PLAT OF MAGNOLIA ESTATES

CITY OF ARLINGTON FILE NUMBER C-04-055-FP S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31 N., RGE. 5 E., W.M.
CITY OF ARLINGTON, WASHINGTON

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE CITY OF ARLINGTON ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT TRACT 995 (OPEN SPACE), TRACT 996 (PARK), TRACT 997 (PRIVATE ROAD), TRACT 998 (STORM DETENTION / OPEN SPACE) AND TRACT 999 (PARK), WHICH SHALL REMAIN SPECIFICALLY AS PRIVATE TRACTS. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE 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 ESTABLISHMENT CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

DATED THIS 21ST DAY OF OCTOBER, 2004.

JOHN LAKHANI
QUILCEDA LAND GROUP, INC.

FRONTIER BANK

BY [signature] TITLE SVP/Manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN LAKHANI 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 TO AS THE President OF QUILCEDA LAND GROUP, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 21, 2004

JESSICA M. CULP COMMISSION EXPIRES 6-20-2007 NOTARY PUBLIC STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Jessica M. Culp
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Skagit Co.
MY APPOINTMENT EXPIRES 6-20-07

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Nancy Holiman 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 TO AS THE SVP/Manager OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 21, 2004.

JESSICA M. CULP COMMISSION EXPIRES 6-20-2007 NOTARY PUBLIC STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Jessica M. Culp
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Skagit Co.
MY APPOINTMENT EXPIRES 6-20-07

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MAGNOLIA ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; 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, PROFESSIONAL LAND SURVEYOR — DATE: 10-21-04
CERTIFICATE NO. 28067

THOMAS E. BARRY STATE OF WASHINGTON 28067 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 3-11-06
10-21-04

CONDITIONS AND RESTRICTIONS

(i) NO LOT OR 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.

(ii) PARK AND/OR SCHOOL IMPACT AND/OR MITIGATION FEES ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT; AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(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) FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, ON 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 ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF 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.

(v) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT FOR PUGET SOUND POWER & LIGHT COMPANY. TWO ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR STEEL OR WOODEN POLES, WITH NECESSARY BRACES, GUYS AND ANCHORS TOGETHER WITH TRANSMISSION, TELEPHONE AND TELEGRAPH WIRES, INSULATORS AND CROSS-ARMS PLACED THEREON. RECORDED MAY 16, 1924 UNDER RECORDING NUMBERS 335800 AND 335801.

(vi) SUBJECT TO MATTERS DISCLOSED BY SURVEYS RECORDED UNDER RECORDING NUMBERS 8612235002 AND 8702245001.

(vii) SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE. RECORDED AUGUST 27, 1992 UNDER RECORDING NUMBER 9208270418.

(viii) SUBJECT TO CITY OF ARLINGTON ORDINANCE NO. 1228 AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN. RECORDED JUNE 2, 2000 UNDER RECORDING NUMBER 200006020124.

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

(x) ALL EXTERIOR LIGHTING, INCLUDING STREETLIGHTS, SHALL BE DOWN SHIELDED.

(xi) MAINTENANCE OF THE LANDSCAPING EASEMENT LOCATED ADJACENT TO SR 531 AND 81ST AVENUE N.E. SHALL BE THE RESPONSIBILITY OF LOTS 1 THROUGH 70 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT.

(xii) IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE PROPOSED 70 LOTS, IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AND WILL BE REQUIRED AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(xiii) SUBJECT TO COURT CAUSE NO. 89-2-02107-4.

(xiv) TRACT 997, PRIVATE COMMON ACCESS AND UTILITY EASEMENT, IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 4 AND 5, WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM SAID LOTS.

(xv) NO PERMITS FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO SINGLE-FAMILY RESIDENCES, MAY BE ISSUED FOR LOTS 31-47 UNTIL THE PUBLIC ACCESS EASEMENT AS SHOWN ON SHEETS 3, 4 AND 5 OF THIS PLAT, RUNNING ALONG THE WESTERN PORTION OF THESE LOTS, IS EXTINGUISHED. SAID EASEMENT MAY BE EXTINGUISHED AT SUCH TIME AS SECONDARY ACCESS IS PROVIDED FOR THIS PLAT. UNTIL SUCH TIME THIS EASEMENT IS NECESSARY SO AS TO PROVIDE EMERGENCY ACCESS. THE OWNER OF THIS PLAT IS IN AGREEMENT WITH THIS RESTRICTION.

(xvi) A PRIVATE STORM DRAINAGE LINE AS ANNOTATED AND SHOWN HEREON, IS HEREBY RESERVED AND GRANTED TO THOSE LOTS BENEFITED FROM THE USE OF SAID STORM DRAINAGE LINES FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE STORM DRAINAGE LINE. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE LINE LOCATED WITHIN THEIR RESPECTIVE LOT OWNERSHIP. THIS EASEMENT SHALL BE FREE FROM ALL STRUCTURES, I.E. OVERHEAD PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH THE MAINTENANCE AND REPAIR RESPONSIBILITIES.

(xvii) PORTIONS OF THE PLAT OF MAGNOLIA ESTATES STORM DRAINAGE SYSTEM ARE LOCATED IN THE PRELIMINARY PLAT OF MAGNOLIA MEADOWS. MAGNOLIA ESTATES SHALL BE PROVIDED A TEMPORARY EASEMENT FOR STORM DRAINAGE PURPOSES UNTIL SUCH TIME THE PLAT OF MAGNOLIA MEADOWS IS GRANTED FINAL APPROVAL. WHICH AT SUCH TIME RECIPROCAL STORM DRAINAGE EASEMENT RIGHTS SHALL BE GRANTED TO MAGNOLIA ESTATES AND MAGNOLIA MEADOWS.

(xviii) THE PRIVATE TRACTS SHOWN AS TRACT 995 (OPEN SPACE), TRACT 996 (PARK), TRACT 998 (STORM DETENTION / OPEN SPACE) AND TRACT 999 (PARK), ARE HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON. SAID INTEREST OF EACH LOT MAY BE CONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE OF SAID PRIVATE TRACTS.

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THIS PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULL PAID AND DISCHARGED, INCLUDING 2005 TAXES

DATED 10-22, 2004

Bob Dantini
SNOHOMISH COUNTY TREASURER

Kimberly Hurd 10-22-04
DEPUTY TREASURER, SNOHOMISH COUNTY

TREASURER OFFICIAL SEAL SNOHOMISH COUNTY WASHINGTON

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 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 IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CITY ENGINEER — DATE: 10/21/04

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

PLANNING MANAGER — DATE: 21 OCT '04

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON October 21, 2004.

MAYOR — DATE: 10-21-04

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 21ST DAY OF October, 2004.

FINANCE DIRECTOR/CITY TREASURER — DATE: 10-21-04

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22nd DAY OF OCTOBER 2004. AT THE REQUEST OF THOMAS E. BARRY, UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. @ 10:31 AM.

BOB TERWILLIGER — COUNTY AUDITOR
MICHAEL R. SHEEHAN — BY DEPUTY

ACCEPTANCE WITH RCW 58.08.010 PERSON RECORDING A PLAT MUST PAY ADVANCE TO

A.F.N. 200410225003

REV 06 RJD 10-21-04

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

DATE: FEB 2004 BY: M.M.M.	SCALE: ---
PROJECT NO.02051 FINAL PLAT	F.B. 5-31

CITY OF ARLINGTON
FILE NO. C-04-055-FP

PLAT OF MAGNOLIA ESTATES
FOR
JOHN LAKHANI

A PORTION OF S.E. 1/4 OF THE S.E. 1/4, SECTION 23
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON SHEET 1 OF 5

PLAT OF MAGNOLIA ESTATES

CITY OF ARLINGTON FILE NUMBER C-04-055-FP
S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31 N., RGE. 5 E., W.M.
ARLINGTON, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:
THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST W.M.;
EXCEPT THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE;
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 88°25'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 62.00 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED LINE; THENCE SOUTH 1°12'30" EAST, ALONG SAID LINE FOR 248.82 FEET; THENCE SOUTH 0°56'24" EAST ALONG SAID LINE FOR 327.81 FEET; THENCE SOUTH 0°35'16" EAST FOR 647.76 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED SUBDIVISION WHICH IS NORTH 87°42'25" WEST A DISTANCE OF 24.50 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE TERMINUS POINT OF HEREIN DESCRIBED LINE; AND EXCEPT SISCO HEIGHTS ROAD. (172ND ST.)

PARCEL B:
THE EAST 10 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; EXCEPT SISCO HEIGHTS ROAD. (172ND ST.)

PARCEL C:
THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°41'04" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND ST. NORTHEAST; THENCE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 33.92 FEET TO INTERSECT AN EXISTING FENCE LINE; THENCE NORTH 0°41'53" WEST ALONG SAID EXISTING FENCE LINE A DISTANCE OF 630.04 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°03'43" EAST ALONG SAID NORTH LINE A DISTANCE OF 48.94 FEET TO A POINT WHICH LIES 10 FEET WESTERLY OF THE EAST LINE OF SAID SUBDIVISION AS MEASURED PERPENDICULAR THERETO; THENCE SOUTH 0°41'04" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 629.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND STREET NORTHEAST AND THE TRUE POINT OF BEGINNING.

PARCEL D:
THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON;
EXCEPT THE EAST 10 FEET THEREOF;
TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING EASTERLY OF COUNTY ROAD IN SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL E:
THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; EXCEPT THE EAST 10 FEET THEREOF;
EXCEPT THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°41'04" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND STREET NORTHEAST; THENCE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 33.92 FEET TO INTERSECT AN EXISTING FENCE LINE; THENCE NORTH 0°41'53" WEST ALONG SAID EXISTING FENCE LINE A DISTANCE OF 630.04 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°03'43" EAST ALONG SAID NORTH LINE A DISTANCE OF 48.94 FEET TO A POINT WHICH LIES 10.00 FEET WESTERLY OF THE EAST LINE OF SAID SUBDIVISION AS MEASURED PERPENDICULAR THERETO; THENCE SOUTH 0°41'04" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 629.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 172ND STREET N.E. AND THE TRUE POINT OF BEGINNING,
AND EXCEPT THAT PORTION LYING WITHIN SISCO HEIGHTS ROAD (172ND STREET N.E.)
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON. (LEGAL DESCRIPTION FROM SCHEDULE A OF CHICAGO TITLE REPORT POLICY NO. 00037219I.)

EASEMENT PROVISIONS

1) AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CASCADE GAS CO., GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH THE ADJOINING STREET FRONTAGE, 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. AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET EITHER SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE STORM DRAINAGE SYSTEM.

2) A SEWER EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG TRACT 995, 997 AND 998 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RENEWING, AND OPERATING, REPAIRING AND MAINTAINING SAID SANITARY SEWER LINE.

3) A WATER EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG TRACT 995, 997 AND 998 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING CONSTRUCTING; RENEWING, AND OPERATING, REPAIRING AND MAINTAINING SAID WATER LINE.

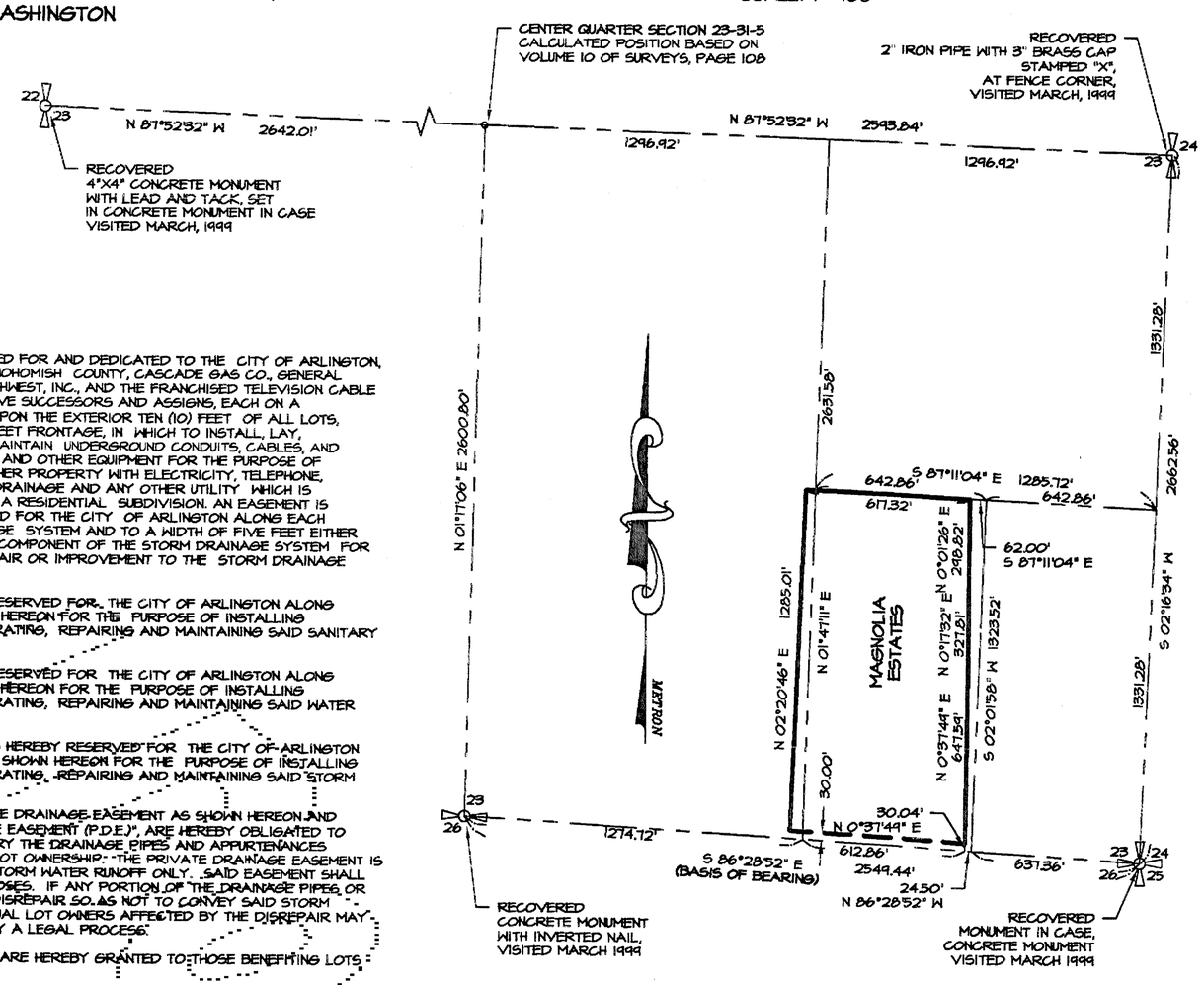
4) A STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG TRACT 995, 997 AND 998 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RENEWING, AND OPERATING, REPAIRING AND MAINTAINING SAID STORM DRAINAGE LINE.

5) ALL LOTS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND ANNOTATED AS "PRIVATE DRAINAGE EASEMENT (P.D.E.)", ARE HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NECESSARY THE DRAINAGE PIPES AND APPURTENANCES LOCATED WITHIN THEIR INDIVIDUAL LOT OWNERSHIP. THE PRIVATE DRAINAGE EASEMENT IS FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF ONLY. SAID EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES. IF ANY PORTION OF THE DRAINAGE PIPES OR APPURTENANCES CAUSES TO BE IN DISREPAIR SO AS NOT TO CONVEY SAID STORM WATER RUNOFF THEN THOSE INDIVIDUAL LOT OWNERS AFFECTED BY THE DISREPAIR MAY ENFORCE CORRECTIVE MEASURES BY A LEGAL PROCESS.

6) PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THOSE BENEFITING LOTS IDENTIFIED ON SHEET 2 OF 2.

SECTION 23 SUBDIVISION

SCALE: 1"=400'



BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
BEARS NORTH 86°28'52" WEST AS SHOWN HEREON

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.01 FEET.

SHEET INDEX

SHEET 1 - DEDICATIONS, APPROVALS AND ACKNOWLEDGMENTS
SHEET 2 - BOUNDARY SURVEY DATA, LEGAL DESCRIPTION AND ADDRESSES
SHEET 3 - LOTS 10-38, PTN OF TRACT 995, TRACT 996
SHEET 4 - LOTS 3-8, 39-46, 58-70, TRACT 997
SHEET 5 - LOTS 1-2, LOTS 45-58, LOT 70, TRACTS 998-999

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

VOL. 32 SURVEYS PG. 12
VOL. 54 PLATS PG. 287-290

THOMAS E. BARRETT
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3-17-06
10-21-04

A.F.N. 200410225003

REV 04 RJD 10/21/04

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

DATE: FEB 2004 BY: M.M.M.	SCALE: ---
PROJECT NO.02051 FINAL PLAT	F.B. 5-31

CITY OF ARLINGTON
FILE NO. C-04-055-FP

PLAT OF MAGNOLIA ESTATES
FOR
JOHN LAKHANI

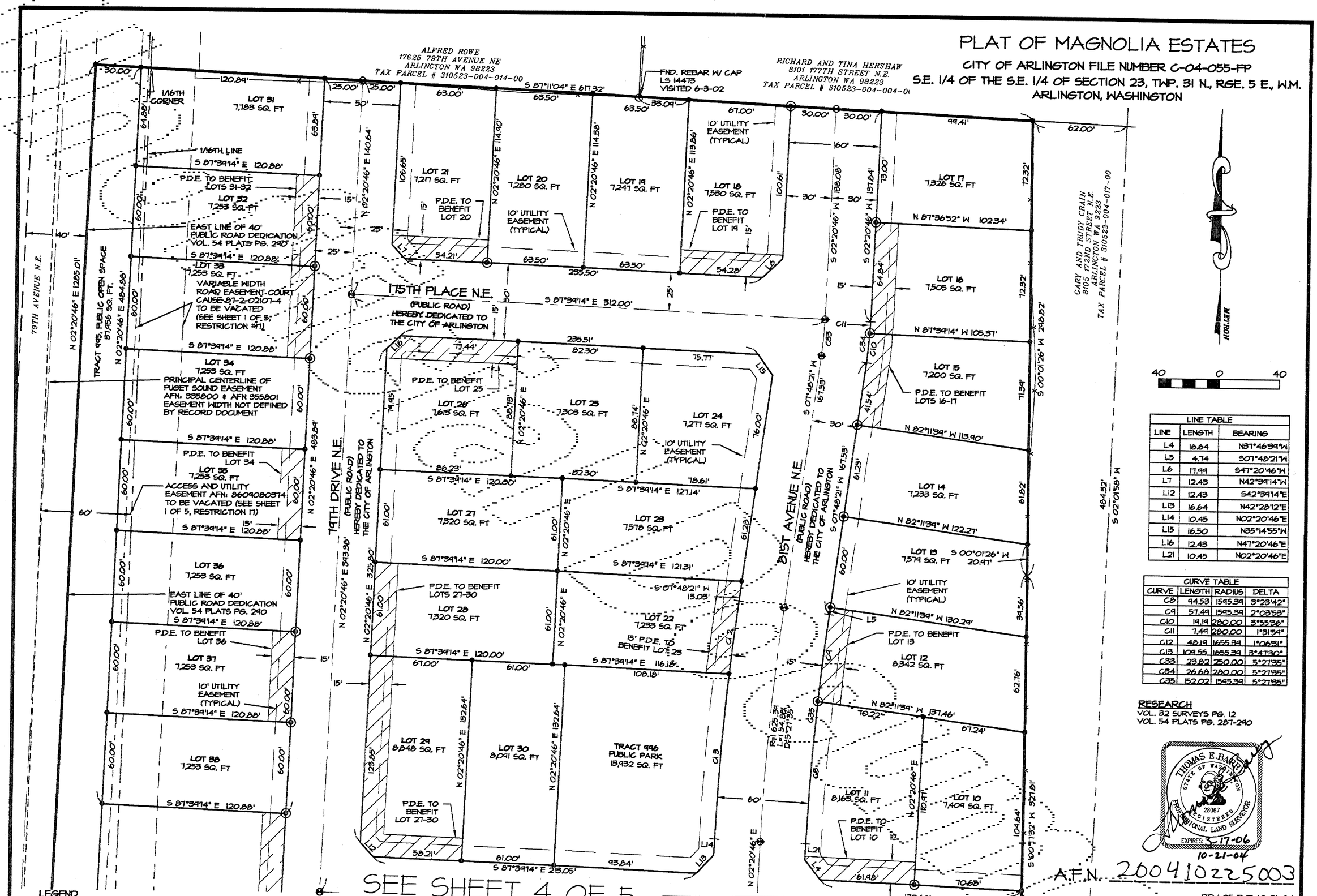
A PORTION OF S.E. 1/4 OF THE S.E 1/4, SECTION 23
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON SHEET 2 OF 5

PLAT OF MAGNOLIA ESTATES

CITY OF ARLINGTON FILE NUMBER C-04-055-FP

S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31 N., RGE. 5 E., W.M.

ARLINGTON, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L4	16.64	N37°46'34"W
L5	4.74	S07°48'21"W
L6	17.99	S47°20'46"W
L7	12.43	N42°39'14"W
L12	12.43	S42°39'14"E
L13	16.64	N42°28'12"E
L14	10.45	N02°20'46"E
L15	16.50	N85°14'55"W
L16	12.43	N47°20'46"E
L21	10.45	N02°20'46"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C8	94.53	1595.39	3°23'42"
C9	57.49	1595.39	2°03'53"
C10	19.19	280.00	3°55'36"
C11	7.49	280.00	1°31'59"
C12	48.19	1655.39	1°06'91"
C13	109.55	1655.39	3°47'30"
C33	23.82	250.00	5°27'35"
C34	26.68	280.00	5°27'35"
C35	152.02	1595.39	5°27'35"

RESEARCH
VOL. 32 SURVEYS PG. 12
VOL. 54 PLATS PG. 287-290

THOMAS E. BARCH
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06
10-21-04

A.F.N. 200410225003

REV 05 RJD 10-21-04

SEE SHEET 4 OF 5

LEGEND
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- SET 5/8" REBAR WITH CAP STAMPED "LS 28067", 1.00' OFFSET FROM PROPERTY CORNER ON LINE
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- P.D.E. - PRIVATE DRAINAGE EASEMENT

FIELD PROCEDURES AND INSTRUMENTATION
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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.)

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARS NORTH 86°28'52" WEST AS SHOWN HEREON

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SHEET 1 - DEDICATIONS, APPROVALS AND ACKNOWLEDGMENTS
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SURVEYOR'S NOTES:
1. DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.01 FEET.

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

DATE: FEB 2004 BY: M.M.M.	SCALE: 1"=40'
PROJECT NO.02051 FINAL PLAT	F.B. 5-31

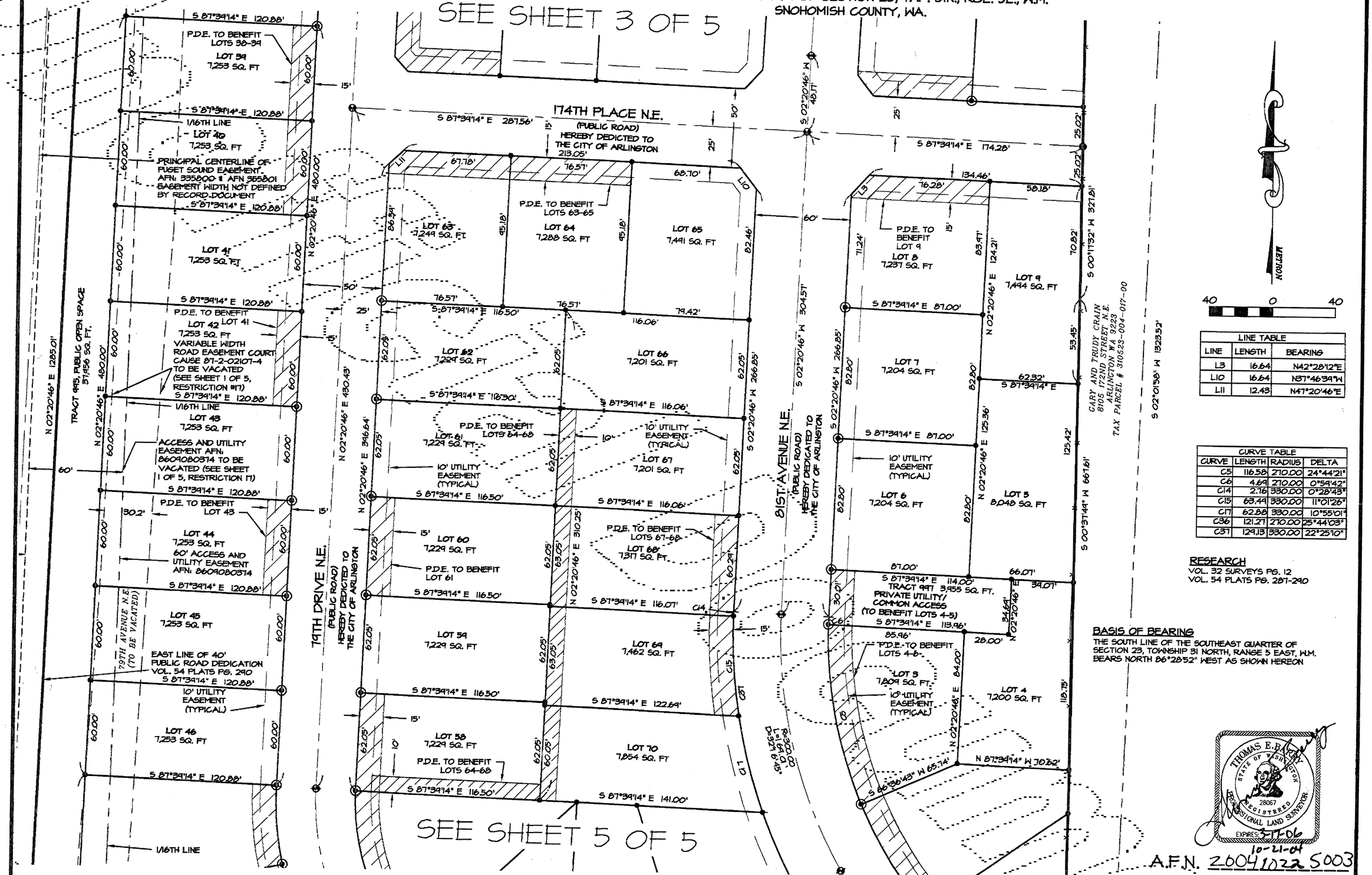
CITY OF ARLINGTON
FILE NO. C-04-055-FP

PLAT OF MAGNOLIA ESTATES
FOR
JOHN LAKHANI

A PORTION OF S.E. 1/4 OF THE S.E 1/4, SECTION 23
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON SHEET 3 OF 5

PLAT OF MAGNOLIA ESTATES

CITY OF ARLINGTON FILE NUMBER C-04-055-FP
S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
SNOHOMISH COUNTY, WA.



LINE TABLE		
LINE	LENGTH	BEARING
L3	16.64	N42°28'12"E
L10	16.64	N37°46'39"W
L11	12.43	N47°20'46"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	116.58	270.00	24°44'21"
C6	4.69	270.00	0°59'42"
C14	2.76	330.00	0°28'43"
C15	63.44	330.00	11°01'26"
C17	62.88	330.00	10°55'01"
C36	121.27	270.00	25°44'08"
C37	129.13	330.00	22°25'10"

RESEARCH
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THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARS NORTH 86°28'52" WEST AS SHOWN HEREON

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A PORTION OF S.E. 1/4 OF THE S.E 1/4, SECTION 23
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SNOHOMISH COUNTY, WASHINGTON SHEET 4 OF 5

PLAT OF MAGNOLIA ESTATES

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S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
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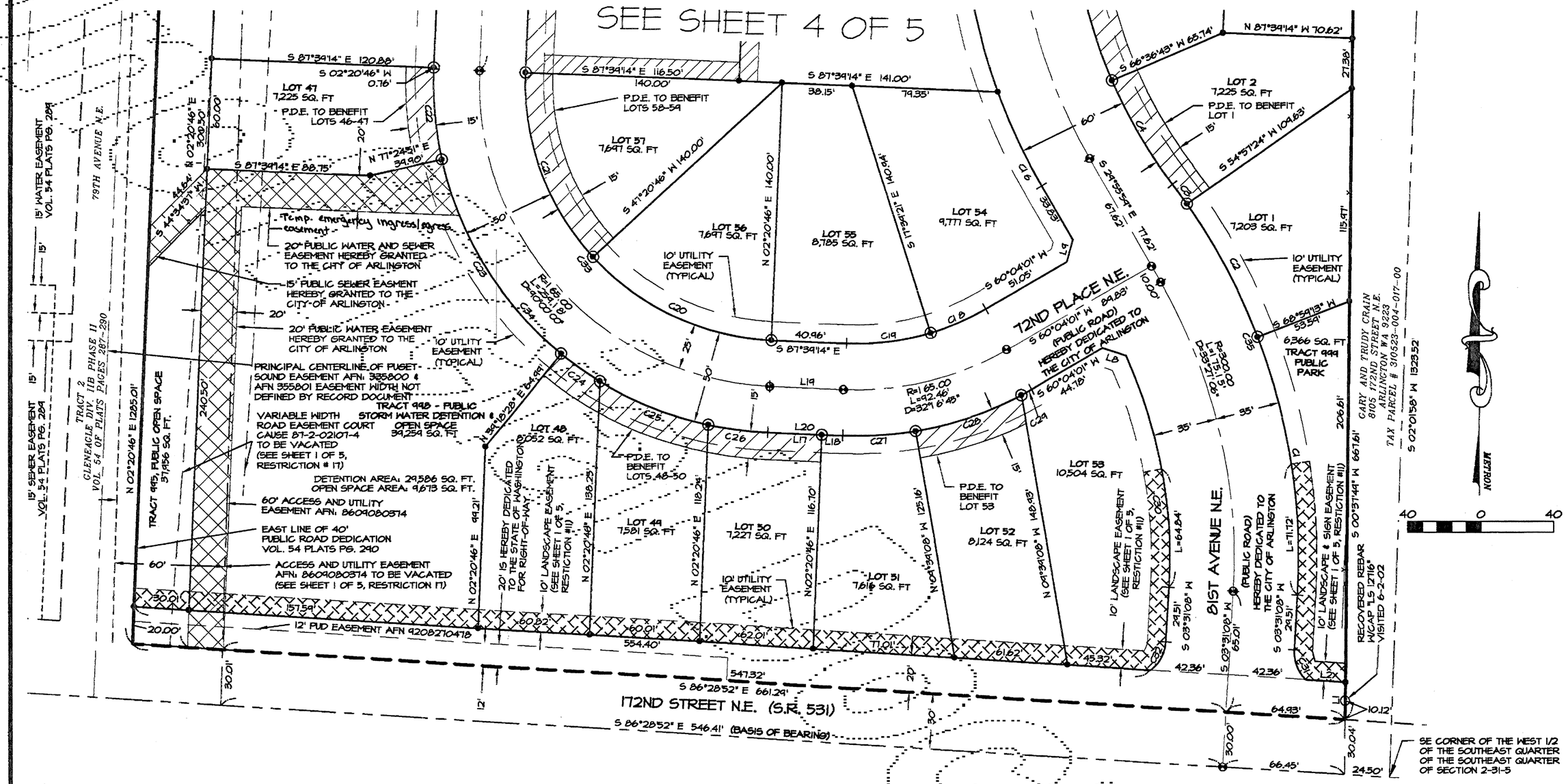

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	143.43	335.00	24°31'55"
C2	82.03	335.00	14°01'49"
C3	13.22	335.00	2°15'39"
C4	65.58	270.00	13°54'58"
C16	56.79	330.00	9°51'35"
C18	32.64	140.00	13°21'24"
C19	46.23	140.00	18°55'16"
C20	109.96	140.00	45°00'00"
C21	109.96	140.00	45°00'00"
C22	49.52	190.00	14°55'55"
C23	126.37	190.00	38°06'23"
C24	25.94	190.00	7°49'22"
C25	63.95	190.00	19°17'05"
C26	32.68	190.00	9°51'15"
C27	39.79	190.00	11°59'54"
C28	61.04	190.00	18°24'31"
C29	6.21	190.00	01°52'20"
C30	129.67	265.00	28°02'12"
C31	17.73	20.00	50°48'18"
C32	17.73	20.00	50°48'18"
C33	219.92	140.00	90°00'00"
C34	299.22	190.00	90°13'21"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.03	N00°37'49"E
L2	21.56	N86°28'52"W
L8	13.38	S71°29'14"E
L9	12.43	N15°04'01"E
L17	29.48	S87°39'14"E
L18	11.48	S87°39'14"E
L19	40.96	S87°39'14"E
L20	40.96	S87°39'14"E

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