CITY OF ARLINGTON
LEWIS / WILLETT SHORT PLAT
FILE NO. Z-05-028-FSP
SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY

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 9th DAY OF June, 2005.

Alice M. Lewis
ALICE M. LEWIS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALICE M. LEWIS 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: June 9, 2005.

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 5-29-09

SUE ELLEN PIKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 29, 2009

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 ON COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CITY ENGINEER

6/13/05
DATE

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON June 3, 2005

MAYOR

6/14/05
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 14th DAY OF June, 2005.

Roxanne Quenzer
FINANCE DIRECTOR/CITY TREASURER

6-14-05
DATE

CONDITIONS AND RESTRICTIONS

(1) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(2) AN AVIGATION 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).

(3) 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.

(4) 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.

(5) 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 STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

(6) ALL SCREENING AND SHADING ELEMENTS LOCATED WITHIN PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

(7) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY CONTAINED IN THE BOUNDARY / LOT LINE ADJUSTMENT RECORDED JANUARY 13, 1997 UNDER RECORDING NUMBER 9701135003

(8) SUBJECT TO A LATECOMERS AGREEMENT REGARDING REIMBURSEMENT OF COSTS FOR SANITARY SEWER SYSTEM AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN RECORDED SEPTEMBER 30, 1998 UNDER RECORDING NUMBER 9809300425.

(9) SUBJECT TO A LATECOMERS AGREEMENT REGARDING REIMBURSEMENT OF COSTS FOR WATER SYSTEM AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN RECORDED SEPTEMBER 30, 1998 UNDER RECORDING NUMBER 9809300426.

(10) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR AN ELECTRIC TRANSMISSION DISTRIBUTION LINE CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 2283066.

(11) THIS SHORT PLAT IS SUBJECT TO IMPACT FEES FOR COMMUNITY PARKS, CITY NEIGHBORHOOD/MINI PARKS, ARLINGTON SCHOOL DISTRICT AND TO MITIGATE IMPACTS TO THE CITY OF ARLINGTON'S OVERALL TRANSPORTATION SYSTEM. IMPACT FEE AMOUNTS ARE THOSE IN AFFECT AT TIME RECORDING OF THE FINAL SHORT PLAT AND HAVE BEEN PAID PRIOR TO RECORDING OF THE SHORT PLAT.

(12) LOT 1 AND LOT 6 ARE RESTRICTED TO INDIVIDUAL ACCESS TO 66TH AVE NE. LOT 1 AND LOT 6 SHALL NOT SHARE THE 25' PRIVATE ACCESS ROAD.

EASEMENT PROVISIONS

(1) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, VERIZON AND THE FRANCHISED TELEVISION CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING TO THE STREET FRONTAGE OF ALL LOTS 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, CABLE T.V., WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

(2) A 25 FEET PRIVATE ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED FOR LOTS 2 THROUGH 5, AS SHOWN ON SHEET 2. MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF THE PARTIES BENEFITING THEREFROM.

(3) A 15' PUBLIC UTILITY EASEMENT FOR SEWER IS HEREBY GRANTED TO THE CITY OF ARLINGTON AS SHOWN AND ANNOTATED ON SHEET 2. TOGETHER WITH RIGHTS OF INGRESS AND EGRESS FOR THE MAINTENANCE THEREOF.

(4) A 100 FOOT RADIUS WELL PROTECTION ZONE COVENANT IS HEREBY ESTABLISHED ON LOT 4 AROUND THE EXISTING WELL AS LOCATED ADJACENT TO THE SHORT PLAT. THE WELL PROTECTION ZONES ARE BASED ON AN ACTUAL CONSTRUCTED WELLS. ALL OWNER(S) OF PROPERTY SHOWN WITHIN THIS PROTECTION ZONE(S) AGREE TO COMPLY WITH CURRENT STATE AND LOCAL WELL SITE PROTECTION MEASURES, WHICH, AT A MINIMUM, PREVENT INSTALLATION OF DRAINFIELDS WITHIN THE WELL PROTECTION ZONE.

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.

PLANNING MANAGER

14 June 05
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 2005 TAXES.

EXAMINED THIS 15 DAY OF June, 2005.

Bob Dantini
SNOHOMISH COUNTY TREASURER

BY: Kimberly Hurd 6-15-05
DEPUTY COUNTY TREASURER

OFFICIAL SEAL
TREASURER SNOHOMISH COUNTY WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 15TH DAY OF JUNE, 2005, AT 11 MINUTES PAST 3 P.M., AND RECORDED IN VOLUME — OF SHORT PLATS, PAGE —, A.F.N. 200506155006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERWILLIGER
AUDITOR, SNOHOMISH COUNTY

BY: Jenell Gossman
DEPUTY COUNTY AUDITOR

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 200309300218, 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 13, June 2005.

Thomas E. Barry DATE: 6-13-05
THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

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

200506155006

REV 02 JSM 6/8/05

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: APR 2005 BY: L.C.C.	SCALE: --
PROJECT NO. 03079	F.B. 5-31 #38

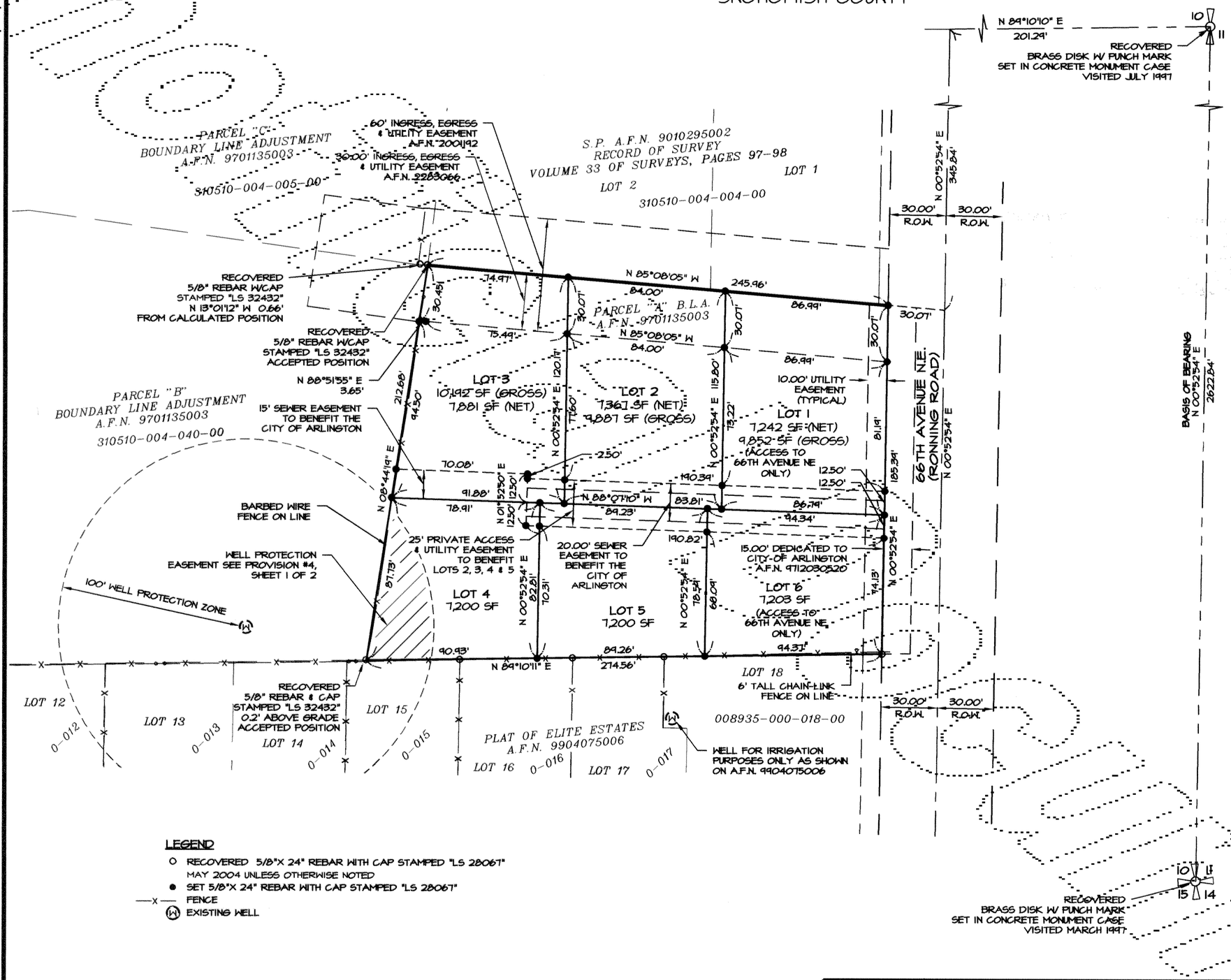
CITY OF ARLINGTON
SHORT PLAT

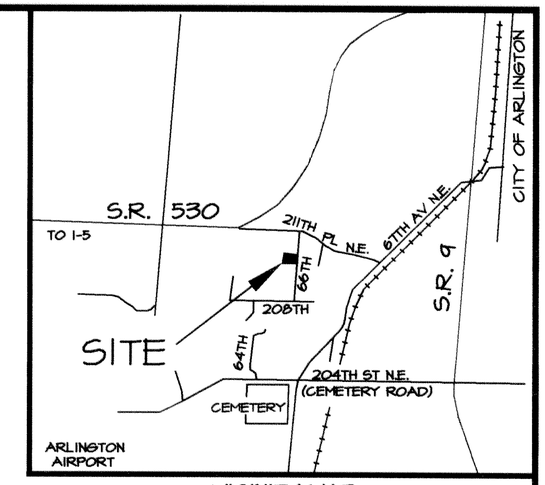
FILE NO. Z-05-028-FSP
FOR
GUY WILLETT

A PORTION OF THE NE 1/4 OF THE SE 1/4,
SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

SHEET 1 OF 2

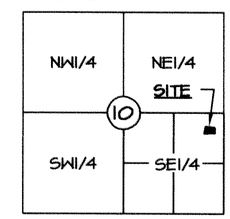
CITY OF ARLINGTON
LEWIS / WILLETT SHORT PLAT
FILE NO. Z-05-028-FSP
SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY





VICINITY MAP
SCALE: 1" = 2000'

INDEX MAP



SECTION 10, TWP.31 N., RGE.05 E., W.M.

40 0 40
Scale 1" = 40'

LEGAL DESCRIPTION

PARCEL A AND B OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9701135003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THAT PORTION LYING WITHIN 66TH AVENUE NORTHEAST INCLUDING THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9712030520.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 5709254 DATED APRIL 28, 2005)

NOTE

SECTION SUBDIVISION BASED ON PLAT OF ELITE ESTATES, A.F.N. 9904075006

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARING NORTH 00° 52'54" EAST AS SHOWN HEREON.

RESEARCH

BOUNDARY-LINE ADJUSTMENT, A.F.N. 9701135003
PLAT OF ELITE ESTATES, A.F.N. 9904075006
SHORT PLAT, A.F.N. 9010295002

LEGEND

- O RECOVERED 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067" MAY 2004 UNLESS OTHERWISE NOTED
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- —x— FENCE
- (W) EXISTING WELL

FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TOPCON GTS 301D ELECTRONIC TOTAL STATION
LEAST COUNT ANGLE: 5 SECONDS
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

THOMAS E. BRAUN
STATE OF WASHINGTON
28067
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-06
6-13-05

200506155006

REV 02 JSM 6/8/05

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CITY OF ARLINGTON
SHORT PLAT
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FOR
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A PORTION OF THE NE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

SHEET 2 OF 2