

CITY OF ARLINGTON 4 LOT SHORT PLAT
 "54TH AVENUE NE. DEVELOPMENT"
 SHORT PLAT NO. Z-04-062-FSP
 A PORTION OF THE NE 1/4 NW 1/4
 SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, WM.
 SNOHOMISH COUNTY, STATE OF WASHINGTON

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 I 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, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST 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, I SET OUR HANDS AND SEALS ON THIS 3 DAY OF JANUARY, 2004'S.

[Signature]
 TITLE: Owner/Manager
 4T DEVELOPMENT, LLC
 A WASHINGTON LIMITED LIABILITY COMPANY
[Signature]
 TITLE: Vice President
 CITY BANK

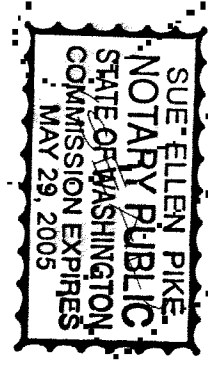
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, A DEED DESCRIPTION RECORDED UNDER FILE NUMBER 200203291005, SNOHOMISH COUNTY RECORDS, THAT EXTERIOR SHORT PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332130.070 AND 332130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE SHORT PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL 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 59.17, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF 3, JANUARY, 2004'S.

[Signature]
 THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 28067
 DATE: 1-3-05

STATE OF WASHINGTON)
)SS.
 COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS E. BARRY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: January 3, 2004'S



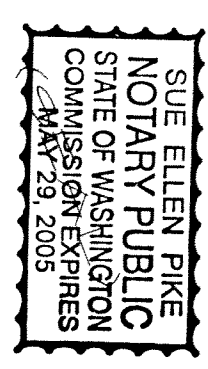
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 NOTARY NAME TO BE PRINTED: Sue Ellen Pike
 RESIDING AT: Wauquille

MY APPOINTMENT EXPIRES: 5-29-05

200501105158

ACKNOWLEDGMENTS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON SAID PLAT, THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE owner/manager OF 4T DEVELOPMENT, 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 January 3, 2004'S

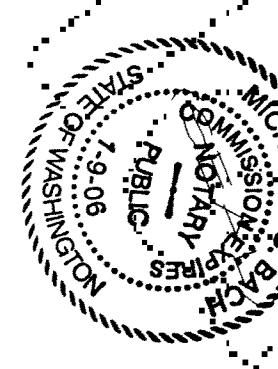


[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 NOTARY NAME TO BE PRINTED: Sue Ellen Pike
 RESIDING AT: Wauquille

MY APPOINTMENT EXPIRES: 5-29-05

STATE OF WASHINGTON)
)SS.
 COUNTY OF SNOHOMISH)

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON SAID PLAT, THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE owner/manager OF CITY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED December 28, 2004'S



[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 NOTARY NAME TO BE PRINTED: Michelle C. Bock
 RESIDING AT: Synwood, WA.

MY APPOINTMENT EXPIRES: 11/9/06

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS SHORT 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 REGISTER WITHIN 60 DAYS OF THE DATE BELOW.

[Signature]
 PLANNING MANAGER, CITY OF ARLINGTON
 DATE: 10 Jan 05

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 AGREED 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.

[Signature]
 CITY ENGINEER
 DATE: 1/10/05

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE ___ DAY OF ___ 200__.

FINANCE DIRECTOR/CITY TREASURER

DATE

SNOHOMISH COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING ___ TAXES.
 EXAMINED THIS ___ DAY OF ___ 200__.

SNOHOMISH COUNTY TREASURER
 BY: _____
 DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, ON THIS 10 DAY OF January, 2005, AT 11 MINUTES PAST 1 PM O'CLOCK, AND RECORDED IN VOLUME ___ OF SHORT PLATS, PAGE ___ OF RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY
[Signature]
 BY: Jane Jerson
 DEPUTY COUNTY AUDITOR

A.F.N. _____

REV 02 JSM 12/27/04

METTRON
 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: JULY 2004 BY: JSM SCALE: ---
 PROJECT NO. 040075P F.B. 5-31 BK 36

CITY OF ARLINGTON FILE NO. Z-04-062-FSP

4 LOT SHORT PLAT
 "54TH AVENUE NE. DEVELOPMENT"
 FOR
 4T DEVELOPMENT, LLC

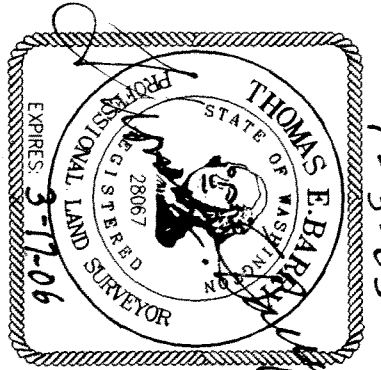
A PORTION OF THE NE 1/4 NW 1/4
 SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, WM.
 SNOHOMISH COUNTY, STATE OF WASHINGTON
 SHEET 1 OF 3

CITY OF ARLINGTON 4 LOT SHORT PLAT
 "54TH AVENUE N.E. DEVELOPMENT"
 SHORT PLAT NO. Z-04-062-FSP
 A PORTION OF THE NE1/4 NW1/4
 SECTION 27, TOWNSHIP 31 NORTH RANGE 05 EAST, M1M,
 SNOHOMISH COUNTY, STATE OF 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 50.17, 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 HINDER 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 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.
- (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) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.02 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-SHIELDED 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.
- (v) CRITICAL AREA PROTECTION EASEMENT: THIS OPEN SPACE TRACT IS INTENDED TO PROTECT THE WETLANDS AND ITS DESIGNATED BUFFERS - POTENTIAL HABITAT FOR ENDANGERED SPECIES - AND ITS ASSOCIATED WETLANDS, 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 CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD, AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE PLANNING MANAGER.
- (vi) SUBJECT TO TERMS AND CONDITIONS OF A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY FOR A DRAINAGE DITCH RECORDED UNDER AUDITORS' FILE NUMBER 226644.
- (vii) SUBJECT TO RESERVATIONS CONTAINED IN DEED RESERVING 50% OF ALL MINERALS, OIL AND GAS IN OR UNDER THE DESCRIBED LAND RECORDED UNDER AUDITORS' FILE NUMBER 999084.
- QUIT CLAIM DEED FOR TRANSFER OF MINERAL RIGHTS AND THE TERMS, CONDITIONS, AND PROVISIONS RECORDED UNDER AUDITORS' FILE NUMBER 20040222400271.
- (viii) SUBJECT TO TERMS AND CONDITIONS OF A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY FOR AN UNDERGROUND WATER PIPE FROM 5157 AVENUE NORTHEAST DRAINAGE DITCH RECORDED UNDER AUDITORS' FILE NUMBER 2362512.
- PROVIDED, HOWEVER, THAT WHEN PUBLIC WATER BECOMES AVAILABLE AT RATES AND UPON CONDITIONS COMMON TO ALL OTHER WATER USERS IN THE VICINITY OF THE GRANTEE'S LAND NOW LYING EAST OF THE PREMISES HEREIN-ABOVE FIRST DESCRIBED, IF THE GRANTEE HAS NOT ALREADY INSTALLED A WATER PIPE-LINE ON THE SAID EASEMENT, THIS RESERVED EASEMENT SHALL TERMINATE AND THE GRANTEE, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL WITHIN 10 DAYS AFTER WRITTEN DEMAND THEREFOR CONVEY BY QUIT CLAIM DEED ALL THEIR RIGHT, TITLE, INTEREST AND ESTATE IN AND TO SAID EASEMENT TO THE OWNER OF THE PREMISES HEREIN ABOVE FIRST DESCRIBED.

- (ix) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN SNOHOMISH COUNTY SHORT PLAT NUMBER 0214-14), RECORDED UNDER AUDITORS' FILE NUMBER 2394564. SAID SHORT PLAT WAS REVISED UNDER AUDITORS' FILE NUMBER 03042280281.
- (x) SUBJECT TO EASEMENT CONDEMNED IN SNOHOMISH COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF THE CITY OF ARLINGTON, A MUNICIPAL CORPORATION FOR THE PURPOSE OF A PERPETUAL EASEMENT AND RIGHT OF WAY APPURTENANT TO THE ARLINGTON MUNICIPAL AIRPORT FOR THE UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT BY WHOMSOEVER OWNED AND OPERATED, IN THE AIRSPACE ABOVE, REPENDENTLY PROPERTY ABOVE AN IMAGINARY PLANE USING AND EXTENDING IN A GENERALLY SOUTHERLY DIRECTION OVER RESPONDENT'S PROPERTY FOR UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT OVER TRANSITIONAL SURFACES TO THE APPROACH ZONE UNDER CAUSE NUMBER 04-2-04094-6.
- (xi) SUBJECT TO MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITORS' FILE NUMBER 0612315029 CONCERNING A) TRANSITIONAL SURFACE ELEVATION AND B) CLEAR ZONE BOUNDARY.
- (xii) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC DISTRIBUTION LINE FACILITIES CONSISTING OF POLES AND/OR STRUCTURES AND/OR UNDERGROUND FACILITIES, OR COMBINATIONS THEREOF, RECORDED UNDER AUDITORS' FILE NUMBER 9006200021. LIES WITHIN PORTION TO BE DEDICATED TO STATE OF WASHINGTON FOR ROAD PURPOSES.
- (xiii) SUBJECT TO MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITORS' FILE NUMBER 2000092285003.
- (xiv) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO CROWN PARK LLC FOR INGRESS, EGRESS AND UTILITIES OVER THE EASTERLY 62 FEET RECORDED UNDER AUDITORS' FILE NUMBER 200103130559.
- (xv) SUBJECT TO TERMS AND CONDITIONS OF COVENANTS RUNNING WITH THE LAND AND RIGHT OF WAY AGREEMENT RECORDED UNDER AUDITORS' FILE NUMBER 200103130559.
- (xvi) SUBJECT TO TERMS AND CONDITIONS OF A SPECIAL USE PERMIT RECORDED UNDER AUDITORS' FILE NUMBER 200410241492.
- (xvii) A PERPETUAL EASEMENT AND RIGHT-OF-WAY IS HEREBY GRANTED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR USE AND BENEFIT OF THE PUBLIC, OVER LOT 4 OF THE PLAT STARTING AT 213' MEAN SEA LEVEL (MSL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTEE'S PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.
- (xviii) A PRIVATE STORM DRAINAGE SYSTEM 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 SYSTEM TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. EACH LOT OWNER SHALL BE EQUALLY RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE STORM DRAINAGE SYSTEM. THIS EASEMENT SHALL BE FREE FROM ANY AND ALL STRUCTURES WHICH INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE STORM DRAINAGE SYSTEM.



1-3-05

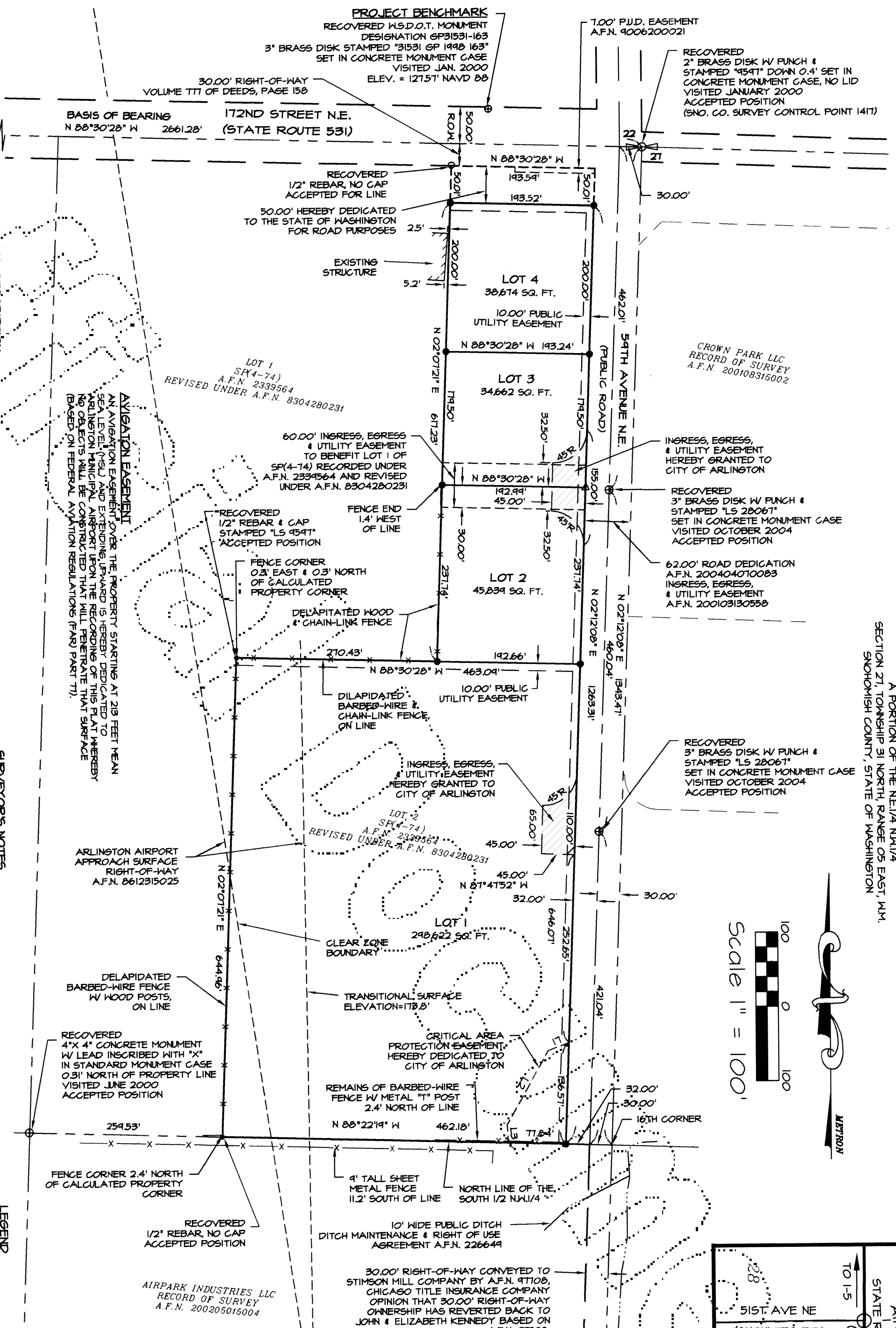
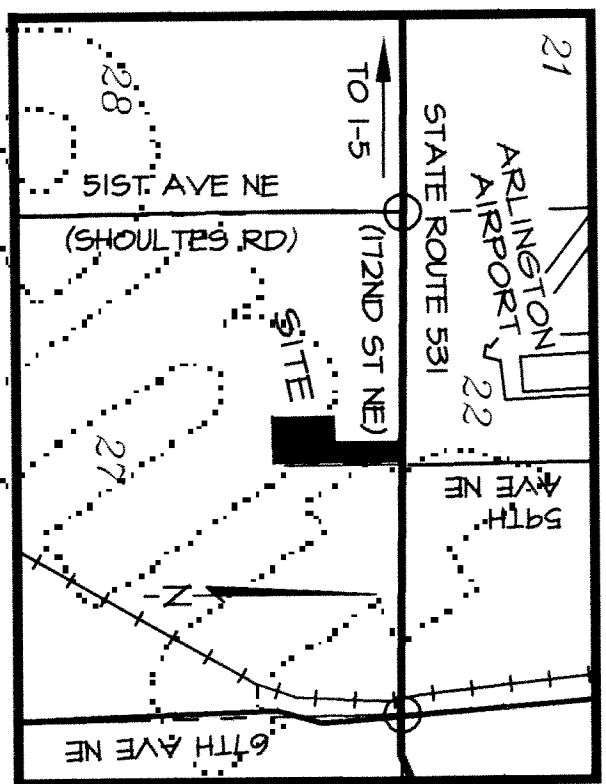
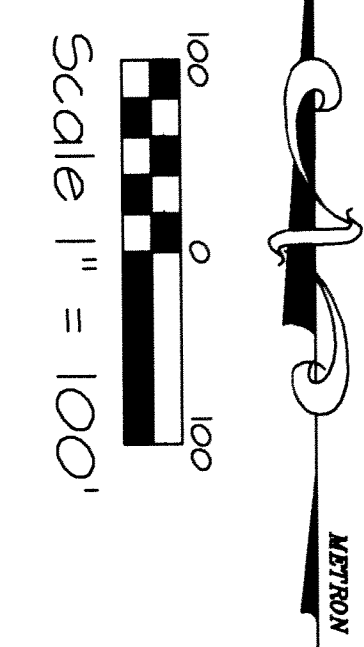
A.F.N.

200501105158

REV 02 JSM 12/27/04

<p>METTRON and ASSOCIATES INC. LAND SURVEYS, MAPS, AND LAND USE PLANNING</p> <p>307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822 Copyright reserved 2004 @ Mettron and Associates, Inc.</p>		<p>CITY OF ARLINGTON FILE NO. Z-04-062-FSP 4 LOT SHORT PLAT "54TH AVENUE N.E. DEVELOPMENT" FOR 4T DEVELOPMENT, LLC</p> <p>A PORTION OF THE NE1/4 NW1/4 SECTION 27, TOWNSHIP 31 NORTH RANGE 05 EAST, M1M, SNOHOMISH COUNTY, STATE OF WASHINGTON</p>
<p>DATE: JULY 2004 BY: JSM</p>	<p>SCALE: ---</p>	<p>SHEET 2 OF 3</p>

CITY OF ARLINGTON 4 LOT SHORT PLAT
 "54TH AVENUE NE. DEVELOPMENT"
 SHORT PLAT NO. Z-04-062-FSP
 A PORTION OF THE NE1/4 NW1/4
 SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, WM.
 SNOHOMISH COUNTY, STATE OF WASHINGTON



LINE	LENGTH	BEARING			
L1	30.10	N 64°09'19\"/>			
L2	14.57	N 24°30'18\"/> <tr> <td>L3</td> <td>24.05</td> <td>N 03°19'41\"/> </td></tr>	L3	24.05	N 03°19'41\"/>
L3	24.05	N 03°19'41\"/>			

LEGAL DESCRIPTION
 LOT 2 OF SHORT PLAT NUMBER 87-824-741 RECORDED UNDER AUDITORS' FILE NO. 2339564 AND REVISED UNDER AUDITORS' FILE NUMBER 8304280231 BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THE EASTERLY 62 FEET THEREOF CONVEYED TO THE CITY OF ARLINGTON BY GUIT CLAIM DEED RECORDED UNDER AUDITORS' FILE NUMBER 200404070023.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYORS NOTES
 1. FOR SUBDIVISION SOLUTION, SEE RECORD OF SURVEY'S RECORDED UNDER A.F.N. 200205015004 AND A.F.N. 200108315002.
 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.994955) = GROUND DISTANCE.
 3. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.994957) = GROUND AREA.

LEGEND
 ● SET 5/8\"/>

AVIGATION EASEMENT
 AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 215 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT FROM THE RECORDS OF THIS PLAT HEREBY NO OBJECTS SHALL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATIONS (FAR) PART 71).

AVIGATION EASEMENT
 AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 215 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT FROM THE RECORDS OF THIS PLAT HEREBY NO OBJECTS SHALL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATIONS (FAR) PART 71).

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RESEARCH
 RECORD OF SURVEY A.F.N. 200205015004
 RECORD OF SURVEY A.F.N. 200108315002

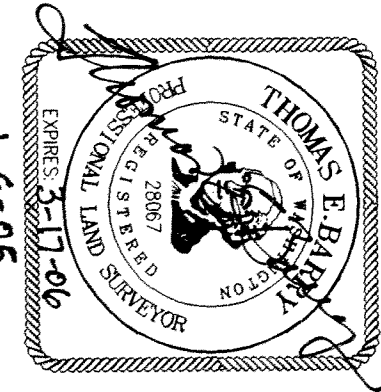
RESEARCH
 RECORD OF SURVEY A.F.N. 200205015004
 RECORD OF SURVEY A.F.N. 200108315002

RESEARCH
 RECORD OF SURVEY A.F.N. 200205015004
 RECORD OF SURVEY A.F.N. 200108315002

FIELD PROCEDURES AND INSTRUMENTATION
 FIELD TRAVERSE, CLOSED CIRCUIT FIELD TRAVERSE
 PRECISION RATIO, GREATER THAN 1 PART IN 5000
 MEETING PRECISION REQUIREMENTS AS SET FORTH
 IN IAC 352-180-010
 FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY GPS
 SURVEY RECEIVERS
 STANDARD ERROR DISTANCE +/- 2CM (+ IPPM)
 LEICA ROBOTIC TOTAL STATION TCR103
 LEAST COUNT ANGLE: 1 SECOND
 STANDARD ERROR DISTANCE +/- 3MM (0.01 FT.)

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 FIELD TRAVERSE, CLOSED CIRCUIT FIELD TRAVERSE
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DATE: JULY 2004 BY: JSM. SCALE: 1" = 100'
 PROJECT NO. 04007SP FB. 5-31 BK 36

A.F.N. 200501105158 REV 04 JSM 1/6/05

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