CITY OF ARLINGTON
SHORT PLAT NO. MN-02-033-SP

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF
SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, WASHINGTON

GENERAL NOTES AND RESTRICTIONS

(I) NO PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(II) FOLLOWING THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS OF WAY TO HAMPER PROPERTY ROAD DRAINAGE. THE OWNER OF ANY LOT OR 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 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.

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

(IV) PRIOR TO ISSUANCE OF BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT TO THE LAKEWOOD SCHOOL DISTRICT IMPACT FEE AT AN ESTIMATED TOTAL OF $2,232.00 (ESTIMATE BASED ON 2 DWELLING UNITS AT $1,116.00 PER UNIT), AND THE DEVELOPER SHALL SUBMIT TO THE CITY OF ARLINGTON PROOF OF PAYMENT OF THE ESTIMATED SCHOOL IMPACT FEES OR AN EQUITABLE EQUIVALENT AS AGREED TO BY THE DEVELOPER AND THE LAKEWOOD SCHOOL DISTRICT.

(V) PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT OF THE CITY OF ARLINGTON NIEGHBORHOOD/MINI PARK IN LIEU FEE AT AN ESTIMATED TOTAL OF $968.00 (ESTIMATED ON 2 NEW DWELLING UNITS AT $484.00 PER UNIT.)

(VI) PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT OF THE CITY OF ARLINGTON COMMUNITY PARK IN LIEU FEE AT AN ESTIMATED TOTAL OF $3,324.00 (ESTIMATED ON 2 NEW DWELLING UNITS AT $1,662.00 PER UNIT.)

(VII) SUBJECT TO RECORD OF SURVEY RECORDED UNDER AUDITOR FILE NUMBER 8604185003.

(VIII) AN AVIGATION EASEMENT IS GRANTED OVER THE PORPERTY THAT BEGINS AT 287 FEET MEAN SEA LEVEL AND EXTENDS UPWARD.

(VIV) THE AREA IN WHICH THE PLAT IS PROPOSED IS WITHIN THE AIRPORT TRAFFIC PATTERN ZONE. THE FOLLOWING RESTRICTIONS APPLY:

(a) 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 OVER FLIGHT ACTIVITIES CREATING NOISE IMPACT ON THE PROPERTY.

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

(c) 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 APPURTENANCES, OR ANY USE WHICH MAY ATTRACT BIRDS.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. A DEED DESCRIPTION RECORDED UNDER AUDITOR FILE NUMBER 200203291085, SNOHOMISH COUNTY RECORDS; THAT EXTERIOR SHORT PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION AND UNDER STANDARDS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREETS CENTERLINE MONUMENTS WITHIN THE SHORT PLAT HAVE BEEN MONUMENTS AS APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION AS REFERENCED HEREIN; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF 24, November 2003

Thomas E. Barry DATE: 11/24/03
THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

THOMAS E. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 4-17-04
11-24-03

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS SHORT PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS ON THIS 24 DAY OF Nov 2003.

DON L. RICHARDS — SHARON B. RICHARDS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DON L. RICHARDS AND SHARON B. RICHARDS 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 November 24, 2003

Sue Ellen Pike
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Sue Ellen Pike
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Marysville

MY APPOINTMENT EXPIRES 5-29-05

SUE ELLEN PIKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 29, 2005

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, VERIZON AND THE FRANCHISED TELEVISION CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING TO THE STREET FRONTAGE OF ALL LOTS 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, CABLE T.V., WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS SHORT PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH UNIFIED DEVELOPMENT CODE OF THE CITY OF ARLINGTON, AND THEREFOR THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO IT BEING RECORDED IN THE SNOHOMISH COUNTY AUDITOR'S OFFICE WITHIN 60 DAYS OF THE DATE BELOW.

PLANNING MANAGER, CITY OF ARLINGTON

12 DEC 03
DATE

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS SHORT PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS ON COMPLIANCE WITH UNIFIED DEVELOPMENT CODE OF THE CITY OF ARLINGTON, AND THEREFOR THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CITY ENGINEERING, CITY OF ARLINGTON

12/2/03
DATE

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 2ND DAY OF December, 2003.

Kathy Peterson
FINANCE DIRECTOR/CITY TREASURER

2 Dec 03
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 2nd DAY OF December, 2003, AT 57 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME ___ OF SHORT PLATS, PAGE ___, A.F.N. 200312025004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERWILLIGER
AUDITOR, SNOHOMISH COUNTY

BY: Trina Hagen
DEPUTY COUNTY AUDITOR

A.F.N. 200312025004 REV 00 MMM 11/12/03

METRON
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: NOV 2003 BY: M.M.M.	SCALE: ---
PROJECT NO. 02041 FINAL	F.B. 5-31 BK 36

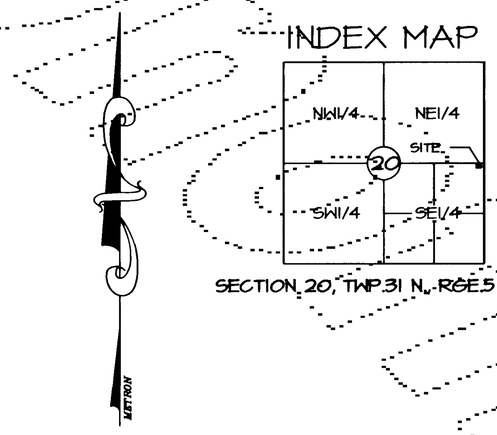
CITY OF ARLINGTON FILE NO. MN-02-033-SP

DON RICHARDS
SHORT PLAT

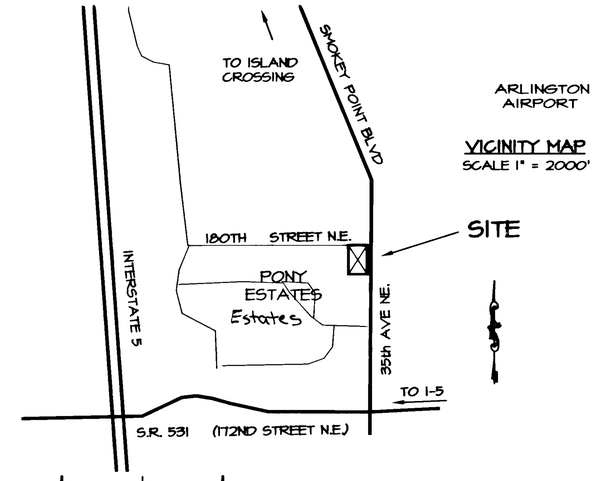
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF
SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

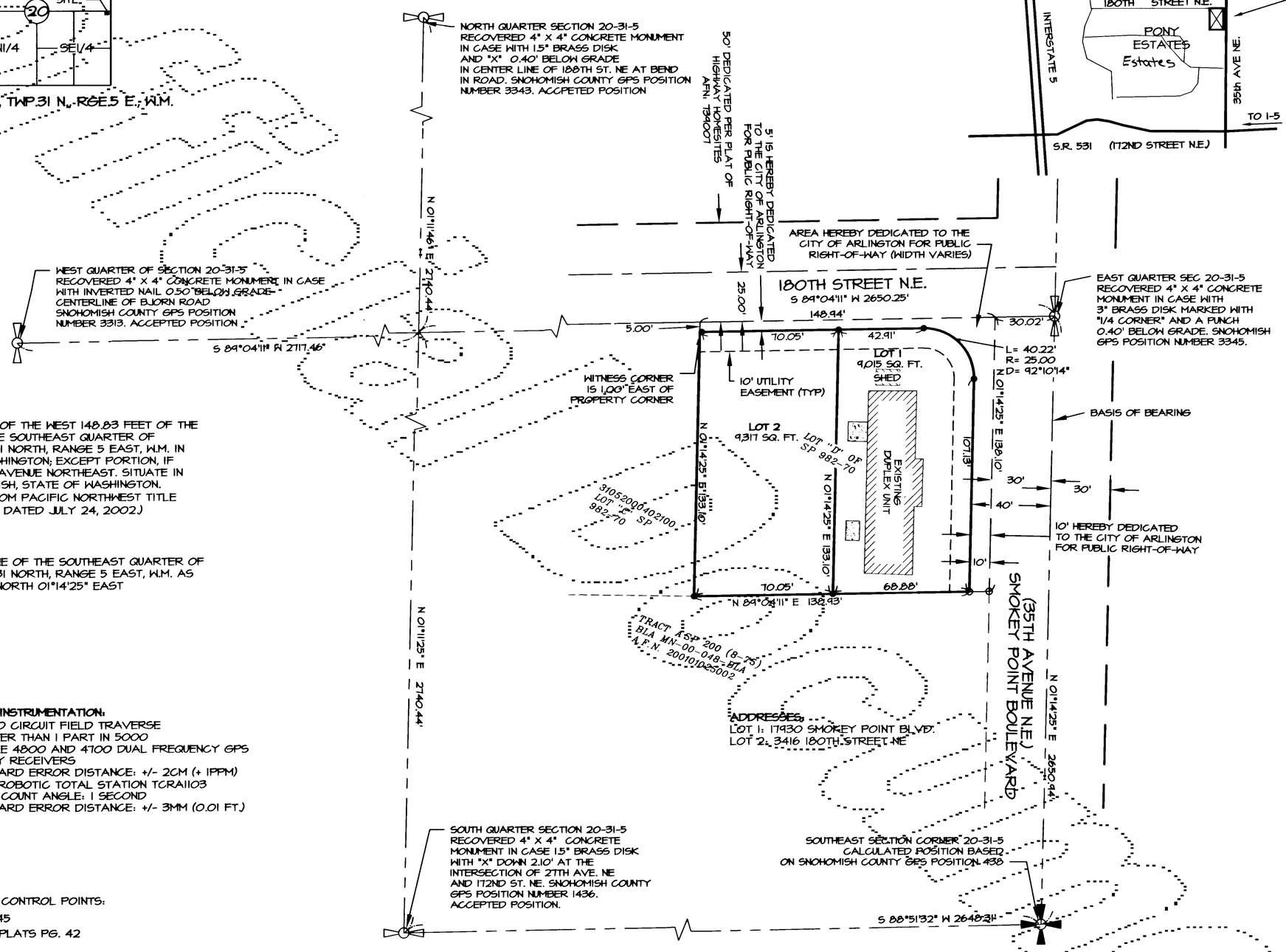
CITY OF ARLINGTON
SHORT PLAT NO. MN-02-033-SP

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF
SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, WASHINGTON



40 0 40
Scale 1" = 40'





LEGAL DESCRIPTION:

THE NORTH 138.00 FEET OF THE WEST 148.83 FEET OF THE EAST 178.83 FEET OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT PORTION, IF ANY, LYING WITHIN 35TH AVENUE NORTHEAST. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. (LEGAL DESCRIPTION FROM PACIFIC NORTHWEST TITLE ORDER NUMBER 130618-1 DATED JULY 24, 2002.)

BASIS OF BEARING

BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AS SHOWN HEREON BEARS NORTH 01°14'25" EAST

FIELD PROCEDURES AND INSTRUMENTATION:

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY GPS SURVEY RECEIVERS
STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)
FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TCRA1103
LEAST COUNT ANGLE: 1 SECOND
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

RESEARCH DOCUMENTS:

SNOHOMISH COUNTY GPS CONTROL POINTS:
438,1436,3313,3343 & 3345
PONY ESTATES VOL. 28 PLATS PG. 42
AFN: 8604185003
AFN: 200101025002
AFN: 2411477
AFN: 739007

LEGEND

- SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"

A.F.N. 200312025004

REV 01 MJS 12/01/03

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3-17-04
12-1-03

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and ASSOCIATES INC.
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DATE: NOV 2003 BY: M.M.M.	SCALE: 1" = 20'
PROJECT NO. 02041 FINAL	F.B. 5-31 BK36

CITY OF ARLINGTON FILE NO. MN-02-033-SP

DON RICHARD'S SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SHEET 2 OF 2