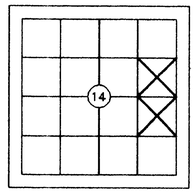
CROWN RIDGE ESTATES
DIVISION No. 3

A PLANNED AREA DEVELOPMENT
CITY OF ARLINGTON
FILE NO. MJ-00-014 FP
SEC. 14, TWN. 31 N., RGE 5 E., W.M.



LEGAL DESCRIPTION

TRACT 990, PLAT OF CROWN RIDGE DIVISION NO. 1, PER THE PLAT RECORDED UNDER AUDITOR'S FILE NO. 199907195003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH 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

EXAMINED AND APPROVED THIS 18th DAY OF May, 2000, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF CROWN RIDGE ESTATES DIVISION NO. 3 IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

MAYOR,
CITY OF ARLINGTON

ATTEST, Rosamond Guenther
CITY CLERK
CITY OF ARLINGTON

IN ACCORDANCE WITH RCW 58.08.040 ANY PERSON RECORDING A PLAT AFTER MAY BE MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

DIRECTOR OF PUBLIC WORKS APPROVAL

EXAMINED AND APPROVED THIS 16TH DAY OF MAY, 2000, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL 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.

DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

PLANNING MANAGER APPROVAL

EXAMINED AND APPROVED THIS 16th DAY OF May, 2000, THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR CROWN RIDGE DIVISION NO. 3, IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

Cliff Strong
PLANNING MANAGER
CITY OF ARLINGTON

SURVEYOR'S CERTIFICATE

I FRED F. POYNER HEREBY CERTIFY THAT THE PLAT OF CROWN RIDGE ESTATES DIVISION NO. 3 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.

5-11-00

FREDERICK F. POYNER — STATE OF WASHINGTON — 12716 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 12-23-01

IN THE MONTH OF May, 2000.

SIGNATURE AND SEAL LS 12716

TREASURER'S CERTIFICATE

I Bob 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 2000. 5-18-2000

Bob Dantini
SNOHOMISH COUNTY TREASURER

BY: Patty Posner
SNOHOMISH COUNTY
DEPUTY TREASURER

28/26 SF

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF May, 2000 AT 56 MINUTES PAST 2 O'CLOCK PM IN VOLUME ____ OF PLATS ON PAGE(S) ____ UNDER AUDITOR'S FILE NO. 200005185005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
SNOHOMISH COUNTY AUDITOR

BY: [illegible]
DEPUTY AUDITOR

AUDITOR'S FILE NO. 200005185005

SHEET 1 OF 6

CASCADE SURVEYING & ENGINEERING, INC.

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

PORT'N E1/2, SEC.14, TWP.31N, RGE.5E, W.M.
JOB# 13524 DRAWN BY: BLJ FIELD BOOK #
DATE: 4/25/2000 REVISED: CHECKED BY: WJL

CROWN RIDGE ESTATES
DIVISION No. 3

A PLANNED AREA DEVELOPMENT
CITY OF ARLINGTON
FILE NO. MJ-00-014 FP
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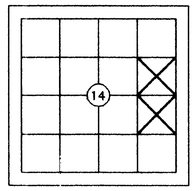

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WIGAN DEVELOPMENT CORP., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT AND KEY BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, FRONTIER BANK AND NORTH-SOUTH MANAGEMENT SERVICES, LLC, WILLIAM R. FORTIER, DON BADDOUR, LARON SHANNON, NORTH COUNTRY STORES, INC. PROFIT SHARING TRUST, ROBERT R. FORTIER, THE MORTGAGEES THEREOF, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND VOLUNTARY ACT AND DO DEDICATE TO THE USE 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.

TRACTS 985 THRU 983 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 TOGETHER 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 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 15th DAY OF May 2000.

WIGAN DEVELOPMENT CORP., A WASHINGTON CORPORATION

BY: Paul Konrady ITS: Development Mgr.

FRONTIER BANK

BY: Tim Coulter ITS: Vice President

ACKNOWLEDGMENTS:

STATE OF WASHINGTON}
SS.
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 Manager OF WIGAN 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 15th DAY OF May 2000.

LINDA D. KNUDSEN
NOTARY PUBLIC
5-20-2001
STATE OF WASHINGTON

Linda Knudsen
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Everett
COMMISSION EXPIRES 5-20-2001

ACKNOWLEDGMENTS CONT:

STATE OF WASHINGTON}
SS.
COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Coulter 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 FRONTIER BANK 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 15th DAY OF May 2000.

LINDA D. KNUDSEN
NOTARY PUBLIC
5-20-2001

Linda Knudsen
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Everett
COMMISSION EXPIRES 5-20-2001

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. 1 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, DEDICATIONS AND AGREEMENTS AS CONTAINED ON THE FACE OF THE PLAT OF CROWN RIDGE ESTATES.
5. ALL NATIVE GROWTH PROTECTION AREAS 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.
6. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CROWN RIDGE ESTATES AS RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 199907190743.
AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED JANUARY 13, 2000 UNDER AUDITOR'S FILE NO. 200001130060.
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, EACH 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.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.

5-11-00

FREDERICK F. POYNER
STATE OF WASHINGTON
12716
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-23-01

AUDITOR'S FILE NO. 200005185005

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PORT'N E1/2, SEC.14, TWP.31N, RGE.5E, W.M.
JOB# 13524FS2 DRAWN BY: BLJ/GO FIELD BOOK #
DATE: 4/25/2000 REVISED: CHECKED BY: WJL

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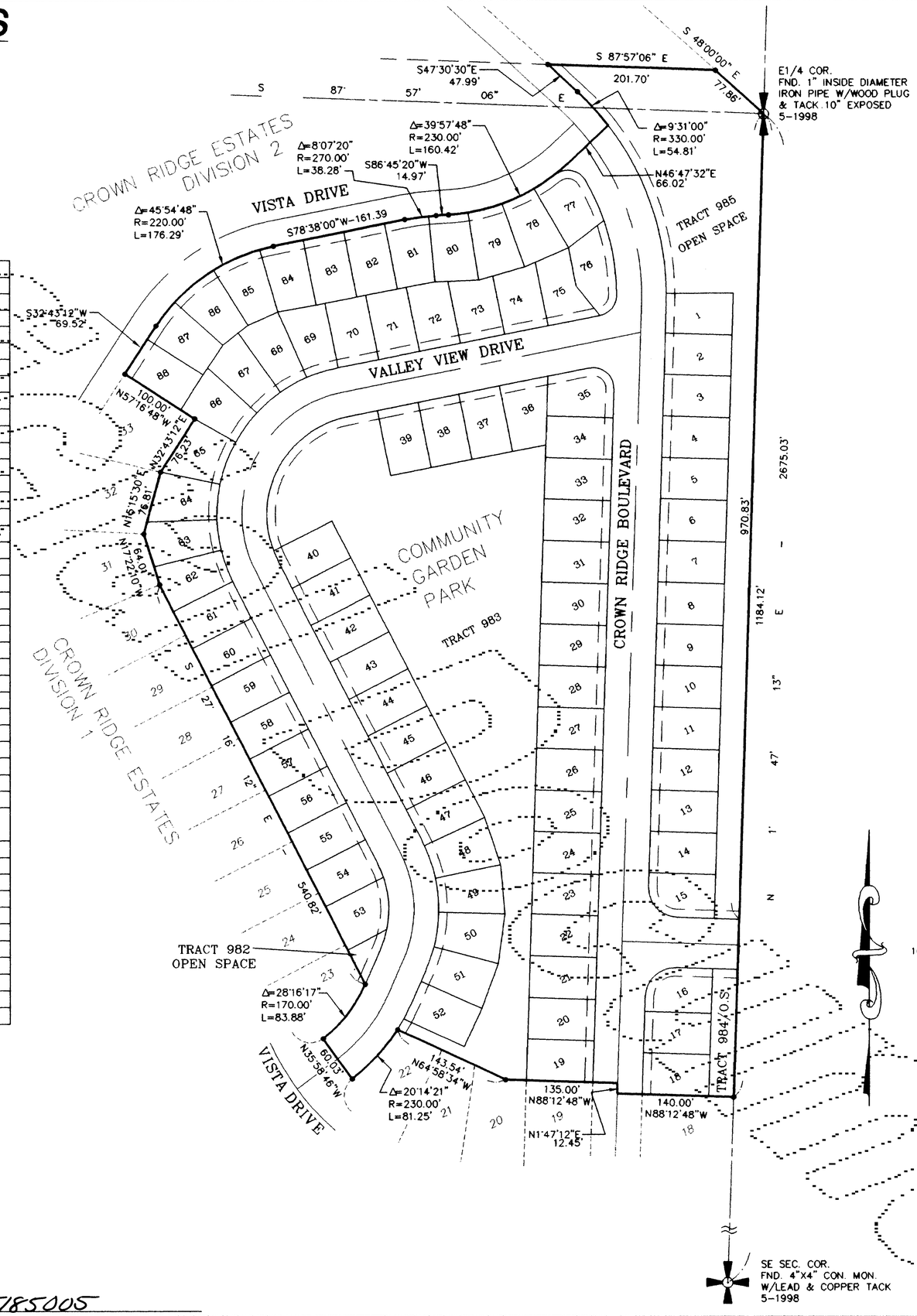
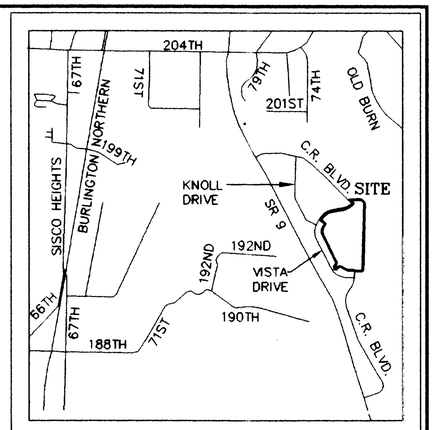
A PLANNED AREA DEVELOPMENT
CITY OF ARLINGTON
FILE NO. MJ-00-014-FP
SEC. 14, TWN. 31 N., RGE 5 E., W.M.

ADDRESS CHART	
LOT 1	19507 CROWN RIDGE BLVD. N.E.
LOT 2	19503 CROWN RIDGE BLVD. N.E.
LOT 3	19429 CROWN RIDGE BLVD. N.E.
LOT 4	19425 CROWN RIDGE BLVD. N.E.
LOT 5	19421 CROWN RIDGE BLVD. N.E.
LOT 6	19415 CROWN RIDGE BLVD. N.E.
LOT 7	19411 CROWN RIDGE BLVD. N.E.
LOT 8	19405 CROWN RIDGE BLVD. N.E.
LOT 9	19401 CROWN RIDGE BLVD. N.E.
LOT 10	19329 CROWN RIDGE BLVD. N.E.
LOT 11	19323 CROWN RIDGE BLVD. N.E.
LOT 12	19319 CROWN RIDGE BLVD. N.E.
LOT 13	19313 CROWN RIDGE BLVD. N.E.
LOT 14	19307 CROWN RIDGE BLVD. N.E.
LOT 15	19303 CROWN RIDGE BLVD. N.E.
LOT 16	19225 CROWN RIDGE BLVD. N.E.
LOT 17	19219 CROWN RIDGE BLVD. N.E.
LOT 18	19215 CROWN RIDGE BLVD. N.E.
LOT 19	19216 CROWN RIDGE BLVD. N.E.
LOT 20	19222 CROWN RIDGE BLVD. N.E.
LOT 21	19226 CROWN RIDGE BLVD. N.E.
LOT 22	19230 CROWN RIDGE BLVD. N.E.
LOT 23	19302 CROWN RIDGE BLVD. N.E.
LOT 24	19308 CROWN RIDGE BLVD. N.E.
LOT 25	19312 CROWN RIDGE BLVD. N.E.
LOT 26	19318 CROWN RIDGE BLVD. N.E.
LOT 27	19322 CROWN RIDGE BLVD. N.E.
LOT 28	19328 CROWN RIDGE BLVD. N.E.
LOT 29	19400 CROWN RIDGE BLVD. N.E.
LOT 30	19404 CROWN RIDGE BLVD. N.E.
LOT 31	19408 CROWN RIDGE BLVD. N.E.
LOT 32	19414 CROWN RIDGE BLVD. N.E.
LOT 33	19420 CROWN RIDGE BLVD. N.E.
LOT 34	19424 CROWN RIDGE BLVD. N.E.
LOT 35	19430 CROWN RIDGE BLVD. N.E.
	8212 VALLEY VIEW DRIVE N.E.
LOT 36	8204 VALLEY VIEW DRIVE N.E.
LOT 37	8128 VALLEY VIEW DRIVE N.E.
LOT 38	8126 VALLEY VIEW DRIVE N.E.
LOT 39	8122 VALLEY VIEW DRIVE N.E.
LOT 40	19407 VALLEY VIEW DRIVE N.E.
LOT 41	19403 VALLEY VIEW DRIVE N.E.
LOT 42	19331 VALLEY VIEW DRIVE N.E.
LOT 43	19327 VALLEY VIEW DRIVE N.E.
LOT 44	19323 VALLEY VIEW DRIVE N.E.

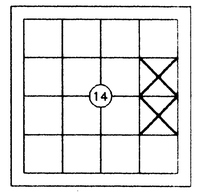
ADDRESS CHART	
LOT 45	19319 VALLEY VIEW DRIVE N.E.
LOT 46	19315 VALLEY VIEW DRIVE N.E.
LOT 47	19311 VALLEY VIEW DRIVE N.E.
LOT 48	19307 VALLEY VIEW DRIVE N.E.
LOT 49	19301 VALLEY VIEW DRIVE N.E.
LOT 50	19231 VALLEY VIEW DRIVE N.E.
LOT 51	19227 VALLEY VIEW DRIVE N.E.
LOT 52	19221 VALLEY VIEW DRIVE N.E.
LOT 53	19300 VALLEY VIEW DRIVE N.E.
LOT 54	19306 VALLEY VIEW DRIVE N.E.
LOT 55	19310 VALLEY VIEW DRIVE N.E.
LOT 56	19314 VALLEY VIEW DRIVE N.E.
LOT 57	19318 VALLEY VIEW DRIVE N.E.
LOT 58	19324 VALLEY VIEW DRIVE N.E.
LOT 59	19328 VALLEY VIEW DRIVE N.E.
LOT 60	19330 VALLEY VIEW DRIVE N.E.
LOT 61	19404 VALLEY VIEW DRIVE N.E.
LOT 62	19408 VALLEY VIEW DRIVE N.E.
LOT 63	19412 VALLEY VIEW DRIVE N.E.
LOT 64	19416 VALLEY VIEW DRIVE N.E.
LOT 65	19420 VALLEY VIEW DRIVE N.E.
LOT 66	19424 VALLEY VIEW DRIVE N.E.
LOT 67	8107 VALLEY VIEW DRIVE N.E.
LOT 68	8109 VALLEY VIEW DRIVE N.E.
LOT 69	8113 VALLEY VIEW DRIVE N.E.
LOT 70	8117 VALLEY VIEW DRIVE N.E.
LOT 71	8121 VALLEY VIEW DRIVE N.E.
LOT 72	8127 VALLEY VIEW DRIVE N.E.
LOT 73	8131 VALLEY VIEW DRIVE N.E.
LOT 74	8203 VALLEY VIEW DRIVE N.E.
LOT 75	8209 VALLEY VIEW DRIVE N.E.
LOT 76	19510 CROWN RIDGE BLVD. N.E.
LOT 77	19520 CROWN RIDGE BLVD. N.E.
	8208 VISTA DRIVE N.E.
LOT 78	8204 VISTA DRIVE N.E.
LOT 79	8200 VISTA DRIVE N.E.
LOT 80	8128 VISTA DRIVE N.E.
LOT 81	8122 VISTA DRIVE N.E.
LOT 82	8118 VISTA DRIVE N.E.
LOT 83	8112 VISTA DRIVE N.E.
LOT 84	8106 VISTA DRIVE N.E.
LOT 85	8102 VISTA DRIVE N.E.
LOT 86	8030 VISTA DRIVE N.E.
LOT 87	8026 VISTA DRIVE N.E.
LOT 88	8022 VISTA DRIVE N.E.



E1/4 COR.
FND. 1" INSIDE DIAMETER IRON PIPE W/WOOD PLUG & TACK .10" EXPOSED 5-1998



VICINITY MAP N.T.S.



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

- SURVEY INSTRUMENT USED: 5", LIETZ SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

LEGEND:

- DENOTES 1/2" X 24" REBAR & CAP #LS12716 SET THIS SURVEY UNLESS OTHERWISE NOTED
- DENOTES 4"X4" CONC. MON. W/BRASS CAP STAMPED L.S. #12716 SET THIS SURVEY PER E.D.D.S. STANDARDS 2/1999

SE SEC. COR.
FND. 4"X4" CON. MON.
W/LEAD & COPPER TACK
5-1998

5-11-00

FREDERICK R. POXNER
STATE OF WASHINGTON
12716
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 12-23-01

AUDITOR'S FILE NO. 200005185005

SHEET 3 OF 6

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PORT'N E1/2, SEC.14, TWP.31N, RGE.5E, W.M.
JOB# 13524 DRAWN BY: LAF FIELD BOOK #
DATE: 3/6/2000 REVISED: 4/25/00 CHECKED BY: STAFF

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CITY OF ARLINGTON
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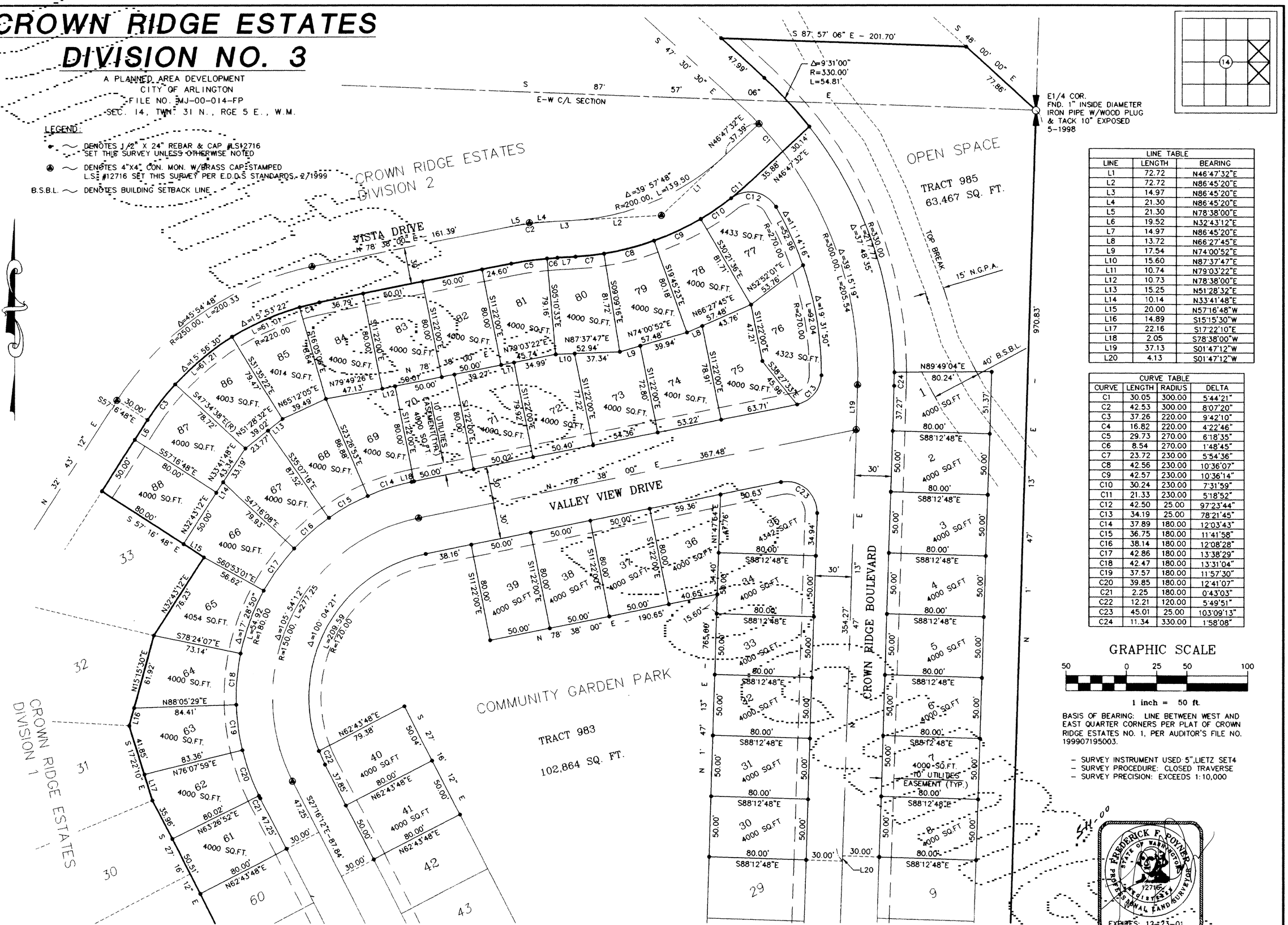
LEGEND:

- ~ DENOTES 1/2" X 24" REBAR & CAP #LS12716 SET THIS SURVEY UNLESS OTHERWISE NOTED
- ~ DENOTES 4"X4" CON. MON. W/BRASS CAP STAMPED L.S. #12716 SET THIS SURVEY PER E.D.D.S STANDARDS, 2/1999
- B.S.B.L. ~ DENOTES BUILDING SETBACK LINE



LINE TABLE		
LINE	LENGTH	BEARING
L1	72.72	N46°47'32"E
L2	72.72	N86°45'20"E
L3	14.97	N86°45'20"E
L4	21.30	N86°45'20"E
L5	21.30	N78°38'00"E
L6	19.52	N32°43'12"E
L7	14.97	N86°45'20"E
L8	13.72	N66°27'45"E
L9	17.54	N74°00'52"E
L10	15.60	N87°37'47"E
L11	10.74	N79°03'22"E
L12	10.73	N78°38'00"E
L13	15.25	N51°28'32"E
L14	10.14	N33°41'48"E
L15	20.00	N57°16'48"W
L16	14.89	S15°15'30"W
L17	22.16	S17°22'10"E
L18	2.05	S78°38'00"W
L19	37.13	S01°47'12"W
L20	4.13	S01°47'12"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.05	300.00	5°44'21"
C2	42.53	300.00	8°07'20"
C3	37.26	220.00	9°42'10"
C4	16.82	220.00	4°22'46"
C5	29.73	270.00	6°18'35"
C6	8.54	270.00	1°48'45"
C7	23.72	230.00	5°54'36"
C8	42.56	230.00	10°36'07"
C9	42.57	230.00	10°36'14"
C10	30.24	230.00	7°31'59"
C11	21.33	230.00	5°18'52"
C12	42.50	25.00	97°23'44"
C13	34.19	25.00	78°21'45"
C14	37.89	180.00	12°03'43"
C15	36.75	180.00	11°41'58"
C16	38.14	180.00	12°08'28"
C17	42.86	180.00	13°38'29"
C18	42.47	180.00	13°31'04"
C19	37.57	180.00	11°57'30"
C20	39.85	180.00	12°41'07"
C21	2.25	180.00	0°43'03"
C22	12.21	120.00	5°49'51"
C23	45.01	25.00	103°09'13"
C24	11.34	330.00	1°58'08"

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 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.

- SURVEY INSTRUMENT USED: 5" LIETZ SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

FREDERICK F. POYNER
STATE OF WASHINGTON
12716
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 12-23-01

AUDITOR'S FILE NO. 200005185005

SHEET 4 OF 6

CASCADE SURVEYING & ENGINEERING, INC.

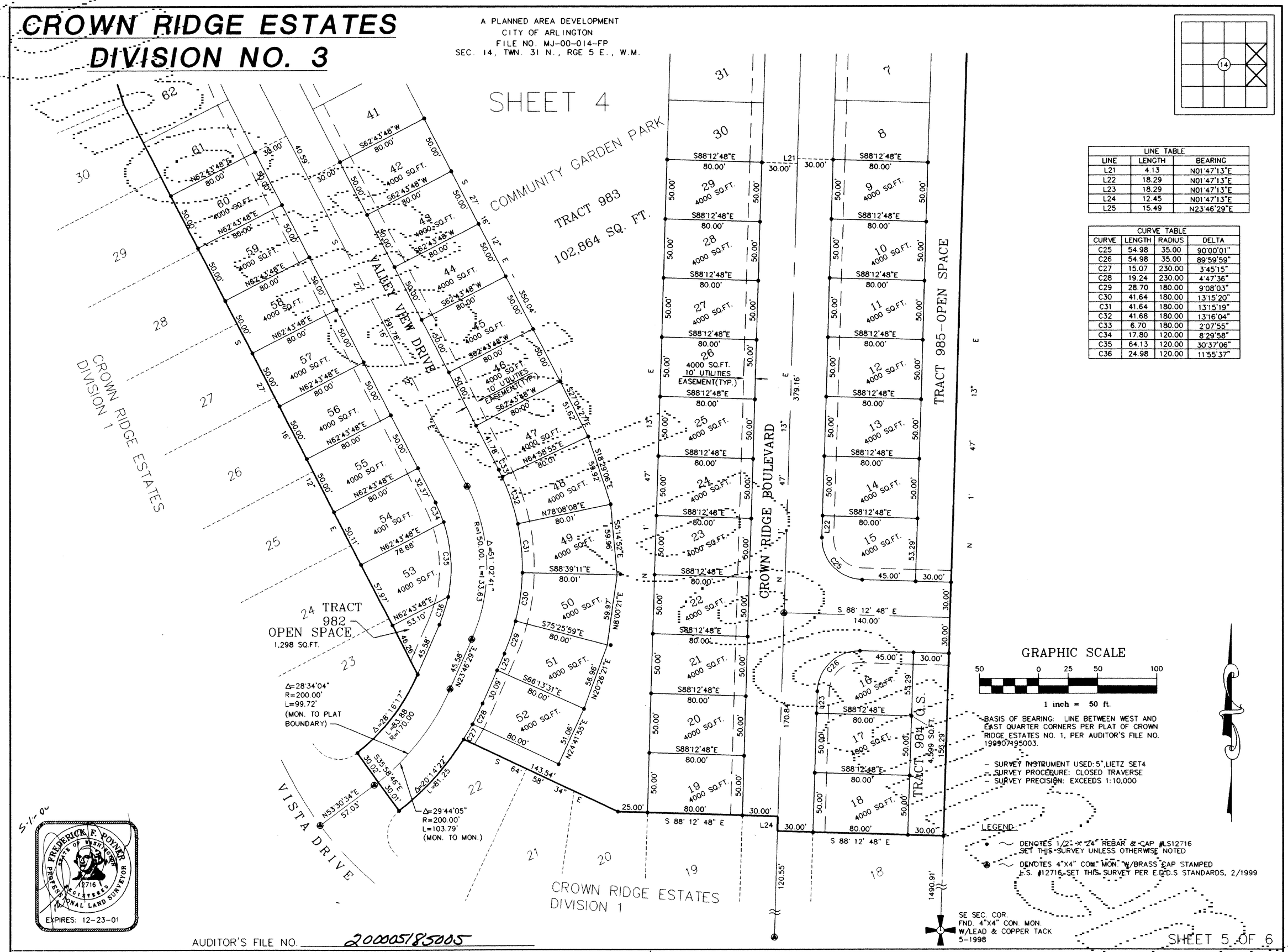
Engineers Surveyors Planners
ARLINGTON, WA
105 E. Division-PO Box 326 98223
(360)435-5551 (360)652-7572
FAX (360) 435-4012

PORT'N E1/2, SEC.14, TWP.31N, RGE.5E., W.M.
JOB# 13524 DRAWN BY: LAF FIELD BOOK #
DATE: 3/6/2000 REVISED: 4/25/00 CHECKED BY: STAFF

CROWN RIDGE ESTATES
DIVISION NO. 3

A PLANNED AREA DEVELOPMENT
CITY OF ARLINGTON
FILE NO. MJ-00-014-FP
SEC. 14, TWN. 31 N., RGE 5 E., W.M.

SHEET 4



LINE TABLE		
LINE	LENGTH	BEARING
L21	4.13	N01°47'13"E
L22	18.29	N01°47'13"E
L23	18.29	N01°47'13"E
L24	12.45	N01°47'13"E
L25	15.49	N23°46'29"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C25	54.98	35.00	90°00'01"
C26	54.98	35.00	89°59'59"
C27	15.07	230.00	3°45'15"
C28	19.24	230.00	4°47'36"
C29	28.70	180.00	9°08'03"
C30	41.64	180.00	13°15'20"
C31	41.64	180.00	13°15'19"
C32	41.68	180.00	13°16'04"
C33	6.70	180.00	2°07'55"
C34	17.80	120.00	8°29'58"
C35	64.13	120.00	30°37'06"
C36	24.98	120.00	11°55'37"

5-1-00

FREDERICK F. POYNER
STATE OF WASHINGTON
12716
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EXPIRES: 12-23-01

AUDITOR'S FILE NO. 200005185005

SHEET 5 OF 6

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GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

- SURVEY INSTRUMENT USED: 5", LIETZ SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

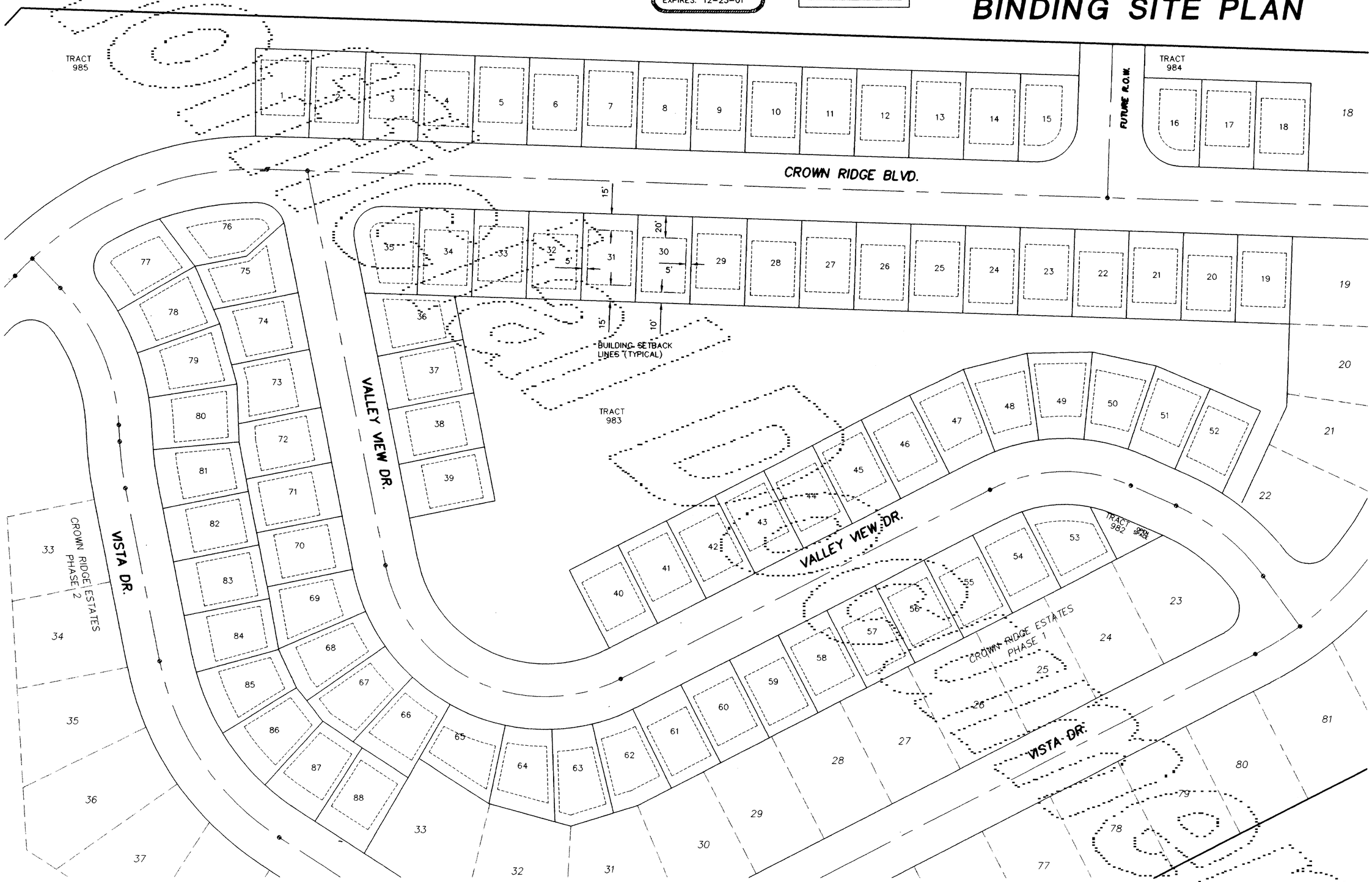
5-11-00

FREDERICK F. POYNER
STATE OF WASHINGTON
12716
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 12-23-01

CROWN RIDGE ESTATES DIVISION NO. 3

A PLANNED AREA DEVELOPMENT
CITY OF ARLINGTON
FILE NO. MJ-00-014-FP
SEC. 14, TWN. 31 N., RGE 5 E., W.M.

BINDING SITE PLAN



AUDITOR'S FILE NO. 200005185005

SHEET 6 OF 6

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