CITY OF ARLINGTON
SAGE SHORT PLAT NO. Z-04-069-FSP

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 14, 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 OF THE CITY OF ARLINGTON PARK IMPACT FEE AT AN ESTIMATED TOTAL OF $2,000.00 (ESTIMATE BASED ON 2 NEW DWELLING UNITS AT $1,000.00 PER UNIT.

(V) PRIOR TO ISSUANCE OF BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT TO THE CITY OF ARLINGTON SCHOOL IMPACT FEE AT AN ESTIMATED TOTAL OF $4,062.00 (ESTIMATE BASED ON 2 DWELLING UNITS AT $2,310.00 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.

(VI) LOT 7A AND LOT 7B ARE SUBJECT TO A NO PROTEST AGREEMENT OF FUTURE CITY OF ARLINGTON LOCAL IMPROVEMENT DISTRICTS THAT MAY BE FORMED TO PROVIDE FUTURE UTILITY AND ROAD IMPROVEMENTS.

(VII) FUTURE BUILDINGS LOCATED ON LOT 7A AND LOT 7B OF THIS SHORT PLAT MAY BE SUBJECT TO SPECIAL FIRE SAFETY CONSTRUCTION REQUIREMENTS AT BUILDING PERMIT APPROVAL AS REQUIRED BY THE CITY OF ARLINGTON.

(VII) CRITICAL AREA PROTECTION EASEMENT: THIS OPEN SPACE TRACT IS INTENDED TO PROTECT THE STEEP SLOPES AND ITS DESIGNATED BUFFERS POTENTIAL HABITAT FOR BULL TROUT, AND 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.

(VIII) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT AS CONTAINED ON THE FACE OF SURVEY RECORDED UNDER RECORDING NUMBER 7808210356 AS FOLLOWS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, ON, OVER, AND UNDER ALL ROADS DESIGNATED AS "60 FOOT NONEXCLUSIVE EASEMENT ROAD" TOGETHER WITH THE EXTERIOR 7 FEET PARALLEL AND ADJACENT TO SAID ROAD, ON THE ACCOMPANYING MAPS OF THE FIVE ACRE SUBDIVISION FOR B.R.J.R. ASSOCIATES IN WHICH TO INSTALL, EITHER AERIALLY OR UNDERGROUND, CABLES, CONDUITS, MA ND WIRES TOGETHER WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTIES WITH ELECTRIC AND PHONE SERVICE; TOGETHER WITH THE RIGHT TO ENTER UPON THE ROADS AND LOTS AT ALL TIMES FOR THE PURPOSES STATED.

(IX) SUBJECT TO COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS IN DECLARATION OF RESTRICTIONS, RECORDED OCTOBER 4, 1978 UNDER AUDITOR'S FILE NUMBERS 7810040307 & 7810040308.

(X) SUBJECT TO COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS IN DECLARATION OF RESTRICTIONS, RECORDED MARCH 6, 1985 UNDER AUDITOR'S FILE NUMBER 8503060321. AMENDED AND MODIFIED NOVEMBER 22, 1991 & JULY 25, 1995 UNDER AUDITOR'S FILE NUMBERS 91012200449 & 9507250146.

(XI) SUBJECT TO LIABILITY FOR ASSESSMENTS, RECORDED NOVEMBER 22, 1991 & JULY 25, 1995 UNDER AUDITOR'S FILE NUMBERS 91012200449 & 9507250146.

(XII) SUBJECT TO COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN SHORT PLAT RECORDED MAY 24, 1999 UNDER AUDITOR'S FILE NUMBER 9905245002.

(XIII) SUBJECT TO TERMS AND CONDITIONS OF BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 27, 2002 UNDER AUDITOR'S FILE NUMBER 200209275003.

(XIV) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO SNOHOMISH COUNTY PUD NO. 1 AND VERIZON NORTHWEST, INC. FOR UNDERGROUND DISTRIBUTION LINES RECORDED OCTOBER 19, 2004 UNDER AUDITOR'S FILE NUMBER 200410190694.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AND 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 MONUMENTED 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 17, February 2005.

Thomas E. Barry DATE: 2-17-05
THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

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 24 DAY OF February 2005.

Chad Sage
CHAD A. SAGE

Angela D. Sage
ANGELA D. SAGE

NORTH COUNTY BANK TITLE: Pres / CEO

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHAD A. SAGE & ANGELA D. SAGE 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 24th February 2005.

Karen Timney
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Karen Timney
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Arlington, WA
MY APPOINTMENT EXPIRES 1-09-06

KAREN TIMNEY COMMISSION EXPIRES 1-9-06 NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John M. Myles 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 NORTH COUNTY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 24th February, 2005.

Karen Timney
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Karen Timney
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Arlington WA
MY APPOINTMENT EXPIRES 1-09-06

KAREN TIMNEY COMMISSION EXPIRES 1-9-06 NOTARY PUBLIC STATE OF WASHINGTON

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

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 CITY OF ARLINGTON MUNICIPAL CODE, AND THEREFORE 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

24 Feb 05
DATE

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON _____.

MAYOR

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 _____ DAY OF _____, 2005.

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 _____, 2005.

SNOHOMISH COUNTY TREASURER

BY: _____
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 25th DAY OF FEBRUARY, 2005, AT 21 MINUTES PAST 12 P.M., AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____, A.F.N. 200502255008, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Ferwilliger
AUDITOR, SNOHOMISH COUNTY

BY: Maria G. Aiuario
DEPUTY COUNTY AUDITOR

A.F.N. 200502255008 REV 02 JSM 2/10/05

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: DEC 2003 BY: JSM	SCALE: ---
PROJECT NO. 03014 FINAL	F.B. 5-31 BK 36

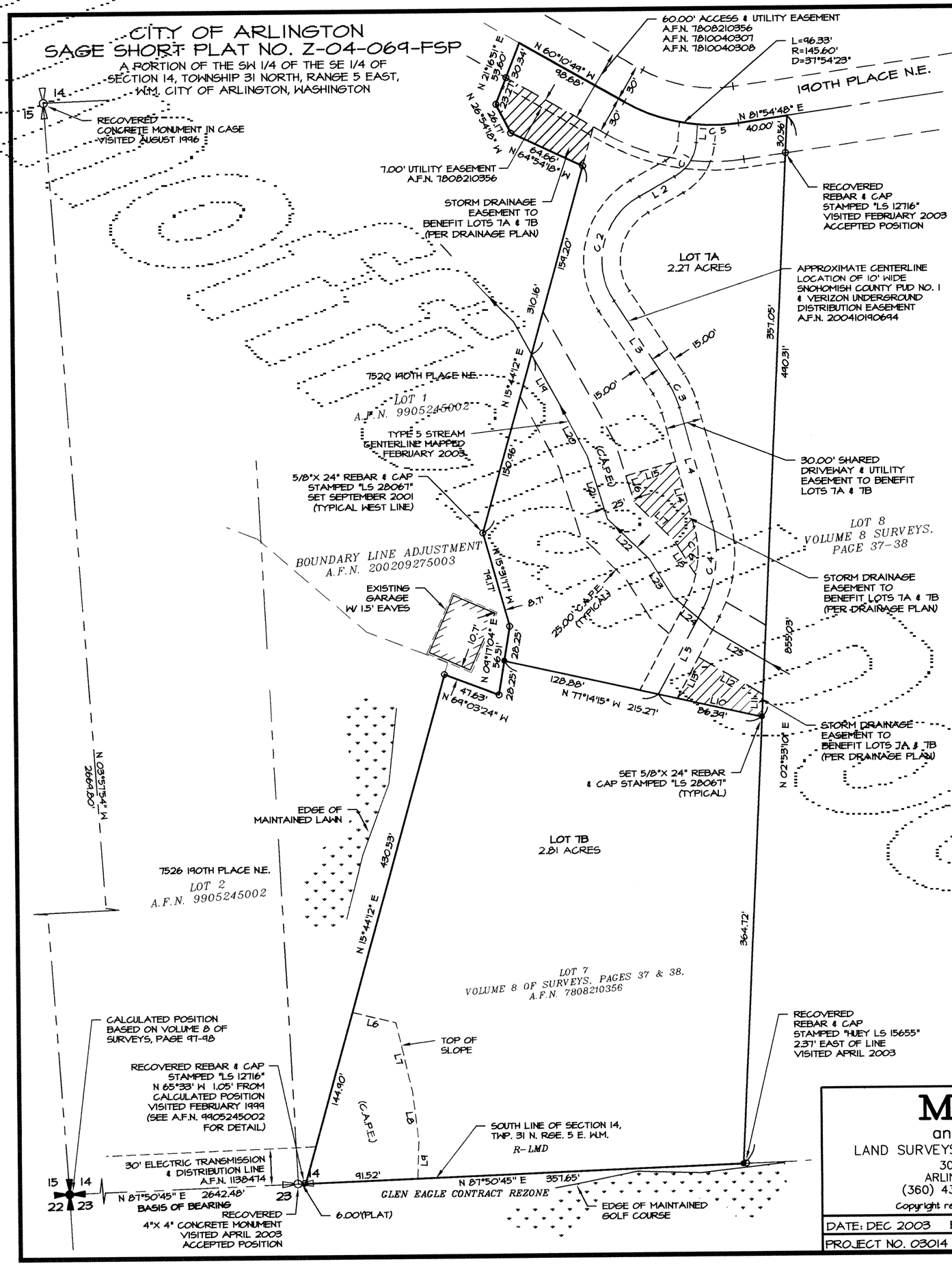
CITY OF ARLINGTON FILE NO. Z-04-069-FSP

2 LOT SHORT PLAT
FOR
CHAD SAGE

A PORTION OF THE S.W. 1/4 S.E. 1/4 OF
SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON

CITY OF ARLINGTON
SAGE SHORT PLAT NO. Z-04-069-FSP

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, WASHINGTON



RECOVERED CONCRETE MONUMENT IN CASE VISITED AUGUST 1996

SHARED DRIVEWAY ANNOTATION

LINE TABLE		
LINE	LENGTH	BEARING
L 1	15.00	N 05°04'14" E
L 2	32.89	N 61°04'11" E
L 3	80.63	N 32°55'29" W
L 4	96.78	N 15°22'00" W
L 5	78.83	N 27°56'20" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C 1	34.26	35.00	56°04'57"
C 2	98.52	60.00	94°04'40"
C 3	21.45	70.00	17°33'29"
C 4	72.56	96.00	43°18'20"
C 5	33.44	145.60	13°09'26"

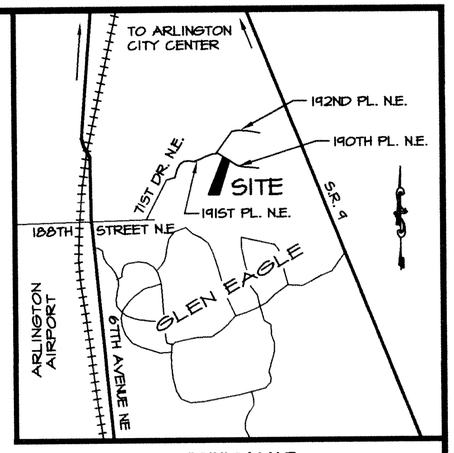
CRITICAL AREA PROTECTION EASEMENT (C.A.P.E.)

LINE TABLE		
LINE	LENGTH	BEARING
L6	36.49	N 75°57'17" W
L7	58.44	N 13°04'24" W
L8	40.56	N 06°34'11" W
L9	29.98	N 02°06'05" E
L19	52.11	N 28°40'50" W
L20	42.26	N 27°43'55" W
L21	53.97	N 17°19'20" W
L22	47.68	N 45°47'38" W
L23	36.22	N 31°28'10" W
L24	42.07	N 44°39'42" W
L25	48.83	N 59°30'13" W

STORM EASEMENTS

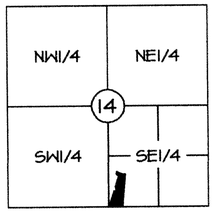
LINE TABLE		
LINE	LENGTH	BEARING
L10	70.85	N 77°14'15" W
L11	18.08	N 02°53'10" E
L12	60.78	N 59°31'53" W
L13	37.61	N 27°56'20" E
L14	55.00	N 15°22'00" W
L15	42.40	N 74°38'00" E
L16	22.10	N 17°19'20" W
L17	44.48	N 45°47'38" W
L18	34.21	N 31°28'10" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C 6	39.91	81.00	28°13'38"



VICINITY MAP
SCALE 1" = 2000'

INDEX MAP



SECTION 14, TWP.31 N., RGE.05 E., W.M.

60 0 60

Scale 1" = 60'

LEGAL DESCRIPTION

PARCEL C OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. MN-02-026-BLA RECORDED UNDER RECORDING NUMBER 200209275003, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RNAGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

(LEGAL DESCRIPTION PER PACIFIC NORTHWEST TITLE COMPANY OF SNOHOMISH COUNTY, INC. ORDER NUMBER 144371-1 DATED DECEMBER 11, 2003)

RESEARCH

1. VOLUME 8 OF SURVEYS, PAGES 37 & 38, A.F.N. 7808210356
2. CITY OF ARLINGTON SHORT PLAT A.F.N. 9905245002
3. CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT A.F.N. 200209275003

FIELD PROCEDURES & INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
MEETING OR EXCEEDING PRECISION REQUIREMENTS 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.)

THOMAS E. BAKER
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3-11-06
2-17-05

A.F.N. 200502250008

REV 02 JSM 2/10/05

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