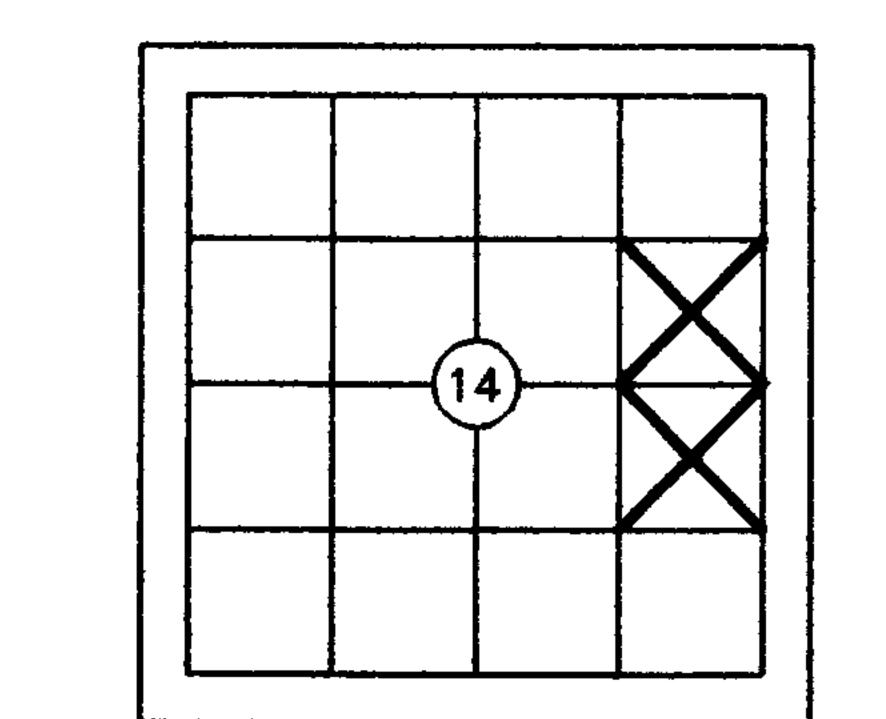
CROWN RIDGE ESTATES DIVISION No. 2

CITY OF ARLINGTON FILE NO. MJ-99-0139-LP SEC. 14, TWN. 31 N., RGE 5 E., W.M.



TRACT 991, PLAT OF CROWN RIDGE DIVISION NO. 1,- PER THE PLAT RECORDED UNDER AUDITOR'S FILE NO. 199907195003, RECORDS-OF SNOHOMISH COUNTY, WASHINGTON; _ - -

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST - QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE -MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION-FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 1'44'45" EAST A DISTANCE OF 2,669.14 FEET; THENCE NORTH 48'00'00" WEST A DISTANCE - " OF 77.86 FEET TO A POINT ON THE NORTHERLY MARGIN OF -A 50.00 FOOT WIDE P.U.D. EASEMENT FILED UNDER AUDITOR'S FILE NO. 104327; THENCE NORTH 87'57'06" WEST ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 201.70 FEET TO A POINT ON THE NORTHEASTERLY MARGIN OF CROWN RIDGE BOULEVARD; THENCE SOUTH 47'30'30" EAST ALONG SAID NORTHEASTERLY MARGIN A DISTANCE OF 47.98 FEET TO THE BEGINNING_OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4 "49'09" A DISTANCE OF 27.76 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 87'57'06" EAST ALONG SAID SOUTH LINE A DISTANCE OF 204.53 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APPROVALS:

_ - - - - - - _

CITY COUNCIL APPROVAL

2000, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF CROWN RIDGE ESTATES DIVISION NO. 2 IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY OF ARLINGTON

CITY CLERK CITY OF ARLINGTON

AND WATER-SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS. AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

■CITY OF ARLINGTON

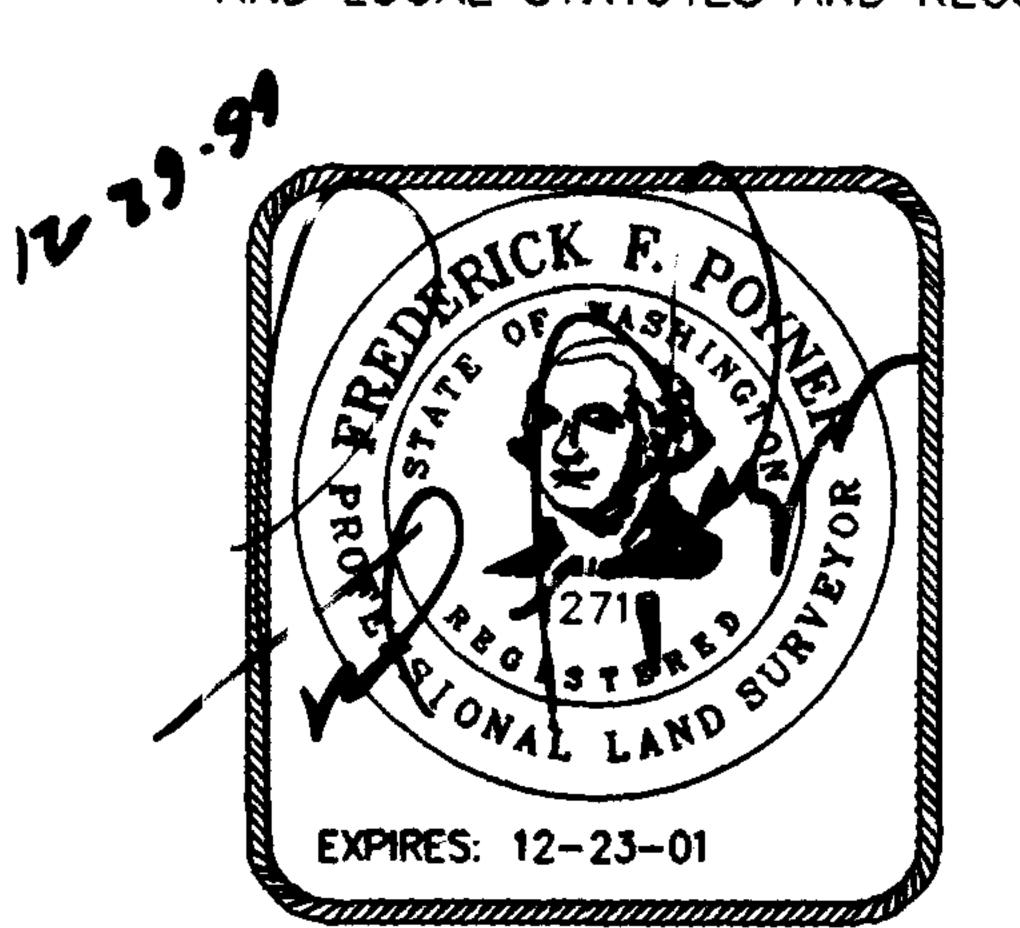
- ----

PLANNING MANAGER APPROVAL ------

CONTROLS PRESENTLY IN EFFECT.

SURVEYOR'S CERTIFICATE

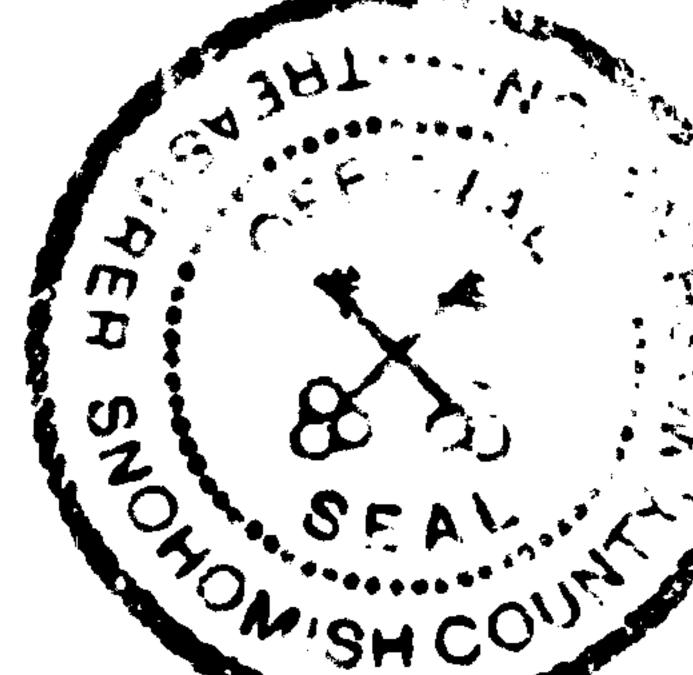
I FRED F. POYNER HEREBY CERTIFY THAT THE PLAT OF CROWN RIDGE ESTATES DIVISION NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS 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.



IN THE MONTH-OF \$ 1,2000.

TREASURER'S CERTIFICATE

BAB DANTINI, 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 /-/3-200



BOB DANTINI

SNOHOMISH COUNTY 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.

AUDITOR'S CERTIFICATE

AUDITOR'S FILE NO. 200001135001





Surveyors

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

PORT'N E1/2, SEC.14, TWP.31N, RGE.5E,-W.M.

JOB# 13401-1 DRAWN BY: BLJ - FIELD BOOK #_ DATE: 9/22/1999 REVISED: 11/11/1999 CHECKED BY: WJL

CROWN RIDGE ESTATES DIVISION No. 2

CITY OF ARLINGTON FILE NO. MJ-99-0139-LP SEC. 14, TWN. 31 N., RGE 5 E., W.M.

DEDICATION

TRACTS 988 THRU 986 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL _-- MAINTENANCE OBLIGATIONS TO THE HOMEOWNERS ASSOCIATION WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT FOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. --

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 THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING TO 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.

DATED THIS 22nd DAY OF December 1999

WIGAN DEVELOPMENT CORP. A WASHINGTON CORPORATION

BY: Jaul musel __ ITS: Development Manager

KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION

Attlier Sudly Vice President

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON

SS. COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE)

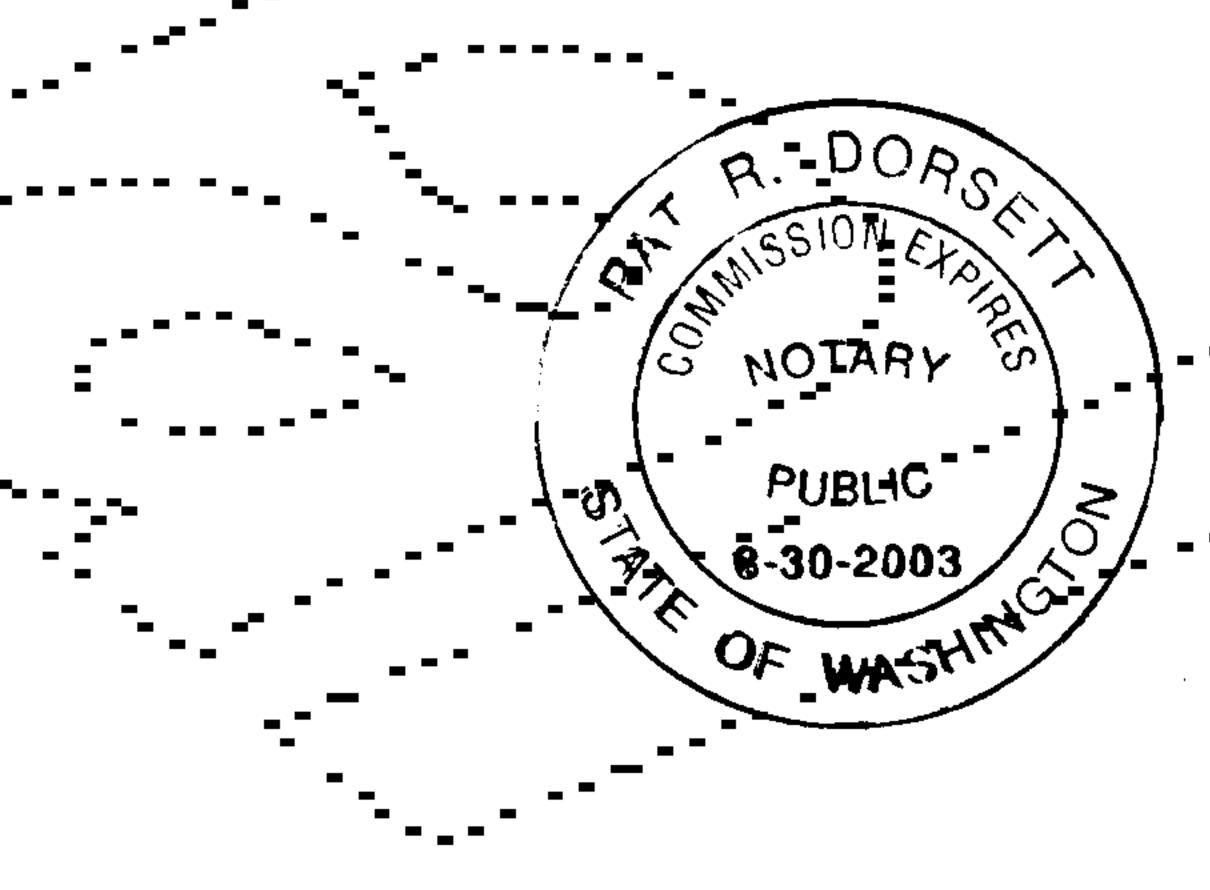
SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE

INSTRUMENT AND ACKNOWLEDGED IT AS THE

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 2200 DAY OF DECEMBER 1999



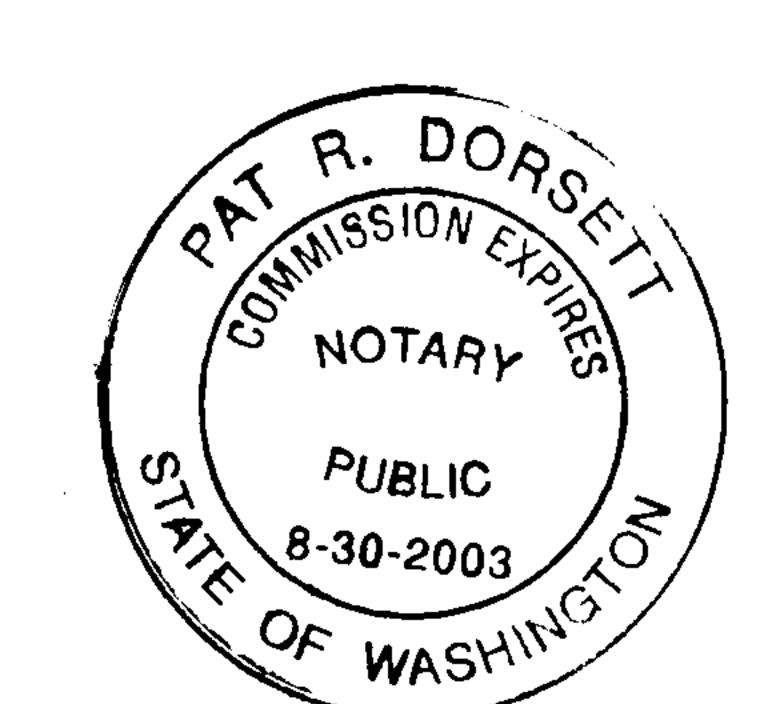
STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ACKNOWLEDGED THAT (HE/SHE) 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 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.

WITNESS MY HAND AND SEAL THIS SEAL T

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON . / LO COMMISSION EXPIRES <u>8-30-L003</u>



RESTRICTIONS

1. SUBJECT TO AN EASEMENT CREATED BY CONDEMNATION IN SNOHOMISH COUNTY SUPERIOR COURT FOR TRANSMISSION LINE AND RELATED RIGHTS PER CAUSE NO. 104327.

2. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION FOR UTILITIES AS RECORDED MAY 13, 1923 UNDER RECORDING NO. 335543, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (NOTE: CORRECTED BY AGREEMENT MADE BY M. BIRCKENMEIER, A BACHELOR, TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, DATED MAY 21, 1930, FILED IN THE AUDITOR'S OFFICE OF SNOHOMISH COUNTY, WASHINGTON, ON JUNE 13, 1930 UNDER AUDITOR'S FILE NO. 479763 AND RECORDED IN VOLUME 251 OF DEEDS, ON PAGE 606). AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT BY AND BETWEEN WIGAN DEVELOPMENT AND PUGET SOUND ENERGY RECORDED FEBRUARY 5, 1999 UNDER AUDITOR'S FILE NUMBER 9902050160, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

3. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION LINE RECORDED JULY 8, 1992 AND DECEMBER 22, 1992 UNDER RECORDING NOS. 9207080279 AND 9212220021, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

4. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND RECITALS AND THE TERMS AND CONDITIONS THEREOF CONTAINED ON BOUNDARY LINE ADJUSTMENT RECORDED FEBRUARY 24, 1998 UNDER RECORDING NO. 9802245004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

5. ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, ELLING BUILDING CONSTRUCTION OF BLACEMENT.

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.

6. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CROWN RIDGE ESTATES AS RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 199907190743.

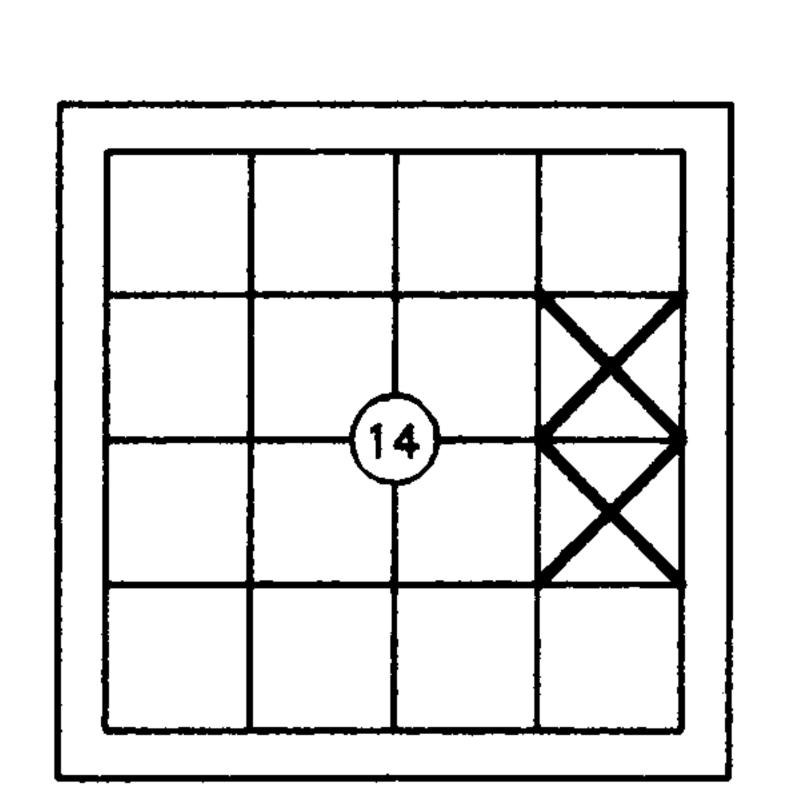
7. THE LAND HEREBY PLATTED IS WITHIN THE INFLUENCES OF THE ARLINGTON MUNICIPAL AIRPORT WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED INCLUDING OVERFLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

8. 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.

EASEMENT PROVISIONS

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, EAGH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS 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.A., 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.





AUDITOR'S FILE NO. 20000113500

SHEET-2 OF 5

CASCADE SURVEYING & ENGINEERING, INC.



Engineers Surveyors Planners

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

PORT'N E1/2, SEC.14, TWP.31N, RGE.5E, W.M.

JOB#_13401-2 DRAWN BY: BLJ/60' -- FIELD BOOK #_-
DATE: 9/13/1999 REVISED: 11/11/1999 CHECKED BY: WJL ---


200001135001 NE SEC. COR.
FND. CON. MON.
W/PLUG & TACK
2/1988 CROWN RIDGE ESTATES TRACT 997B DIVISION NO. 2 CITY OF ARLINGTON FILE NO. MJ-99-0139-LP SEC. 14, TWN. 31 N., RGE 5 E., W.M. _4-8--/-2 GRAPHIC SCALE CURVE LENGTH RADIUS

 C41
 27.76
 330.00
 4'49'09"

 C42
 27.05
 330.00
 4'41'51"

 1 inch = 100 ft.BASIS OF BEARING: LINE BETWEEN WEST AND EAST QUARTER CORNERS PER PLAT OF CROWN RIDGE ESTATES NO. 1, PER AUDITOR'S FILE NO. 199907195003. VICINITY MAP N.T.S. - SURVEY INSTRUMENT USED: 5", LIETZ SET4 - SURVEY PROCEDURE: CLOSED TRAVERSE - SURVEY PRECISION: EXCEEDS 1:10,000 \$77*46'12"E---__ - -\-\-\-- - - 11 ADDRESS CHART LEGEND: • ~ DENOTES 1/2" X 24" REBAR & CAP #LS12716
SET THIS SURVEY UNLESS OTHERWISE NOTED 8201 CROWN RIDGE BOULEVARD DETAIL 8129 CROWN RIDGE BOULEVARD N.G.P.A. OENOTES NATIVE GROWTH PROTECTION AREA 8125 CROWN RIDGE BOULEVARD 8119 CROWN RIDGE BOULEVARD 8115 CROWN RIDGE BOULEVARD . ----8109 CROWN RIDGE BOULEVARD - *|*-----8029 CROWN RIDGE BOULEVARD 8025 CROWN RIDGE BOULEVARD 8021 CROWN RIDGE BOULEVARD 8017 CROWN RIDGE BOULEVARD 8013 CROWN RIDGE BOULEVARD _ = 15' N.G.P.A. COMMON -AREA 8009 CROWN RIDGE BOULEVARD 8003 CROWN RIDGE BOULEVARD TRACT 986 40' BUILDING SETBACK 7929 CROWN RIDGE BOULEVARD 7923 CROWN RIDGE BOULEVARD 7924 CROWN RIDGE BOULEVARD LOT 17 7928 CROWN RGE BLVD/19720 PEAK PL -__TOP BREAK 20' ACCESS & UTILITIES 19716 PEAK PLACE EASEMENT FOR LOT 24-19710 PEAK PLACE }------------**-**19702 PEAK PLACE 19628 PEAK PLACE 19622 PEAK PLACE 19614 PEAK PLACE V-----19606 PEAK PLACE 19604 PEAK PLACE 19602 PEAK PLACE 19601 PEAK PLACE 19613 PEAK PLACE 25 19617 PEAK PLACE · /---19625 PEAK PLACE 19705 PEAK PL/8010 CROWN RGE BLVD LOT 32 8018 CROWN RIDGE BOULEVARD 168.16 8022 CROWN RIDGE BOULEVARD S 87°57'06" r 8028 CROWN RIDGE BOULEVARD 8104 CROWN RIDGE BOULEVARD 8110 CROWN RIDGE BOULEVARD N86*29'55"E--8116 CROWN RIDGE BOULEVARD 8105 VISTA DRIVE · **- - - -**_ · 8101 VISTA DRIVE $\Delta = 39.57.47$ 8029 VISTA DRIVE R = 230.00--N86'45'20"E L = 160.428025 VISTA DRIVE $\Delta = 8.07'20"$ 8021 VISTA DRIVE R = 270.00' $\Delta = 45^{\circ}54^{\circ}47^{\circ}$ 8019 VISTA DRIVE = 38.28R = 220.00'L = 176.29FOR ADDITIONAL SUBDIVISION INFORMATION, SEE PLAT OF CROWN RIDGE, DIVISION NO. 1, UNDER AUDITOR'S FILE NO. 199907195003. EXPIRES: 12-23-01 AUDITOR'S FILE NO. 200001135001 Planners Engineers Surveyors PORT'N E1/2, SEC.14, TWP.31N, RGE.5E, W.M. JOB# 13401 DRAWN BY: LAF -- FIELD BOOK # _-105 E. Division-PO Box 326 98223 (360)435-5551 (360)652-7572 FAX 435-4012 DATE: 9/10/1999 REVISED: 11/11/1999 CHECKED BY: STAFF --

3000/3500/



105 E. Division-PO Box 326 98223 (360)435-5551 (360)652-7572

FAX 435-4012

JOB# 13401 DRAWN BY: LAF -- FIELD BOOK #_--DATE: 9/10/1999 REVISED: 11/11/1999 CHECKED BY: STAFF --

