PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 1

CITY OF ARLINGTON FILE NUMBER C-05-079-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
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 THE CITY OF ARLINGTON ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE; AND EASEMENTS, EXCEPT TRACTS 990, 991, 993, 994 (PRIVATE ROAD), TRACT 992 (STORM DETENTION / OPEN SPACE), TRACT 989 (RECREATION) AND TRACT 988 (FOR FUTURE DEVELOPMENT), WHICH SHALL REMAIN SPECIFICALLY AS PRIVATE TRACTS. 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 WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

TRACT 990 (PRIVATE ROAD TRACT) IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 10 AND 11, WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM SAID LOTS. SEE SHEET 2 OF 5 EASEMENT PROVISIONS ITEM 6.

TRACT 991 (PRIVATE ACCESS) OWNERSHIP TO BE RETAINED BY JOHN LAKHANI, QUILCEDA LAND GROUP, INC. A WASHINGTON CORPORATION.

TRACT 992 (STORM DETENTION / OPEN SPACE), IS HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. SAID INTEREST OF EACH LOT MAY BE CONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE OF SAID PRIVATE TRACTS.

TRACT 993 (PRIVATE ROAD TRACT) IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 97 AND 98, WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM SAID LOTS.

TRACT 994 (PRIVATE ROAD TRACT) IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOT 96 UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM SAID LOT.

TRACT 989 (RECREATION / OPEN SPACE) IS HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON. SAID INTEREST OF EACH LOT MAY BE CONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE OF SAID PRIVATE TRACTS.

TRACT 988 OWNERSHIP TO BE RETAINED BY JOHN LAKHANI, QUILCEDA LAND GROUP, INC. A WASHINGTON CORPORATION, TO BE RESERVED FOR FUTURE DEVELOPMENT AS PHASE 2.

DATED THIS 17th DAY OF April, 2006.

JOHN LAKHANI
QUILCEDA LAND GROUP, INC.
A WASHINGTON CORPORATION

FRONTIER BANK

BY Mary K Jobe TITLE Vice Pres

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN LAKHANI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE President OF QUILCEDA LAND GROUP, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 17, 2006.

BEVERLY K. PETERSON
COMMISSION EXPIRES
NOTARY PUBLIC
(SEAL)
1-29-08
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Beverly K. Peterson
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Stanwood, WA
MY APPOINTMENT EXPIRES: 1/29/08

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mary K. Jobe 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 TO AS THE Vice President OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 17, 2006.

BEVERLY K. PETERSON
COMMISSION EXPIRES
NOTARY PUBLIC
(SEAL)
1-29-08
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Beverly K. Peterson
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Stanwood, WA
MY APPOINTMENT EXPIRES: 1/29/08

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS E. BARRY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 17, 2006.

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

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

CONDITIONS AND RESTRICTIONS

(I) 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.

(II) PARK AND/OR SCHOOL IMPACT AND/OR MITIGATION FEES ARE REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT; AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(III) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

(IV) FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, ON 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 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.

(V) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED BY RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVER-FLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

(VI) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH THE USE OF ARLINGTON MUNICIPAL AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS; LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY ATTRACT BIRDS.

(VII) ALL EXTERIOR LIGHTING, INCLUDING STREETLIGHTS, SHALL BE DOWN SHIELDED.

(VIII) IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE PROPOSED 45 LOTS IN MAGNOLIA MEADOWS DIVISION 1, PHASE 1; IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AND WILL BE REQUIRED AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(IX) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF ELECTRIC TRANSMISSION LINES, AFFECTING A PORTION OF PARCEL B, RECORDED ON MAY 16, 1924, RECORDING NUMBERS 335800 & 335801.

(X) TERMS AND CONDITIONS OF AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, & UTILITIES, AFFECTING THE WEST 60 FEET OF PARCEL B, RECORDED MARCH 17, 1978, RECORDING NUMBER 7803170344 HAS BEEN RELEASED AND QUIT CLAIMED BY RECORDING NUMBER 200504120794.

(XI) SUBJECT TO TERMS AND CONDITIONS OF AN EASEMENT CONDEMNED IN SNOHOMISH COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF, IN FAVOR OF SNOHOMISH COUNTY FOR ROAD PURPOSES, AFFECTING AREA AS DESCRIBED IN SAID INSTRUMENT, CAUSE NO. 87-2-02107-4.

(XII) SUBJECT TO AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT AND THE EFFECT THEREOF, RECORDING NUMBER 200511235248 AND CORRECTED UNDER AFFIDAVIT OF MINOR CORRECTION, RECORDING NUMBER 200512200758.

(XIII) ALL LOTS ARE SUBJECT TO SCHOOL AND PARK MITIGATION FEES, IMPACT FEES ARE DEFERRED UNTIL BUILDING PERMIT ISSUANCE, CONTACT THE ARLINGTON SCHOOL DISTRICT AND COMMUNITY DEVELOPMENT. EACH OF THE 45 LOTS IN MAGNOLIA MEADOWS DIVISION 1, PHASE 1 ARE ELIGIBLE FOR A PARK FEE CREDIT OF $335.00.

SHEET INDEX

SHEET 1 - CERTIFICATE OF OWNERSHIP & DEDICATIONS, ACKNOWLEDGMENTS, CONDITIONS & RESTRICTIONS, APPROVALS
SHEET 2 - SUBDIVISION & BOUNDARY SOLUTION, LEGAL DESCRIPTION, EASEMENT PROVISIONS
SHEET 3 - LOTS 1-18, LOTS 90-93, LOTS 111-116, TRACTS 990, 991, 994 & 989
SHEET 4 - LOTS 94-110, TRACTS 992, 993 & 995
SHEET 5 - TRACT 988

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-08

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THIS PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULL PAID AND DISCHARGED, INCLUDING 2006 TAXES

DATED 4-17, 2006.

SNOHOMISH COUNTY TREASURER
DEPUTY TREASURER, SNOHOMISH COUNTY

TREASURER OFFICIAL SEAL SNOHOMISH COUNTY, WASHINGTON

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.

CITY ENGINEER — DATE 4-19-06

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 60 DAYS OF THE DATE BELOW.

PLANNING MANAGER — DATE 19 Apr 06

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON April 17, 2006.

MAYOR — DATE 4-19-06

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP (DRAWN UNDER MY SUPERVISION) FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT 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 OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEE MONUMNETED 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 INFORMATION FOUND IN BOOK 54 PLATS, PAGES 287-290, A.F.N. 200410225003, A.F.N. 9700022004, A.F.N. 200308245002; 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 April 17, 2006.

THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 19 DAY OF April, 2006.

FINANCE DIRECTOR/CITY TREASURER — DATE 4/19/06

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF April, 2006. AT THE REQUEST OF THOMAS E. BARRY, UNDER AUDITOR'S FILE NO. 200604195247, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

COUNTY AUDITOR — BY DEPUTY

A.F.N. 200604195247

REV 05 JSM 3/29/06

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: JUNE 2005 BY: JSM	SCALE: ---
PROJECT NO.02050 final.dwg	F.B. 5-31

CITY OF ARLINGTON
FILE NO. C-05-079-FP

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 1
FOR
QUILCEDA LAND GROUP, INC.
A PORTION OF N.E. 1/4 OF THE S.E. 1/4, SECTION 23
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 1

CITY OF ARLINGTON FILE NUMBER C-05-079-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON

LEGAL DESCRIPTION

PARCEL "A"
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED 177TH STREET N.E. AS DISCLOSED IN ORDINANCE NO. 1367 AND RECORDED UNDER AUDITOR'S FILE NO. 200506200062 THAT WOULD ATTACH BY OPERATION OF LAW.

PARCEL "B"
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
EXCEPT COUNTY ROAD; AND
EXCEPT THAT PORTION, IF ANY, LYING EAST OF COUNTY ROAD AND WEST OF WEST LINE OF REAL ESTATE UNDER SEARCH;

TOGETHER WITH THAT PORTION OF VACATED 177TH STREET N.E. AS DISCLOSED IN ORDINANCE NO. 1367 AND RECORDED UNDER AUDITOR'S FILE NO. 200506200062 THAT WOULD ATTACH BY OPERATION OF LAW.

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°47'11" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 348.45 FEET TO THE CENTERLINE OF VACATED 177TH STREET N.E. AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87°21'30" EAST ALONG SAID CENTERLINE, FOR A DISTANCE OF 301.85 FEET;
THENCE NORTH 2°20'46" EAST FOR A DISTANCE OF 7.17 FEET;
THENCE NORTH 85°53'58" WEST FOR A DISTANCE OF 134.07 FEET;
THENCE NORTH 2°20'46" EAST FOR A DISTANCE OF 7.64 FEET;
THENCE NORTH 87°56'01" WEST FOR A DISTANCE OF 50.00 FEET;
THENCE NORTH 1°47'11" EAST FOR A DISTANCE OF 4.64 FEET;
THENCE NORTH 88°12'49" WEST FOR A DISTANCE OF 118.00 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH 1°47'11" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 20.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C"
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED 177TH STREET N.E. AS DISCLOSED IN ORDINANCE NO. 1367 AND RECORDED UNDER AUDITOR'S FILE NO. 200506200062 THAT WOULD ATTACH BY OPERATION OF LAW.

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS;
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°47'11" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 348.45 FEET TO THE CENTERLINE OF VACATED 177TH STREET N.E.;
THENCE SOUTH 87°21'30" EAST ALONG SAID CENTERLINE, FOR A DISTANCE OF 301.85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 2°20'46" WEST FOR A DISTANCE OF 349.82 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 87°11'04" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 22.99 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;
THENCE NORTH 1°54'35" EAST ALONG THE EAST LINE OF SAID SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF, FOR A DISTANCE OF 344.92 FEET TO SAID CENTERLINE OF VACATED 177TH STREET N.E.;
THENCE NORTH 87°21'30" WEST ALONG SAID CENTERLINE, FOR A DISTANCE OF 20.32 FEET TO THE TRUE POINT OF BEGINNING.

ALL IN SNOHOMISH COUNTY, STATE OF WASHINGTON.

(LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 000371564 DATED DECEMBER 12, 2005)

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARS NORTH 86°28'52" WEST.

SURVEYOR'S NOTES:
DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.01 FEET.

RESEARCH
VOLUME 32 OF SURVEYS, PAGE 12
VOLUME 54 OF PLATS, PAGE 287-290
PLAT OF MAGNOLIA ESTATES A.F.N. 200410225003

FIELD PROCEDURES AND INSTRUMENTATION
FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
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.)

EASEMENT PROVISIONS

1) AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CASCADE GAS CO., GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., 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, CABLE T.V., WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

2) AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET EITHER SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE STORM DRAINAGE SYSTEM.

3) ALL LOTS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND ANNOTATED AS "P.D.E." (PRIVATE DRAINAGE EASEMENT), ARE HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NECESSARY THE DRAINAGE PIPES AND 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 USED 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.

ALL LOTS ARE HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NECESSARY THE PRIVATE STORM DRAINAGE DITCHES, SWALES, PIPES AND APPURTENANCES LOCATED WITHIN TRACT 988. THE PRIVATE STORM DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF ONLY. SAID EASEMENTS SHALL NOT BE USED FOR ANY OTHER PURPOSES. IF ANY PORTION OF THE DRAINAGE DITCHES, SWALES, 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.

THESE EASEMENTS SHALL BE FREE FROM ALL STRUCTURES, I.E., OVERHEAD PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH THE MAINTENANCE AND REPAIR RESPONSIBILITIES.

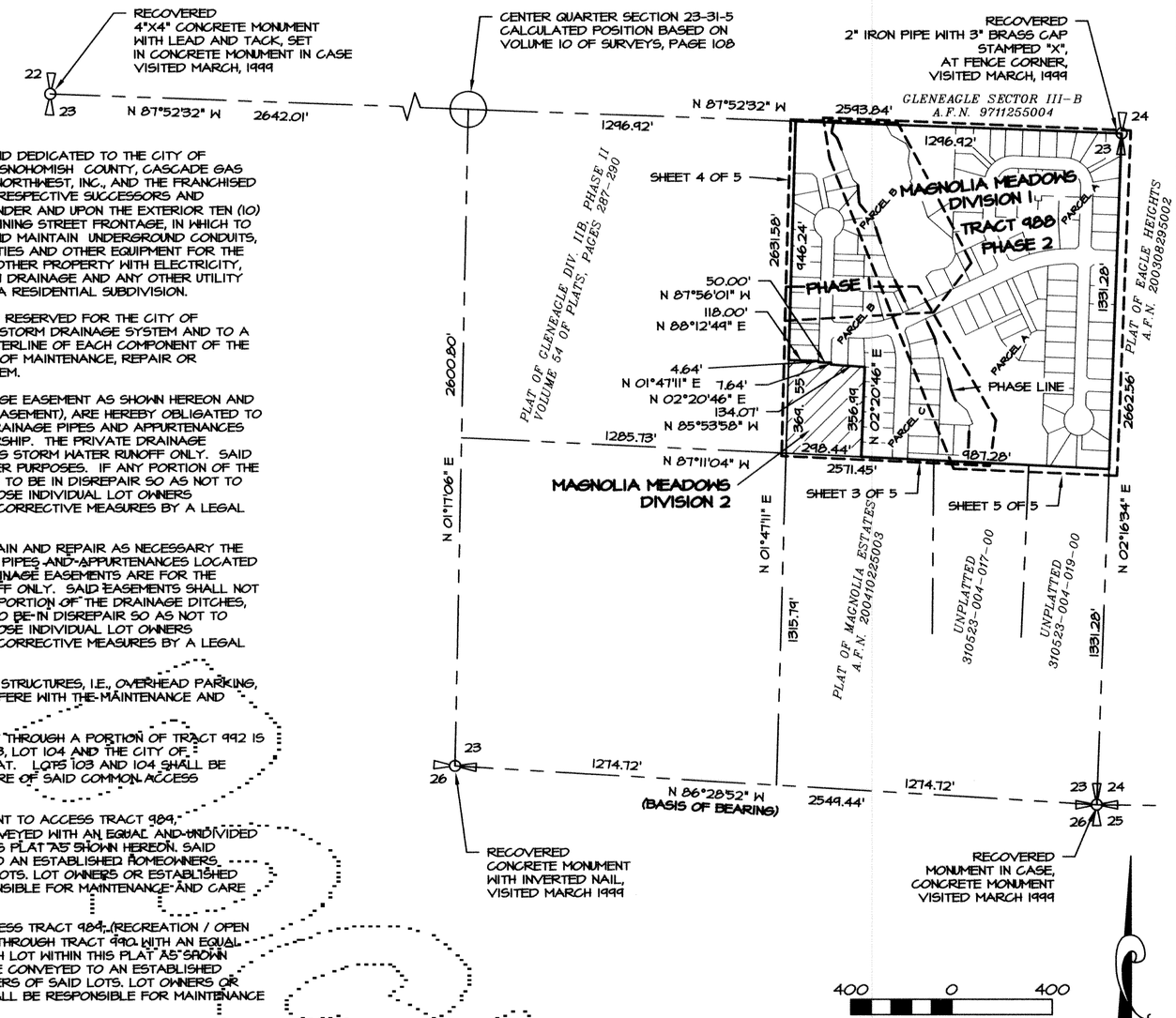
4) A COMMON ACCESS AND UTILITY EASEMENT THROUGH A PORTION OF TRACT 992 IS HEREBY GRANTED AND CONVEYED TO LOT 103, LOT 104 AND THE CITY OF ARLINGTON UPON THE RECORDING OF THIS PLAT. LOTS 103 AND 104 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CARE OF SAID COMMON ACCESS EASEMENT

5) A 10.0' WIDE PEDESTRIAN ACCESS EASEMENT TO ACCESS TRACT 984, (RECREATION / OPEN SPACE), IS HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON. SAID INTEREST OF EACH LOT MAY BE CONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE OF SAID EASEMENT.

6) A PEDESTRIAN ACCESS EASEMENT TO ACCESS TRACT 984, (RECREATION / OPEN SPACE), IS HEREBY CONVEYED ACROSS AND THROUGH TRACT 990 WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON. SAID INTEREST OF EACH LOT MAY BE CONVEYED TO AN ESTABLISHED HOMEOWNERS ASSOCIATION FORMED BY OWNERS OF SAID LOTS. LOT OWNERS OR ESTABLISHED HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND CARE OF SAID EASEMENT.

AVIGATON EASEMENT
A PERPETUAL EASEMENT AND RIGHT-OF-WAY IS HEREBY GRANTED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR USE AND BENEFIT OF THE PUBLIC, OVER THE PLAT STARTING AT 166' ABOVE GROUND LEVEL (AGL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.

SECTION 23 SUBDIVISION
SCALE: 1"=400'



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SHEET 4 - LOTS 94-110, TRACTS 992, 993 & 995
SHEET 5 - TRACT 988

A.F.N. 200604195241

REV 06 JSM 4/8/06

THOMAS E. BARR
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-11-08

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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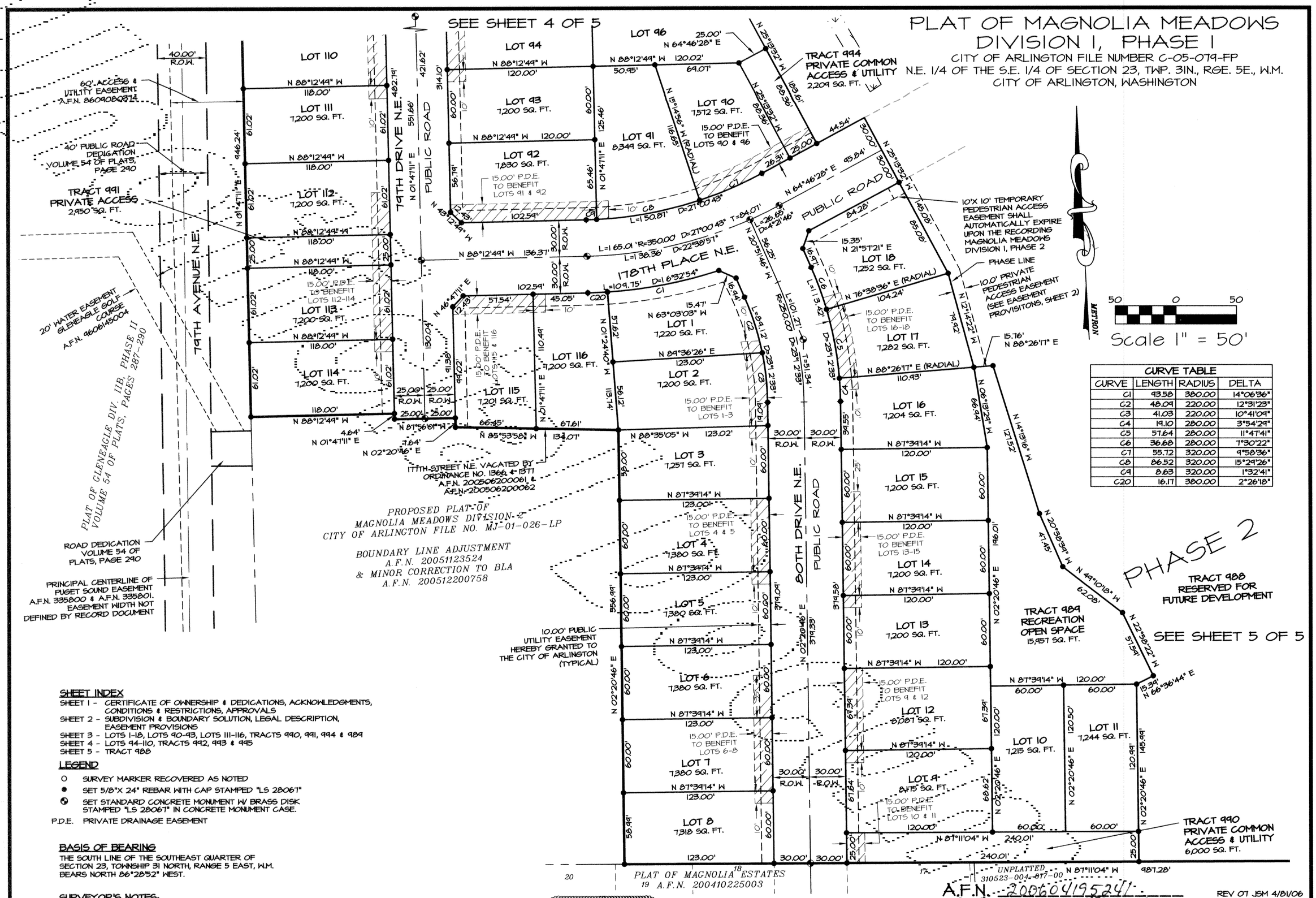
DATE: JUNE 2005 BY: JSM	SCALE: ---
PROJECT NO.02050 final.dwg	F.B. 5-31

CITY OF ARLINGTON
FILE NO. C-05-079-FP

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 1
FOR
QUILCEDA LAND GROUP, INC.
A PORTION OF N.E. 1/4 OF THE S.E 1/4, SECTION 23
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF MAGNOLIA MEADOWS DIVISION 1, PHASE 1

CITY OF ARLINGTON FILE NUMBER C-05-079-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	93.58	380.00	14°06'36"
C2	48.09	220.00	12°31'23"
C3	41.03	220.00	10°41'09"
C4	19.10	280.00	3°54'29"
C5	57.64	280.00	11°47'41"
C6	36.68	280.00	7°30'22"
C7	55.72	320.00	9°58'36"
C8	86.52	320.00	15°24'26"
C9	8.63	320.00	1°32'41"
C20	16.17	380.00	2°26'18"

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SHEET 5 - TRACT 988

LEGEND

- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- ◉ SET STANDARD CONCRETE MONUMENT W/ BRASS DISK STAMPED "LS 28067" IN CONCRETE MONUMENT CASE.
- P.D.E. PRIVATE DRAINAGE EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARS NORTH 86°28'52" WEST.

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.01 FEET.

FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
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. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 3-17-08

REV 07 JSM 4/21/06

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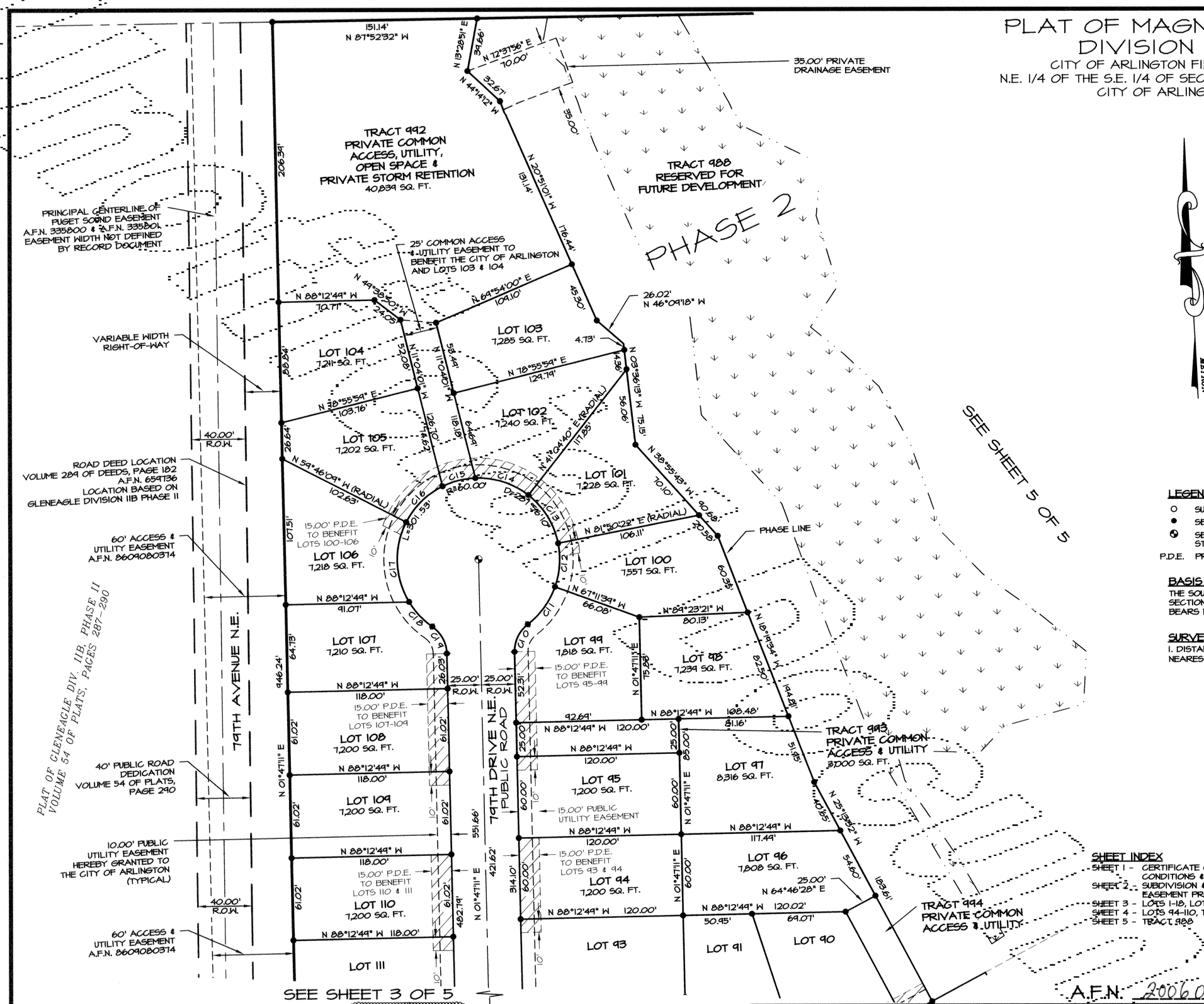
PLAT OF MAGNOLIA MEADOWS DIVISION 1, PHASE 1
FOR
QUILCEDA LAND GROUP, INC.
A PORTION OF N.E. 1/4 OF THE S.E 1/4, SECTION 23
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 1

CITY OF ARLINGTON FILE NUMBER C-05-079-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C10	23.55	25.00	53°58'05"
C11	34.50	60.00	32°56'55"
C12	32.43	60.00	30°57'59"
C13	42.69	60.00	40°45'42"
C14	42.01	60.00	40°07'12"
C15	25.18	60.00	24°02'58"
C16	38.41	60.00	36°40'39"
C17	61.26	60.00	58°30'00"
C18	25.04	60.00	23°54'46"
C19	23.56	25.00	53°59'34"

LEGEND

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- SET STANDARD CONCRETE MONUMENT W/ BRASS DISK STAMPED "LS 28067" IN CONCRETE MONUMENT CASE.
- P.D.E. PRIVATE DRAINAGE EASEMENT

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARS NORTH 86°28'52" WEST.

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.01 FEET.

MINIMUM CRAWL SPACE	
LOT	MINIMUM ELEVATION
98	369.00'
99	370.00'
100	368.50'
101	368.50'
102	368.50'
103	368.50'
104	370.25'

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THOMAS E. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 5-17-08

A.F.N. 200604195241

REV 05 JSM 3/31/06

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A PORTION OF N.E. 1/4 OF THE S.E 1/4, SECTION 23
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PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 1

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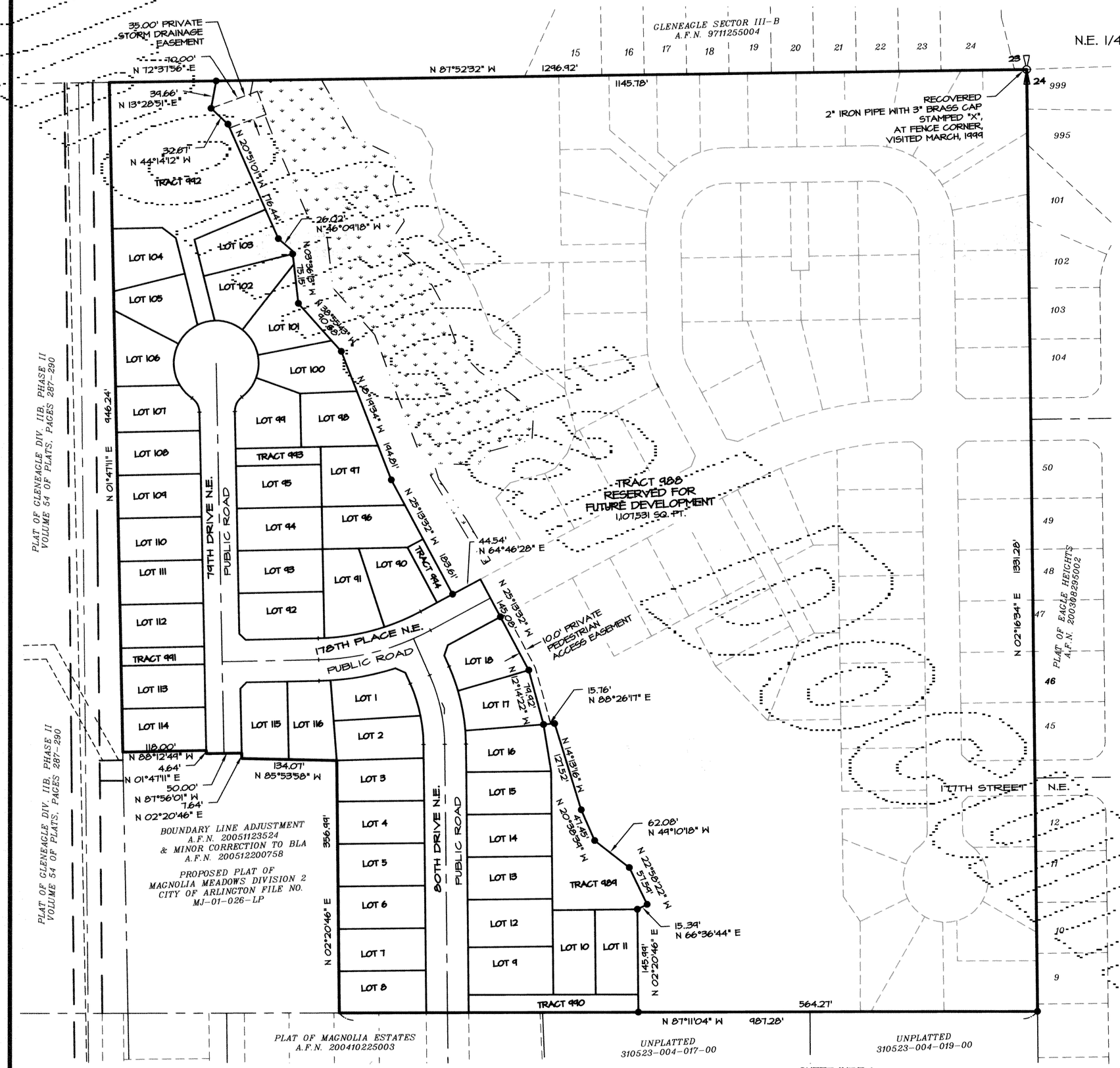
CITY OF ARLINGTON, WASHINGTON



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THOMAS E. BARRETT
STATE OF WASHINGTON
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REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-11-06

A.F.N. 200609195241

REV 00 JSM 3/24/06

CITY OF ARLINGTON
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SHEET 5 OF 5

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