KNOW ALL MEN BY THESE PRESENTS THAT TEAL DEVELOPMENT CORP., A WASHINGTON
- "CORPORATION, THE UNDERSIGNED OWNER OF THE LAND INCLUDED WITHIN THIS PLAT, AND KEYBANK
"-NATIONAL-ASSOCIATION, A NATIONAL BANKING CORPORATION, THE MORTGAGEES THEREOF, DO AND DO DEDICATE TO THE JUSE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AVENUES AND OTHER PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE-GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE. WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES SO AS TO DISCHARGE "UPON ANY PUBLIC ROAD" RIGHTS-OF-WAY, OR TO HAMPER ROAD" DRAINAGE. THE OWNER OF ANY-LOT OR LOTS, PRIOR-TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF-THE PLAT, OR PRIOR TO -CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING -DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR \_ REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF-SUCH OWNER.

TRACTS 999-994, AND 992 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL \_-- MAINTENANCE OBLIGATIONS TO LOTS 1 THRU 82 WITH AN EQUAL AND UNDIVIDED \_-- INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH A MAINTENANCE EASEMENT ---GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE TRACTS SHALL REMAIN - AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. TRACT 993 TO BE HELD IN PRIVATE
OWNERSHIP. TRACTS 992 AND 999 ARE SUBJECT TO A PUBLIC TRAILS AND UTILITY EASEMENT GRANTED TO THE CITY OF ARLINGTON.

DATED THIS ZIST DAY OF JULY

TEAL DEVELOPMENT CORP., A WASHINGTON CORPORATION

Langent Manager

- - - -

KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION

HATHLEEN 3 HERFLEIN

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON? COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL KONRADY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DEVELOPMENT CORP., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 215T DAY OF \_\_\_\_TULY

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT ARLAGETON COMMISSION EXPIRES 10-1-29

PURLIC

STATE OF WASHINGTON COUNTY OF SNOHOMISH

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KATHLEEN 5 HERDLEIN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT DOTHER COMMISSION EXPIRES 6-15-1200



# HIGH CLOVER PARK DIVISION 2

SEC. 16, TWN. 31 N., RGE 5 E., W.M.

CITY COUNCIL APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 1999, A.D., THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF HIGH CLOVER PARK DIVISION 2 IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY OF AREINGTON

EXAMINED AND-APPROVED THIS 23 PD DAY OF JULY 1999, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL --- IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY OF ARLINGTON

DIRECTOR--OF PLANNING AND-COMMUNITY

EXAMINED AND APPROVED THIS 26 DAY OF WELLOPMENT, 1999, THE DIRECTOR, DEPARTMENT-OF PLANNING AND GOMMUNITY DEVELOPMENT, FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR CROWN RIDGE PHASE 1, IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT

CITY OF ARLINGTON.

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., CASCADE NATURAL GAS INC., -PUBLIC UTILITY DISTRICT NUMBER 1 OF SNOHOMISH COUNTY, AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS PARALLEL WITH THE ADJOINING STREET FRONTAGE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS -CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG WITH EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET OF EACH SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE. REPAIR OR IMPROVEMENT TO THE PUBLIC STORM DRAINAGE SYSTEM. AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC SANITARY SEWER LINE NOT LOCATED MITHIN A DEDICATED ROAD RIGHT-OF-WAY AND TO A MIDTH OF FIVE FEET ON EACH SIDE OF SUCH SANITARY SEWER LINE, UNLESS OTHERWISE SHOWN ON THE PLAT, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC SANITARY SEWER LINE. AFFECTS ALL PROPERTY EXCEPT TRACT 993.

AUDITOR'S FILE NO. 199907265001

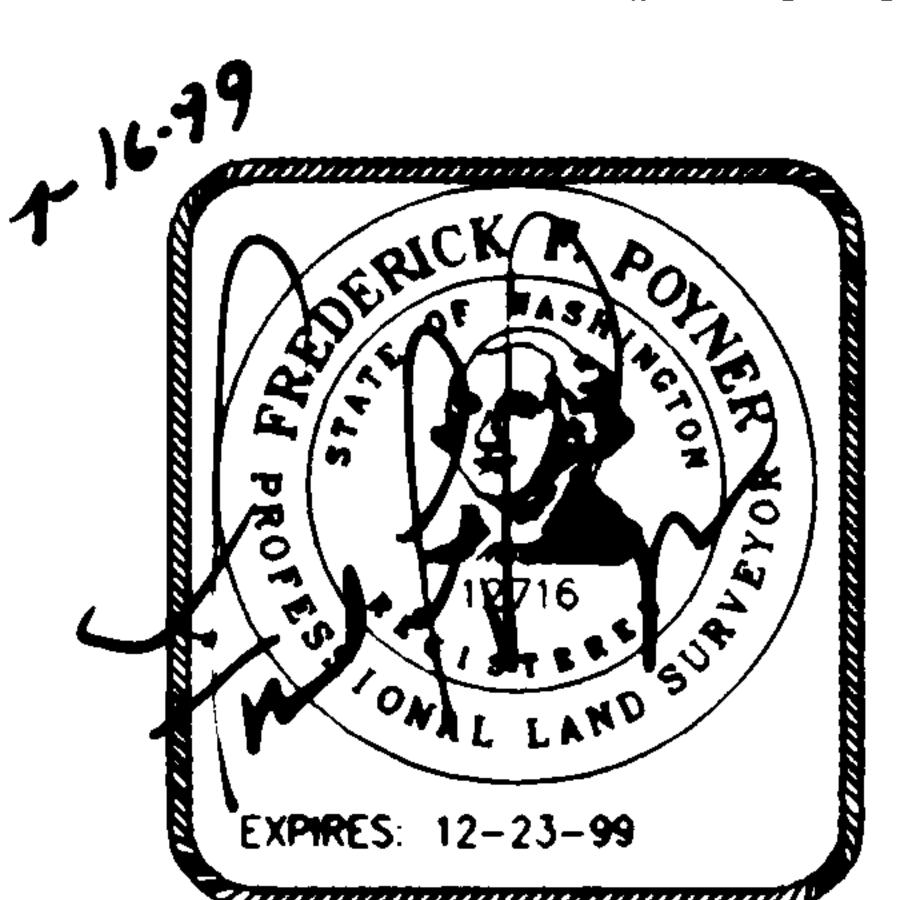
## PLANNING COMMISSION APPROVAL

OF THE PROPOSED SUBDIVISION.

> CHAIRPERSON, PLANNING COMMISSION CITY OF AFKINGTON

### SURVEYOR'S CERTIFICATE

I FRED F. POYNER HEREBY CERTIFY THAT THE PLAT OF HIGH CLOVER DIVISION NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST. W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



### TREASURER'S CERTIFICATE

TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2000 - JULY 76 1999

DEPUTY TREASURER

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER - MAY 31st MUST PAY ADVANCE TAXES "-\_FOR THE NEXT YEAR.



Planners

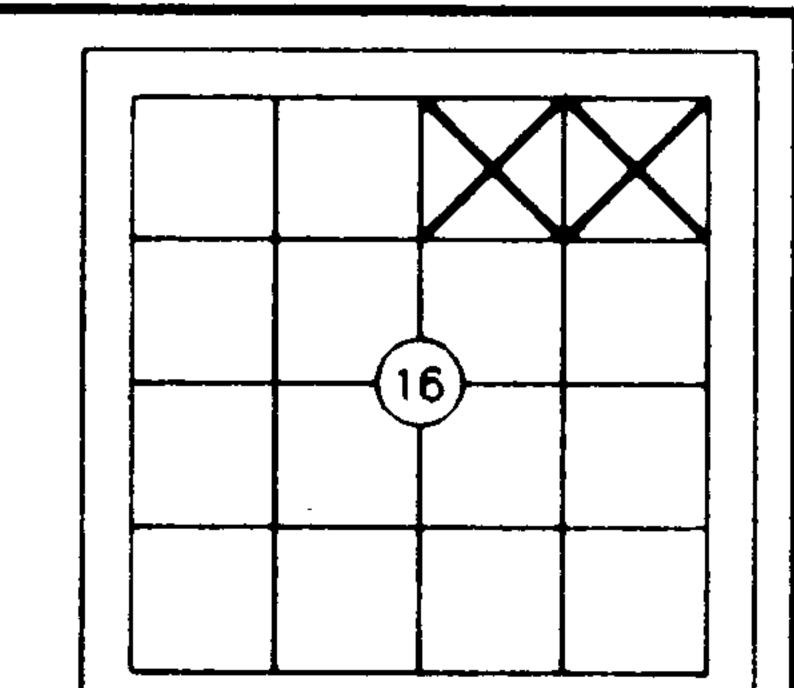
ARLINGTON, WA 102 E. Division-PO Box 326 98223 (360)435-5551 (360)652-7572FAX (360) 435-4012

PORT'N NE1/4, SEC.16, TWP.31N, RGE.5E-, W.M.

FIELD BOOK # ARL 82 JOB# 13177FS1 DRAWN BY: BLJ DATE: 3/5/1999 REVISED: CHECKED BY: STAFF

# HIGH CLOVER PARK DIVISION 2

SEC. 16, TWN. 31 N., RGE 5 E., W.M.





A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 198TH PLACE N.E. AND THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 16; THENCE NORTH 0'09'51" WEST, ALONG-THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 16, FOR 485-18 FEEJ; THENCE NORTH-65'08'34" WEST FOR 141. 06 FEET; THENCE NORTH 66"15'24" WEST FOR 92.78 FEET; THENCE NORTH 56"32'08" WEST FOR 243.38 FEET; THENCE NORTH 49°20'32" WEST FOR 144.58 FEET; THENCE NORTH 08:54"16" WEST FOR 82.14 FEET; THENCE NORTH 46° 39'28" WEST FOR 114.01 FEET; THENCE NORTH 25'59'28" WEST FOR 172-35 FEET; THENCE NORTH 00'31'44" EAST FOR 127.52 FEET; THENCE NORTH 32'38'09" EAST FOR 157.08 FEET; THENCE NORTH 01'24'22" WEST-FOR 130.07 FEET; THENCE NORTH 21"52"16" EAST FOR 89.51 FEET; THENCE NORTH 20"24'26" WEST FOR 120.27 FEET; THENCE SOUTH 89'32'26" WEST FOR 330.87 FEET; THENCE NORTH 86'09'29" WEST FOR 129.23 FEET; THENCE SOUTH 85'32'45" WEST FOR 200.00 FEET; THENCE SOUTH 88'31'07" WEST FOR 150.79 FEET; THENCE SOUTH 75'32'58" WEST FOR 141.10 FEET; THENCE SOUTH 76'18'05" WEST FOR 183.32 FEET; THENCE-SOUTH 68' 32'04" WEST FOR 139.66 FEET; THENCE SOUTH 89'20'03" WEST FOR 105.28 FEET; THENCE-SOUTH 75'49'22" WEST FOR 124.16 FEET; THENCE SOUTH 57'14'22" WEST FOR 97.97 FEET; THENCE SOUTH 36'55'30" WEST FOR 93.44 FEET; THENCE SOUTH 00'51'11" EAST FOR 124.67 FEET; THENCE SOUTH 9'49'42" EAST FOR 72.68 FEET; THENCE SOUTH 8'57'38" WEST FOR 135.94 FEET; THENCE SOUTH 14'44'56" WEST FOR 108.33 FEET; THENCE SOUTH 2'56'51" EAST FOR 92.82 FEET; THENCE SOUTH 8'19'48" EAST FOR 148.94 FEET; THENCE SOUTH 14' -15'53" WEST FOR 217.54 FEET; THENCE SOUTH 21'46'31" WEST FOR 91.92 FEET, MORE\_OR LESS, TO THE-SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16; THENGE SOUTH 8952'41" \_\_\_\_\_ EAST ALONG SAID LINE FOR 1,052.36 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST OCUARTER-OF THE NORTHEAST QUARTER OF SECTION 16; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 0'40'58" EAST FOR 472.72 FEET TO THE SOUTH LINE OF SAID 198TH PLACE-----N.E.; THENCE EAST ALONG THE SOUTH LINE OF SAID 198TH PLACE N.E. TO A POINT ON THE EAST-LINE OF SAID NORTHEAST QUARTER OF SECTION 16.

TOGETHER WITH ADJACENT RIGHT OF WAY'S NOT PREVIOUSLY ANNEXED.

EXCEPT ANY PORTION THEREOF LYING WITHIN HIGH CLOVER PARK DIVISION 1 AS RECORDED IN VOLUME 60 OF "--PLATS, PAGES 106-111, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

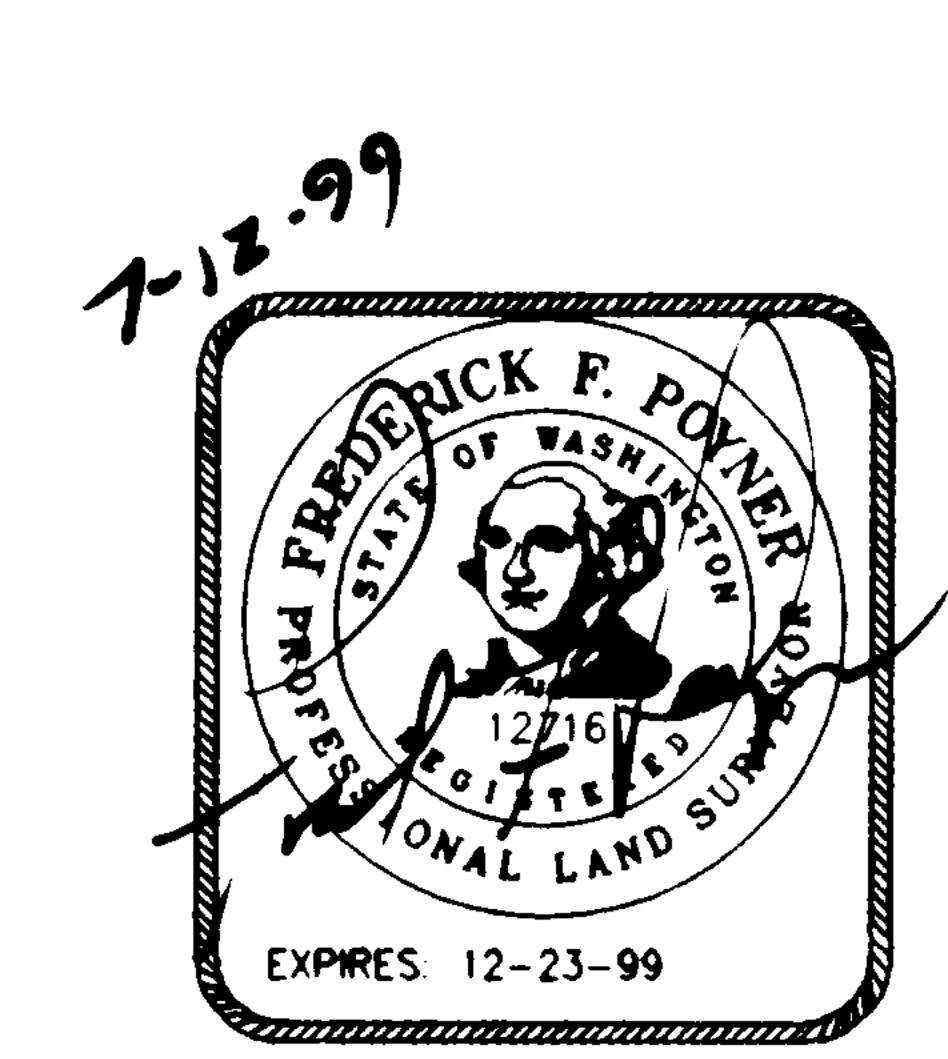
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### TRACT DESIGNATIONS:

TRACT NUMBER	OWNERSHIP	DESIGNATION	USE RESTRICTION
999	HOMEOWNERS	OPEN SPACE	N.G.P.A.
998	HOMEOWNERS	OPEN SPACE	PARK & RECREATION / UTILITIES
997	HOMEOWNERS	OPEN SPACE	PARK & RECREATION/UTILITIES
996	HOMEOWNERS	OPEN SPACE	PARK & RECREATION/UTILITIES
995	HOMEOWNERS	OPEN SPACE	PARK & RECREATION/UTILITIES
994	HOMEOWNERS	OPEN SPACE	PARK & RECREATION / UTILITIES
993	PRIVATE	NONE	NONE
992	HOMEOWNERS	OPEN SPACE	PARK & RECREATION/UTILITIES

### RESTRICTIONS:

- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR DRAINAGE SYSTEM PURPOSES AS RECORDED UNDER RECORDING NO. 808270.
- . SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AS RECORDED UNDER RECORDING NO. 1193063.
- ALL NATIVE GROWTH PROTECTION AREAS (TRACT 999) AND NATIVE GROWTH PROTECTION EASEMENTS (ON LOTS 3-14, 50, 51, AND 80-82) SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR EXCEPT REMOVAL OF HAZARDOUS TREES AND EXCEPT THE FOLLOWING: CROSSINGS FOR UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES WHICH UTILIZE THE SHORTEST ALIGNMENT POSSIBLE AND FOR WHICH NO OTHER ALIGNMENT THAT WOULD AVOID SUCH A CROSSING IS FEASIBLE. FENCES, ONLY IF THE CRITICAL AREA AND ITS BUFFER ARE NOT DETRIMENTALLY AFFECTED AND OTHER USES AND DEVELOPMENT ACTIVITY AS ALLOWED BY THE CITY OF ARLINGTON.
- 4. SUBJECT PROPERTY IS NEAR OR ADJACENT TO DESIGNATED FARMLAND; THEREFORE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL/ FARMING ACTIVITIES, INCLUDING TIMBER AND LOGGING OPERATIONS.
- 5. THIS LAND IS MITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND THE ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON PROPERTY.
- 6. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED OR SOLD EXCEPT IN CONFORMANCE WITH R.C.W. CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES \_OF THE CITY OF ARLINGTON.
- 7. Declaration of Covenants, Combinions and Restrictions Recommo unous AFN: 19990726 10581



AUDITOR'S FILE NO. 199907265001

102 E. Division-PO Box 326 98223 (360)435-5551 (360)652-7572 FAX (360) 435-4012

PORT'N NE1/4, SEC.16, TWP.31N, RGE-5E, W.M. JOB# 13177.FS2 DRAWN BY: BLJ DATE: 5/4/1999 REVISED:

Planners

