PLAT OF: CROSSING AT EDGECOMB CREEK

CITY OF ARLINGTON
C 05-018 FP
SEC. 23, T. 31 N, R. 05 E, W.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HIMALAYA HOMES, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, AND EVERTRUST BANK, THE MORTGAGEE, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND VOLUNTARY ACT AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AVENUES, AND OTHER PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR 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.

TRACT 999 IS HEREBY GRANTED AND CONVEYED TO LOTS 1 THRU 62 WITH AN EQUAL AND UNDIVIDED INTEREST TO BE MAINTAINED BY LOTS 1 THRU 62 INCLUSIVE FOR USE AS A PARK.

DATED THIS 25th DAY OF May 2005.

HIMALAYA HOMES, INC., A WASHINGTON CORPORATION

BY: Michael Ashton ITS: Construction Manager

EVERTRUST BANK

BY: [illegible] ITS: Senior Vice President

ACKNOWLEDGMENTS:

STATE OF WASHINGTON}
SS.
COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL ASHTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CONSTRUCTION MGR OF HIMALAYA HOMES, INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 25th DAY OF May 2005.

Jayme J. Mitchell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Marysville
COMMISSION EXPIRES October 29, 2007

JAYME J. MITCHELL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 29, 2007

STATE OF WASHINGTON}
SS.
COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John S. Williams IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATE THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Chief Credit Officer OF EVERTRUST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 25th DAY OF May 2005.

William R. Raser Jr.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lake Stevens
COMMISSION EXPIRES 5/30/06

WILLIAM R. RASER, JR. COMMISSION EXPIRES NOTARY PUBLIC 5-30-2006 STATE OF WASHINGTON

WILLIAM R. RASER, JR. COMMISSION EXPIRES NOTARY PUBLIC 5-30-2006 STATE OF WASHINGTON

SHARED ACCESS MAINTENANCE AGREEMENT

ALL SUBSEQUENT DEEDS FOR LOTS 1 AND 48 WILL CONTAIN PROVISIONS FOR THE SHARED ACCESS AND UTILITY EASEMENT IN THE MANOR DESCRIBED HEREIN:

ALL MAINTENANCE OF THE SHARED ACCESS AND UTILITY EASEMENT SHALL BE BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS THEREFROM OR THEIR SUCCESSOR(S), UNLESS AND UNTIL SUCH ACCESS OR PORTIONS THEREOF, ARE IMPROVED TO CITY OF ARLINGTON PUBLIC ROAD STANDARDS AND ACCEPTED BY THE CITY OF ARLINGTON.

THE SHARED ACCESS AND UTILITY EASEMENT IS HEREBY SUBJECT TO A UTILITIES EASEMENT IN FAVOR OF THE GRANTOR(S) OR THE SUCCESSOR(S) OF ANY ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS, WATER, OR SEWER COMPANY, PUBLIC OR PRIVATE, OR THEIR SUCCESSOR(S) TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, ALTER AND REPAIR THEIR RESPECTIVE UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES; PROVIDED THAT IF THE SHARED ACCESS AND UTILITY EASEMENT SHOULD BECOME A PUBLIC ROAD AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE SHARED ACCESS AND UTILITY EASEMENT SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE CITY;

WITH RESPECT TO THE SHARED ACCESS AND UTILITY EASEMENT DESCRIBED HEREIN, WHETHER IT REMAINS PRIVATE OR BECOMES A PUBLIC ROAD, THERE IS THE ADDITIONAL RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS; AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS OR WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE UPON REASONABLE GRADING PURSUANT TO IMPROVEMENT FOR DEDICATION OF THE ROADS AND WAYS HEREIN. FOLLOWING REASONABLE GRADING PURSUANT TO IMPROVEMENT FOR DEDICATION OF THE ROADS AND WAYS SHOWN HEREIN, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY OR HAMPER PROPER ROAD DRAINAGE, WITHOUT THE APPROVAL OF THE CITY.

LEGAL DESCRIPTION

PARCEL A:

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE COUNTY ROAD;

IN SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON

PARCEL B:

THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH OF THE COUNTY ROAD;

IN SECTION 23, TOWNSHIP 31, RANGE 5 EAST, W.M, IN SNOHOMISH COUNTY, WASHINGTON..

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR OVERHEAD AND/OR UNDERGROUND ELECTRIC TRANSMISSION LINE FACILITIES AND DISTRIBUTION LINE FACILITIES RECORDED UNDER RECORDING NO. 7803280364, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AFFECTS PARCEL A. LIES IN R.O.W. DEDICATED TO CITY OF ARLINGTON.

2. SUBJECT TO THE RIGHT TO ENTER PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7803280365, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AFFECTS PARCEL A.

3. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR A SINGLE LINE OF POLES AS RECORDED UNDER RECORDING NO. 8402070204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AFFECTS PARCEL A. THE POLES FOR THIS EASEMENT HAVE BEEN REMOVED, THEREFORE SAID EASEMENT IS EXTINGUISHED.

4. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC DISTRIBUTION LINE TOGETHER WITH THE RIGHT TO CONVERT TO AN UNDERGROUND SYSTEM AFFECTING PARCEL B, AS RECORDED UNDER RECORDING NUMBER 8402070203, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. THE POLES FOR THIS EASEMENT HAVE BEEN REMOVED. THEREFORE SAID EASEMENT IS EXTINGUISHED.

5. SUBJECT TO AN EASEMENT AGREEMENT AND ALL MAINTENANCE FOR EMERGENCY ACCESS AND DETENTION STORM VAULT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER 200301300820, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SAID OBLIGATION OF THE MAINTENANCE FOR SAID DETENTION FACILITIES AND ACCESS AND UTILITIES ROAD IS HEREBY ASSIGNED WITH ALL OBLIGATIONS FOR OPERATIONS AND MAINTENANCE TO SAID LOTS 1 THRU 62 INCLUSIVE.

6. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INCORPORATED FOR MAINTENANCE OF HIGH-VOLTAGE DISTRIBUTION LINE AND DISTRIBUTION LINE FACILITIES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES AFFECTING PORTION OF PARCELS A & B AS RECORDED UNDER RECORDING NUMBER 200410190714, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

7. SUBJECT TO THE RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200410190714, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

8. ALL EXTERIOR LIGHTING, INCLUDING STREETLIGHTS, SHALL BE DOWNSHIELDED.

9. PARK AND/OR SCHOOL IMPACT AND/OR MITIGATION FEES ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.

10. TO MITIGATE THE DEVELOPER'S TRAFFIC IMPACT, THE DEVELOPERS HAVE PAID IN FULL THEIR PROPORTIONATE SHARE FOR CERTAIN STATE PROJECTS FOR THOSE AVERAGE DAILY TRIPS FROM THIS DEVELOPMENT.

11. CONSISTENT WITH THE TERMS AND THE SNOHOMISH COUNTY INTERLOCAL AGREEMENT WITH THE CITY OF ARLINGTON, THE DEVELOPER'S IMPACTS HAS BEEN PAID IN FULL ON THE CAPACITY OF THE COUNTY ROAD SYSTEM BY MAKING A PROPORTIONATE SHARE MITIGATION PAYMENT.

12. 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 OVER FLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE SHIELDED SO AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

13. NO USE MAY BE MADE OF THE PREMISES, WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASONS OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

14. ALL LOTS ARE SUBJECT TO SCHOOL AND PARKS IMPACT FEES. IMPACT FEES HAVE BEEN DEFERRED UNTIL BUILDING PERMIT ISSUANCE. CONTACT THE ARLINGTON SCHOOL DISTRICT AND CITY PLANNING DIVISION. EACH OF THE 61 (1 EXISTING) LOTS ARE ELIGIBLE FOR A PARK FEE CREDIT OF $819.00 PER LOT.

15. LOTS 1, 31, 32 AND 48 ARE RESTRICTED FROM TAKING ACCESS OFF OF 73RD AVENUE N.E.

OFFICIAL SEAL TREASURER SNOHOMISH COUNTY, WASHINGTON

APPROVALS:

CITY COUNCIL APPROVAL

EXAMINED AND APPROVED THIS 24th DAY OF May 2005, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF CROSSING AT EDGECOMB CREEK IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

Margaret Larson
MAYOR,
CITY OF ARLINGTON

ATTEST, Kathy Peterson
CITY CLERK
CITY OF ARLINGTON

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 25th DAY OF May 2005, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY ENGINEER
CITY OF ARLINGTON

PLANNING MANAGER APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2005, THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR THE PLAT OF THE CROSSING AT EDGECOMB CREEK IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

Bradley J. Collins
PLANNING MANAGER
CITY OF ARLINGTON

SURVEYOR'S CERTIFICATE

I WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF CROSSING AT EDGECOMB CREEK 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 DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

5-23-05

IN THE MONTH OF May, 2005.

SIGNATURE AND SEAL LS. 19631

WILLIAM J. LLOYD STATE OF WASHINGTON 19631 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 03-01-06

TREASURER'S CERTIFICATE

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

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: [illegible] 5-26-05
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF May, 2005 AT 34 MINUTES PAST 12 O'CLOCK P M IN VOLUME ___ OF PLATS ON PAGE(S) ___ UNDER AUDITOR'S FILE NO. ___, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERWILLIGER
SNOHOMISH COUNTY AUDITOR

BY: [illegible]
DEPUTY AUDITOR

#200505265393

SHEET 1 OF 5

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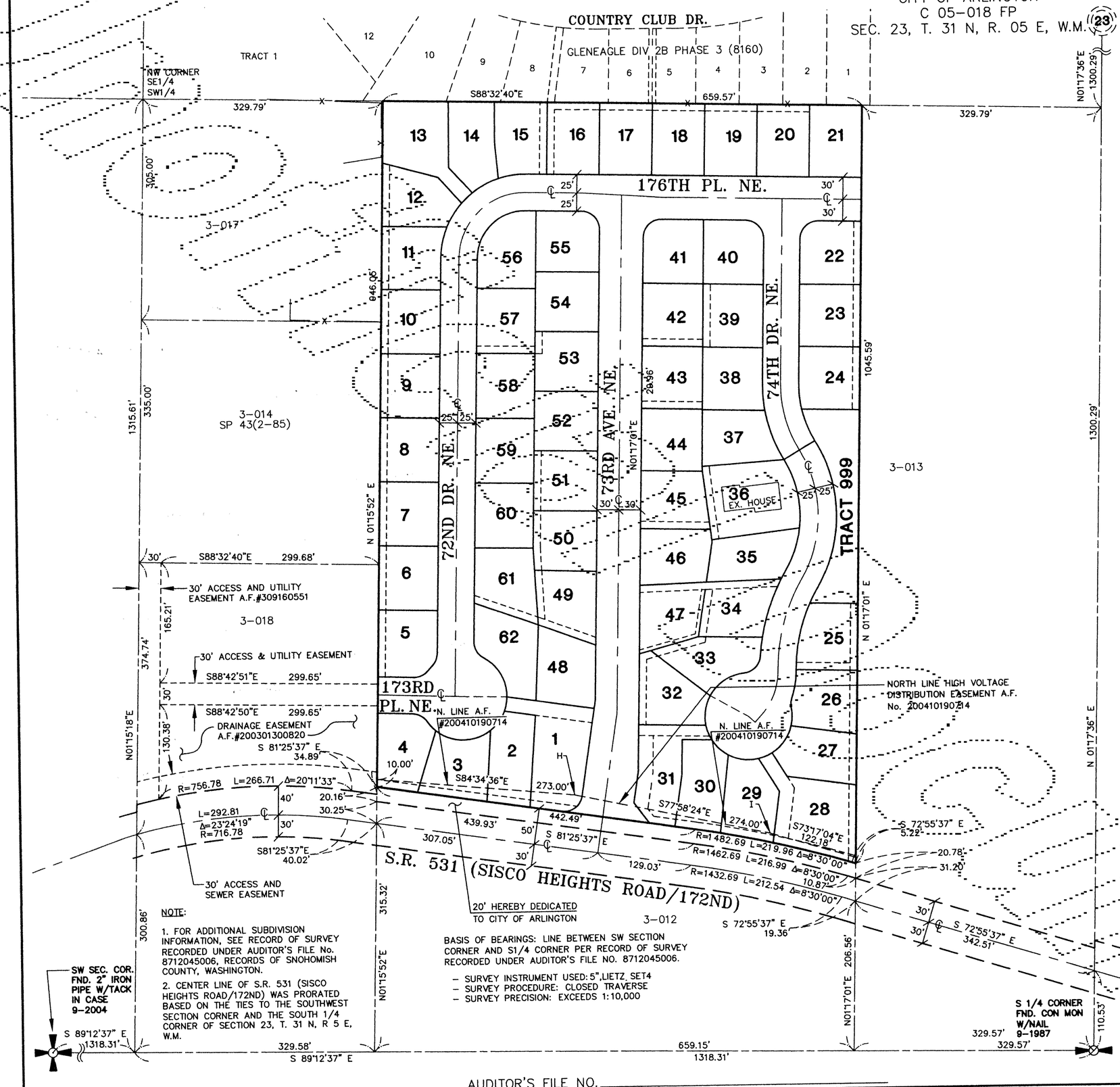
CASCADE SURVEYING & ENGINEERING, INC.

Engineers Surveyors Planners
ARLINGTON, WA
105 E. Division-PO Box 326 98223
(360)435-5551
FAX 435-4012

PORT'N SE1/4, SW1/4, SEC.23, TWP.31N, R5E.W.M.
JOB# 15864 DRAWN BY: TAA FIELD BOOK # SN. 219, 617, 622, 641
DATE: 10/29/2004 REVISED: 5/23/05 CHECKED BY: WJL

PLAT OF: CROSSING AT EDGECOMB CREEK

CITY OF ARLINGTON
C 05-018 FP
SEC. 23, T. 31 N, R. 05 E, W.M.



NOTE:

1. FOR ADDITIONAL SUBDIVISION INFORMATION, SEE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE No. 8712045006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
2. CENTER LINE OF S.R. 531 (SISCO HEIGHTS ROAD/172ND) WAS PRORATED BASED ON THE TIES TO THE SOUTHWEST SECTION CORNER AND THE SOUTH 1/4 CORNER OF SECTION 23, T. 31 N, R 5 E, W.M.

BASIS OF BEARINGS: LINE BETWEEN SW SECTION CORNER AND S1/4 CORNER PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8712045006.

- SURVEY INSTRUMENT USED: 5",LIETZ, SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, VERIZON, CASCADE NATURAL GAS INC., PUBLIC UTILITY DISTRICT NUMBER 1 OF SNOHOMISH COUNTY, 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, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALL UTILITY LINES SHALL BE PLACED UNDERGROUND. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. THESE EASEMENTS SHALL PRECLUDE GRADING OR OTHER RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, AND ANY OTHER THING; EXCEPT UTILITY FACILITIES.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

5-24-05

WILLIAM J. LLOYD
STATE OF WASHINGTON
19631
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 03-01-06

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

#200505265393

SHEET 2 OF 5

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AUDITOR'S FILE NO. _____

CASCADE SURVEYING & ENGINEERING, INC.

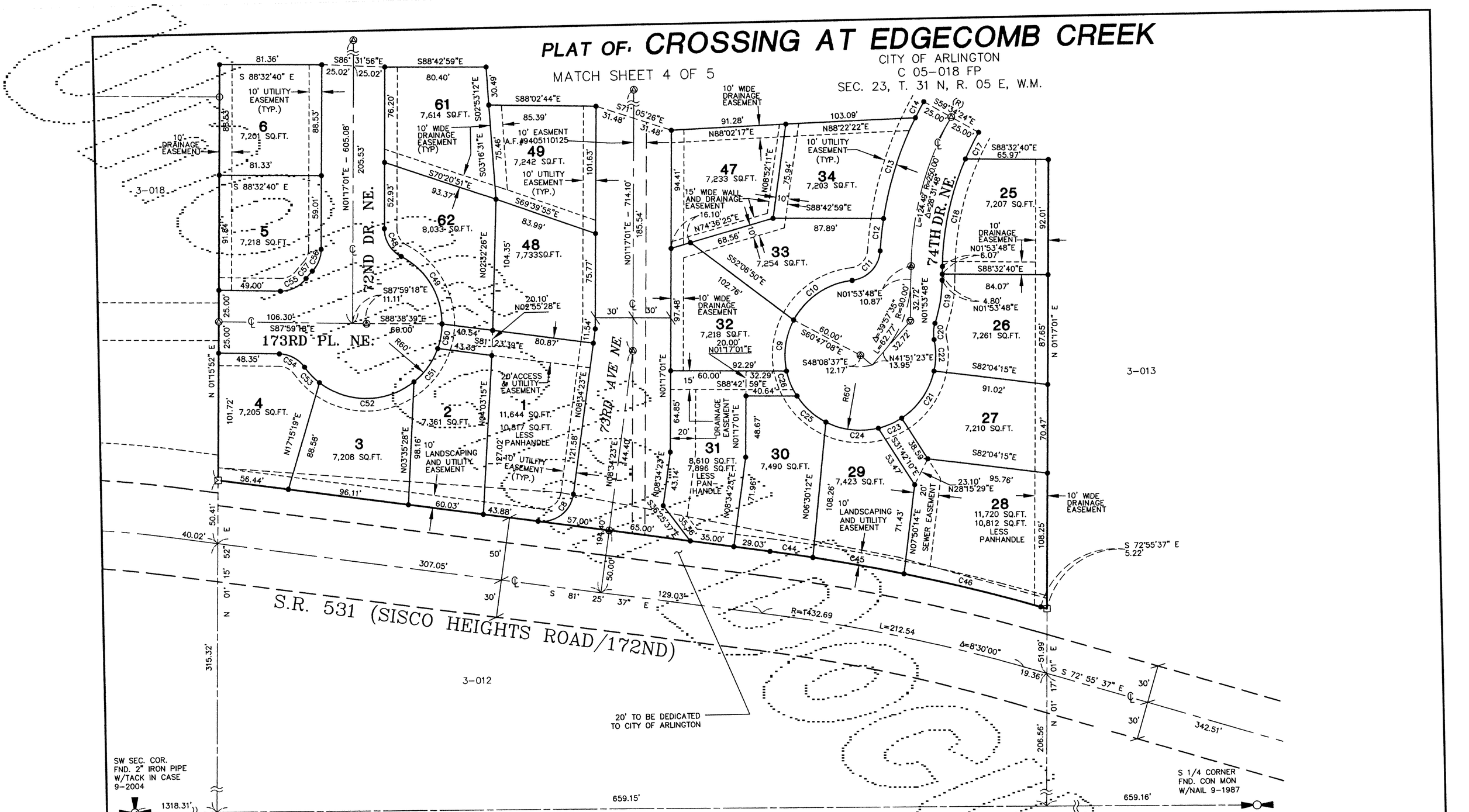
Engineers Surveyors Planners
ARLINGTON, WA
105 E. Division-PO Box 326 98223
(360)435-5551
FAX 435-4012

PORT'N SE1/4, SW1/4, SEC.23, TWP.31N, R5E,W.M.
JOB# 15864 DRAWN BY: TAA FIELD BOOK # SN. 219, 617, 622, 641
DATE: 10/29/2004 REVISED: CHECKED BY: WJL

PLAT OF CROSSING AT EDGECOMB CREEK

CITY OF ARLINGTON
C 05-018 FP
SEC. 23, T. 31 N, R. 05 E, W.M.

MATCH SHEET 4 OF 5



LOT LINE CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C8	39.27	25.00	90°00'00"	C25	31.25	60.00	29°50'33"
C9	42.07	60.00	40°10'28"	C26	21.79	60.00	20°48'31"
C10	58.26	60.00	55°38'20"	C44	34.41	1482.69	1°19'47"
C11	35.13	25.00	80°30'31"	C45	73.65	1482.69	2°50'46"
C12	26.06	275.00	5°25'47"	C46	111.90	1482.69	4°19'27"
C13	84.67	275.00	17°38'25"	C48	27.39	25.00	62°46'30"
C14	14.46	275.00	3°00'43"	C49	65.81	60.00	62°50'50"
C17	23.71	225.00	6°02'11"	C50	20.11	60.00	19°12'16"
C18	88.33	225.00	22°29'37"	C51	33.03	60.00	31°32'29"
C19	34.93	115.00	17°24'14"	C52	80.90	60.00	77°15'23"
C20	13.17	25.00	30°11'00"	C53	17.41	60.00	16°37'18"
C21	46.69	60.00	44°34'53"	C54	23.55	25.00	53°58'05"
C22	25.42	60.00	24°16'30"	C55	23.55	25.00	53°58'05"
C23	20.37	60.00	19°27'07"	C56	19.21	25.00	44°01'46"
C24	42.90	60.00	40°57'48"	C57	7.61	60.00	7°16'10"

LEGEND:

- ● ~ DENOTES 1/2" X 24" REBAR & CAP #LS19631 SET THIS SURVEY UNLESS OTHERWISE NOTED
- ⊗ ~ DENOTES BRASS CAP IN CONCRETE MONUMENT, STAMPED L.S. 19631, SET IN CASING, AS PER CITY OF ARLINGTON
- ⊡ ~ DENOTES BRASS CAP IN CONCRETE MONUMENT, STAMPED L.S. 19631, SET THIS SURVEY UNLESS OTHERWISE NOTED

- SURVEY INSTRUMENT USED: 5",LIETZ SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

AUDITOR'S FILE NO. 200505265393

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

NOTE:
FOR ADDITIONAL SUBDIVISION INFORMATION, SEE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE No. 8712045006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BASIS OF BEARINGS: LINE BETWEEN SW SECTION CORNER AND S1/4 CORNER PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8712045006.

WILLIAM J. LLOYD
STATE OF WASHINGTON
19631
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 03-01-06

5-24-05

SHEET 3 OF 5

1:\LNDPRJ\15864\DWG\15864FINPLAT(FP3).DWG

CASCADE SURVEYING & ENGINEERING, INC.

Engineers Surveyors Planners
ARLINGTON, WA
105 E. Division-PO Box 326 98223
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PORT'N SE1/4, SW1/4, SEC.23, TWP.31N, R5E,W.M.
JOB# 15864 DRAWN BY: TAA FIELD BOOK # SN. 219, 617, 622, 641
DATE: 10/29/2004 REVISED: CHECKED BY: WJL

PLAT OF: CROSSING AT EDGECOMB CREEK

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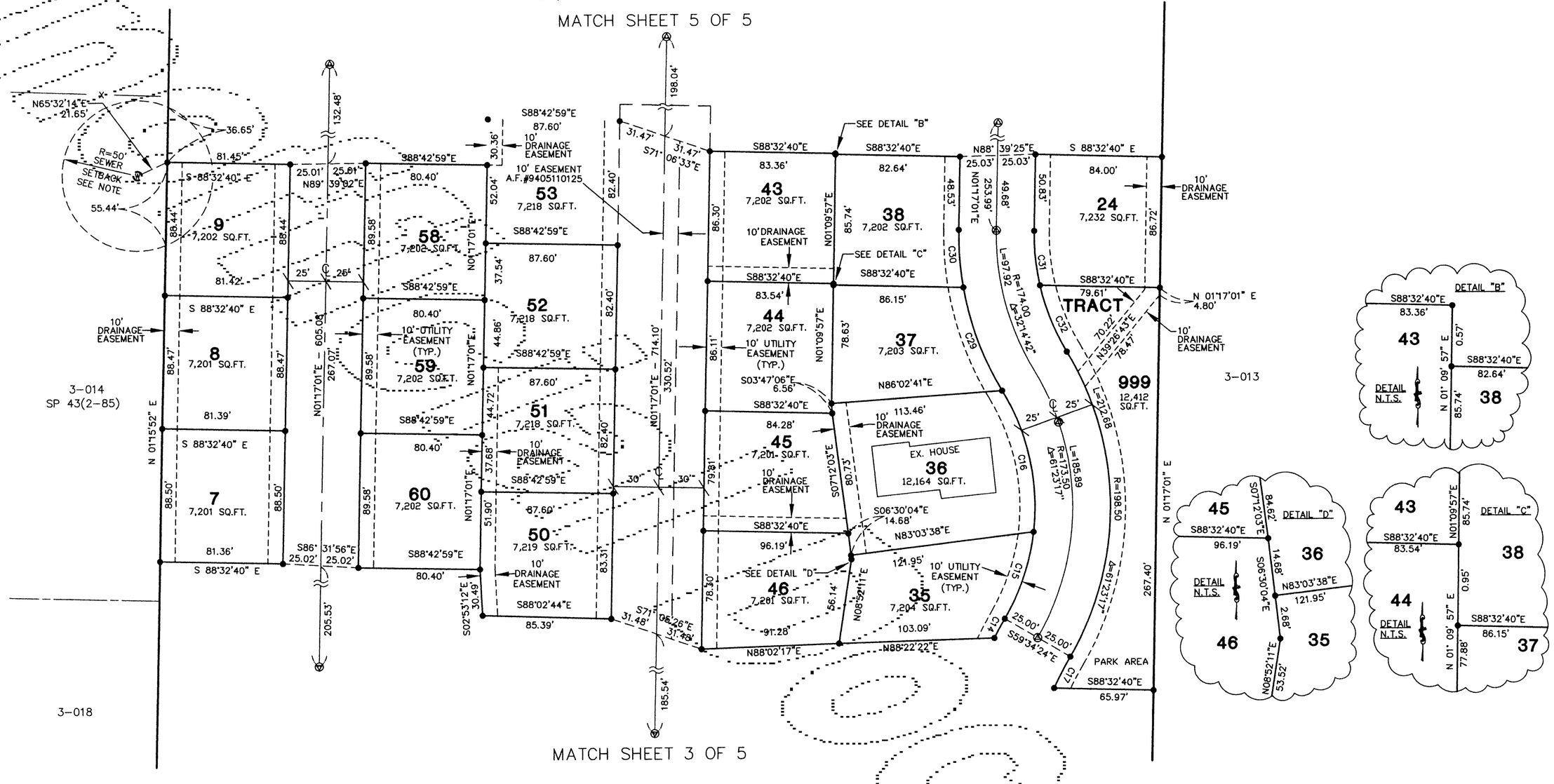

NOTE:
NO SEWER SHALL BE INSTALLED UNDERGROUND WITHIN 50' WELL SETBACK LINE. THIS AFFECTS LOTS 9,10,12, AND 13.

LOT LINE CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C14	14.46	275.00	3°00'43"	C29	73.59	199.00	21°11'22"
C15	60.89	148.50	23°29'38"	C30	38.40	199.00	11°03'20"
C16	98.21	148.50	37°53'39"	C31	36.26	149.00	13°56'35"
C17	23.71	225.00	6°02'11"	C32	47.60	149.00	18°18'08"

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

NOTE:
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BASIS OF BEARINGS: LINE BETWEEN SW SECTION CORNER AND S1/4 CORNER PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8712045006.

LEGEND:

- DENOTES 1/2" X 24" REBAR & CAP #19631 SET THIS SURVEY UNLESS OTHERWISE NOTED
- DENOTES BRASS CAP IN CONCRETE MONUMENT, STAMPED L.S. 19631, SET IN CASING, AS PER CITY OF ARLINGTON
- DENOTES FENCE LINE

- SURVEY INSTRUMENT USED: 5" LIETZ SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

WILLIAM J. LEDYARD
STATE OF WASHINGTON
19631
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 03-01-06

5-24-05

SHEET 4 OF 5

I:\LNDPRJ\15864\DWG\15864FINPLAT(FP4).DWG

AUDITOR'S FILE NO. 200505265393

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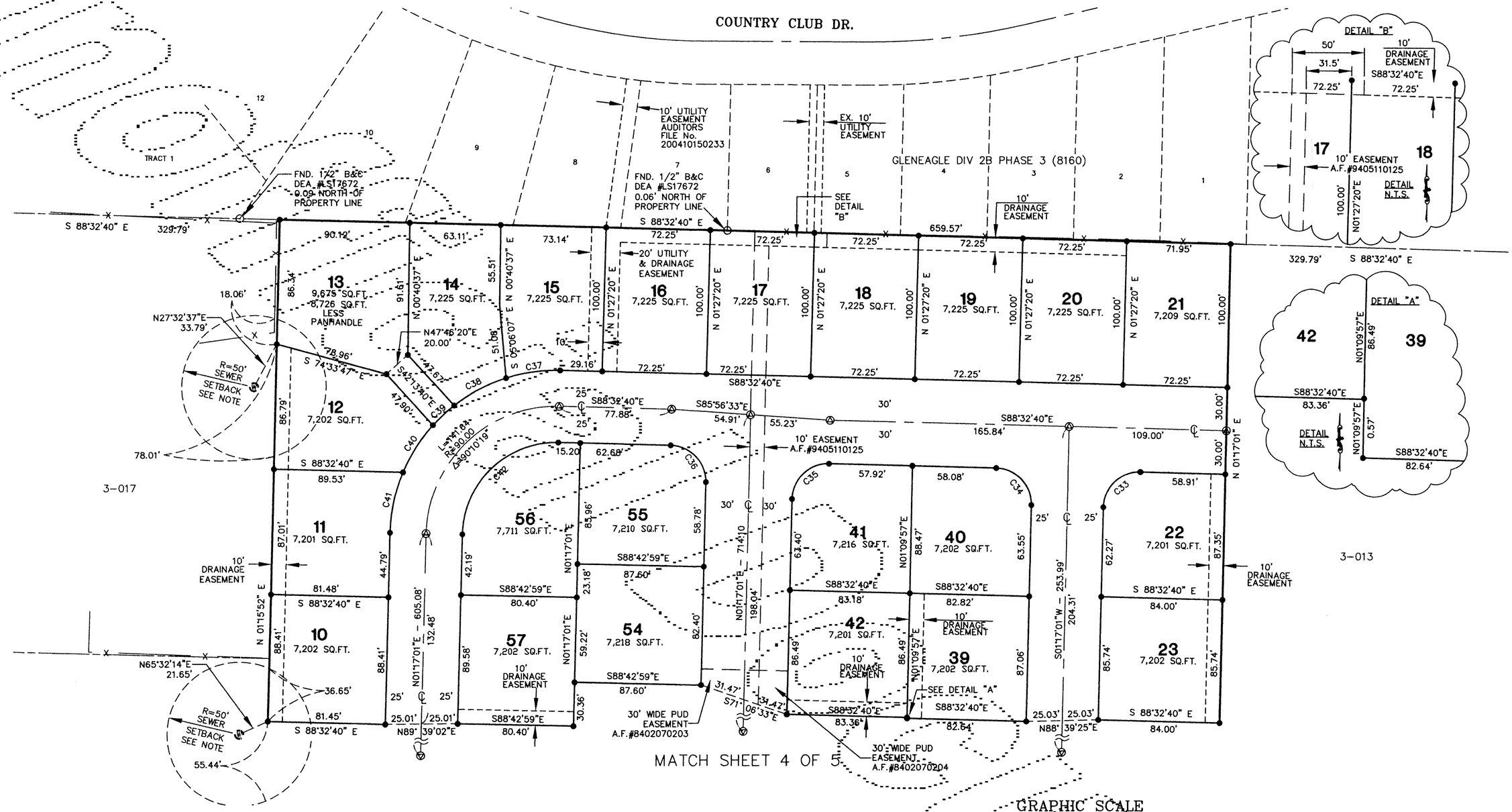
JOB# 15864 DRAWN BY: TAA FIELD BOOK # SN. 219, 617, 622, 641
DATE: 10/29/2004 REVISED: CHECKED BY: WJL

PLAT OF: CROSSING AT EDGECOMB CREEK

CITY OF ARLINGTON
C 05-018 FP
SEC. 23, T. 31 N, R. 05 E, W.M.



NOTE:
NO SEWER SHALL BE INSTALLED UNDERGROUND WITHIN 50' WELL SETBACK LINE. THIS AFFECTS LOTS 9,10,12, AND 13.

LOT LINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	39.34	25.00	90°10'19"
C34	39.20	25.00	89°49'41"
C35	39.34	25.00	90°10'19"
C36	39.20	25.00	89°49'41"
C37	38.09	115.00	18°58'36"
C38	40.90	115.00	20°22'36"
C39	20.03	115.00	9°58'40"
C40	38.77	115.00	19°19'00"
C41	43.20	115.00	21°31'27"
C42	102.30	65.00	90°10'19"

LEGEND:

- ● ~ DENOTES 1/2" X 24" REBAR & CAP #LS19631 SET THIS SURVEY UNLESS OTHERWISE NOTED
- ⊗ ~ DENOTES BRASS CAP IN CONCRETE MONUMENT, STAMPED L.S. 19631, SET IN CASING, AS PER CITY OF ARLINGTON
- ⊙ ~ DENOTES FND 1/2" REBAR & CAP #LS17672
- ——x——x—— ~ DENOTES FENCE LINE

GRAPHIC SCALE
50 0 25 50 100
1 Inch = 50 ft.

NOTE:
FOR ADDITIONAL SUBDIVISION INFORMATION, SEE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE No. 8712045006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BASIS OF BEARINGS: LINE BETWEEN SW SECTION CORNER AND S1/4 CORNER PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8712045006.

- SURVEY INSTRUMENT USED: 5" LIETZ SET4
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000

WILLIAM J. LLOYD, STATE OF WASHINGTON, 19631, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES: 03-01-06

5-24-05

SHEET 5 OF 5

AUDITOR'S FILE NO. 200505265393

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PORT'N SE1/4, SW1/4, SEC.23, TWP.31N, R5E.W.M.
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