WALNUT RIDGE, DIVISION 2

PFN: 02-109857 SD

A PORTION OF THE S.W. 1/4 S.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON

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

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT DARLING INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND JUBIE CONSTRUCTION, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND EVERTRUST BANK, A CORPORATION, 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 THE 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 RE-ROUTING 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.

TRACT 999, (STORMWATER INFILTRATION TRACT/OPEN SPACE), IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 1 THROUGH 17 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 26th DAY OF May, 2004.

DARLING INVESTMENT, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY

BY: T. Scott Darling TITLE: MEMBER

JUBIE CONSTRUCTION, INC,
A WASHINGTON CORPORATION

BY: Harvey R. Jubie TITLE: PRESIDENT

EVERTRUST BANK
A CORPORATION

BY: Jorelei Christenson TITLE: Senior Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT T. Scott Darling 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 MEMBER OF DARLING INVESTMENT, L.L.C., 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 5-26-04, 2004.

Lisa Dearborn
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Lisa Dearborn
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Stanwood
MY APPOINTMENT EXPIRES 8-21-06

LISA DEARBORN NOTARY PUBLIC COMMISSION EXPIRES 8-21-06 STATE OF WASHINGTON

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Harvey R. Jubie 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 President OF JUBIE CONSTRUCTION, INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5-26, 2004.

Lisa Dearborn
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Lisa Dearborn
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Stanwood
MY APPOINTMENT EXPIRES 8-21-06

LISA DEARBORN NOTARY PUBLIC COMMISSION EXPIRES 8-21-06 STATE OF WASHINGTON

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lorel Christenson 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 Senior Vice President OF EVERTRUST BANK, A CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 26, 2004.

Camarin H. Mass
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Camarin H. Mass
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Redmond
MY APPOINTMENT EXPIRES 11-15-2007

CAMARIN H. MASS NOTARY PUBLIC COMMISSION EXPIRES 11-15-2007 STATE OF WASHINGTON (SEAL)

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.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: Kimberly Hurd 6-4-04
DEPUTY COUNTY TREASURER 6-16-04 KH

TREASURER OFFICIAL SEAL SNOHOMISH COUNTY, WASHINGTON

COUNTY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 8 DAY OF JUNE, 2004.

SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES APPROVAL

EXAMINED AND APPROVED THIS 9th DAY OF June, 2004.

Pamela M. Mill
SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

CHAIRMAN, COUNTY COUNCIL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 16th DAY OF JUNE, 2004.

COUNTY COUNCIL CHAIR PERSON
SNOHOMISH COUNTY, WASHINGTON

6-16-04
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY THIS 16 DAY OF JUNE, 2004, AT 3 MINUTES PAST 10AM, AND RECORDED IN VOL. — OF PLATS, PAGE —; A.F.N. 200406165001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

BY:
DEPUTY COUNTY AUDITOR

SHEET INDEX

SHEET 1 DEDICATION, ACKNOWLEDGMENTS & APPROVALS
SHEET 2 LEGAL DESCRIPTION, SECTION 16 SUBDIVISION DATA
SHEET 3 EASEMENT PROVISIONS, RESTRICTIONS & CONDITIONS
SHEET 4 FINAL PLAT MAP

A.F.N. 200406165001 REV 02 JSM 4/26/04

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF WALNUT RIDGE, DIVISION 2 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 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.

Thomas E. Barry DATE: 6-1-04
THOMAS E. BARRY, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

THOMAS E. BARRY STATE OF WASHINGTON 28067 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 3-11-06
6-1-04

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: OCT 2003 BY: J.S.M.	SCALE: --
PROJECT NO. 02097	F.B. 5-31

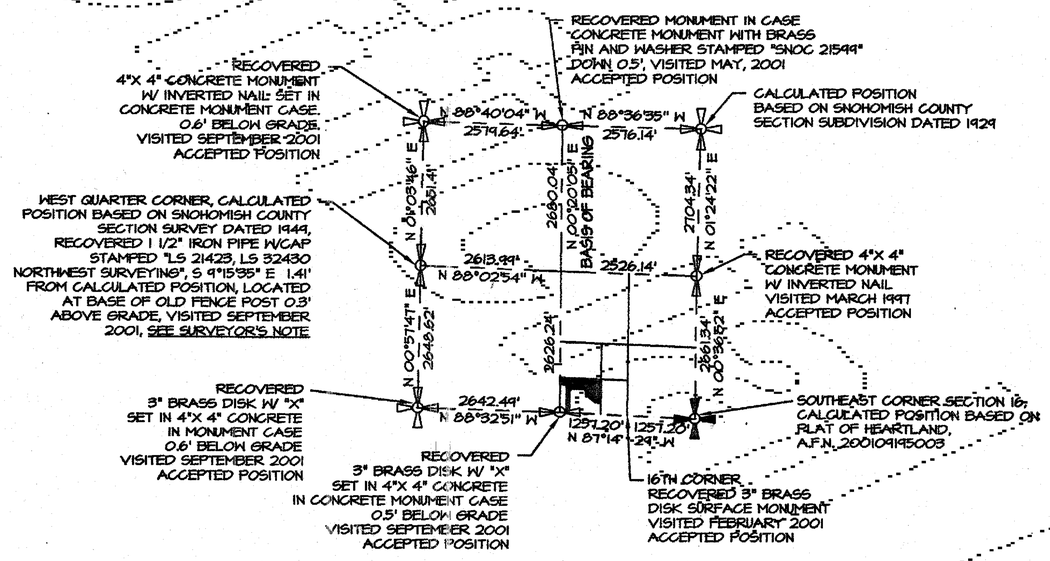
SNOHOMISH COUNTY PFN: 02-109857 SD

WALNUT RIDGE DIVISION 2
FOR
DARLING INVESTMENT, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF THE S.W. 1/4 S.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
SHEET 1 OF 4

WALNUT RIDGE, DIVISION 2

PFN: 02-109857 SD

A PORTION OF THE S.W. 1/4 S.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON



SECTION 16, TWP.31 N., RGE.5 E., W.M.
SCALE 1" = 2000'

LEGAL DESCRIPTION

LOT 1 OF SNOHOMISH COUNTY SHORT PLAT SP 225(1-84) RECORDED UNDER RECORDING NUMBER 8506120125, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

(LEGAL DESCRIPTION PER STEWART TITLE ORDER NUMBER 56319A, DATED APRIL 26, 2004)

SURVEYOR'S NOTE

THE WEST QUARTER CORNER POSITION MONUMENTED BY NORTHWEST SURVEYING IS DOCUMENTED BY R.O.S. AFN 9712085001. THIS SURVEY HOLDS A RECOVERED FENCE CORNER POST AS THE WEST QUARTER CORNER POSITION.

METRON & ASSOCIATES, INC. HAS ALSO REVIEWED THE HUEY LAND SURVEYING RECORDS OF R.O.S. AFN 8409175013 AND R.O.S. AFN 9701025007. HUEY LAND SURVEYING IS HOLDING THE SNOHOMISH COUNTY SECTION SURVEY DATED 1949 AS THE BASIS FOR THE WEST QUARTER CORNER POSITION.

THE 1949 SURVEY IS DEFENDED BY ITS PRECISION TO MEASURED DISTANCES. METRON CONSIDERS THE FENCE CORNER POST RECOVERED BY NORTHWEST SURVEYING A MEMORIAL TO THE ORIGINAL G.L.O. CORNER LOCATION. THEREFORE THE FENCE POST IS NOT AN EXACT LOCATION. IT IS METRON'S OPINION THAT THE CORNER IS OBLITERATED AND THE SNO. CO. 1949 SURVEY IS THE BEST RECORD EVIDENCE TO REESTABLISH THE WEST QUARTER CORNER POSITION.

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A.F.N. 200406165001 REV 02 MMM 5/26/04

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06
6-2-04

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
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DATE: OCT 2003 BY: J.S.M.	SCALE: --
PROJECT NO. 02097	F.B. 5-31

SNOHOMISH COUNTY PFN: 02-109857 SD

WALNUT RIDGE DIVISION 2
FOR
DARLING INVESTMENT, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF THE S.W. 1/4 S.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
SHEET 2 OF 4

WALNUT RIDGE, DIVISION 2

PFN: 02-109857 SD

A PORTION OF THE S.W. 1/4 S.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON

EASEMENT PROVISIONS

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.

AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 281 FEET 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 REGULATIONS (EAR) PART 77).

RESTRICTIONS AND CONDITIONS OF SUBDIVISION APPROVAL

(i) NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.

(ii) THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41A SCC OR PREVIOUSLY UNDER TITLE 19 SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41A 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) LOTS 1 THROUGH 17 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRES ROOF DOWNSPOUTS TO TIE INTO UNDERGROUND INFILTRATION TRENCHES. SEE DRAINAGE PLAN FOR DETAILS.

(v) THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR ARLINGTON SCHOOL DISTRICT NO. 16 TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE IN ACCORDANCE WITH THE PROVISIONS OF SCC 26C.20.020.

14. TITLE 26B REQUIRES THE NEW LOT MITIGATION PAYMENTS IN THE AMOUNTS SHOWN BELOW FOR A SINGLE-FAMILY RESIDENCE OR TWICE THE AMOUNT SHOWN FOR A DUPLEX:

$1,961.85 PER LOT FOR MITIGATION OF IMPACTS ON COUNTY ROADS PAID TO THE COUNTY,

$75.75 PER LOT FOR TRANSPORTATION DEMAND MANAGEMENT PAID TO THE COUNTY,

$344.52 PER LOT FOR MITIGATION OF IMPACTS ON STATE HIGHWAYS PAID TO THE COUNTY,

$943.54 PER LOT FOR MITIGATION OF IMPACTS ON CITY STREETS FOR THE CITY OF ARLINGTON PAID TO THE CITY. PROOF OF PAYMENT SHALL BE PROVIDED.

THESE PAYMENTS ARE DUE PRIOR TO OR AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH SINGLE-FAMILY RESIDENCE. NOTICE OF THESE MITIGATION PAYMENTS/OBLIGATINS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOTS THEREIN. ONCE BUILDING PERMITS HAVE BEEN ISSUED ALL MITIGATION PAYMENTS SHALL BE DEEMED PAID BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.

(vi) ON LOTS WITH MORE THAN ONE ROAD FRONTAGE, COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS) RESTRICT LOT ACCESS TO THE MINOR ROAD, UNLESS A FORMAL DEVIATION IS GRANTED BY THE DEPARTMENT OF PUBLIC WORKS.

(vii) YOUR REAL PROPERTY IS ON, 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 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 SCC. MAY BE OBTAINED FROM SNOHOMISH COUNTY.

AGRICULTURAL ACTIVITIES CONDUCTED ON DESIGNATED FARMLANDS IN COMPLIANCE WITH ACCEPTABLE AGRICULTURAL 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 TRANSFER. THIS DISCLOSURE MAY NOT BE APPLICABLE THEREAFTER IF AREAS DESIGNATED FARMLAND ARE CHANGE FORM THE FARMLAND DESIGNATION.

NOTHING IN CHAPTER 32.15 SCC SHALL AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES.

(viii) SCC TITLE 26A REQUIRES THE PER NEW UNIT FEE PAYMENT IN THE AMOUNT OF $1,077.00 FOR MITIGATION OF IMPACTS ON PUBLIC PARK AND RECREATION 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 LOTS THEREIN.

(ix) 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.

(x) SUBJECT TO THE EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY OF OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; RECORDED UNDER RECORDING NUMBER 400477.

RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFOR, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTATION AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER PROPERTY, AS SERVED IN DEED REFERRED TO ABOVE.

(xi) SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND WEST COAST TELEPHONE COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, CONSISTING OF A SINGLE LINE OF POLES RECORDED JUNE 21, 1963 UNDER RECORDING NUMBER 1621852.

(xii) SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AFFECTING THE EAST 60 FEET OF THE WEST 180 FEET RECORDED NOVEMBER 10, 1972 UNDER RECORDING NUMBER 2270842.

(xiii) SUBJECT TO THE TERMS AND CONDITIONS OF A BOUNDARY LINE ADJUSTMENT RECORDED JANUARY 6, 1983 UNDER RECORDING NUMBER 8301060118.

(xiv) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT SP225(7-84), INCLUDING PROVISIONS FOR THE MAINTENANCE OF THE PRIVATE ROADS RECORDED JUNE 12, 1985 UNDER RECORDING NUMBER 8506120125.

(xiv) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IN DECLARATION OF RESTRICTIONS RECORDED AUGUST 14, 1985 UNDER RECORDING NUMBER 8508140312.

(xv) SUBJECT TO THE TERMS AND CONDITIONS OF A BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 16, 1986 UNDER RECORDING NUMBER 8610160042.

(xvi) SUBJECT TO THE TERMS AND CONDITIONS OF A JOINT USE AND MUTUAL MAINTENANCE AGREEMENT RECORDED NOVEMBER 13, 1986 UNDER RECORDING NUMBER 8611130050.

(xvii) SUBJECT TO SNOHOMISH COUNTY "RIGHT TO FARM" DISCLOSURE STATEMENT RECORDED NOVEMBER 20, 1995 UNDER RECORDING NUMBER 9511200041.

(xviii) SUBJECT TO TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN ROBINETT CAPITAL, LLC, A WASHINGTON CORPORATION AND THE CITY OF ARLINGTON, WASHINGTON REGARDING REIMBURSEMENT FOR SEWER IMPROVEMENTS RECORDED JANUARY 29, 2002 UNDER RECORDING NUMBER 200201291753.

(xix) SUBJECT TO TERMS AND CONDITIONS OF AN UTILITY EXTENSION BETWEEN PAR6 INVESTMENTS, LLC AND CITY OF ARLINGTON RECORDED MARCH 28, 2003 UNDER RECORDING NUMBER 200303280750.

(xx) SUBJECT TO TERMS AND CONDITIONS OF A COMMON BOUNDARY LINE AGREEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 200404290357.

(xxi) 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.

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

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.

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT SNOHOMISH COUNTY (COUNTY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. COUNTY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. COUNTY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.

2. IF COUNTY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, COUNTY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, COUNTY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF COUNTY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, COUNTY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE COUNTY OR PAY COUNTY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN COUNTY'S STATEMENT.

3. IF COUNTY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, COUNTY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCE'S THAT IN THE SOLE OPINION OF COUNTY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.

4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, COUNTY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.

5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

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SHEET 1 DEDICATION, ACKNOWLEDGMENTS & APPROVALS

SHEET 2 LEGAL DESCRIPTION, SECTION 16 SUBDIVISION DATA

SHEET 3 EASEMENT PROVISIONS, RESTRICTIONS & CONDITIONS

SHEET 4 FINAL PLAT MAP

A.F.N. 201010646001 REV 02 JSM 6/2/04

THOMAS E. BARNES
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06
6-2-04

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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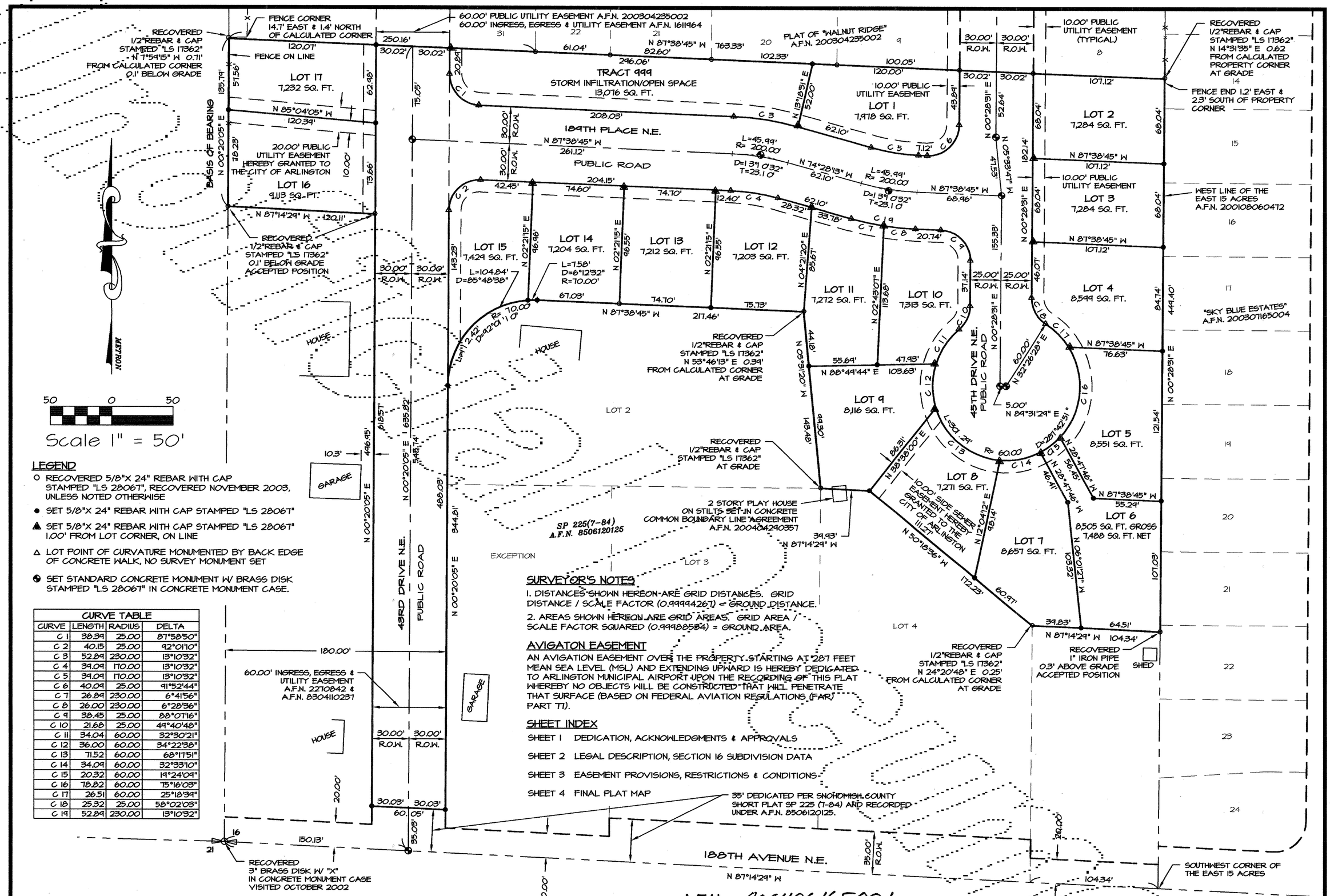
DATE: OCT 2003 BY: J.S.M.	SCALE: --
PROJECT NO. 02097	F.B. 5-31

SNOHOMISH COUNTY PFN: 02-109857 SD

WALNUT RIDGE DIVISION 2
FOR
DARLING INVESTMENT, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY
A PORTION OF THE S.W. 1/4 S.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON



LEGEND

- ○ RECOVERED 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067", RECOVERED NOVEMBER 2003, UNLESS NOTED OTHERWISE
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- ▲ SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067" 1.00' FROM LOT CORNER, ON LINE
- △ LOT POINT OF CURVATURE MONUMENTED BY BACK EDGE OF CONCRETE WALK, NO SURVEY MONUMENT SET
- ⊕ SET STANDARD CONCRETE MONUMENT W/ BRASS DISK STAMPED "LS 28067" IN CONCRETE MONUMENT CASE.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C 1	38.39	25.00	87°58'50"
C 2	40.15	25.00	92°01'10"
C 3	52.89	230.00	13°10'32"
C 4	39.09	170.00	13°10'32"
C 5	39.09	170.00	13°10'32"
C 6	40.09	25.00	91°52'44"
C 7	26.89	230.00	6°41'56"
C 8	26.00	230.00	6°28'36"
C 9	38.45	25.00	88°07'16"
C 10	21.68	25.00	49°40'48"
C 11	34.04	60.00	32°30'21"
C 12	36.00	60.00	34°22'38"
C 13	71.52	60.00	68°17'51"
C 14	34.09	60.00	32°33'10"
C 15	20.32	60.00	19°24'09"
C 16	78.82	60.00	75°16'03"
C 17	26.51	60.00	25°18'39"
C 18	25.32	25.00	58°02'03"
C 19	52.89	230.00	13°10'32"

SURVEYOR'S NOTES

1. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.99994267) = GROUND DISTANCE.
2. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.99988584) = GROUND AREA.

AVIGATON EASEMENT

AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 287 FEET 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 REGULATIONS (FAR) PART 77).

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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: LEIGA ROBOTIC TOTAL STATION TCRA1103
LEAST COUNT ANGLE: 1 SECOND
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

THOMAS E. BARNY STATE OF WASHINGTON 28067 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 6-2-04

A.F.N. 200406165001

REV 04 JSM 6/2/04

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DATE: OCT 2003 BY: J.S.M.	SCALE: 1" = 50'
PROJECT NO. 02097	F.B. 5-31

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