KNOW ALL MEN BY THESE PRESENTS THAT DALE V. FINCHER AND CHRISTINE M. FINCHER, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT AND FIRST HERITAGE BANK, 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-995 THROUGH 999 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANGE OBLIGATIONS TO LOTS I THROUGH 23 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH AN EMERGENCE MAINTENANCE EASEMENT ON TRACT 996 GRANTED AND CONVEYED TO THE CITY OF ARLINGTON.

FOLLOWING THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOTLOR LOTS SHALL-BE-DIVERTED-OR BLOCKED FROM ITS NATURAL COURSE SO-AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS T OF WAY TO HAMPER PROPERTY ROAD DRAINAGE. THE OWNER OF ANY LOTTOR . LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE-RECORD OF THE PLAT, PRIOR TO CONNECTING. THE DRAINAGE SYSTEM-REQUIRED. AS PART OF ANY CONSTRUCTION ON SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR GONNECTION 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 SUGH OWNER.

DATED THIS 14 DAY OF TEBRUARY

DALE V. FINCHER

CHRISTINE M. FINCHER

200<u>4</u>

FIRST HERITAGE BANK

TITLE:

### GENERAL NOTES AND RESTRICTIONS

NO PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

SCHOOL MITIGATION FOR THE ARLINGTON SCHOOL DISTRICT #16 SHALL BE ESTABLISHED BASED ON THE CURRENT ANNUALLY CERTIFIED AMOUNT AT THE ISSUANCE OF THE BUILDING PERMIT.

(III) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

(IV) ALL STORM WATER SHALL DRAIN INTO PERVIOUS AREAS SUCH AS LAWNS, AS OPPOSED TO BEING ALLOWED TO SHEET FLOW INTO THE STREET.

(v) AS PER THE R-LMD ZONE REQUIREMENTS OF THE UDC, MAXIMUM BUILDING LOT COVERAGE SHALL NOT EXCEED 35 PERCENT OF EACH LOT AND MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

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

(VII) SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWN SHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

(VIII) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

(IX) AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 287' MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT UPON THE RECORDING OF THIS PLAT WHEREBY NO OBJECTS WILL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATION (FAR) PART 77).

(x) THE CURRENT OR FUTURE OWNERS SHOULD BECOME FAMILIAR WITH THE AIRPORT MASTER PLAN DOCUMENT. A COPY OF THE MASTER PLAN CAN BE OBTAINED AT THE AIRPORT OFFICE.

SURVEYOR'S CERTIFICATE

GOVERNING PLATTING.

(XI) THE CURRENT AND POTENTIAL OWNERS ARE HEREBY MADE AWARE OF ADJACENT INDUSTRIAL AND COMMERCIAL USES WHICH MAY CREATE NOISE IMPACTS ON THE PROPERTY.

I HEREBY CERTIFY THAT THIS SUBDIVISION 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; THAT THE MONUMENTS HAVE

COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS

BEEN SET AND LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY

# TERAH / MARIE CITY OF ARLINGTON PLAT

# FINCHER

PROJECT FILE NO. MJ-01-054-FP

S.W.1/4 N.E.1/4 OF SECTION 16, TWP. 31 N., RGE. 5 E., W.M.

(XII) SUBJECT TO TERMS AND CONDITIONS OF A SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200109210143.

(XIII) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO SNOHOMISH COUNTY FOR STORMWATER DRAINAGE AFFECTING THE SOUTHERLY PORTION OF THE PROPERTY RECORDED MARCH 6, 2001 UNDER RECORDING NUMBER 200103060476.

(XIV) SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NO. 200303280751 WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE OBLIGATIONS FOR TRACTS 996 THROUGH 999.

### PUBLIC UTILITY EASEMENT DECLARATION:

THE DECLARANT HEREBY RESERVES AND CONVEYS TO EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING UTILITY SERVICES TO THE PLAT A PERMANENT, NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF ALL UTILITIES AND UTILITY SERVICES INCLUDING WITHOUT LIMITATION WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, CABLE AND TELEPHONE, OVER, UNDER AND THROUGH THE EXTERIOR IO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF - ALL LOTS TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR-THE PURPOSES STATED.

## -ACKNOWLEDSMENTS

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DALE V. FINCHER & CHRISTINE M. FINCHER ARE THE PERSONS WHO APPEARED BEFORE ME, AND-SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT -AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES-MENTIONED IN THE INSTRUMENT.

-DATED Khuasus /

SUE ELLEN PIKE MAY 29, 2005

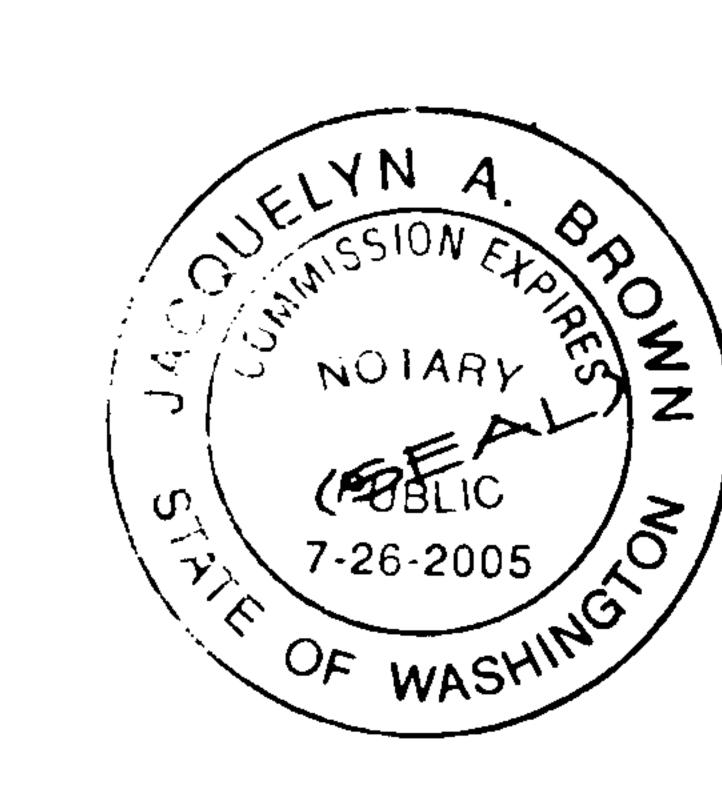
(11---) NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WACTER H. M. COMBALLU IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SR. V.P. HERITAGE BANK, TO BE THE FREE AND YOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED JUSTUARY 14



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

JARQUELYN A. Briwn

RESIDING AT: 15/2nd County

DOWN 05', VISITED MAY, 2001 CALCULATED POSITION N 88°36'35" W ... BASED ON SNOHOMISH COUNTY SECTION SUBDIVISION DATED 1929 CALCULATED POSITION RECOVERED 4"X 4" 2611.25 CONCRETE MONUMENT PER VOLUME 45 OF N 88°02'48" W SURVEYS, PAGE 138 W INVERTED NAIL VISITED MARCH 1997 2642.49 N 88°3251" W - RECOVERED - RECOVERED 3" BRASS DISK IN 2 1/2" BRASS DISK

- RECOVERED MONUMENT IN CASE

CONCRETE MONUMENT WITH BRASS

PIN AND WASHER STAMPED "SNOC 21599"

SECTION 16, TWP.31 N., REE.5 E., W.M. SCALE I" = 2000'

VISITED DECEMBER 1997

### CITY ENGINEER

CONCRETE MONUMENT CASE

VISITED MAY 1999

EXAMINED AND APPROVED THIS 38th DAY OF Mach, 2003 AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEM 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 ENGINEER CITY OF ARLINGTON

PLANNING MANAGER

EXAMINED AND APPROVED THIS 28 DAY OF March 2003 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SHORT SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

TYPLANNING MANAGER CITY OF ARLINGTON

## 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 2003 TAXES. The 2-5-03

3/28/03 RXW

BOB DANTINI TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 20 DAY OF \_ OF SHORT PLATS, PAGE \_\_\_\_, A.F.N. RECORDED IN VOLUME . RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

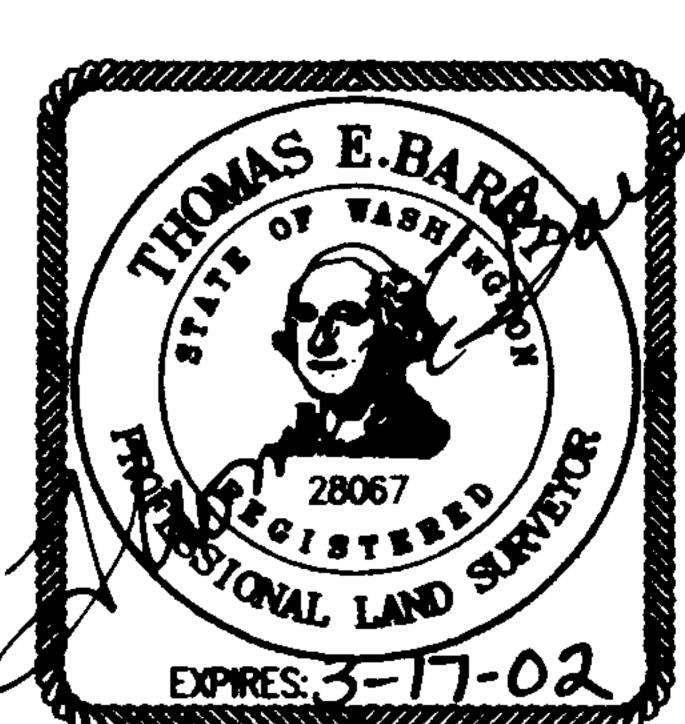
DEPUTY\_COUNTY-AUDITOR -

REV 06 JSM 12/4/01

CITY-OF ARLINGTON PLAT

PROJECT FILE. NO. MJ-QI-054-FP

S.W.1/4 N.E.1/4 OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING 307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822

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DATE: MAR. 2001 BY: J.S.M. SCALE: PROJECT NO. 97158A

THOMAS E. BARRY, P.L.S. LICENSE NUMBER 28067

