THE ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 20th DAY OF December, 2005.

Roman Guevara, Finance Director/City Treasurer, DATE

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.

Joe Shee, City Engineer, 12-29-05

ACKNOWLEDGMENT

STATE OF WASHINGTON ) COUNTY OF SNOHOMISH ) I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michelle Lynn Johnson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Branch Manager/In-Charge of KEYBANK NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

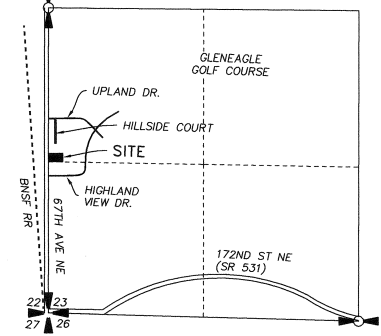
Jessica R. Lewis, Notary Public, Residing at: Bellingham, My Appointment Expires 9-13-06

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF December, 2005 AT 2:00 MINUTES PAST 2 O'CLOCK 7 M IN VOLUME OF SHORT PLATS ON PAGE(S) UNDER AUDITORS FILE NO. 200512309122, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Tomwiller, Snohomish County Auditor, Taxes paid in full on Tax Parcel(s) attached, By: [Signature], Date 12-30-05, Deputy Auditor

VICINITY MAP



SW 1/4 SECTION 23, TWP.31 N., RGE 5 E., W.M.

PLAT NOTES

- 1. THE OWNERS OF LOT 1, LOT 2 AND LOT 3 SHALL HAVE 45%, 45% AND 10% INTEREST, RESPECTIVELY, IN MAINTENANCE (INCLUDING LABOR AND EXPENSES) OF THE EASEMENT ACCESS DRIVE AS SHOWN ON THE PLAT MAP AS TRACT 999. THE DRIVING SURFACE AND ALL REQUIRED FEDERAL, STATE, COUNTY AND/OR CITY SIGNS MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE EASEMENT ACCESS DRIVE MUST BE KEPT OPEN AND CLEAR SO AS NOT TO RESTRICT ANY ACCESS, INCLUDING THE REQUIRED FIRE ACCESS FOR EACH LOT. ADDITIONALLY, NO PARKING IS ALLOWED IN THE EASEMENT AREA. SEE DOCUMENT RECORDED UNDER AUDITOR FILE NUMBER... 11. IF ANY ARCHAEOLOGICAL MATERIALS ARE DISCOVERED ON THE SITE, THE STATE HISTORICAL PRESERVATION OFFICER, THE STILLAGUAMISH TRIBE AND THE CITY OF ARLINGTON SHALL BE CONTACTED AND MEASURES TO PROTECT SUCH MATERIALS AND THE SITE...

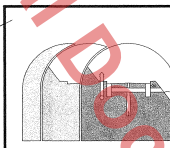
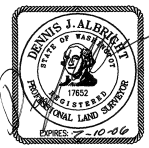
UTILITY EASEMENT

- 1) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON AND EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING SERVICES TO THE PLAT, A PERMANENT NON-EXCLUSIVE EASEMENT UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. 2) A SEWER EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON OVER TRACT 999 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, REPAIRING, AND MAINTAINING SAID SEWER LINE. 3) ALL LOTS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND ANNOTATED AS "PRIVATE DRAINAGE EASEMENT (PDE)" ARE HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NECESSARY. THE DRAINAGE PIPES AN APPURTENANCES LOCATED WITHIN THEIR INDIVIDUAL LOT OWNERSHIP. THE PRIVATE DRAINAGE EASEMENT IS FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF ONLY. SAID EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES. IF ANY PORTION OF THE DRAINAGE PIPES OR APPURTENANCES CAUSES TO BE IN DISREPAIR SO AS NOT TO CONVEY SAID STORM WATER RUNOFF THEN THOSE INDIVIDUAL LOT OWNERS AFFECTED BY THE DISREPAIR MAY ENFORCE CORRECTIVE MEASURES BY A LEGAL PROCESS. 4) PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THOSE LOTS IDENTIFIED ON SHEET 2 OF 2.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A DEED DESCRIPTION RECORDED UNDER AUDITOR FILE NUMBER 200206100724 OF THE SNOHOMISH COUNTY AUDITOR; 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 1:10,000 AND CORRESPONDING ANGLE CLOSURE AS SPECIFIED IN WAC 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 AS SHOWN, IF ANY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATED FROM INFORMATION FOUND UNDER AUDITOR FILE NUMBER 9707175004; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF DEC 20, 2005.

Dennis J. Albrecht, LS 17852



Sound Development Group ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES 1111 Cleveland Avenue, Suite 202 Mount Vernon Wa. 98273 Tel: 360-404-2010 Fax: 360-404-2013

200512309122 SHEET 1 OF 2

MCLEOD SHORT PLAT MN-03-038-SP FOR DAVID MCLEOD

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, WASHINGTON

DATE: 10-31-05 BY: MMM SCALE: PROJECT NO. 131-SDG-03 ARLINGTON-PLAT.DWG F.B.

Unofficial Document

