CITY OF ARLINGTON 4 LOT SHORT PLAT
"59TH AVENUE N.E. DEVELOPMENT"
SHORT PLAT NO. Z-04-062-FSP

A PORTION OF THE N.E.1/4 N.W.1/4
SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
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, WE SET OUR HANDS AND SEALS ON THIS 3 DAY OF JANUARY 2004.5

Edmond M Thomas TITLE: owner/manager
4T DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

Gida Nolan 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 AUDITOR FILE NUMBER 200203291085, 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. 332.130.070 AND 332.130.090; 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 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF 3, January 2004.5

Thomas E. Barry DATE: 1-3-05
THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

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, 2004.5

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

200501105158

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Edmond M Thomas 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 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, 2004.5

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

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gida Nolan 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 Vice-President 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

Michelle C. Bach
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Michelle C. Bach
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Lynnwood, Wa.
MY APPOINTMENT EXPIRES 1/9/06

MICHELLE C. BACH
NOTARY PUBLIC
COMMISSION EXPIRES
1-9-06
STATE OF WASHINGTON

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.

Cliff Strong
PLANNING MANAGER, CITY OF ARLINGTON
10 Jan 05
DATE

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06
1-3-05

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 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

1/10/05
DATE

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MOINES 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 24 MINUTES PAST 1 PM O'CLOCK, AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____, A.F.N. _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

BY: Jane Jorson
DEPUTY COUNTY AUDITOR

A.F.N. _____

REV 02 JSM 12/27/04

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
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ARLINGTON, WASHINGTON 98223
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DATE: JULY 2004 BY: JS.M.	SCALE: ---
PROJECT NO. 04007SP	F.B. 5-31 BK 36

CITY OF ARLINGTON FILE NO. Z-04-062-FSP
4 LOT SHORT PLAT
"59TH AVENUE N.E. DEVELOPMENT"
FOR
4T DEVELOPMENT, LLC
A PORTION OF THE N.E.1/4 N.W.1/4
SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON
SHEET 1 OF 3

CITY OF ARLINGTON 4 LOT SHORT PLAT
"59TH AVENUE N.E. DEVELOPMENT"
SHORT PLAT NO. Z-04-062-FSP
A PORTION OF THE N.E.1/4 N.W.1/4
SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
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 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) 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.

(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 AUDITOR'S FILE NUMBER 226649.

(VII) SUBJECT TO RESERVATIONS CONTAINED IN DEED RESERVING UNTO THE GRANTER 50% OF ALL MINERALS, OIL AND GAS IN OR UNDER THE DESCRIBED LAND RECORDED UNDER AUDITOR'S FILE NUMBER 999084.

QUIT CLAIM DEED FOR TRANSFER OF MINERAL RIGHTS AND THE TERMS, CONDITIONS AND PROVISIONS RECORDED UNDER AUDITOR'S FILE NUMBER 200402240027.

(VIII) SUBJECT TO TERMS AND CONDITIONS OF A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRICTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY FOR AN UNDERGROUND WATER PIPE FROM 51ST AVENUE NORTHEAST DRAINAGE DITCH RECORDED UNDER AUDITOR'S 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 GRANTER'S LAND NOW LYING EAST OF THE THE PREMISES HEREIN-ABOVE FIRST DESCRIBED, IF THE GRANTORS HAVE NOT ALREADY INSTALLED A WATER PIPE LINE ON THE SAID EASEMENT, THIS RESERVED EASEMENT SHALL TERMINATE, AND THE GRANTORS, 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 82(4-74), RECORDED UNDER AUDITOR'S FILE NUMBER 2339564.

SAID SHORT PLAT WAS REVISED UNDER AUDITOR'S FILE NUMBER 8304280231.

(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 RESPONDENTS' PROPERTY ABOVE AN IMAGINARY PLANE USING AND EXTENDING IN A GENERALLY SOUTHERLY DIRECTION OVER RESPONDENTS' PROPERTY FOR UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT OVER TRANSITIONAL SURFACES TO THE APPROACH ZONE, UNDER CAUSE NUMBER 84-2-04099-6.

(XI) SUBJECT TO MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 8612315025 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 STRICTURES AND/OR UNDERGROUND FACILITIES, OR COMBINATIONS THEREOF RECORDED UNDER AUDITOR'S 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 AUDITOR'S FILE NUMBER 200009285003.

(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 AUDITOR'S FILE NUMBER 200103130558.

(XV) SUBJECT TO TERMS AND CONDITIONS OF COVENANTS RUNNING WITH THE LAND AND RIGHT OF WAY AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200103130559.

(XVI) SUBJECT TO TERMS AND CONDITIONS OF A SPECIAL USE PERMIT RECORDED UNDER AUDITOR'S FILE NUMBER 200410291492.

(XVI) 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 GRANTOR'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.

(XVII) 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, REGONSTRUCTING, 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.

A.F.N. 200501105158

REV 02 JSM 12/27/04

1-3-05
THOMAS E. BARKER
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
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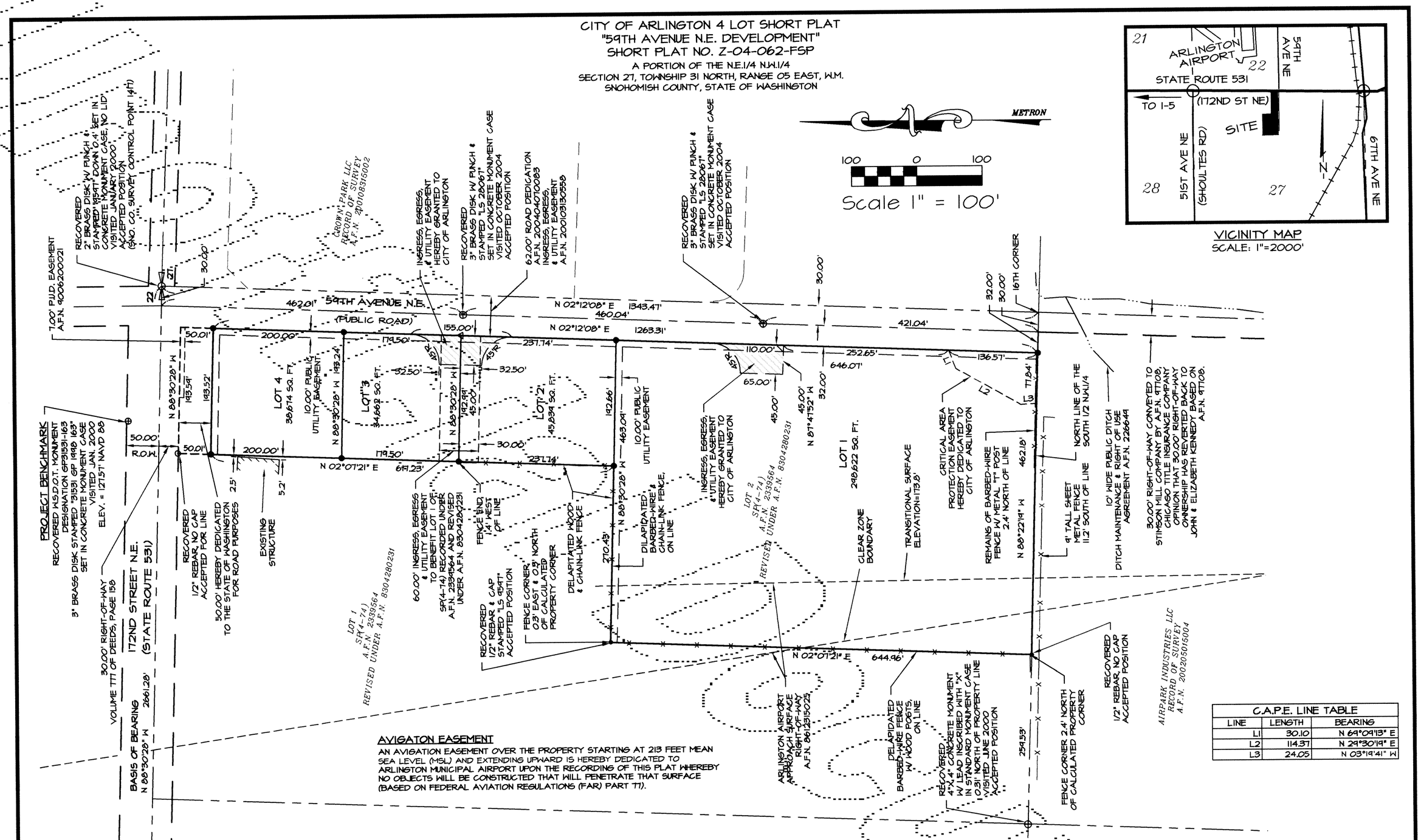
DATE: JULY 2004 BY: JS.M.	SCALE: ---
PROJECT NO. 04007SP	F.B. 5-31 BK 36

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

4 LOT SHORT PLAT
"59TH AVENUE N.E. DEVELOPMENT"
FOR
4T DEVELOPMENT, LLC
A PORTION OF THE N.E.1/4 N.W.1/4
SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON

CITY OF ARLINGTON 4 LOT SHORT PLAT
"59TH AVENUE N.E. DEVELOPMENT"
SHORT PLAT NO. Z-04-062-FSP

A PORTION OF THE N.E.1/4 N.W.1/4
SECTION 27, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON



C.A.P.E. LINE TABLE		
LINE	LENGTH	BEARING
L1	30.10	N 69°09'13" E
L2	114.37	N 29°30'19" E
L3	24.05	N 03°19'41" W

AVIGATON EASEMENT

AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 213 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).

LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT NUMBER SP 82(4-74) RECORDED UNDER AUDITOR'S FILE NO. 2334564 AND REVISED UNDER AUDITOR'S FILE NUMBER 8304280231 BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE EASTERLY 62 FEET THEREOF CONVEYED TO THE CITY OF ARLINGTON BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200404070083.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY SHORT PLAT CERTIFICATE ORDER NUMBER 5301204C DATED NOVEMBER 20, 2004.)

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 RECISION REQUIREMENTS AS SET FORTH IN WAC 332-130-090.
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.)

SURVEYOR'S NOTES

1. FOR SUBDIVISION SOLUTION, SEE RECORD OF SURVEYS RECORDED UNDER A.F.N 200205015004 AND A.F.N. 200108315002.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.999935) = GROUND DISTANCE.
3. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.999871) = GROUND AREA.

LEGEND

● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
△ SET CONCRETE NAIL W/ WASHER STAMPED "LS 28067"

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06
1-6-05

A.F.N. 200501105158

REV 04 JSM 1/6/05

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DATE: JULY 2004 BY: JS.M.	SCALE: 1" = 100'
PROJECT NO. 040075P	F.B. 5-31 BK 36

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

4 LOT SHORT PLAT
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SNOHOMISH COUNTY, STATE OF WASHINGTON