FND. CON. MON. 1313.20 FND. MON. IN CASE 9-1983 SUBDIVISION

PLAT OF: ASPEN WOOD MEADOWS CITY OF ARLINGTON SEC. 21, TWN. 31 N., RGE 5 E., W.M.

EXAMINED AND APPROVED THIS _______DAY OF ________, 2001, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR ASPEN WOOD MEADOWS IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE



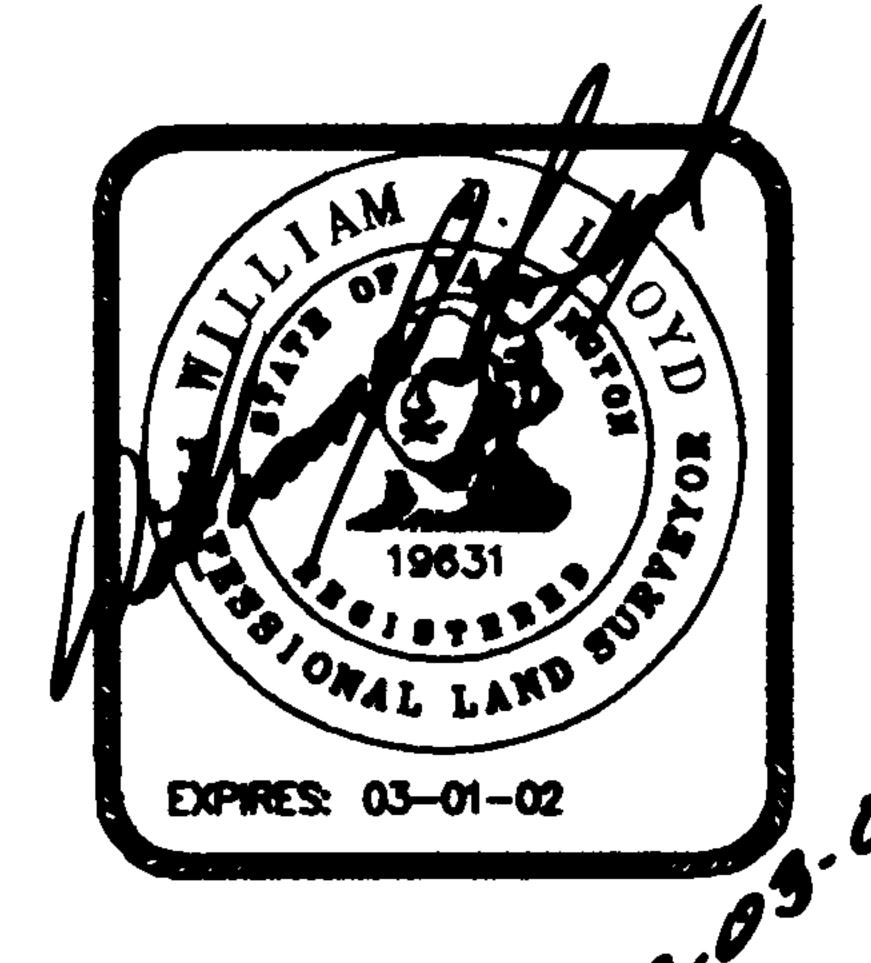
IN ACCORDANCE WITH RCW SLUSSING INY PERSON RECORDING A PLAT AFTER DEV BER MUST PAY ADVANCE TAXES WART TEAR.

S1/4 COR. FND. MON. IN

CASE 9-1983 ►

EXAMINED AND APPROVED THIS 2 DAY OF JULY. 2001, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF ASPEN WOOD MEADOWS IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

I WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF ASPEN WOOD MEADOWS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, 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.



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FILED FOR RECORD THIS _______ DAY OF ________, 2001 ___/3_ MINUTES PAST _4___ O'CLOCK _2M IN VOLUME ____ OF PLATS ON PAGE(S) _ UNDER AUDITOR'S 200107105003 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SNOHOMISH COUNTY AUDITOR

AUDITOR'S FILE NO. ____200107105003_

SE SEC. COR. FND. MON.



Planners

105 E. Division-PO Box 326 98223

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DATE: 6/29/2001 REVISED:_

PLAT ()F:

ASPEN WOOD MEADOWS

CITY OF ARLINGTON FILE NO. MJ-01-023-FP SEC. 21, TWN. 31 N., RGE 5 E., W.M.

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL L. WEEKS AND MARLA L. WEEKS, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT AND COASTAL __ - COMMUNITY BANK, THE MORTGAGEES THEREOF, DO HEREBY GERTIFY 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 TORIGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON. _ -

TRACTS 999 AND 998 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS I THROUGH 13 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 ARL INGTON.

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 TH 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 OF 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.

COASTAL COMMUNITY BANK

NORTHWEST LAND DEVELOPMENT COMPANY

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE /9HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HEYSHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE TILE. OF COASTAL COMMUNITY BANK BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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EXPIRES: 03-01-02

STATE OF WASHINGTON?

COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL L. WEEKS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF NORTHWEST LAND DEVELOPMENT COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

AN-EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL --- TILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, -OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH __ = " - ELECTRIC TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH IHE-RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF; THENCE NORTH FOR 582 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH FOR 396 FEET; THENCE EAST FOR 660 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH FOR 396 FEET; THENCE WEST FOR 660 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING: EXCEPT THE FOLLOWING TWO PARCELS THEREOF:

PARCEL 1:

THE SOUTH 132 FEET OF THE WEST HALF OF THE FOLLOWING DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH 582 FEET TO POINT OF BEGINNING: THENCE NORTH 198 FEET; THENCE EAST 660 FEET, MORE OR LESS, TO EAST LINE OF SUBDIVISION; THENCE SOUTH 198 FEET; THENCE WEST 660 FEET, MORE OR LESS. TO POINT OF BEGINNING: LESS COUNTY ROAD ON WEST.

PARCEL 2:

THE NORTH 132 FEET OF THE WEST HALF, LESS COUNTY ROAD, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST. WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH 780 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 198 FEET; THENCE EAST 660 FEET, MORE OR LESS, TO EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 198 FEET; THENCE WEST 660 FEET, MORE OR LESS. TO THE TRUE POINT OF BEGINNING: AND EXCEPT THAT PORTION LYING WITHIN 35TH AVENUE NORTHEAST.

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

COVENANTS AND RESTRICTIONS

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR THE PURPOSE OF ERECTING AND MAINTAINING ANCHOR WITH NECESSARY WIRES AND FIXTURES AS LOCATED AND STAKED RECORDED MAY 5TH 1925 UNDER RECORDING NO. 356191.

. - SUBJECT TO AN ASSIGNMENT OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES FOR WATER -TAND SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF MARYSVILLE, A MUNICIPAL CORPORATION DISCLOSED BY INSTRUMENT RECORDED AUGUST 6, 1998 UNDER RECORDING NUMBER 9808060558. THE DESCRIPTION IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE HEREIN DESCRIBED

. SUBJECT_FO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BY AND BETWEEN CITY OF ARLINGTON, A-MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON AND GRANDVIEW, INC. A WASHINGTON CORPORATION RECORDED APRIL 18, 2000 UNDER RECORDING NUMBER 200004180318 REGARDING REIMBURSEMENT FOR THE CONSTRUCTED AND INSTALLED GRAVITY SANITARY SEWER SYSTEM ALONG SMOKEY POINT BOULEVARD AND 186TH PLACE N.E.

4. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF ASPEN WOOD-MEADOWS AS RECORDED UNDER AUDITOR'S FILE NO. 200106050710, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

AS PER THE R-MD ZONE REQUIREMENTS OF THE UDO, MAXIMUM BUILDING LOT COVERAGE SHALL NOT EXCEED 35 PERCENT OF EACH LOT AND MAXIMUM BUILDING HEIGHT SHALL NOT-EXCEED 35 FEET.

THE INDIVIDUAL LOT DRAIN-INFIL-TRATION TRENCHES SHALL NOT BE INSTALLED IN EASEMENTS OR BUFFER AREAS.

200107/05003

AUDITOR'S FILE NO.____

(360)435-5551

PORT'N NW1/4, NW1/4, SEC.2I TWP.31N, RGE.5E, W.M.-FIELD BOOK # AKL. JOB# 13714 DRAWN BY: BLJ

_CHECKED BY:



Planners Engineers 105 E. Division-PO Box 326 98223

DATE: 6/29/2001 REVISED:

