## PLAT OF

## ARLINGTON RIDGEVIEW ESTATES

NW 1/4 OF THE SE 1/4 SECTION 10, TWP. 31 N., RNG. 5 E., WM. ARLINGTON, SNOHOMISH COUNTY, WASHINGTON FILE NO. C-06-051 FP

PARCEL 1

ALL THAT PORTION OF PARCELS A AND B COMBINED LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5-EAST, W.M.; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER NORTH 04°58'36" EAST A-DISTANCE OF 349.63 FEET TO THE POINT OF BEGINNING: THENCE NORTH 87°29'44" WEST A DISTANCE OF 150.14 FEET: THENCE SOUTH 04'58'36" WEST A-DISTANCE OF 60.06 FEET: THENCE NORTH 87'29'44" WEST A DISTANCE OF 184.73 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SAID - . NORTHWEST QUARTER AND THE POINT OF ENDING:

PARCEL A

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOFICMISH COUNTY, WASHINGTON; DESCRIBED AS -

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION THAT TRUE POINT OF BEGINNING; THENCE WEST 333.00 FEET, MORE OR LESS TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 500.00 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE FOR 228.32 FEET, MORE OR LESS TO A POINT WHICH IS \$53.33 FEET NORTH " " OF THE SOUTH LINE OF SAID SUBDIVISION AND 111.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 537.33 FEET, MORE OR LESS TO A POINT 16.00 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST 111.00 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH TO THE TRUE POINT OF BEGINNING:

EXCEPT THE EAST 5.00 FEET OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10.

ALL THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION -10; THENCE NORTH 16.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 111.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION FOR 537.33 FEET: THENCE NORTHEASTERLY ON A STRAIGHT LINE FOR 114.15 FEET, MORE OR LESS, TO AN INTERSECTION WITH A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS 564.00 FEET NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 5.00 FEET OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10.

(ALSO KNOWN AS LOT 1 OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. Z-06-013-BLA, RECORDED UNDER AUDITOR'S FILE NUMBER 200605035129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON)

## PARCEL 2

PARCEL B

ALL THAT PORTION OF PARCELS A AND B COMBINED LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER NORTH 04°58'36" EAST A DISTANCE OF 349.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°29'44" WEST A DISTANCE OF 150.14 FEET; THENCE SOUTH 04'58'36" WEST A DISTANCE OF 60.06 FEET; THENCE NORTH 87'29'44" WEST A DISTANCE OF 184.73 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SAID NORTHWEST QUARTER AND THE POINT OF ENDING:

PARCEL A

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION THAT TRUE POINT OF BEGINNING; THENCE WEST 333.00 FEET, MORE OR LESS TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 500.00 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE FOR 228.32 FEET, MORE OR LESS TO A POINT WHICH IS 553.33 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION AND 111.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 537.33 FEET, MORE OR LESS TO A POINT 16.00 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST 111.00 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 5.00 FEET THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10. PARCEL B

ALL THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 16.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 111.00 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION FOR 537.33 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE FOR 114.15 FEET, MORE OR LESS, TO AN INTERSECTION WITH A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS 564.00 FEET NORTH OF THE TRUE POINT OF BEGINNING: THENCE SOUTH TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 5.00 FEET OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10.

(ALSO KNOWN AS LOT 2 OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. Z-06-013-BLA, RECORDED UNDER AUDITOR'S FILE NUMBER 200605035129, RECORDS OF SNOHOMISH COUNTY, WASHINGTON)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

CAROLYN DEPENBROCK AUDITOR, SNOHOMISH COUNTY

RESTRICTIONS:

1) THE IMPACT FEES FOR 11 UNITS HAVE BEEN PAID FOR CITY TRAFFIC, CITY PARKS, SCHOOLS AND SNOHOMISH COUNTY TRAFFIC MITIGATION. IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH OF THE 12 LOTS. IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

The Control of the Co

2) 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.

3) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH THE "-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.

REMOVAL OF VEGETATION OR TREES, AND OR DISTURBANCE OF THE SLOPES. WITHIN TRACTS 996, 997 AND 998 IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY THE CITY OF ARLINGTON'S NATURAL RESOURCES MANAGER.

= 5)\_ SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHAHL BE DOWN SHIELDED AS TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH FEIGHT OPERATIONS.

6) THE TEMPORARY TURN AROUND\_EASEMENTS ON TRACT 999, SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET IS EXTENDED EAST, ACCEPTED AND MAINTAINED BY THE - CITY OR ITS SUCCESSORS. .

TRACT 999 SHALL-BE MAINTAINED BY THE OWNERS THEREOF. THE COST SHALL BE BORNE IN EQUAL SHARES\_EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL - NOT BE RESPOSIBLE-FOR THE PORTION ABOVE THIER CONNECTION.

| EMERGENCY VEHICLE\_AGGESS-TO THE EAST IS GRANTED BY AF NO 200612210648.

- 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 t-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, EASEMENTS, UTILITY EASEMENTS AND TRACTS 995 & 998, 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 DÉDICATED FOR ANY OTHER PUBLIC\_USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY-THE ARLINGTON LATY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE-IO 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 BIGHT-OF-WAY OR OTHER-AREAS SO DEDICATED.

AN AMATION EASEMENT OVER THE PROPERTY, STARTING AT 287 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD, IS HEREBY DEDICATED TO THE ARLINGTON-MUNICIPAL AIRPORT UPON THE RECORDING OF THIS PLAT WHEREBY NO OBJECTS WILL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION\_\_\_\_\_

TRACT 999 IS HEREBY DEDICATED AND GRANTED EQUAL AND UNDIVIDED TO LOTS 8-10 OF THIS PLAT TOGETHER WITH ALL MAINTENANCE AND LIABILITY RESPONSIBILITIES.

TRACT 996 IS HEREBY DEDICATED AND GRANTED TO LOT 9 OF THIS PLAT.

TRACT 997 IS HEREBY DEDICATED AND GRANTED TO LOT 8 OF THIS PLAT.

AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY DEDICATED AND GRANTED TO TRACTS 995 & 998 ACROSS TRACT 999 FOR MAINTENANCE OF TRACTS 995 & 998,

Timberland Development UL TIMBERLAND DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY DATE

Tresident

HARLEY ROBB

North County Bonk NORTH COUNTY BANK

Seniar Vice President

CERTIFICATE OF SURVEY AND ACCURACY

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 BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; 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 JAN 1649 20\_07

IZOG8
REGISTRATION NUMBER

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Denais Lupia Lesurge In 15 THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THE YSHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HEXSHE/THEY) WASYWERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF TIMBERLAND DEVELOPMENT. LLC. A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Chathleen Alenson (PRINT NAME) Kothleen Gleoson NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MOCUSVIILE, WA 4.15.08 MY APPOINTMENT EXPIRES

STATE OF WASHINGTON COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID R DOWNING 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.

Gloria J. Downing NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Marysulle MY APPOINTMENT EXPIRES 11-29-08

STATE OF WASHINGTON COUNTY OF SNOHOMISH

-- TOERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HARLEY ROBB 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON MY APPOINTMENT EXPIRES 0 12-1-09

STATE OF WASHINGTON - COUNTY OF SNOHOMISH "

TRACT 994 IS HEREBY DEDICATED AND GRANTED EQUAL AND UNDIVIDED TO BOTS 1 -12 -- RUSSEILA. Kelthiey is the Person who appeared before me, and said PERSON ACKNOWLEDGED\_THAT [HEYSHE/THEY)\_SIGNED THIS INSTRUMENT, ON OATH ----STATED-THAT (AE/SHE/THEY) MASYWERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENGELLICE President OF NORTH COUNTY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

RESIDING AT MORUSVIII e. - ED A MY APPOINTMENT EXPIRES 6.13.08

IN ACCORDANCE WITH RCW-58-08-04 ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

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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 REGISTER WITHIN 60 DAYS OF THE DATE BELOW.

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.

Mars 01/30/2007

CERTIFICATE OF COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON \_

Largaret Jacan 01 30 2007

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 EXAMINED THIS 30 DAY OF 594, 2002

TREASURER, SNOHOMISH COUNTY

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE \_\_\_\_\_ DAY OF \_\_\_\_

FINANCE DIRECTOR/CITY TREASURER 01/30/2007

ARLINGTON RIDGEVIEW ESTATES - NW 174 OF THE SE 1,74 SECTION 10, TWP. 31 N., RNG. 5 E., WM.

SHEET

SURVEYOR:

DAVID R. DOWNING & ASSOC. INC. PROFESSIONAL LAND SURVEYOR

4229 76th ST. N.E. MARYSVILLE, WA. 98270 ) 653-5385

06-060 \_ - -JOB NO. DRAWN BY

1/15/07 FIELD BOOK 85 & 114

