DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBINETT CAPITAL, LLC, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FRONTIER BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 47TH AVENUE NE FROM LOTS NUMBERED 1 THROUGH 8 AND 102 THROUGH 110, NOR SHALL THE COUNTY OF SNOHOMISH OR ANY OTHER LOCAL GOVERNMENTAL AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

TRACTS 990 THROUGH 999 ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 1 THROUGH 110 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 17th DAY OF August, 2001.

ROBINETT CAPITAL, LLC

MARTIN H. ROBINETT, MEMBER

FRONTIER BANK

BY: _____

ITS: Senior Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARTIN H. ROBINETT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF ROBINETT CAPITAL, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 17, 2001

SIGNATURE: _____

(PRINT NAME) Ginger D. Amundson

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Lake Stevens

MY APPOINTMENT EXPIRES 2-1-2005

GINGER D. AMUNDSON COMMISSION EXPIRES NOTARY PUBLIC 2-1-2005 STATE OF WASHINGTON

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH SCOTT SUCHAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF FRONTIER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEPTEMBER 4, 2001

SIGNATURE: _____

(PRINT NAME) NANCY LANDRETH

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT MARYSVILLE

NANCY LANDRETH COMMISSION EXPIRES NOTARY PUBLIC 10-26-2003 STATE OF WASHINGTON

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES 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 THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF HEARTLAND IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

ROBERT L. MCDUFFY
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 13041

AUG. 16, 2001
DATE

STATE OF WASHINGTON ROBERT L. MCDUFFY 13041 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 5/28/02

DATE: 9/16/01

APPROVALS

EXAMINED AND APPROVED THIS 9th DAY OF SEPT., 2001.

SNOHOMISH COUNTY ENGINEER

EXAMINED AND APPROVED THIS 12TH DAY OF SEPTEMBER 2001.

SNOHOMISH COUNTY DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 19th DAY OF September, 2001.

CHAIR PERSON, COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

9/19/2001
DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2002 TAXES. 9/19/01 PAID

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: Patricia Hooks-Bass
DEPUTY COUNTY TREASURER

[illegible] RCW [illegible] RECORDING A PLAT AFTER [illegible] MUST PAY ADVANCE TAXES [illegible] NEXT YEAR.

OFFICIAL SEAL TREASURER SNOHOMISH COUNTY WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROBERT L. MCDUFFY THIS 19th DAY OF September 2001, AT 57 MINUTES PAST 11 A M, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____;
AFN 200109195003 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

BY: Sheryl Sullivan
DEPUTY COUNTY AUDITOR

CITY OF ARLINGTON SANITARY SEWER AND WATER EASEMENT

SANITARY SEWER AND WATER EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF ARLINGTON, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS OF THE GRANTOR, FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, RENEWING, ALTERING, CHANGING, PATROLLING AND OPERATING SANITARY SEWER AND WATER LINES AND THE RIGHT AT ANY TIME TO REMOVE SAID LINES AND APPURTENANCES.

A.F. NO. 200109195003

HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724 SD

IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

R.L. McDUFFY & ASSOCIATES, INC.
LAND USE CONSULTANTS
SURVEYORS • PLANNERS • MANAGEMENT
3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

DATE 6/28/01
DWG BY KMG
JOB NO. 2000069
SHT 7 OF 7

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16.

ALSO EXCEPT ANY PORTION LYING NORTHERLY AND WESTERLY OF THE CENTERLINE OF PORTAGE CREEK.

TOGETHER WITH LOT 2 OF SNOHOMISH COUNTY SHORT SUBDIVISION SP 50(2–86) AS RECORDED IN AUDITOR'S FILE NUMBER 8703120093, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16;
THENCE SOUTH 01 DEGREES 19 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 540.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 540.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16;
THENCE SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 341.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 172.83 FEET;
THENCE SOUTH 01 DEGREES 10 MINUTES 57 SECONDS EAST A DISTANCE OF 133.78 FEET;
THENCE SOUTH 39 DEGREES 27 MINUTES 55 SECONDS WEST A DISTANCE OF 57.21 FEET;
THENCE SOUTH 01 DEGREES 10 MINUTES 57 SECONDS EAST A DISTANCE OF 87.09 FEET TO A POINT ON A CURVE TO THE LEFT WHOSE RADIUS CENTER BEARS SOUTH 14 DEGREES 54 MINUTES 46 SECONDS EAST A DISTANCE OF 60.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.83 FEET THROUGH A CENTRAL ANGLE OF 46 DEGREES 37 MINUTES 57 SECONDS;
THENCE NORTH 61 DEGREES 32 MINUTES 43 SECONDS WEST A DISTANCE OF 18.30 FEET;
THENCE NORTH 89 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 126.70 FEET;
THENCE NORTH 05 DEGREES 25 MINUTES 41 SECONDS WEST A DISTANCE OF 195.54 FEET;
THENCE NORTH 39 DEGREES 21 MINUTES 41 SECONDS EAST A DISTANCE OF 90.00 FEET TO A POINT THAT BEARS SOUTH 01 DEGREES 21 MINUTES 41 SECONDS WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01 DEGREES 21 MINUTES 41 SECONDS EAST A DISTANCE OF 20.32 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS

I. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

II. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF SNOHOMISH COUNTY CODE.

III. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS–OF–WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.

IV. NATIVE GROWTH PROTECTION AREA IS TO 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. THE ACTIVITIES AS SET FORTH IN SCC 32.10.110(29)(A),(C), AND (D), ARE ALLOWED WHEN APPROVED BY THE COUNTY.

V. NO DIRECT ACCESS SHALL BE PERMITTED TO 47TH AVENUE N.E.

VI. SCC TITLE 26A REQUIRES THE PER NEW UNIT FEE PAYMENT IN THE AMOUNT OF $1,077.00, FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS DISTRICT 1. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN.

VII. YOUR REAL PROPERTY IS WITHIN, ADJACENT TO, OR WITHIN 1,300 FEET OF DESIGNATED FARMLAND; THEREFORE, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL ACTIVITIES. SNOHOMISH COUNTY HAS ADOPTED A RIGHT TO FARM ORDINANCE WHICH MAY AFFECT YOU AND YOUR LAND. A COPY OF SAID ORDINANCE, CHAPTER 32.15 SNOHOMISH COUNTY CODE, MAY BE OBTAINED FROM SNOHOMISH COUNTY.

AGRICULTURAL ACTIVITIES CONDUCTED ON DESIGNATED FARMLANDS IN COMPLIANCE WITH ACCEPTABLE AGRICULTURE PRACTICES AND ESTABLISHED PRIOR TO SURROUNDING NON–AGRICULTURAL ACTIVITIES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE FOUND TO CONSTITUTE A NUISANCE UNLESS THE ACTIVITIES HAVE A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY.

THIS DISCLOSURE APPLIES TO THE REAL PROPERTY WHICH IS SUBJECT TO A DEVELOPMENT OR BUILDING PERMIT AS OF THE DATE OF THE DEVELOPMENT OR BUILDING PERMIT APPROVAL OR, IN THE CASE OF REAL PROPERTY TRANSFERS, THE DISCLOSURE APPLIES TO THE SUBJECT PROPERTY AS OF THE DATE OF THE TRANSFER. THIS DISCLOSURE MAY NOT BE APPLICABLE THEREAFTER IF AREAS DESIGNATED FARMLAND ARE CHANGED FROM THE FARMLAND DESIGNATION.

NOTHING IN CHAPTER 32.15 SNOHOMISH COUNTY CODE SHALL AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES.

VIII. VARIATION IN FRONT SETBACKS AND BUILDING ENVELOPES IS REQUIRED FOR LOTS LESS THAN 5,000 SQUARE FEET IN ORDER TO PROVIDE VISUALLY DIVERSIFIED STREET FRONTAGE. PER SNOHOMISH COUNTY CODE 18.51.050.(3)(A)(I).

IX. SUBJECT TO FARM AND AGRICULTURE LAND CLASSIFICATION AS DISCLOSED BY AUDITOR'S FILE NUMBER 7604060092.

X. RESERVATIONS CONTAINED IN STATE OF WASHINGTON DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS FOSSILS, ETC. AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING MINES, ETC., RECORDED UNDER AUDITOR'S FILE NUMBER 139962.

XI. SUBJECT TO EASEMENT TERMS AND CONDITIONS TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN A BURIED WATER PIPELINE AS RECORDED UNDER RECORDING NUMBER 2021301.

XII. WAIVER AND RELINQUISHMENT OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF THE LAYING OUT AND ESTABLISHING OF A PUBLIC ROAD AS RECORDED UNDER RECORDING NUMBER 282629.

XIII. SUBJECT TO LOT 2 OF SNOHOMISH COUNTY SHORT SUBDIVISION SP 50(2–86) RECORDED UNDER RECORDING NUMBER 8703120093. UPON RECORDING OF THIS PLAT, LOT 1 OF SHORT SUBDIVISION SP–50(2–86) SHALL ACCESS FROM 192ND PLACE NE AND THE 30 FOOT ACCESS AND UTILITY EASEMENT CREATED BY SAID SHORT SUBDIVISION SHALL TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT.

XIV. SUBJECT TO LOT 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT 98–116364 RECORDED UNDER RECORDING NUMBER 9901210595. AMENDED BY CORRECTION RECORDED UNDER AUDITOR'S FILE NUMBER 200102150366. UPON RECORDING OF THIS PLAT, LOT 1 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT 98–116364 SHALL ACCESS FROM 193RD PLACE NE AND THE 20 FOOT ACCESS EASEMENT CREATED BY SAID BOUNDARY LINE ADJUSTMENT SHALL TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT.

XV. SUBJECT TO ARLINGTON RECOVERY CONTRACT 97–1 TERMS AND CONDITIONS RECORDED UNDER RECORDING NUMBER 9703190034.

XVI. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 9704150333.

XVII. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER RECORDING NUMBER 200001050360. FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBER 200109190360.

XVIII. PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.

XIX. LOTS 1 THROUGH 110 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO AN INDIVIDUAL LOT DRAINAGE SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.

XX. MAINTENANCE OF THE VIEW CORRIDORS ACROSS TRACT 997 SHALL BE SUBJECT TO THE RECOMMENDATIONS CONTAINED IN THE PLAT OF HEARTLAND VIEW CORRIDOR/TREE TRIMMING PLAN PREPARED BY HORT ECOLOGY DATED NOVEMBER 7, 2000.

XXI. THE 30 FOOT FUTURE ROAD RESERVATION SHOWN ALONG THE SOUTH LINE OF LOT 2 OF SNOHOMISH COUNTY SHORT SUBDIVISION SP 50(2–86) RECORDED UNDER RECORDING NUMBER 8703120093 SHALL BE OF NO FURTHER FORCE OR EFFECT UPON THE RECORDING OF THIS PLAT.

XXII. NO TREES OR BUSHES SHALL BE REMOVED FROM THE 15 FOOT BUFFER AREA ON LOTS 42, 43, 44, 55, 56, 57, 66 AND 67 WITHOUT THE PRIOR APPROVAL OF ASSOCIATED EARTH SCIENCES, INC. OR OTHER GEOTECHNICAL CONSULTANT, AND SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES.

XXIII. SUBJECT TO NO-PROTEST AGREEMENT WITH THE CITY OF ARLINGTON AS RECORDED UNDER RECORDING NUMBER 200104060090.

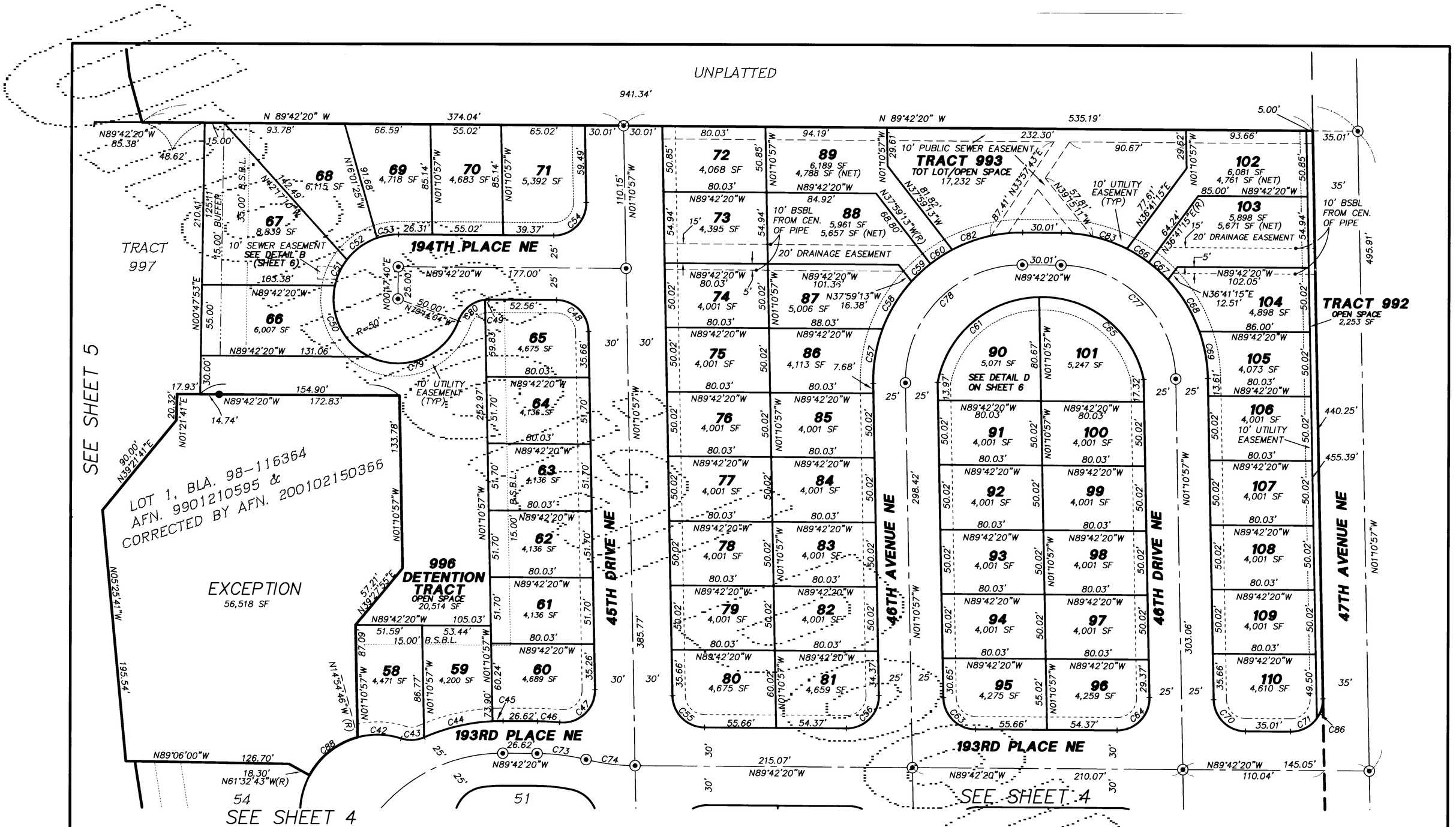
ROBERT L. McDUFFY
STATE OF WASHINGTON
1504
REGISTERED
PROFESSIONAL
L. LAND SURVEYOR
EXPIRES 5/28/01
DATE: 6/28/01

HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724 SD
IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

R.L. McDUFFY & ASSOCIATES, INC.
LAND USE CONSULTANTS
SURVEYORS • PLANNERS • MANAGEMENT
3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

DATE 6/28/01
DWG BY KMG
JOB NO. 2000069
SHT 2 OF 7

A.F. NO. 200109195003



LEGEND

- ⊙ SET CASED 4" x 4" PYRAMIDAL CONCRETE MONUMENT W/2" BRONZE DISK STAMPED 13041 W/PUNCH MARK
- SET 1/2" X 24" REBAR W/CAP STAMPED R.L. MCDUFFY & ASSOCIATES, INC. R.L.M. 13041 W.C. 14469 AT ALL LOT AND TRACT CORNERS
- ● SET 1/2" X 24" REBAR W/CAP STAMPED R.L. MCDUFFY & ASSOCIATES, INC. R.L.M. 13041 W.C. 14469
- ○ FOUND-IRON PIPE OR REBAR AS DESCRIBED
- (R) RADIAL BEARING
- N.G.P.A. NATIVE GROWTH PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE

ALL FOUND CORNERS AND MONUMENTS VISITED NOVEMBER 1998 UNLESS OTHERWISE NOTED

EQUIPMENT & PROCEDURES

BASIS OF BEARINGS:
AS TO THE MONUMENTED NORTH-SOUTH CENTER OF SECTION 16 PER THE PLAT OF HIGH CLOVER PARK AFN. 9511175007

METHOD OF SURVEY:
FIELD TRAVERSE

INSTRUMENTATION:
LIETZ SET 3 ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS WAC 332-130-090 REQUIREMENTS

GRAPHIC SCALE
50 0 50 100
1 INCH = 50 FEET

ROBERT L. McDUFFY
STATE OF WASHINGTON
13041
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5/28/02
DATE: 06-28-01

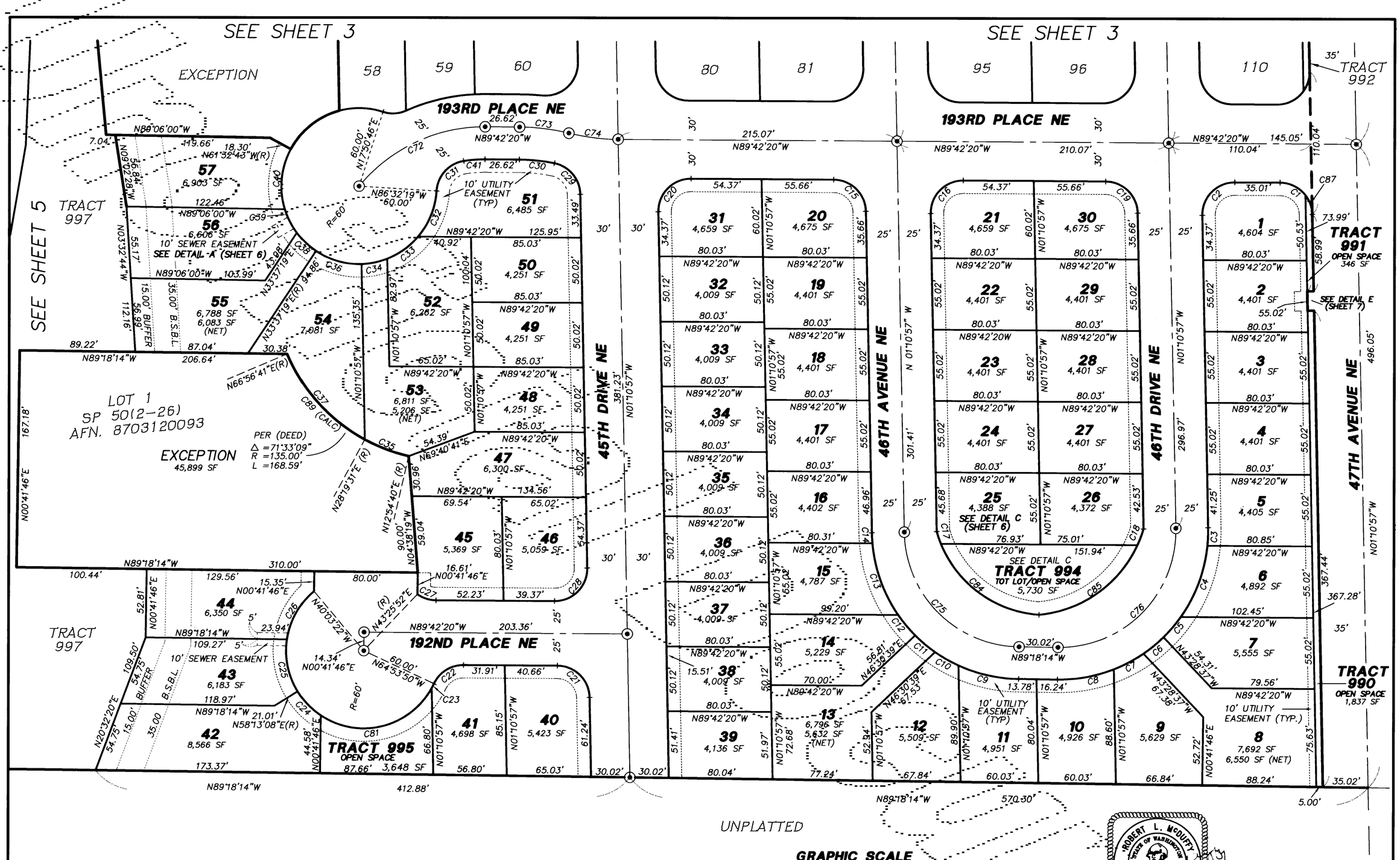
HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724-SD

IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

A.F. NO. 200109195003

R.L. McDUFFY & ASSOCIATES, INC.
LAND USE CONSULTANTS
SURVEYORS • PLANNERS • MANAGEMENT
3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

DATE 6/28/01
DWG BY KMG
JOB NO. 2080069
SHT 3 OF 7



GRAPHIC SCALE

50 0 50 100

1 INCH = 50 FEET

LEGEND

- ⊙ SET CASED 4" x 4" PYRAMIDAL CONCRETE MONUMENT W/2" BRONZE DISK STAMPED 13041 W/PUNCH MARK
- SET 1/2" X 24" REBAR W/CAP STAMPED R.L. MCDUFFY & ASSOCIATES, INC. R.L.M. 13041 W.C. 14469 AT ALL LOT AND TRACT CORNERS
- ○ FOUND–IRON PIPE OR REBAR AS DESCRIBED
- (R) RADIAL BEARING
- N.G.P.A. NATIVE GROWTH PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE
- ALL FOUND CORNERS AND MONUMENTS VISITED NOVEMBER 1998 UNLESS OTHERWISE NOTED

EQUIPMENT & PROCEDURES

BASIS OF BEARINGS:
AS TO THE MONUMENTED NORTH–SOUTH CENTER OF SECTION 16 PER THE PLAT OF HIGH CLOVER PARK AFN. 9511175007

METHOD OF SURVEY:
FIELD TRAVERSE

INSTRUMENTATION:
LIETZ SET 3 ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS WAC 332–130–090 REQUIREMENTS

A.F. NO. 200109195003

ROBERT L. McDUFFY
STATE OF WASHINGTON
13041
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5/28/02
DATE 8/24/01

HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724-SD

IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON.

RLM
R.L. McDUFFY & ASSOCIATES, INC.
LAND USE CONSULTANTS
SURVEYORS • PLANNERS • MANAGEMENT
3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

DATE 6/28/01
DWG BY KMG
JOB NO. 2000069
SHT 4 OF 7

UNPLATTED

CENTER SECTION 16

856.60'

N89°42'20"W

559.16'

509.58'

EXISTING DITCH/TYPE 3 STREAM

746.81 (CALC) 746.80 (DEED)

N° 00'58'46" W(C)
96.70'(C)
N° 00'00'00" W(D)
95.00' (D)

CENTERLINE OF PORTAGE CREEK
CALCULATED PER DEED AFN 9706130492

N55°26'00"W(D)
106.30'(D)
N54°58'47"W(C)
106.36'(C)
N63°05'00"W(D)
112.20'(D)
N62°32'47"W(C)
112.20'(C)
N79°48'00"W(D)
101.60'(D)
N79°20'47"W(C)
101.60'(C)
N83°09'00"E(D)
100.60'(D)
N83°36'13"E(C)
100.60'(C)
N72°47'00"E(D)
104.70'(D)
N73°14'13"E(C)
104.70'(CALC)
N57°00'00"E(D)
178.80'(D)
N57°27'13"E(C)
178.80'(C)
N50°39'00"E(D)
138.00'(D)
N51°06'13"E(C)
138.00'(C)

130.00'

892.40'

WATERLINE
EASEMENT
AFN. 2021301

827.76'

N00°58'46"W

EXISTING DITCH/TYPE 3 STREAM

UNPLATTED

130.00'

EXISTING DITCH/TYPE 3 STREAM

N89°53'42"W

1311.60'

THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF NE 1/4 OF THE SW 1/4 OF SEC. 16. TWP. 31 N., RNG. 6 EAST, W.M.

NOTE 4' BARBED WIRE FENCE +/- 5' SOUTH OF PROPERTY LINE

UNPLATTED

1313.55'

N89°57'29"W

SOUTH LINE OF NE 1/4 OF THE SW 1/4 OF SEC. 16. TWP. 31 N., RNG. 6 EAST, W.M.

TRACT 999
NGPA
1,173,036 SF
CATEGORY 1 WETLAND
FLOOD HAZARD AREA

EXISTING DITCH/TYPE 3 STREAM

328.30'

N01°19'27"W

GRAPHIC SCALE

100 0 100 200

1 INCH = 100 FEET

N89°42'20"W

297.44'

95.98'

N00°17'40"E

N03°27'55"W
50.66'

TOE OF SLOPE &
WETLAND BOUNDARY
CAT. 1 WETLAND

49.50'
N04°21'30"W

51.02'
N06°52'53"W

UNPLATTED

540.00'

N07°04'31"W
47.80'

N15°25'30"W
37.40'

540.22'

TRACT 998
NGPA
315,245 SF

36.76'

N89°42'20"W
85.38'

132.69'

N09°15'18"E

N00°47'53"E

210.11'

SEE VIEW CORRIDOR
DETAILS ON SHEET 7

17.93'

984.91'

N89°42'20"W

341.00'

372.45'

1313.21'

N 02°20'41" E

N01°19'27"W

SEE VIEW CORRIDOR
DETAILS ON SHEET 7

487.02'

167.18'

N 09°40'43" E

N0°41'46"E

SEE VIEW CORRIDOR
DETAILS ON SHEET 7

TRACT
997
OPEN
SPACE
80,937 SF

136.80'

140.16'

N89°18'14"W

N89°42'20"W

N39°21'41"E
90.00'

N01°21'41"E
20.32'

N05°25'41"W

195.54'

N89°06'00"W
7.04'

N09°02'28"W
55.84'

N03°32'44"W
112.15'

89.22'

N89°18'14"W

109.44'

N89°18'14"W

N00°41'46"E
52.81'

N20°32'20"E
109.50'

68 69 70 67 66 194TH PLACE NE 996 EXCEPTION 58 59 193RD PLACE NE 57 56 55 54 51 52 53 EXCEPTION 47 45 44 43 42 192ND PLACE NE 41 995

SEE SHEET 3

SEE SHEET 4

LEGEND

⊙ SET CASED 4" x 4" PYRAMIDAL CONCRETE MONUMENT W/2" BRONZE DISK STAMPED 13041 W/PUNCH MARK

SET 1/2" X 24" REBAR W/CAP STAMPED R.L. MCDUFFY & ASSOCIATES, INC. R.L.M. 13041 W.C. 14469 AT ALL LOT AND TRACT CORNERS

● SET 1/2" X 24" REBAR W/CAP STAMPED R.L. MCDUFFY & ASSOCIATES, INC. R.L.M. 13041 W.C. 14469

N.G.P.A. NATIVE GROWTH PROTECTION AREA

(D) DEED DISTANCE

(C) CALCULATED DISTANCE

NOTE: NO REBARS WERE SET IN PORTAGE CREEK

ROBERT L. MCDUFFY
STATE OF WASHINGTON
13041
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5/28/02

DATE: 7/16/01

A.F. NO. 200109195003

HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724 SD

IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

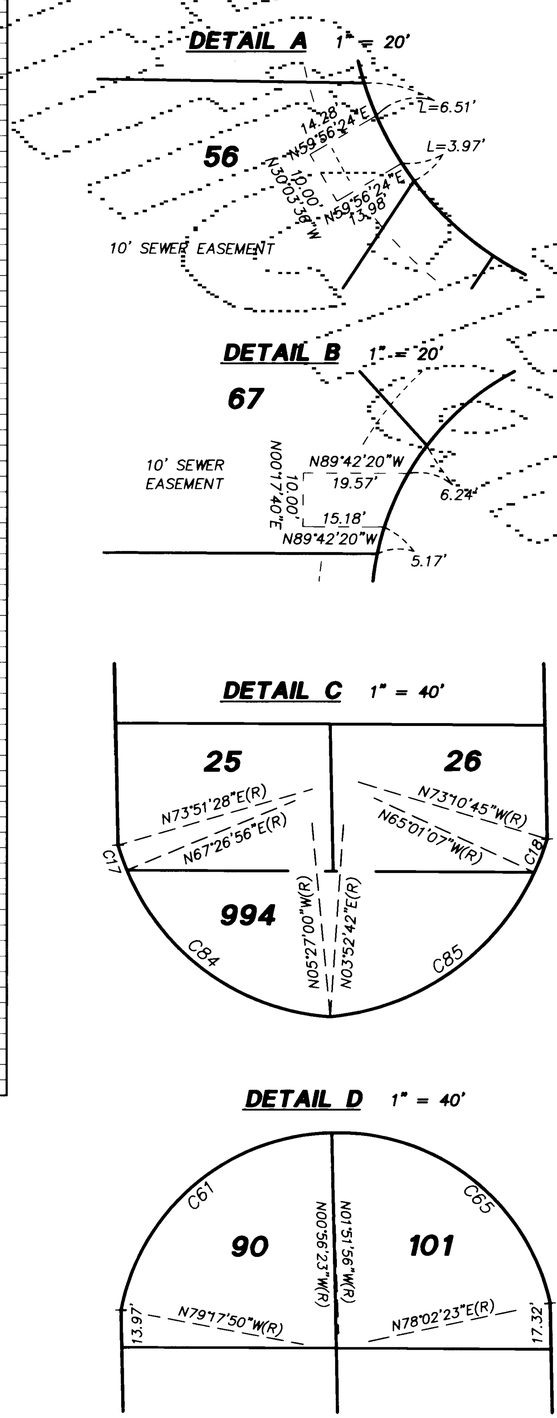
R.L. McDUFFY & ASSOCIATES, INC.
LAND USE CONSULTANTS
SURVEYORS • PLANNERS • MANAGEMENT
3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

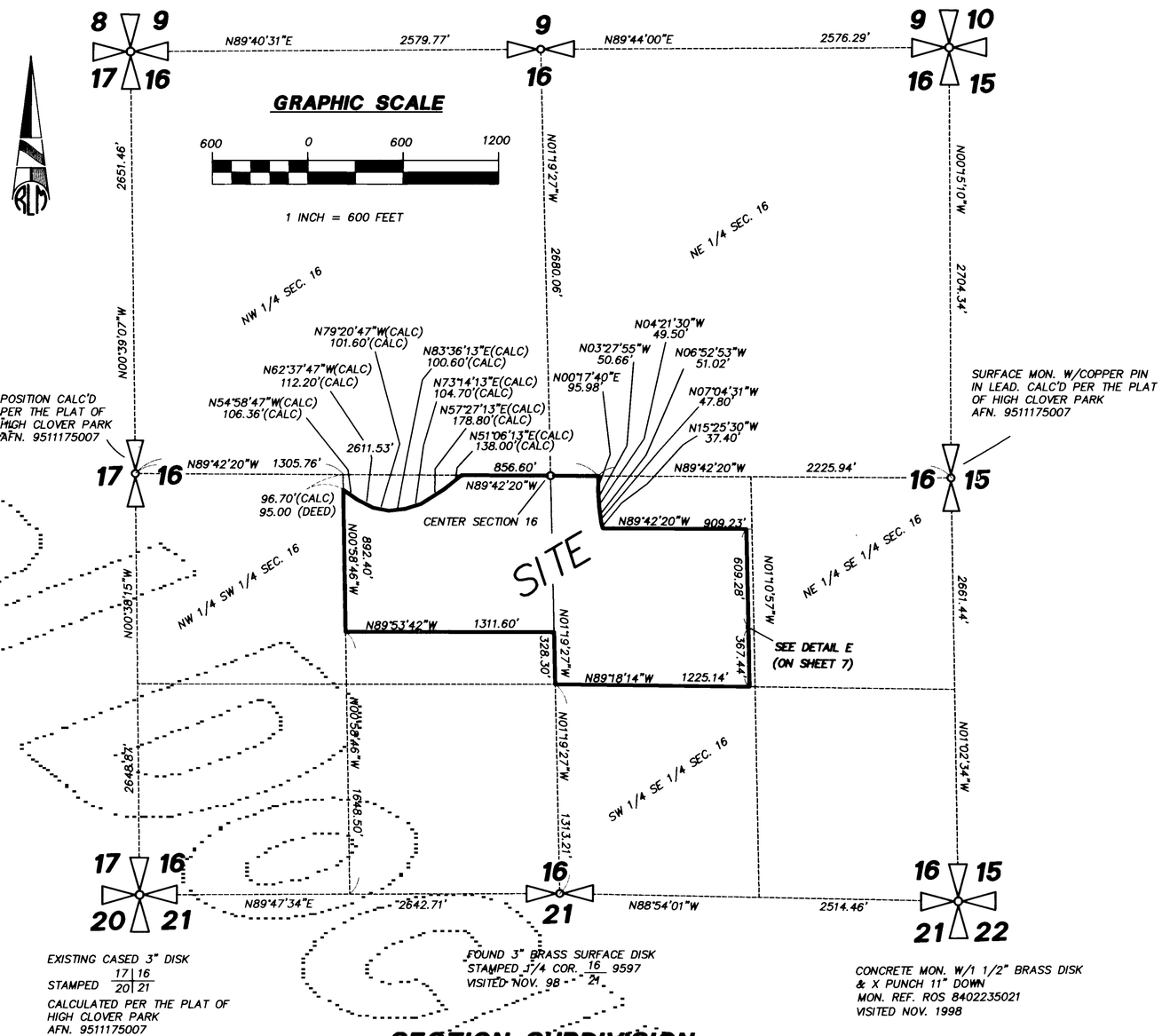
DATE 6/28/01
DWG BY KMG
JOB NO. 2000069
SHT 5 OF 7

CURVE TABLE

CURVE	LOT	RADIUS	LENGTH	DELTA
C1	1	25.00'	22.54'	51°39'11"
C2	1	25.00'	39.91'	91°28'37"
C3	5	115.00'	13.78'	06°52'04"
C4	6	115.00'	59.24'	29°30'50"
C5	7	115.00'	20.64'	10°17'00"
C6	8	115.00'	20.07'	10°00'04"
C7	9	115.00'	26.05'	12°58'46"
C8	10	115.00'	44.62'	22°13'59"
C9	11	115.00'	47.96'	23°53'34"
C10	12	115.00'	20.85'	10°23'25"
C11	13	115.00'	20.16'	10°02'31"
C12	14	115.00'	20.55'	10°14'27"
C13	15	115.00'	59.28'	29°32'10"
C14	16	115.00'	8.07'	04°01'10"
C15	20	25.00'	38.63'	88°31'23"
C16	21	25.00'	39.91'	91°28'37"
C17	25	88.70'	9.92'	06°24'32"
C18	26	93.69'	13.34'	08°09'38"
C19	30	25.00'	38.63'	88°31'23"
C20	31	25.00'	39.91'	91°28'37"
C21	40	25.00'	38.63'	88°31'23"
C22	41	25.00'	28.45'	65°11'30"
C23	41	60.00'	3.84'	03°39'57"
C24	42	60.00'	25.86'	24°41'35"
C25	43	60.00'	42.03'	40°08'22"
C26	44	60.00'	43.55'	41°35'08"
C27	45	25.00'	15.36'	35°12'02"
C28	46	25.00'	39.91'	91°28'37"
C29	51	25.00'	33.77'	77°23'07"
C30	51	140.00'	27.21'	11°08'16"
C31	51	25.00'	33.78'	77°25'45"
C32	51	60.00'	38.73'	36°59'01"
C33	52	60.00'	29.46'	28°07'51"
C34	50	60.00'	20.44'	19°31'01"
C35	50	135.00'	36.32'	15°24'51"
C36	54	60.00'	37.21'	35°31'45"
C37	54	135.00'	90.99'	38°37'10"
C38	55	60.00'	20.39'	19°28'16"
C39	56	60.00'	20.49'	19°34'05"
C40	57	60.00'	47.95'	45°47'37"
C41	51	100.00'	16.41'	09°24'14"
C42	58	60.00'	34.31'	32°45'32"
C43	58	25.00'	18.18'	41°39'50"
C44	59	150.00'	54.95'	20°59'26"
C45	60	150.00'	8.17'	03°07'18"
C46	60	190.00'	17.35'	05°13'53"
C47	60	25.00'	42.20'	96°42'30"
C48	65	25.00'	38.63'	88°31'23"
C49	65	25.00'	3.11'	07°07'08"
C50	66	50.00'	66.06'	75°41'42"
C51	67	50.00'	22.35'	25°36'31"
C52	68	50.00'	29.07'	33°18'55"
C53	69	50.00'	17.05'	19°32'21"
C54	71	25.00'	39.91'	91°28'37"
C55	80	25.00'	38.63'	88°31'23"
C56	81	25.00'	39.91'	91°28'37"
C57	86	115.00'	43.14'	21°29'33"
C58	87	115.00'	43.53'	21°41'16"
C59	88	115.00'	20.10'	10°00'55"
C60	89	115.00'	20.10'	10°00'56"
C61	90	81.40'	111.32'	78°21'27"
C63	95	25.00'	38.63'	88°31'23"
C64	96	25.00'	39.91'	91°28'37"
C65	101	80.46'	112.21'	79°54'19"
C66	102	115.00'	20.10'	10°00'55"
C67	103	115.00'	20.10'	10°00'56"
C68	104	115.00'	47.32'	23°34'33"
C69	105	115.00'	37.21'	18°32'19"
C70	110	25.00'	38.63'	88°31'23"
C71	110	25.00'	23.83'	54°36'25"
C72	CL	125.00'	111.24'	50°59'11"
C73	CL	165.00'	38.40'	13°20'09"
C74	CL	165.00'	38.40'	13°20'09"
C75	CL	90.00'	138.42'	88°07'17"
C76	CL	90.00'	144.32'	91°52'43"
C77	CL	90.00'	139.05'	88°31'23"
C78	CL	90.00'	143.69'	91°28'37"
C79	996	50.00'	84.10'	96°22'15"
C80	996	25.00'	27.67'	63°24'36"
C81	995	60.00'	99.23'	94°45'26"
C82	993	115.00'	56.73'	28°15'57"
C83	993	115.00'	52.94'	26°22'40"
C84	994	88.70'	98.41'	63°34'14"
C85	994	93.69'	97.41'	59°34'07"
C86	992	25.00'	16.09'	36°52'12"
C87	991	25.00'	16.09'	36°52'12"
C88	EXCEPTION	60.00'	48.83'	46°37'57"
C89	EXCEPTION	135.00'	127.31'	54°02'01"

TRACT		SF
999	NGPA	1,173,036
998	NGPA	315,245
997	OPEN SPACE	80,937
996	DETENTION TRACT	20,514
995	OPEN SPACE	3,648
994	OPEN SPACE/TOT LOT	5,730
993	OPEN SPACE/TOT LOT	17,232
992	OPEN SPACE	2,253
991	OPEN SPACE	346
990	OPEN SPACE	1,837





SECTION SUBDIVISION:

FOR CORNER REFRENCES AND SECTION BREAKDOWN SEE THE PLAT OF HIGH CLOVER PARK DIV. 1 AFN. 9511175007 UNLESS OTHERWISE NOTED.

ROBERT L. McDUFFY
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5/28/02
DATE: 6/28/01

HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724-SD

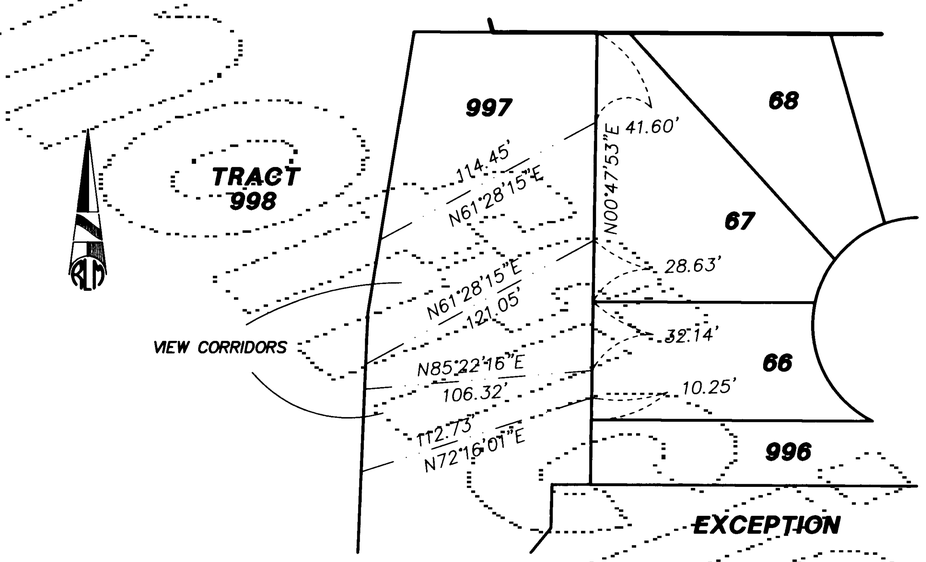
IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

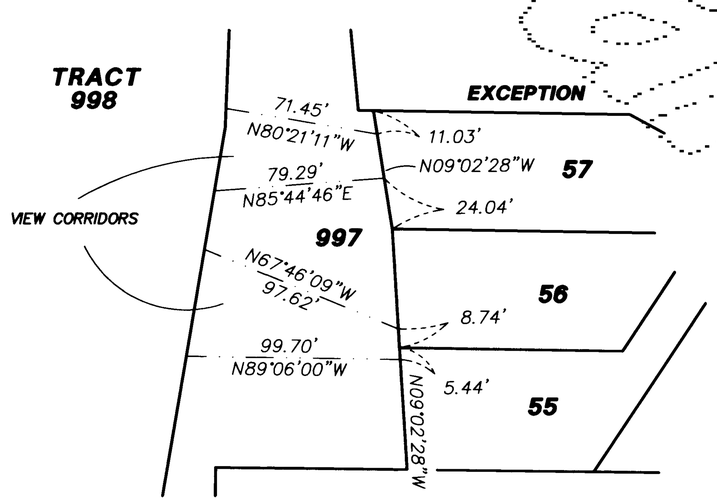
A.F. NO. 200109195003

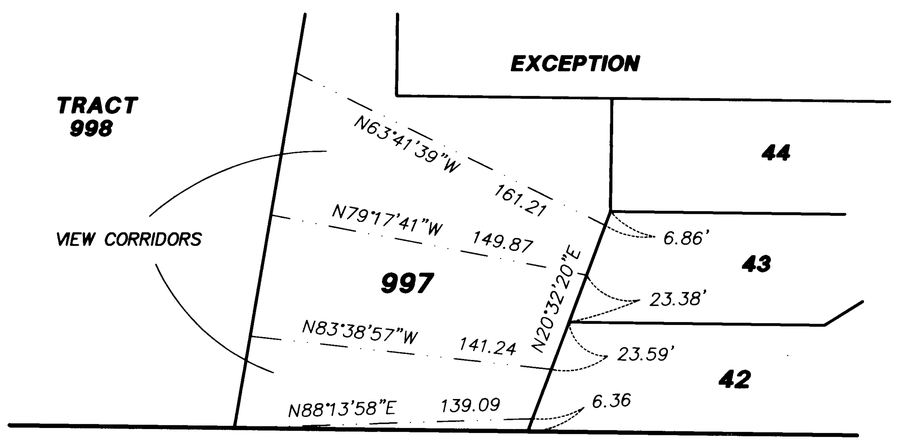
R.L. McDUFFY & ASSOCIATES, INC.
LAND USE CONSULTANTS
SURVEYORS • PLANNERS • MANAGEMENT
3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

DATE 6/28/01
DWG BY KMG
JOB NO. 2000069
SHT 6 OF 7

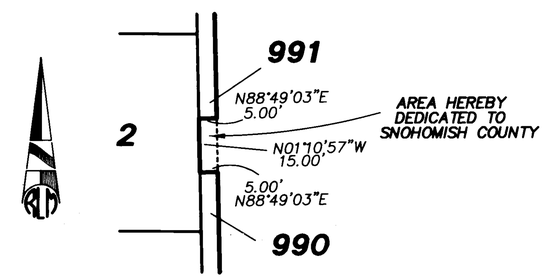
VIEW CORRIDOR DETAILS 1" = 50'







DETAIL E 1" = 30'



ROBERT L. McDUFFY
STATE OF WASHINGTON
3041
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 5/28/02
DATE: 08/16/01

HEARTLAND
A PLANNED RESIDENTIAL DEVELOPMENT
PFN 98-116724-SD
IN THE NW 1/4 OF THE SE 1/4, AND THE NE 1/4 OF THE SW 1/4
OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

A.F. NO. 200109195003

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3605 COLBY AVENUE EVERETT, WASHINGTON 98201 (425) 258-4438 FAX: (425) 258-1616

DATE 6/28/01
DWG BY KMG
JOB NO. 2000069
SHT 7 OF 7