PLAT OF
EAGLE HEIGHTS
CITY OF ARLINGTON
MJ-03-039FP
SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE HEIGHTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HORIZON BANK, A WASHINGTON CORPORATION, EVELYN ZAHRADNIK FAMILY LIMITED PARTNERSHIP IV, A WASHINGTON LIMITED PARTNERSHIP, WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT 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 AND TO INCLUDE TRACT 992, AS SHOWN ON SHEET 7 OF 7 FOR ALL 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.
FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER 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 ON THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING 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 CULVERT 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.
THE ABOVE OWNERS DO HEREBY ALSO DEDICATE TO THE CITY OF ARLINGTON A CRITICAL AREA PROTECTION EASEMENT OVER TRACTS 996, 997 AND 999 THE PARTICULARS OF WHICH ARE OUTLINED BELOW TITLED "CRITICAL AREA PROTECTION EASEMENT".

DATED THIS 6th OF August 2003.

EAGLE HEIGHTS LLC

EVELYN ZAHRADNIK FAMILY LP IV

HORIZON BANK

WHIDBEY ISLAND BANK

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON AND EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING SERVICES TO THE PLAT, A PERMANENT NON-EXCLUSIVE EASEMENT UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AND TRACTS 994 AND 991 AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS. THE SECONDARY SEWER EASEMENTS SHALL BE RELINQUISHED IN THE AREAS DESIGNATED AS SECONDARY SEWER EASEMENT WHEN THE PRIMARY SEWER IS CONNECTED AND ACTIVE TO THE CITY SEWER SYSTEM, SAID RELINQUISHMENT MAY BE ACCOMPLISHED BY A RECORDED DOCUMENT APPROVED BY THE CITY OF ARLINGTON, AND THE RELINQUISHMENT AND APPROVAL IS CONTEMPLATED BY THIS PLAT AND SHALL NOT REQUIRE A PLAT AMENDMENT.
THE CITY OF ARLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Evelyn Zahradnik 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 General Partner OF EVELYN ZAHRADNIK FAMILY LP IV, A WASHINGTON LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug. 5th, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Rose Tjeerdsma
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington

MY APPOINTMENT EXPIRES 3/29/04

ROSE TJEERDSMA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-29-2004

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EAGLE HEIGHTS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM, AS REQUIRED BY STATE STATUTES AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON, AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AS SHOWN HEREON AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

DENNIS J. ALBRIGHT PLS
LS NO. 17652

8-5-03
DATE

DENNIS J. ALBRIGHT STATE OF WASHINGTON 17652 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 7-10-04

LEGAL DESCRIPTION

PARCEL "A"

LOT 2 OF CITY OF ARLINGTON SHORT PLAT NO. MN-01-058-FSP RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 200111295004, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM.

PARCEL "B"

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM, DESCRIBED AS FOLLOWS:
THE WEST 80.00 FEET OF LOT 1 OF ARLINGTON SHORT PLAT, MN-01-058-FSP, RECORDED UNDER AUDITORS FILE NO. 200111295004;
TOGETHER WITH THAT PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 80.00 FEET; THENCE SOUTH 89° 15' 10" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 157.99 FEET; THENCE NORTH 77° 22' 38" WEST 51.03 FEET; THENCE NORTH 89° 15' 10" WEST 66.02 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 46.50 FEET THROUGH A CENTRAL ANGLE OF 62° 05' 43" AN ARC DISTANCE OF 50.40 FEET TO THE EAST LINE OF SAID WEST 80.00 FEET; THENCE SOUTH 2° 16' 08" WEST, ALONG SAID EAST LINE, 35.25 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THAT CERTAIN EASEMENT DOCUMENT RECORDED UNDER AUDITORS FILE NO. 200112030312, RECORDS OF SNOHOMISH COUNTY WASHINGTON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan R. Mitzel 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 Managing Member OF EAGLE HEIGHTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Augle, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Rose Tjeerdsma
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington

MY APPOINTMENT EXPIRES 3/29/04

ROSE TJEERDSMA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-29-2004

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Stewart 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. Vice President OF HORIZON BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug. 6, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Rose Tjeerdsma
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington

MY APPOINTMENT EXPIRES 3/29/04

ROSE TJEERDSMA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-29-2004

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Northrop 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 Loan officer OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug 6, 2003.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Rose Tjeerdsma
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington

MY APPOINTMENT EXPIRES 3/29/04

ROSE TJEERDSMA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-29-2004

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF August, 2003, AT 2:00 MINUTES PAST 12:00 O'CLOCK pm M IN VOLUME ____ OF PLATS ON PAGE(S) ____ UNDER AUDITORS FILE NO. 200308295002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
SNOHOMISH COUNTY AUDITOR

Jane Jorson
DEPUTY AUDITOR

APPROVALS

CITY ENGINEER

EXAMINED AND APPROVED THIS 26th DAY OF August 2003, 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 WAY. NOTE – THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT FOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY ENGINEER
CITY OF ARLINGTON

PLANNING MANAGER

EXAMINED AND APPROVED THIS 25th DAY OF August, 2003 AS BEING IN COMPLIANCE WITH THE PRELIMINARY APPROVAL OF THE PLAT OF EAGLE HEIGHTS AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS CURRENTLY IN EFFECT.

PLANNING MANAGER
CITY OF ARLINGTON

CITY COUNCIL

EXAMINED AND APPROVED THIS 26th DAY OF August, 2003, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF EAGLE HEIGHTS IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

MAYOR, CITY COUNCIL
CITY OF ARLINGTON

ATTEST: Kathy Peterson
CITY CLERK
CITY OF ARLINGTON

CRITICAL AREA PROTECTION EASEMENT

OPEN SPACE TRACTS 996, 997 AND 999 ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION IDENTIFIED IN NOTE 2 OF SHEET 2 OF 7 FOR OWNERSHIP AND MAINTENANCE PURPOSES, AND THESE TRACTS ARE INTENDED TO PROTECT WETLANDS AND/OR NATIVE VEGETATION AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE APPROPRIATE FIRE PROTECTION AUTHORITY FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE DIRECTOR OF PUBLIC WORKS FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD ;AND EXCEPT THAT PERVIOUS TRAIL AND/OR UTILITY LINES MAY BE PLACED IN THE WETLAND BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY DIRECTOR OF NATURAL RESOURCES.

SNOHOMISH COUNTY TREASURE'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIES AGAINST THE PROPERTY DESCRIBED HEREIN. ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGE, INCLUDING 2004 TAXES. 8-29-03 nls

THIS 29th DAY OF AUGUST 2003

BOB DANTINI
SNOHOMISH COUNTY TREASURE

Nancy L. Dalo
BY DEPUTY TREASURER

SNOHOMISH COUNTY WASHINGTON TREASURER OFFICIAL SEAL

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF EAGLE HEIGHTS
IN A PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4
SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
CITY OF ARLINGTON

DATE: 8-1-03	BY: DJA	SCALE:
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B.

PLAT CONDITIONS / RESTRICTIONS

1. A 10' LANDSCAPE EASEMENT STRIP ABUTS THE RIGHT OF WAY OF SR 9 AS SHOWN HEREON. THE MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
2. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN 200308290105, WHICH ESTABLISHES EAGLE HEIGHTS HOMEOWNERS ASSOCIATION, MAINTENANCE RESPONSIBILITIES FOR EASEMENTS AND OTHER COMMUNITY RESPONSIBILITIES AS SHOWN HEREON.
3. ZONING R-LMD (RESIDENTIAL LOW MODERATE DENSITY)
4. IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE 118 PROPOSED LOTS. IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. ALL LOTS ARE SUBJECT TO SCHOOL AND PARKS MITIGATION FEES, IMPACT FEES ARE DEFERRED UNTIL BUILDING PERMIT ISSUANCE. CONTACT THE ARLINGTON SCHOOL DISTRICT AND PARKS DEPARTMENT. EACH OF THE 118 LOTS ARE ELIGIBLE FOR A PARK FEE CREDIT OF 545.72
6. TRAFFIC MITIGATION FEES HAVE BEEN PAID FOR THIS DEVELOPMENT FOR THE 118 SINGLE FAMILY DWELLING UNITS.
7. 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.

8. TRACT 993 IS A PRIVATE STORM DRAINAGE TRACT, AND IS HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2 ABOVE FOR OWNERSHIP AND MAINTENANCE PURPOSES. ASSOCIATED WITH TRACT 993 IS A PRIVATE STORM DRAINAGE EASEMENT OVER ADJACENT PROPERTY RECORDED AT AFN 200208060812, WHICH EASEMENT IS HEREBY ASSIGNED TO THE HOMEOWNERS ASSOCIATION IDENTIFIED IN NOTE 2 ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES. THE CITY OF ARLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER TRACT 993 AND THE PRIVATE STORM DRAINAGE EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

9. THE TEMPORARY EMERGENCY ACCESS EASEMENT OVER PROPERTY ADJACENT TO TRACT 999 RECORDED AT AFN 200306050909 IS HEREBY ASSIGNED TO THE HOMEOWNERS ASSOCIATION IDENTIFIED IN NOTE 2 ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES. THE CITY OF ARLINGTON IS HEREBY GRANTED THE RIGHT TO UTILIZE THE TEMPORARY EMERGENCY ACCESS EASEMENT AND THE EXTENSION OF THE TEMPORARY EMERGENCY ACCESS ON OPEN SPACE TRACT 999 AND PARK TRACT 995 FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION. THE TEMPORARY EMERGENCY ACCESS EASEMENT AND THE CITY'S RIGHT OF ACCESS SHALL BE RELINQUISHED WHEN THE MAGNOLIA MEADOWS PLAT (OR OTHER PLAT TO THE WEST) IS CONSTRUCTED AND THE CITY APPROVES PERMANENT SECONDARY ACCESS. SAID RELINQUISHMENT MAY BE ACCOMPLISHED BY A RECORDED DOCUMENT APPROVED BY THE CITY OF ARLINGTON, AND THE RELINQUISHMENT AND APPROVAL IS CONTEMPLATED BY THIS PLAT AND SHALL NOT REQUIRE A PLAT AMENDMENT.

10. THE SEWER EASEMENT OVER PROPERTY ADJACENT TO TRACT 999 RECORDED AT AFN 200208130926 IS HEREBY ASSIGNED TO THE CITY OF ARLINGTON. IN ADDITION, AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON WITHIN A PORTION OF OPEN SPACE TRACT 999 AND PARK TRACT 995 AS SHOWN ON SHEETS 3 AND 7 OF 7 FOR SANITARY SEWER FACILITIES.

11. TRACT 994 IS A PRIVATE JOINT USE DRIVEWAY TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 80, 81, 82 AND 83 FOR INGRESS, EGRESS AND UTILITIES. OWNERSHIP OF LOTS 80, 81, 82 AND 83 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 994. USE OF TRACT 994 IS LIMITED TO INGRESS, EGRESS AND UTILITIES, AND SHALL NOT BE USED FOR PARKING OR STORAGE. OWNERSHIP OF LOTS 80, 81, 82 AND 83 INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE NORMAL MAINTENANCE OF THE DRIVEWAY SURFACE ON TRACT 994.

12. TRACT 991 IS A PRIVATE JOINT USE DRIVEWAY TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 70 AND 71 FOR INGRESS, EGRESS AND UTILITIES. OWNERSHIP OF LOTS 70 AND 71 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT 991. USE OF TRACT 991 IS LIMITED TO INGRESS, EGRESS AND UTILITIES, AND SHALL NOT BE USED FOR PARKING OR STORAGE. OWNERSHIP OF LOTS 70 AND 71 INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE NORMAL MAINTENANCE OF THE DRIVEWAY SURFACE ON TRACT 991.

13. AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON WITHIN A PORTION OF LOTS 94, 95, AND 96 AS SHOWN ON SHEET 3 OF 7 FOR UTILITIES.

14. AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON WITHIN A PORTION OF LOT 84 AS SHOWN ON SHEET 6 OF 7 FOR SANITARY SEWER FACILITIES. THE BEARING OF THE EAST LINE OF SAID EASEMENT IS N 2° 45' 52' E.

15. AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON WITHIN A PORTION OF LOTS 8, 9, AND TRACT 993 AS SHOWN ON SHEETS 4 AND 5 OF 7, FOR SANITARY SEWER FACILITIES TO PROVIDE GRAVITY SEWER FROM THE LOTS DESCRIBED IN NOTE 17 BELOW AND FROM THE CASPERSON PLAT (OR OTHER PLAT TO THE SOUTH), SAID GRAVITY SEWER TO FLOW THROUGH THE MAGNOLIA MEADOWS PLAT (OR OTHER PLAT TO THE WEST).

16. AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2 ABOVE WITHIN A PORTION OF LOTS 100 AND 109 AS SHOWN ON SHEET 3 OF 7 FOR PRIVATE STORM DRAINAGE PURPOSES. THE CITY OF ARLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

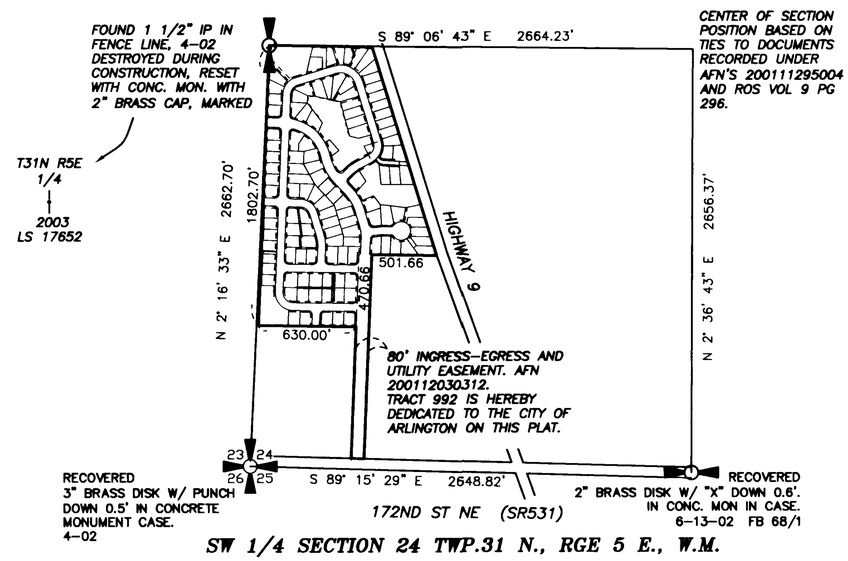
17. IF GRAVITY SEWER SERVICE IS NOT AVAILABLE THROUGH THE PLAT OF MAGNOLIA MEADOWS (OR OTHER PLAT TO THE WEST OF LOTS 8 AND 9) AT THE TIME OF THE CONSTRUCTION OF THE HOMES ON LOTS 3–5, 6–12, 15, 17, 20–22, 25, 27 & 28, INDIVIDUAL GRINDER PUMPS SHALL BE PLACED AT THE LOCATION OF THE GRAVITY SEWER STUB AS INDICATED ON THE APPROVED CONSTRUCTION PLANS. GRINDER PUMPS SHALL BE PLACED SUCH THAT GRAVITY SEWER CAN BE CONNECTED TO THE PROPOSED GRAVITY SEWER STUBS IN THE FUTURE. AT SUCH TIME THAT GRAVITY SEWER SERVICE BECOMES AVAILABLE, GRINDER PUMPS SHALL BE REMOVED AND THE LOTS CONNECTED TO THE GRAVITY SYSTEM.

18. AN EASEMENT IS HEREBY GRANTED AND CONVEYED TO CASCADE NATURAL GAS CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHIN A PORTION OF TRACTS 995 AND 999 AS SHOWN ON SHEET 3 OF 7, FOR NATURAL GAS PIPELINE PURPOSES WITH THE SAME TERMS AND CONDITIONS AS DOCUMENT RECORDED UNDER AUDITORS FILE NUMBER 200304020613, RECORDS OF SNOHOMISH COUNTY WASHINGTON.

19. FENCING AT WETLANDS TRACTS 996, 997 AND 999 SHALL BE PRESERVED AND MAINTAINED BY THE ADJACENT PROPERTY OWNERS.

20. TRACTS 995 AND 998 ARE PRIVATE PARK TRACTS AND ARE HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION IDENTIFIED IN NOTE 2 ABOVE FOR OWNERSHIP AND MAINTENANCE PURPOSES, AND SAID HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MANAGEMENT OF THE PARK TRACTS INCLUDING ESTABLISHING ALL RULES AND REGULATIONS. TRACTS 995 AND 998 ARE DEDICATED TO PARK PURPOSES IN COMPLIANCE WITH CITY OF ARLINGTON ORDINANCE NO. 1223.

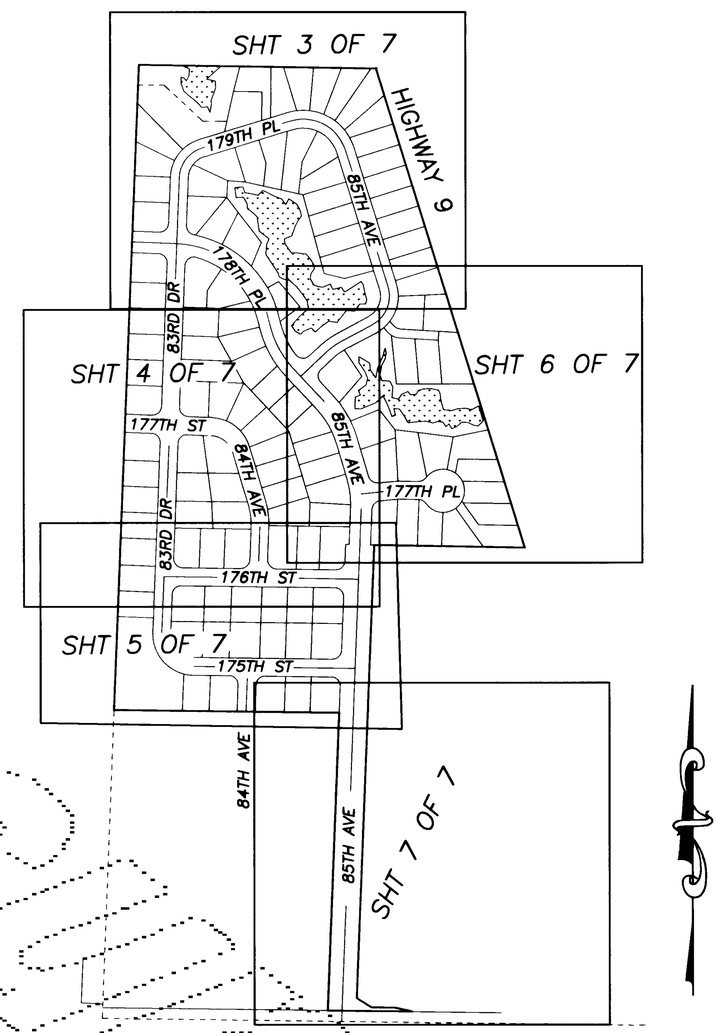
21. NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION OF ANY HOMES WITHIN THE PLAT PRIOR TO EVIDENCE OF PAYMENT OF VOLUNTARY TRAFFIC MITIGATION FEES PAYABLE TO WASHINGTON STATE DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF To be determined



SW 1/4 SECTION 24 TWP.31 N., RGE 5 E., W.M.

PLAT OF
EAGLE HEIGHTS
CITY OF ARLINGTON
MJ-03-039FP
SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM

INDEX SHEET



DENNIS J. ALBRIGHT
STATE OF WASHINGTON
17652
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-16-04
8-28-03

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF EAGLE HEIGHTS
IN A PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4
SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
CITY OF ARLINGTON

SHEET 2 OF 7

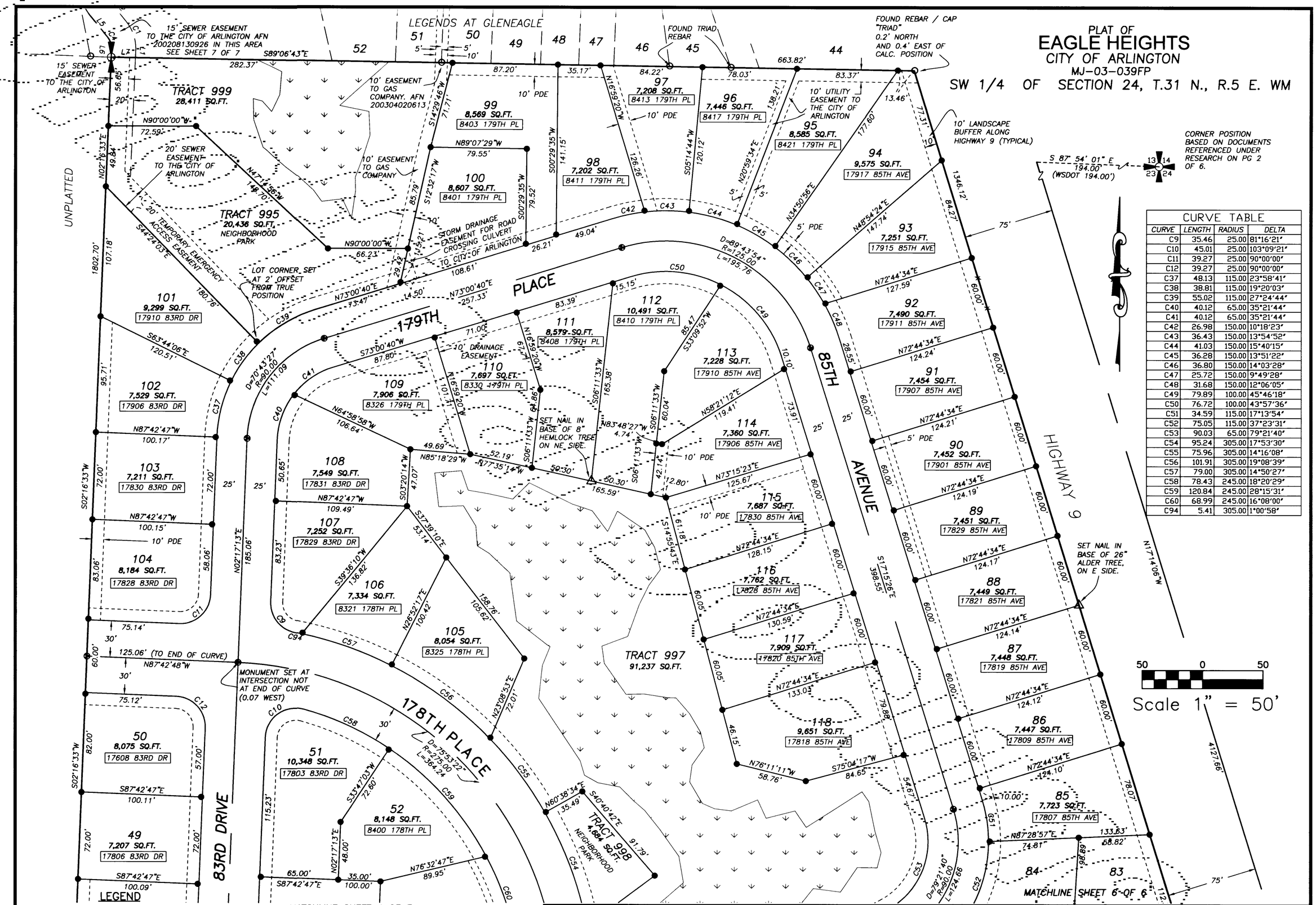
DATE: 8-18-03	BY: DJA	SCALE:
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B.

PLAT OF EAGLE HEIGHTS

CITY OF ARLINGTON

MJ-03-039FP

SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	35.46	25.00	81°16'21"
C10	45.01	25.00	103°09'21"
C11	39.27	25.00	90°00'00"
C12	39.27	25.00	90°00'00"
C37	48.13	115.00	23°58'41"
C38	38.81	115.00	19°20'03"
C39	55.02	115.00	27°24'44"
C40	40.12	65.00	35°21'44"
C41	40.12	65.00	35°21'44"
C42	26.98	150.00	10°18'23"
C43	36.43	150.00	13°54'52"
C44	41.03	150.00	15°40'15"
C45	36.28	150.00	13°51'22"
C46	36.80	150.00	14°03'28"
C47	25.72	150.00	9°49'28"
C48	31.68	150.00	12°06'05"
C49	79.89	100.00	45°46'18"
C50	76.72	100.00	43°57'36"
C51	34.59	115.00	17°13'54"
C52	75.05	115.00	37°23'31"
C53	90.03	65.00	79°21'40"
C54	95.24	305.00	17°53'30"
C55	75.96	305.00	14°16'08"
C56	101.91	305.00	19°08'39"
C57	79.00	305.00	14°50'27"
C58	78.43	245.00	18°20'29"
C59	120.84	245.00	28°15'31"
C60	68.99	245.00	16°08'00"
C94	5.41	305.00	1°00'58"

LEGEND

- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊕ SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- ⊕ FOUND CONCRETE MONUMENT IN CASE
- —x— FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- △ SET NAIL
- 8424 175TH ST = LOT ADDRESS, TYPICAL

NOTE

UNLESS NOTED OTHERWISE ALL FRONT LOT CORNERS ABUTTING ROAD RIGHT OF WAY ARE SET AT A 1 FOOT OFFSET FROM THE TRUE POSITION.

DENNIS J. ALBRIGHT — STATE OF WASHINGTON — 17652 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 7-10-04

8-27-03

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES

160 Cascade Place, Suite 206

Burlington, WA 98233

Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF EAGLE HEIGHTS

IN A PORTION OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4

SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SNOHOMISH COUNTY, STATE OF WASHINGTON

CITY OF ARLINGTON

SHEET 3 OF 7

DATE: 8-1-03	BY:	SCALE: 1" = 50'
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B.

PLAT OF
EAGLE HEIGHTS
CITY OF ARLINGTON
MJ-03-039FP
SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	41.70	25.00	95°33'35"
C5	39.27	25.00	90°00'00"
C13	39.27	25.00	90°00'00"
C14	39.27	25.00	90°00'00"
C15	39.27	25.00	90°00'00"
C16	39.27	25.00	90°00'00"
C17	39.94	25.00	91°32'20"
C18	38.60	25.00	88°27'40"
C19	39.94	25.00	91°32'20"
C22	38.60	25.00	88°28'21"
C54	95.24	305.00	17°53'30"
C60	68.99	245.00	16°08'00"
C64	72.52	245.00	16°57'34"
C65	50.16	305.00	9°25'23"
C66	44.03	305.00	8°16'16"
C67	76.78	245.00	17°57'25"
C68	36.18	245.00	8°27'41"
C70	37.49	305.00	7°02'36"
C71	64.10	305.00	12°02'30"
C72	55.79	305.00	10°28'48"
C73	104.13	245.00	24°21'07"
C74	60.71	230.00	15°07'21"
C75	41.75	180.00	13°17'21"
C78	42.18	115.00	21°00'52"
C79	48.67	115.00	24°15'03"
C80	51.88	115.00	25°50'51"
C81	80.67	65.00	71°06'45"
C82	23.39	220.00	6°05'32"
C83	45.97	220.00	11°58'21"
C84	56.04	170.00	18°53'15"
C88	3.16	220.00	0°49'21"
C89	8.68	305.00	1°37'47"
C90	8.20	245.00	1°55'00"
C95	5.77	180.00	1°50'12"
C97	5.49	245.00	1°16'49"

50 0 50
Scale 1" = 50'

LEGEND
- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊕ SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- ⊗ FOUND MONUMENT IN CASE AS NOTED
- —x— FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- △ SET NAIL
- 8424 175TH ST = LOT ADDRESS, TYPICAL

NOTE
UNLESS NOTED OTHERWISE ALL FRONT LOT CORNERS ABUTTING ROAD RIGHT OF WAY ARE SET AT A 1 FOOT OFFSET FROM THE TRUE POSITION.

DENNIS J. ALBRIGHT
STATE OF WASHINGTON
17652
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-04
8-27-03

PLAT OF EAGLE HEIGHTS
IN A PORTION OF THE SW 1/4 OF THE SW 1/4
AND THE NW 1/4 OF THE SW 1/4
SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
CITY OF ARLINGTON

DATE: 8-1-03	BY:	SCALE: 1" = 50'
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B.

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF
EAGLE HEIGHTS
CITY OF ARLINGTON
MJ-03-039FP
SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	39.94	25.00	91°32'20"
C18	38.60	25.00	88°27'40"
C19	39.94	25.00	91°32'20"
C20	38.60	25.00	88°27'40"
C21	39.94	25.00	91°31'39"
C22	38.60	25.00	88°28'21"
C23	39.93	25.00	91°31'22"
C24	38.61	25.00	88°28'38"
C25	39.94	25.00	91°31'39"
C26	38.60	25.00	88°28'21"
C85	103.85	65.00	91°32'20"
C86	156.57	115.00	78°00'31"
C87	27.16	115.00	13°31'48"
C95	38.60	25.00	88°28'21"

50 0 50
Scale 1" = 50'

LEGEND
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- ● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
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- 8424 175TH ST = LOT ADDRESS, TYPICAL

DENNIS J. ALBRECHT
STATE OF WASHINGTON
17652
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-04
8-5-03

NOTE
UNLESS NOTED OTHERWISE ALL FRONT LOT CORNERS ABUTTING ROAD RIGHT OF WAY ARE SET AT A 1 FOOT OFFSET FROM THE TRUE POSITION.

BASIS OF BEARING
ASSUMED N 2° 16' 33" E BETWEEN THE FOUND SOUTHWEST AND WEST CORNERS OF SECTION 24 AS SHOWN ON SHEET 2 OF 7.

RESEARCH
SURVEYS RECORDED UNDER AFN'S 199906075001, 200111295004, 7805240255, 9310185001, 9606145004 AND SURVEY RECORDED IN VOL 9 PG. 296.

FIELD-EQUIPMENT
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TCRA 1105" AND MEETS OR EXCEEDS THE REQUIREMENTS OF W.A.C. 332-130-090.

PLAT OF EAGLE HEIGHTS
IN A PORTION OF THE SW 1/4 OF THE SW 1/4
AND THE NW 1/4 OF THE SW 1/4
SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
CITY OF ARLINGTON

DATE: 8-1-03	BY: DJA	SCALE: 1" = 50'
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B.

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
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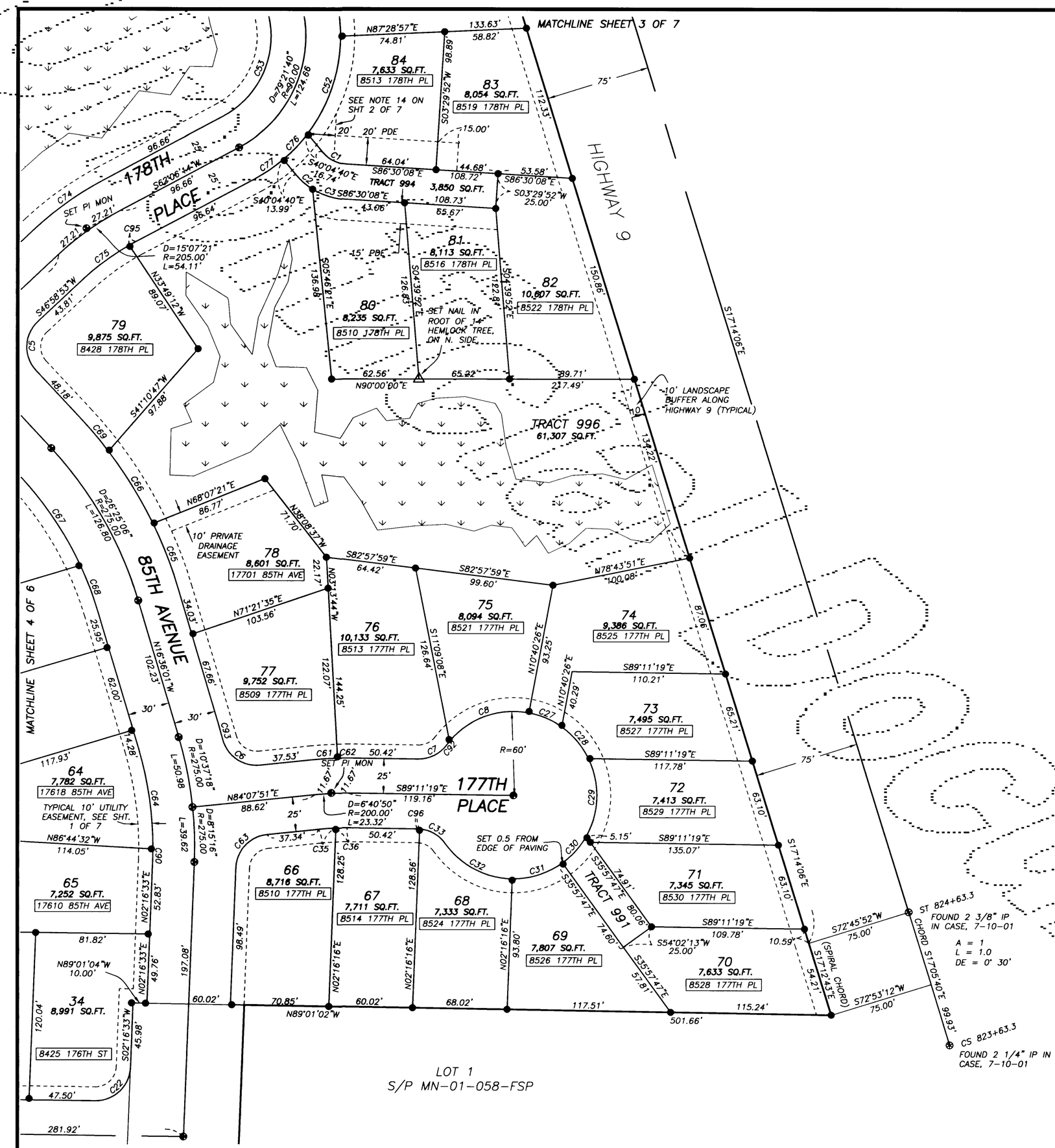
Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF
EAGLE HEIGHTS
CITY OF ARLINGTON
MJ-03-039FP
SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.26	25.00	46°25'29"
C2	16.11	50.00	18°27'50"
C3	24.40	50.00	27°57'39"
C4	41.70	25.00	95°33'35"
C5	39.27	25.00	90°00'00"
C6	35.47	25.00	81°17'07"
C7	23.55	25.00	53°58'05"
C8	63.56	60.00	60°41'44"
C27	25.79	60.00	24°37'28"
C28	29.96	60.00	28°36'35"
C29	58.12	60.00	55°30'17"
C30	25.79	60.00	24°37'28"
C31	38.44	60.00	36°42'17"
C32	56.59	60.00	54°02'17"
C33	21.87	25.00	50°06'52"
C35	12.48	175.00	4°05'09"
C36	7.93	175.00	2°35'41"
C51	34.59	115.00	17°13'54"
C52	75.05	115.00	37°23'31"
C53	90.03	65.00	79°21'40"
C61	18.74	225.00	4°46'20"
C62	7.49	225.00	1°54'30"
C63	35.72	25.00	81°51'18"
C64	72.52	245.00	16°57'34"
C65	50.16	305.00	9°25'23"
C66	60.97	305.00	11°27'12"
C67	76.78	245.00	17°57'25"
C68	36.18	245.00	8°27'41"
C69	29.50	305.00	5°32'31"
C73	104.13	245.00	24°21'07"
C74	60.71	230.00	15°07'21"
C75	41.75	180.00	13°17'21"
C76	25.20	115.00	12°33'21"
C77	24.45	115.00	12°10'54"
C91	1.68	25.00	3°51'13"
C92	3.28	60.00	3°08'05"
C93	10.73	305.00	2°00'58"
C95	5.77	180.00	1°50'12"
C96	1.68	25.00	3°51'13"

50 0 50
Scale 1" = 50'

LEGEND
- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊗ SET CONCRETE MONUMENT IN CASE, LS NO. 17652
- ⊕ FOUND MONUMENT IN CASE AS NOTED
- —x— FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- △ SET NAIL
- 8424 175TH ST = LOT ADDRESS, TYPICAL

DENNIS J. ALBRIGHT
STATE OF WASHINGTON
37652
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-04
8-27-03

NOTE
UNLESS NOTED OTHERWISE ALL FRONT LOT CORNERS ABUTTING ROAD RIGHT OF WAY ARE SET AT A 1 FOOT OFFSET FROM THE TRUE POSITION.

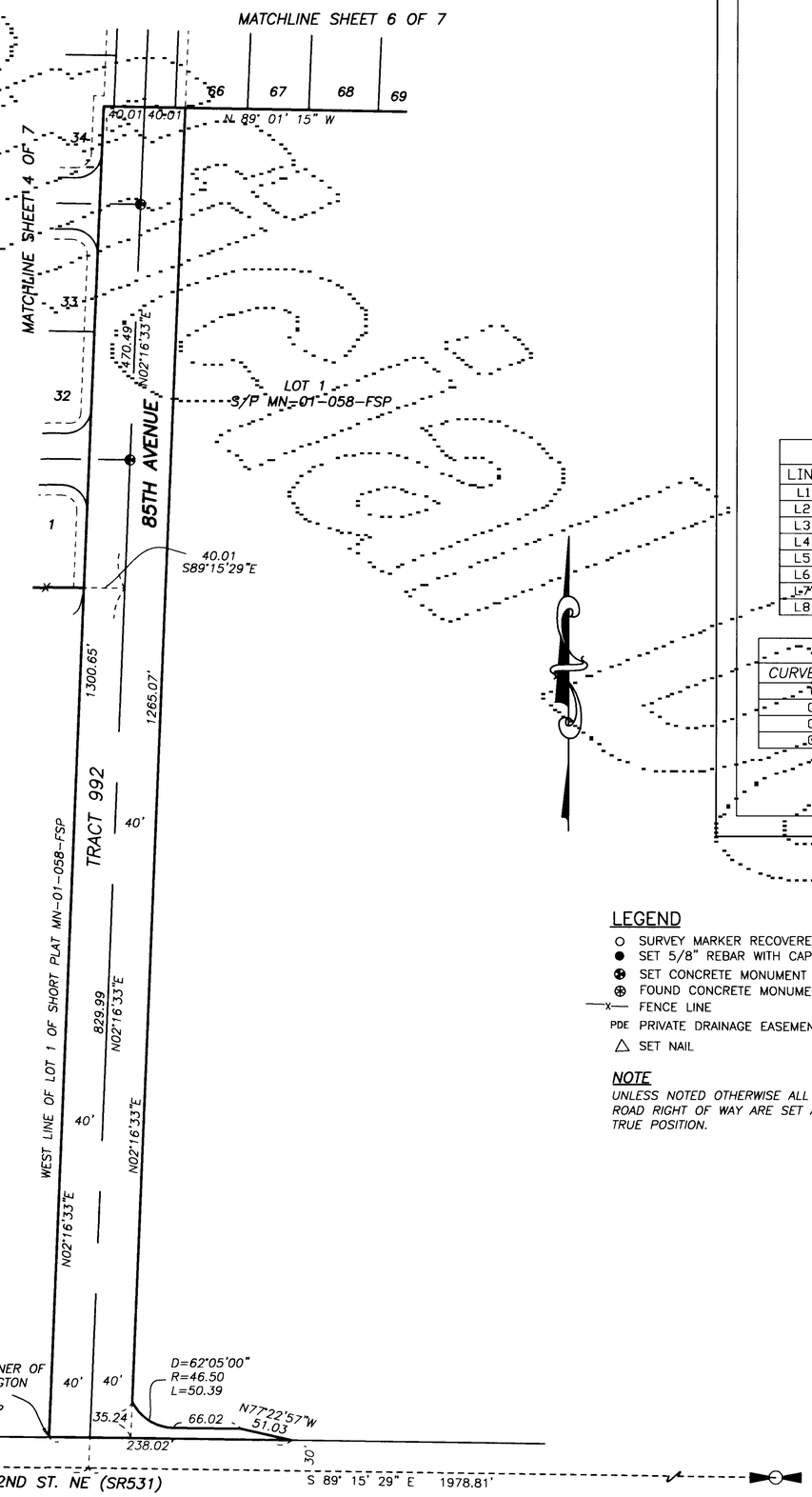
FIELD EQUIPMENT
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TCRA 1105" AND MEETS OR EXCEEDS THE REQUIREMENTS OF W.A.C. 332-130-090.

PLAT OF EAGLE HEIGHTS
IN A PORTION OF THE SW 1/4 OF THE SW 1/4
AND THE NW 1/4 OF THE SW 1/4
SECTION 24, TOWNSHIP 31, NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
CITY OF ARLINGTON

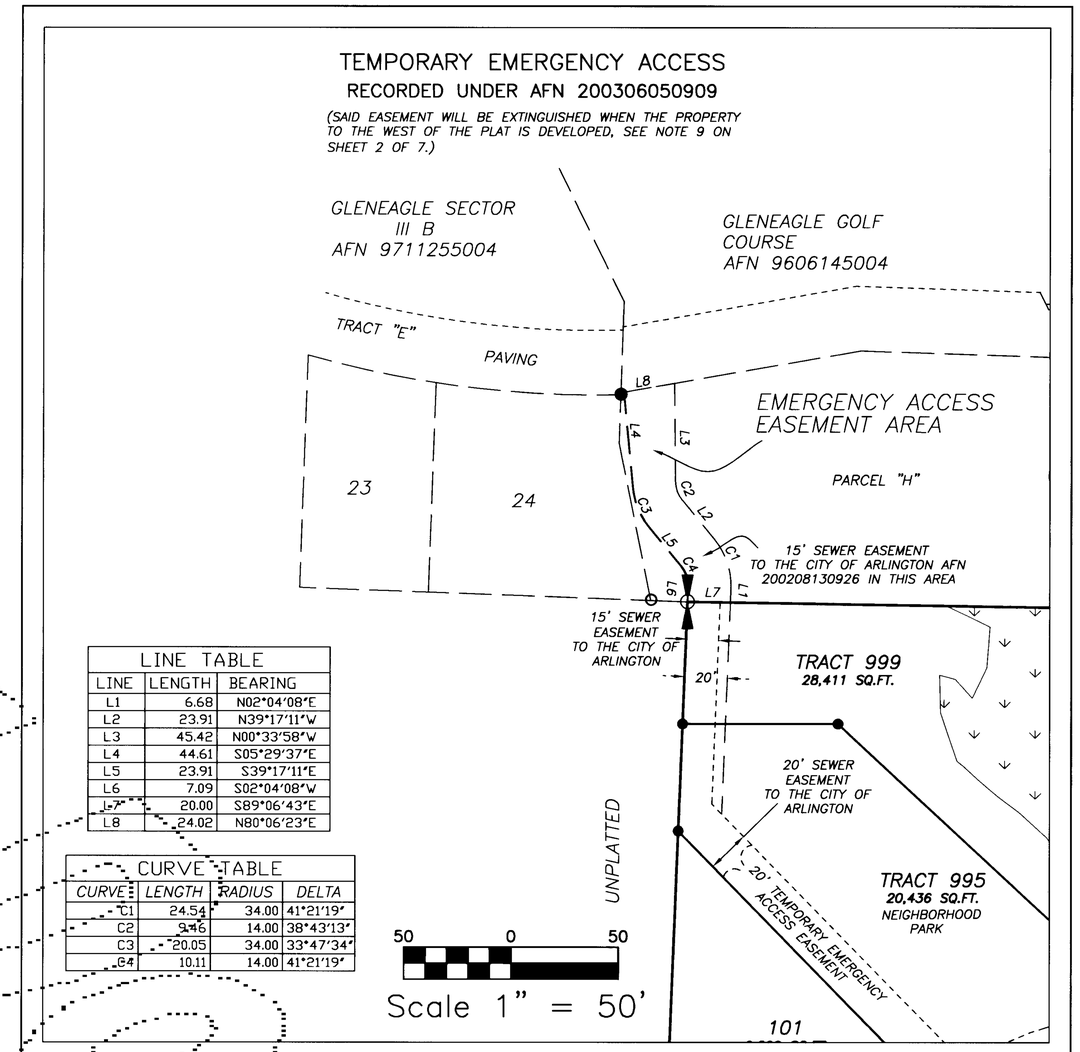
DATE: 8-18-03	BY: DJA	SCALE: 1" = 50'
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B. 30/5

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

PLAT OF
EAGLE HEIGHTS
CITY OF ARLINGTON
MJ-03-039FP
SW 1/4 OF SECTION 24, T.31 N., R.5 E. WM
DEDICATION PARCEL
TO THE CITY OF ARLINGTON.



100 0 100
Scale 1" = 100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.68	N02°04'08"E
L2	23.91	N39°17'11"W
L3	45.42	N00°33'58"W
L4	44.61	S05°29'37"E
L5	23.91	S39°17'11"E
L6	7.09	S02°04'08"W
L7	20.00	S89°06'43"E
L8	24.02	N80°06'23"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.54	34.00	41°21'19"
C2	9.46	14.00	38°43'13"
C3	20.05	34.00	33°47'34"
C4	10.11	14.00	41°21'19"

50 0 50
Scale 1" = 50'

LEGEND
- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
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DENNIS J. ALBRECHT
STATE OF WASHINGTON
17652
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-04
8-5-03

PLAT OF EAGLE HEIGHTS
IN A PORTION OF THE SW 1/4 OF THE SW 1/4
AND THE NW 1/4 OF THE SW 1/4
SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
CITY OF ARLINGTON

DATE: 8-1-03	BY: DJA	SCALE: AS NOTED
PROJECT NO. 71-SDG-01 71SURV-PLAT.DWG		F.B.

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