

31ST AVE SHORT PLAT

SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 31N., RNG. 5 E. W.M.,
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON.

Z-05-022-FSP

LEGAL DESCRIPTION

LOT 11, FR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 47 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1927658, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS

1. AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CASCADE GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND TO CABLE COMPANY AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 TV, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

2. AN AVIATION 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).

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 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 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, 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.

5-17-05

DATE: Paul E. Carlson
PAUL E. CARLSON

Laura M. Carlson
LAURA M. CARLSON

FRONTIER BANK

BY: Jim Janus
VICE PRESIDENT

ITS: Vice President

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID R. DOWNING, THIS 17th DAY OF MAY, 2005, AT 7:00 AM, AND IS RECORDED IN VOLUME 25 OF PLATS, PAGE(S) 47, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY
BY: Maná G. Aguano
DEPUTY COUNTY AUDITOR

RESTRICTIONS

1. 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.

2. 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.

3. 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.

4. ALL SCREENING AND SHADING ELEMENTS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ADJOINING PROPERTY OWNER.

6. IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 4 NEW DWELLING UNITS AND 1 EXISTING UNIT. IF MORE THAN 4 NEW DWELLING UNITS ARE CONSTRUCTED ON THE 3 LOTS, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS, WHICH WILL BE REQUIRED AT THE AMOUNT IN PLACE AT THE TIME THE BUILDING PERMITS ARE ISSUED.

IMPACT FEES PAID -
CITY TRAFFIC - \$4,152
CITY NEIGHBORHOOD/MINI PARKS - \$1,836
CITY COMMUNITY PARKS - \$6,648
SCHOOLS - \$4,464

7. THE 30' LANDSCAPE EASEMENT SHOWN ON THE FACE OF THIS SHORT PLAT SHALL ALLOW FOR DRIVEWAYS, PRIVATE ROADS AND UTILITIES FOR SERVING THE LOTS WITHIN THIS SHORT PLAT.

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 90 DAYS OF THE DATE BELOW.

Jeff Fry
PLANNING MANAGER
DATE: 5/17/05

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.

Paul Carlson
CITY ENGINEER
DATE: 5/17/05

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON BY THE 17th DAY OF May, 2005.

Jacky Peterson
FINANCE DIRECTOR/CITY TREASURER
DATE: May 17, 2005

SNOHOMISH COUNTY TREASURER'S 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 _____

SNOHOMISH COUNTY TREASURER
BY: _____
DEPUTY COUNTY TREASURER

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP (DRAWN BY ME/DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME/AN ACTUAL SURVEY MADE UNDER MY SUPERVISION/A DEED DESCRIPTION RECORDED IN BOOK 23, PAGE 47 OF THE SNOHOMISH COUNTY REGISTRY/OTHER); THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET (BY ME/UNDER MY SUPERVISION) USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.080, THAT ALL STREET 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 THE PROVISIONS OF RCW 58.17, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF 17 MAY, 2005.

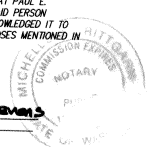
David R. Downing
REGISTERED LAND SURVEYOR

REGISTRATION NUMBER - 17068

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL E. CARLSON 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: 5/17/05
SIGNATURE: Michelle E. Ritzman
(PRINT NAME) Michelle E. Ritzman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 11022 10th St SE, Lake Stevens
MY APPOINTMENT EXPIRES 12/17/2007



STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAURA M. CARLSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

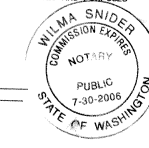
DATED: 5/17/05
SIGNATURE: Michelle E. Ritzman
(PRINT NAME) Michelle E. Ritzman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 11022 10th St SE, Lake Stevens
MY APPOINTMENT EXPIRES 12/17/2007



STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jim Janus IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice Pres. OF FRONTIER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-16-05
SIGNATURE: Wilma Snider
(PRINT NAME) Wilma Snider
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Arlington
MY APPOINTMENT EXPIRES 7/30/06

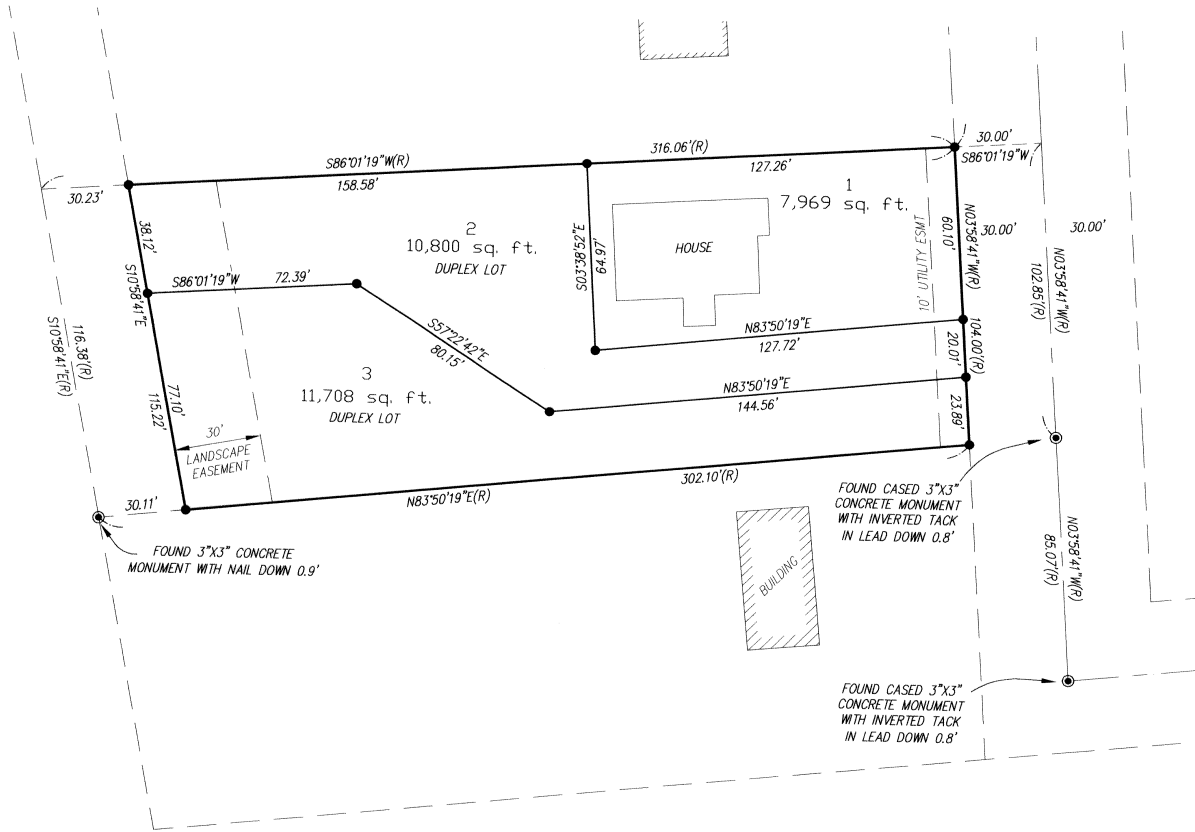


A.F. NO. <u>20050517005</u>		31ST AVE SHORT PLAT	
SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 31N., RNG. 5 E. W.M., Z-05-022-FSP			
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		SHEET 1 OF 2	
JOB NO. 04-025	DRAWN BY DDD		
DATE 2/14/05	FIELD BOOK 81		



31ST AVE SHORT PLAT

SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 31N., RNG. 5 E. W.M.,
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON.
Z-05-022-FSP

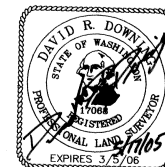


NOTES:

1. INSTRUMENT DATA - LIETZ 4 (5" DIRECT READING)
2. FIELD METHOD USED - TRAVERSE
3. METHOD OF ADJUSTMENT - NONE
4. MONUMENTS VISITED - 1/15/01
5. * BASIS OF BEARING - N03°58'41"W
THE MONUMENTED CENTERLINE OF 31ST AVENUE NE.
6. REFERENCE MATERIALS -
THE PLAT OF FR ACRES AF NO 1886570
7. PRECISION OF TRAVERSE CLOSURE MEETS OR EXCEEDS
STANDARDS REQUIRED BY WAC-332-130-090

LEGEND

- SET 1/2" X 24" IRON ROD WITH CAP NO. 17088
- ⊙ MONUMENTS FOUND AS NOTED
- (R) DISTANCE OR BEARING (ROTATE 03°39'11" COUNTER CLOCKWISE) FROM THE PLAT OF FR ACRES AS RECORDED UNDER AF NO 1886570



20050517 JDA

SURVEYOR:		DAVID R. DOWNING & ASSOC. PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385	SHEET
JOB NO. 04-025			SCALE 1" = 30'
DATE 2/14/05		DRAWN BY: DDD	2
			OF
			2

