# MCLEOD SHORT PLAT MN-03-038-SP

IN A PORTION OF

SW 1/4 OF SECTION 23, T.31 N., R.5 E. WM
CITY OF ARLINGTON, 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 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 OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

DATED THIS 20 OF DECEMBER 2005.

David McLeod
DAVID MCLEOD

Richelle Lyn Ishram
KEYBANK NATIONAL ASSOCIATION

## PLAT NOTES

1. THE OWNERS OF LOT 1, LOT 2 AND LOT 3 SHALL HAVE 45%, 45% AND 10% INTEREST, RESPECTIVELY, IN MAINTENANCE (INCLUDING LABOR AND EXPENSES) OF THE EASEMENT ACCESS DRIVE AS SHOWN ON THE PLAT MAP, AS TRACT 999. THE DRIVING SURFACE AND ALL REQUIRED FEDERAL, STATE, COUNTY AND/OR CITY SIGNS MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE EASEMENT ACCESS DRIVE MUST BE KEPT OPEN AND CLEAR SO AS NOT TO RESTRICT ANY ACCESS, INCLUDING THE REQUIRED FIRE ACCESS FOR EACH LOT. ADDITIONALLY, NO PARKING IS ALLOWED IN THE EASEMENT AREA. SEE DOCUMENT RECORDED UNDER AUDITOR FILE NUMBER _____.
2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
3. A 5 FOOT UTILITY EASEMENT IS HEREBY GRANTED AND CONVEYED TO LOTS 1, 2 AND 3 OVER, UNDER AND ACROSS ABUTTING TRACT 999 AND THE NORTHERLY PORTION OF LOT 2 AS SHOWN HEREON.
4. A 10 FOOT UTILITY EASEMENT IS HEREBY GRANTED AND CONVEYED ABUTTING THE RIGHT OF WAY OF 67TH AVE. NE, SEE EASEMENT PROVISIONS THIS PAGE.
5. 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. OUTDOOR LIGHTING MUST BE SHIELDED TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.
6. NO USE OF THE SUBJECT PROPERTY MAY BE USED 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.
7. LOT 3 SHALL ACCESS OFF OF THE COMMON ACCESS USED BY LOTS 1, 2 AND 3.
8. REQUIRED IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE 4 PROPOSED LOTS; IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS OF THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.
9. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PROOF OF PAYMENT OF THE SCHOOL IMPACT FEES, OR AN EQUITABLE EQUIVALENT AS AGREED TO BY THE APPLICANT AND THE ARLINGTON SCHOOL DISTRICT.
10. THIS SHORT PLAT IS SUBJECT TO IMPACT FEES FOR CITY PARKS AND ARLINGTON SCHOOL DISTRICT. IMPACT FEE AMOUNTS ARE THOSE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION AND SHALL BE PAID ON THE ISSUANCE OF THE BUILDING PERMIT.
11. IF ANY ARCHAEOLOGICAL MATERIALS ARE DISCOVERED ON THE SITE, THE STATE HISTORICAL PRESERVATION OFFICER, THE STILLAGUAMISH TRIBE AND THE CITY OF ARLINGTON SHALL BE CONTACTED AND MEASURES TAKEN TO PRESERVE THE MATERIALS AND THE SITE.
12. LOTS 3 AND 4 ARE SUBJECT TO A 5 FOOT DRAINAGE EASEMENT, AS SHOWN, FOR THE BENEFIT OF THE SHORT PLAT. SAID EASEMENT IS FOR A FRENCH DRAIN. NO CONSTRUCTION, BUILDING, FILLING OR ALTERATION SHALL BE ALLOWED THAT WILL EFFECT THE OPERATION OF SAID DRAIN.
13. IMPACT FEES ARE BASED ON THREE DWELLING UNITS. FEES HAVE BEEN PAID FOR CITY TRAFFIC, CITY PARKS AND SCHOOLS. IMPACT FEES FOR CITY PERMITS ARE BASED ON ONE DWELLING UNIT PER EACH LOT. IF BUILDING PERMIT FOR A DUPLEX IS SUBMITTED THE DEVELOPER WILL BE RESPONSIBLE FOR ADDITIONAL CITY TRAFFIC, CITY PARKS AND SCHOOL IMPACTS FEES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

## UTILITY EASEMENT

1) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON AND EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING SERVICES TO THE PLAT, A PERMANENT NON-EXCLUSIVE EASEMENT UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

2) A SEWER EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON OVER TRACT 999 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, REPAIRING, AND MAINTAINING SAID SEWER LINE.

3) ALL LOTS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND ANNOTATED AS "PRIVATE DRAINAGE EASEMENT (PDE)" ARE HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NECESSARY. THE DRAINAGE PIPES AN APPURTENANCES LOCATED WITHIN THEIR INDIVIDUAL LOT OWNERSHIP. THE PRIVATE DRAINAGE EASEMENT IS FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF ONLY. SAID EASEMENT SHALL NOT BE USE FOR ANY OTHER PURPOSES. IF ANY PORTION OF THE DRAINAGE PIPES OR APPURTENANCES CAUSES TO BE IN DISREPAIR SO AS NOT TO CONVEY SAID STORM WATER RUNOFF THEN THOSE INDIVIDUAL LOT OWNERS AFFECTED BY THE DISREPAIR MAY ENFORCE CORRECTIVE MEASURES BY A LEGAL PROCESS.

4) PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THOSE LOTS IDENTIFIED ON SHEET 2 OF 2.

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A DEED DESCRIPTION RECORDED UNDER AUDITOR FILE NUMBER 200206100724 OF THE SNOHOMISH COUNTY AUDITOR; THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE 1:10,000 AND CORRESPONDING ANGLE CLOSURE AS SPECIFIED IN WAC 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY AS SHOWN, IF ANY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND UNDER AUDITOR FILE NUMBER 9707175004; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF DEC 20 _____, 2005.

DENNIS J. ALBRIGHT
LS 17652

DENNIS J. ALBRIGHT — STATE OF WASHINGTON — 17652 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 7-10-06

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
)SS
COUNTY OF Skagit )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID MCLEOD, A SINGLE MAN 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: December 20, 2005.

Michaela M. Murphy
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

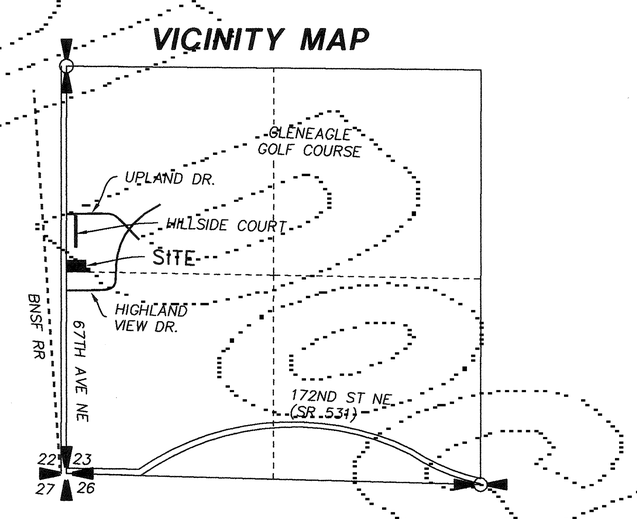
Michaela M. Murphy
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Arlington WA

MY APPOINTMENT EXPIRES 1-9-07

MICHAELA M. MURPHY — COMMISSION EXPIRES — NOTARY PUBLIC — 1-9-2007 — STATE OF WASHINGTON

## VICINITY MAP




SW 1/4 SECTION 23, TWP.31 N., RGE 5 E., W.M.

## LEGAL DESCRIPTION

THE FOLLOWING PORTION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, WM.;
TRACT "J" OF THE PLAT OF HIGHLAND VIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 9707175004, RECORDS OF SNOHOMISH COUNTY WASHINGTON
EXCEPT THE WEST 6 FEET THEREOF CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200110110212.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
(LEGAL IS BASED ON TITLE REPORT FROM CHICAGO TITLE, POLICY NUMBER 5703986, REVISED DECEMBER 5, 2003, OCTOBER 19, 2005)

## 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 AUDITOR WITHIN 60 DAYS OF THE DATE BELOW.

PLANNING MANAGER — DATE: 30 Dec '05

## CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON December 20, 2005

MAYOR — DATE: 12/30/05

## CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT THE ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 30TH DAY OF December, 2005.

FINANCE DIRECTOR/CITY TREASURER — DATE

## CERTIFICATE OF 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 — DATE: 12-29-05

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
)SS
COUNTY OF Whatcom )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richelle Lyn Ishram 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 Branch Manager/Vice President OF KEYBANK NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12/20, 2005.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Jessica Lewis
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Bellingham

MY APPOINTMENT EXPIRES 9.13.06

JESSICA R. LEWIS — COMMISSION EXPIRES — NOTARY PUBLIC — 9-13-06 — STATE OF WASHINGTON

## AUDITORS CERTIFICATE

FILED FOR RECORD THIS 30TH DAY OF December, 2005, AT 20 MINUTES PAST 2 O'CLOCK P M IN VOLUME _____ OF SHORT PLATS ON PAGES(S) _____ UNDER AUDITORS FILE NO. 200512305122, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
SNOHOMISH COUNTY AUDITOR

Beverly Wynn
DEPUTY AUDITOR

Taxes paid in full on Tax Parcel(s) # See attached
By: M Murphy Date 12-30-05
Deputy Treasurer

200512305122

SHEET 1 OF 2

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa. 98273
Tel: 360-404-2010 Fax: 360-404-2013

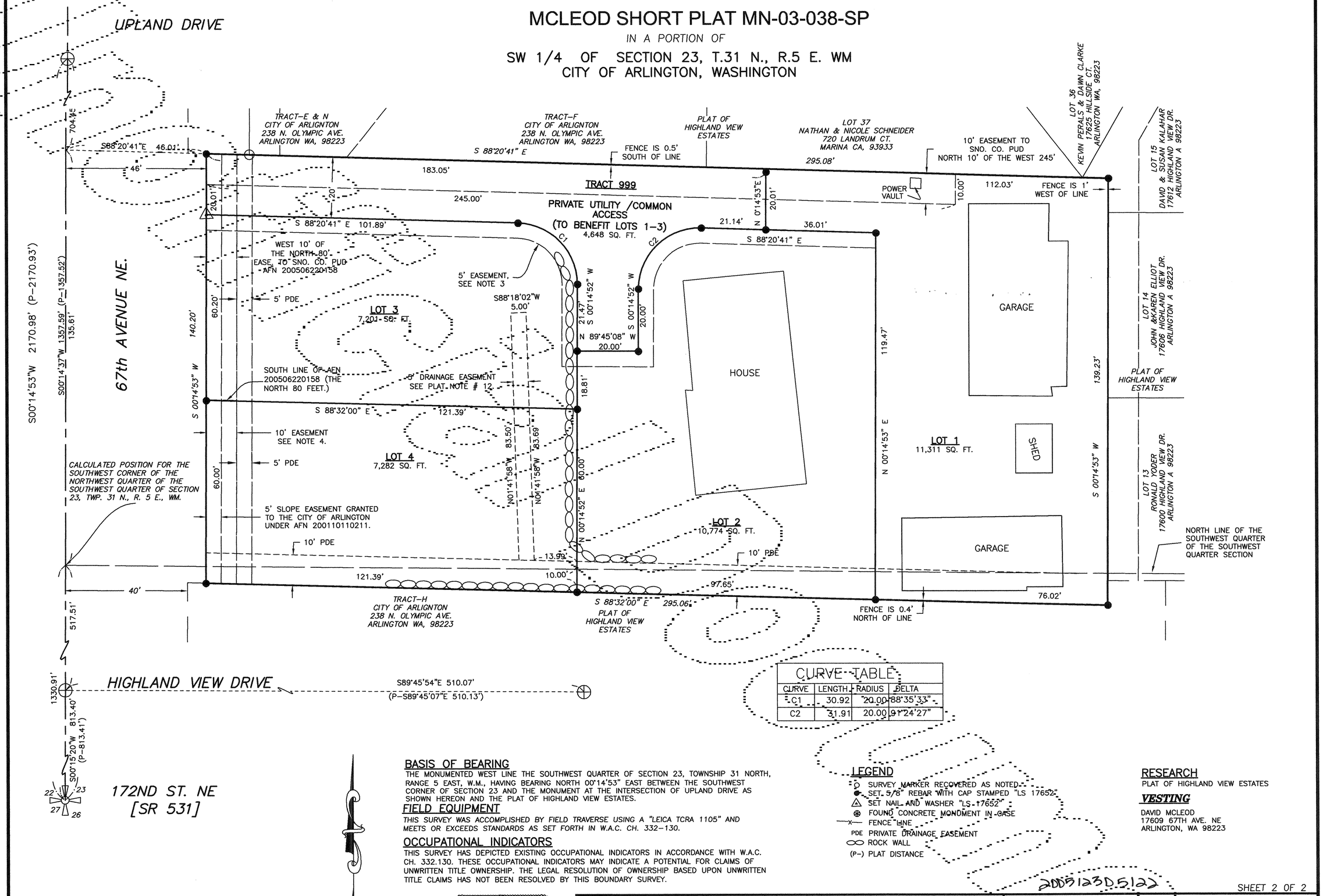
MCLEOD SHORT PLAT MN-03-038-SP
FOR
DAVID MCLEOD
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, WASHINGTON

| | | |
|---|---|---|
| DATE: 10-31-05 | BY: MMM | SCALE: |
| PROJECT NO. 131-SDG-03 | ARLINGTON-PLAT.DWG | F.B. |

# MCLEOD SHORT PLAT MN-03-038-SP

IN A PORTION OF

SW 1/4 OF SECTION 23, T.31 N., R.5 E. WM
CITY OF ARLINGTON, WASHINGTON




## CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 30.92 | 20.00 | 88°35'33" |
| C2 | 31.91 | 20.00 | 91°24'27" |

## BASIS OF BEARING

THE MONUMENTED WEST LINE THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., HAVING BEARING NORTH 00°14'53" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 23 AND THE MONUMENT AT THE INTERSECTION OF UPLAND DRIVE AS SHOWN HEREON AND THE PLAT OF HIGHLAND VIEW ESTATES.

## FIELD EQUIPMENT

*THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A "LEICA TCRA 1105" AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.*

## OCCUPATIONAL INDICATORS

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

## LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- SET NAIL AND WASHER "LS 17652"
- FOUND CONCRETE MONUMENT IN CASE
- —x— FENCE LINE
- PDE PRIVATE DRAINAGE EASEMENT
- ROCK WALL
- (P-) PLAT DISTANCE

## RESEARCH

PLAT OF HIGHLAND VIEW ESTATES

## VESTING

DAVID MCLEOD
17609 67TH AVE. NE
ARLINGTON, WA 98223

20051230.5122

SHEET 2 OF 2

20 0 20

Scale 1" = 20'

DENNIS J. ALBRIGHT
STATE OF WASHINGTON
10652
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES:
12-20-05


**Sound Development Group**
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wa. 98273
Tel: 360-404-2010 Fax: 360-404-2013


MCLEOD SHORT PLAT MN-03-038-SP
FOR
DAVID MCLEOD
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, WASHINGTON

| | | |
|---|---|---|
| DATE: 10-31-05 | BY: MMM | SCALE: 1" =20' |
| PROJECT NO. 131-SDG-03 | ARLINGTON-PLAT.DWG | F.B. 48/10 |