PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 2

CITY OF ARLINGTON FILE NUMBER C-06-058-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 997 & 998 (PRIVATE ROAD), AND TRACT 995, 996 & 999 (STORM DETENTION / OPEN SPACE) , 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 997 (PRIVATE ROAD TRACT) IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO LOTS 59 & 60. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FORM EACH LOT.

TRACT 998 (PRIVATE ROAD TRACT) IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO LOTS 23 THROUGH 26. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FORM EACH LOT.

ALL MAINTENANCE OF THE PRIVATE ROAD TRACTS DESCRIBED BY THIS DECLARATION SHALL BE IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER A.F.N. 200604191264.

TRACTS 995, 996 & 999 (STORM DETENTION / OPEN SPACE) , ARE HEREBY CONVEYED WITH AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST TO EACH LOT WITHIN THIS PLAT AS SHOWN HEREON SUBJECT TO AN EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON FOR ACCESS RIGHTS FOR INSPECTION AND EMERGENCY REPAIRS. 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 STORM DETENTION / OPEN SPACE TRACTS IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER A.F.N. 200604191264.

DATED THIS 26th DAY OF January, 2007.

JOHN LAKHANI
GUILCEDA LAND GROUP, INC.
A WASHINGTON CORPORATION

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 GUILCEDA 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: 26th, JANUARY, 2007.

K. J. SUITER
COMMISSION EXPIRES
NOTARY
(SEAL)
PUBLIC
11-29-10
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
K.J. SUITER
(NOTARY NAME TO BE PRINTED)
RESIDING AT: SEDRO WOOLLEY
MY APPOINTMENT EXPIRES 11-29-10

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. 9100022004, 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 26 January, 2007.

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

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 January 26, 2007.

DENISE A. YOUNG
COMMISSION EXPIRES
NOTARY
(SEAL)
PUBLIC
11-19-10
STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DENISE A. YOUNG
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Arlington
MY APPOINTMENT EXPIRES : 11-19-10

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, NO 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 BASED ON 1 DWELLING UNIT FOR EACH OF THE PROPOSED 116 LOTS (PHASE 1 & PHASE 2) HAVE BEEN PAID TO THE CITY OF ARLINGTON AT TIME OF RECORDING OF THIS FINAL PLAT DOCUMENT.

(ix) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, MAINTENANCE PROVISIONS, NOTES AND DEDICATIONS, AND OTHER MATTERS AS SET FORTH IN THE PLAT OF MAGNOLIA MEADOWS DIVISION 1 PHASE 1 RECORDED UNDER AUDITOR'S FILE NUMBER 200604195241:

(x) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT; BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RECORDED APRIL 19, 2006 UNDER RECORDING NUMBER 200604191264.

CRITICAL AREA PROTECTION EASEMENT (C.A.P.E.)

TRACTS 995 & 999, CRITICAL AREA PROTECTION EASEMENTS. THE EASEMENTS AFFECTING THESE OPEN SPACE TRACTS ARE INTENDED TO PROTECT - EXISTING TYPE 3 STREAM, EXISTING POND AND ITS ASSOCIATED WETLANDS, AND SHALL PRECLUDE; GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES; WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

SHEET INDEX

SHEET 1 - CERTIFICATE OF OWNERSHIP & DEDICATIONS, ACKNOWLEDGMENTS, CONDITIONS & RESTRICTIONS, APPROVALS
SHEET 2 - BOUNDARY SOLUTION, LEGAL DESCRIPTION, EASEMENT PROVISIONS
SHEET 3 - PHASE 1:
SHEET 4 - PHASE 1:, & PHASE 2: TRACT 995
SHEET 5 - PHASE 2: LOTS 19-36. 45-50, TRACT 998
SHEET 6 - PHASE 2: LOTS 37-45, TRACT 999
SHEET 7 - PHASE 2: LOTS 51-84, TRACTS 997 & 996

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-08
1-26-07

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 2007 TAXES

DATED 3-6, 2007

SNOHOMISH COUNTY TREASURER

DEPUTY TREASURER, SNOHOMISH COUNTY

SNOHOMISH COUNTY WASHINGTON TREASURER OFFICIAL SEAL

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 03/05/2007

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.

COMMUNITY DEVELOPMENT DIRECTOR — DATE 03/05/2007

CERTIFICATE OF COUNCIL APPROVAL

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

MAYOR — DATE 3-5-2007

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 _____, 200__.

FINANCE DIRECTOR/CITY TREASURER — DATE 3-5-07

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 06th DAY OF MAR. 2007 AT THE REQUEST OF THOMAS E. BARRY, UNDER AUDITOR'S FILE NO. 200703065191, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AT 09:45 A.M.

CAROLYN DIEPENBROCK
COUNTY AUDITOR

BY DEPUTY

A.F.N. 200703065191

REV 03 JSM 1/25/07

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
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DATE: FEB 2006	BY: JSM	SCALE: ---	
PROJECT 02050 final ph2.dwg		F.B. 5-31	

CITY OF ARLINGTON
FILE NO. C-06-058-FP

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 2
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 2

CITY OF ARLINGTON FILE NUMBER C-06-058-FP

N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.

CITY OF ARLINGTON, WASHINGTON

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.

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

4) AN 25.00 FOOT EASEMENT FOR ACCESS AND UTILITIES IS HEREBY GRANTED TO LOTS 81 AND 82 ACROSS A PORTION OF TRACT 996 AS SHOWN HEREON.

MAINTENANCE OF THE SAID EASEMENT SHALL BE BY THE OWNER(S) OF LOTS 81 & 82 AND SHALL BE IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, RESTRICTIONS AS SET FORTH IN A.F.N. 200604195241.

5) A PEDESTRIAN ACCESS EASEMENT TO TRACT 989, (RECREATION / OPEN SPACE) THROUGH TRACT 990 AS PROVIDED FOR IN MAGNOLIA MEADOWS DIVISION 1, PHASE 1 A.F.N. 200604195241.

6) A 20 FOOT PEDESTRIAN ACCESS EASEMENT OVER, THROUGH AND ACROSS TRACT 999 FOR INGRESS AND EGRESS TO TRACT 989, (RECREATION / OPEN SPACE) AS SHOWN AND ANNOTATED HEREIN FOR THE BENEFIT OF LOTS 1-16.

MAINTENANCE OF THE SAID EASEMENT SHALL BE IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, RESTRICTIONS AS SET FORTH IN A.F.N. 200604195241.

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.

LEGAL DESCRIPTION

TRACT 998, MAGNOLIA MEADOWS DIVISION 1 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 200604195241 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 5725486, DATED SEPTEMBER 25, 2006.)

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 (SEE PLAT OF MAGNOLIA MEADOWS DIVISION 1, PHASE 1 RECORDED UNDER AUDITOR'S FILE NUMBER 200604195241).

SURVEYOR'S NOTES:

DISTANCES SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.01 FEET.

PLAT BOUNDARY FOR MAGNOLIA MEADOWS, DIV. 1, PHASE 2 IS BASED ON THE BOUNDARY SOLUTION OF PHASE 1 OF SAID PLAT RECORDED UNDER A.F.N. 200604195241.

RESEARCH

VOLUME 32 OF SURVEYS, PAGE 12

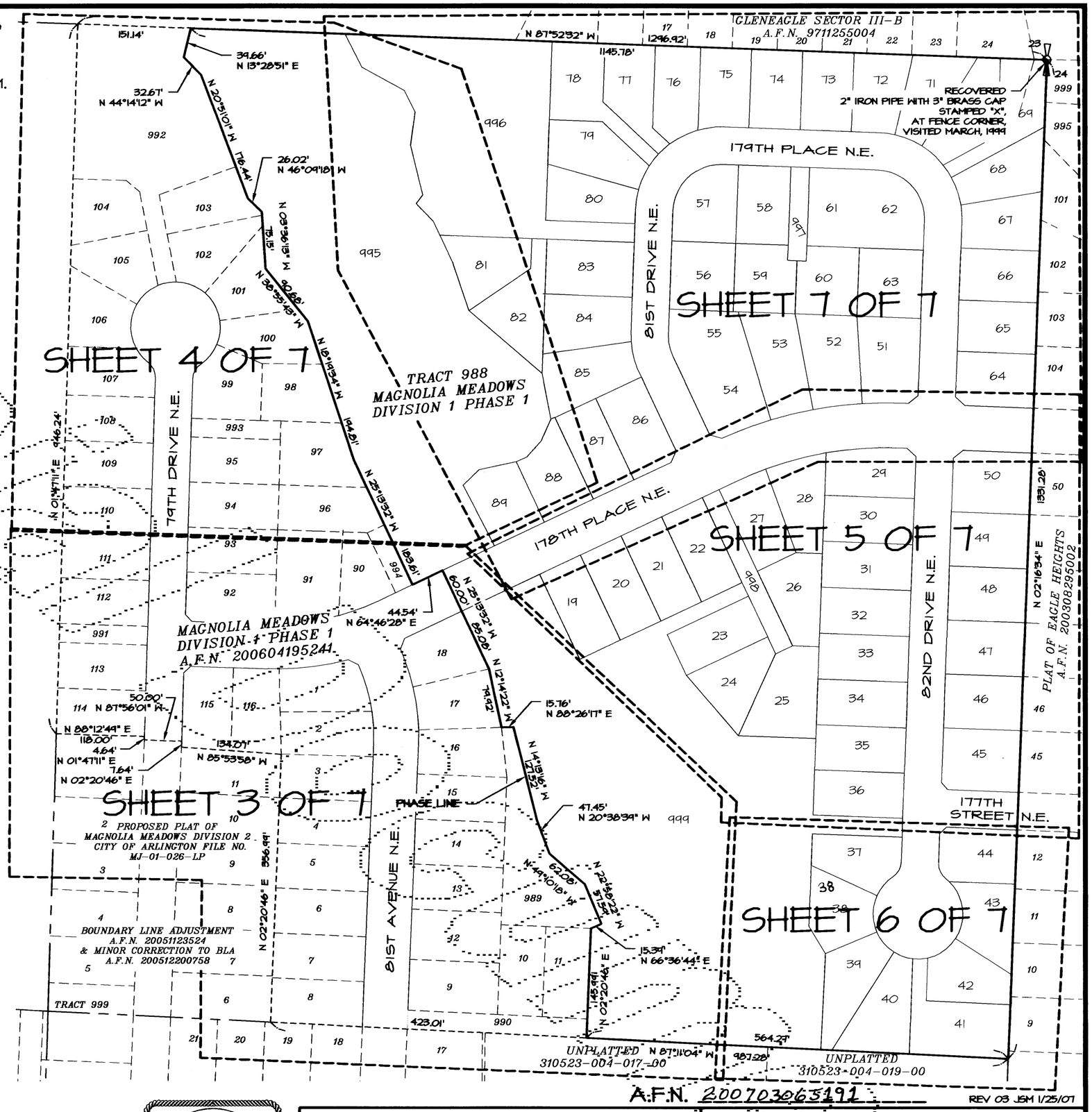
VOLUME 54 OF PLATS, PAGE 287-290

PLAT OF MAGNOLIA ESTATES A.F.N. 200410225003

PLAT OF MAGNOLIA MEADOWS, DIV. 1, PHASE 1 A.F.N. 200604195241.

SHEET INDEX

SHEET 1 - CERTIFICATE OF OWNERSHIP & DEDICATIONS, ACKNOWLEDGMENTS, CONDITIONS & RESTRICTIONS, APPROVALS
SHEET 2 - BOUNDARY SOLUTION, LEGAL DESCRIPTION, EASEMENT PROVISIONS
SHEET 3 - PHASE 1:
SHEET 4 - PHASE 1:, & PHASE 2: TRACT 995
SHEET 5 - PHASE 2: LOTS 19-36, 45-50, TRACT 998
SHEET 6 - PHASE 2: LOTS 37-45, TRACT 999
SHEET 7 - PHASE 2: LOTS 51-84, TRACTS 997 & 996



SCALE: 1" = 100'

FIELD PROCEDURES AND INSTRUMENTATION

WAC 332-130-090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.

WAC 332-130-100 EQUIPMENT AND PROCEDURES: THE EQUIPMENT THAT WAS USED TO CONDUCT THIS LAND BOUNDARY SURVEY INCLUDED A COMBINATION OF TOTAL STATION POSITIONING SYSTEM (TSP) AND GLOBAL POSITIONING SYSTEM (GPS). BASED ON MANUFACTURERS SPECIFICATIONS THE TSP STANDARD LINEAR ACCURACY IS 2MM+2 PPM AND TSP STANDARD ANGULAR ACCURACY IS 3 SECONDS. BASED ON MANUFACTURERS SPECIFICATIONS THE STATIC SURVEY ACCURACY OF THE GPS SYSTEM HAS A HORIZONTAL ACCURACY OF 5MM+(1PPM*BASELINE LENGTH) AND AN AZIMUTH ACCURACY OF 1 ARC SECOND + (5/BASELINE LENGTH IN KM).

PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.

THOMAS E. BARRY — STATE OF WASHINGTON — 38067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 3-17-08

1-26-07

METRON and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
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DATE: FEB 2006 BY: JSM	SCALE: 1" = 100'
PROJECT 02050 final ph2.dwg	F.B. 5-31

CITY OF ARLINGTON FILE NO. C-06-058-FP

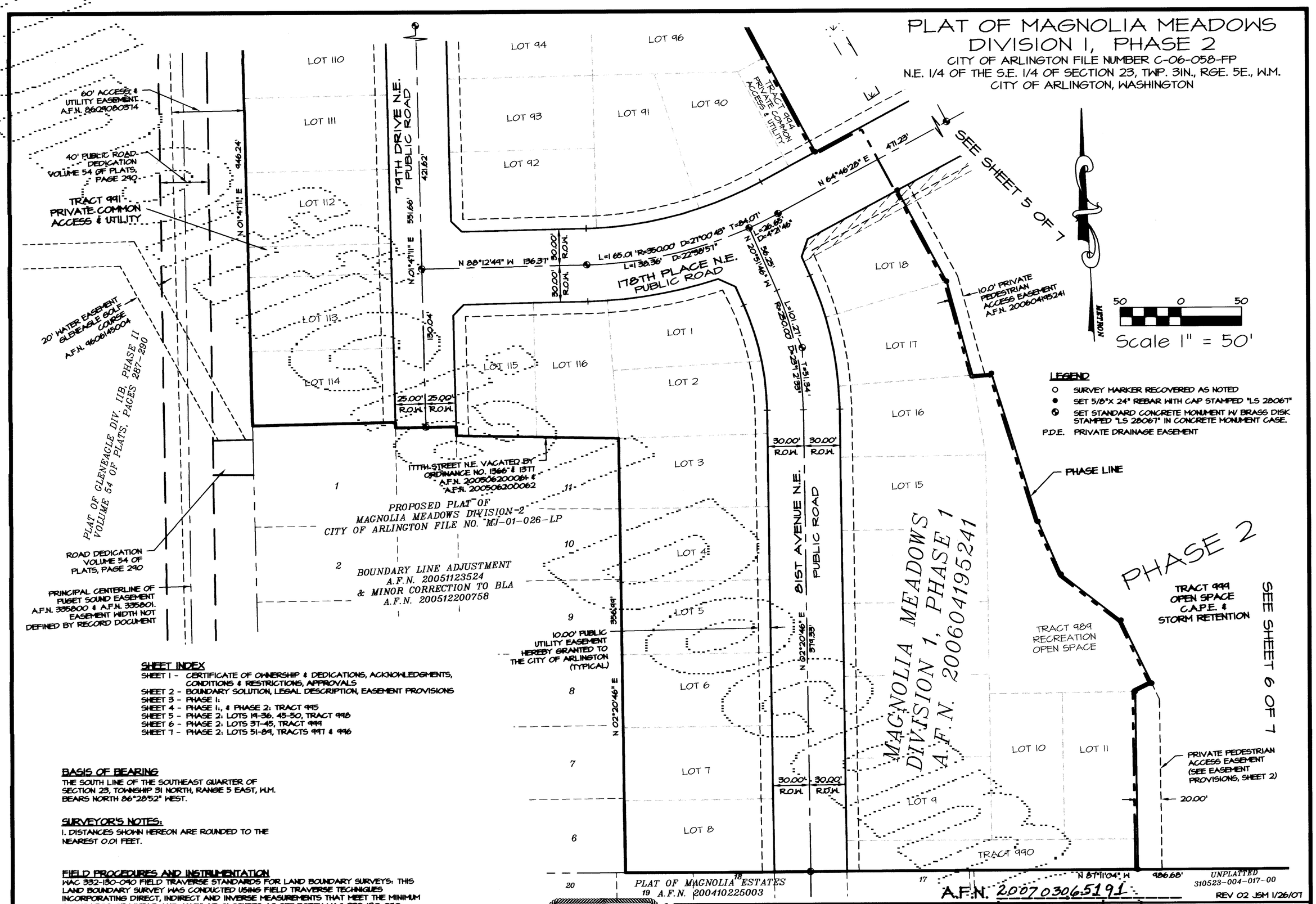
PLAT OF MAGNOLIA MEADOWS DIVISION 1, PHASE 2 FOR QUILCEDA LAND GROUP, INC.

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

SHEET 2 OF 7

PLAT OF MAGNOLIA MEADOWS DIVISION 1, PHASE 2

CITY OF ARLINGTON FILE NUMBER C-06-058-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON



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

SHEET INDEX

SHEET 1 - CERTIFICATE OF OWNERSHIP & DEDICATIONS, ACKNOWLEDGMENTS, CONDITIONS & RESTRICTIONS, APPROVALS
SHEET 2 - BOUNDARY SOLUTION, LEGAL DESCRIPTION, EASEMENT PROVISIONS
SHEET 3 - PHASE 1:
SHEET 4 - PHASE 1:, & PHASE 2: TRACT 995
SHEET 5 - PHASE 2: LOTS 14-36, 45-50, TRACT 998
SHEET 6 - PHASE 2: LOTS 37-45, TRACT 999
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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

WAC 332-130-040 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-040.

WAC 332-130-100 EQUIPMENT AND PROCEDURES: THE EQUIPMENT THAT WAS USED TO CONDUCT THIS LAND BOUNDARY SURVEY INCLUDED A COMBINATION OF TOTAL STATION POSITIONING SYSTEM (TSP) AND GLOBAL POSITIONING SYSTEM (GPS). BASED ON MANUFACTURERS SPECIFICATIONS THE TSP STANDARD LINEAR ACCURACY IS 2MM+2 PPM AND TSP STANDARD ANGULAR ACCURACY IS 3 SECONDS. BASED ON MANUFACTURERS SPECIFICATIONS THE STATIC SURVEY ACCURACY OF THE GPS SYSTEM HAS A HORIZONTAL ACCURACY OF 5MM+(1PPM*BASELINE LENGTH) AND AN AZIMUTH ACCURACY OF 1 ARC SECOND + (5/BASELINE LENGTH IN KM).

PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.

THOMAS E. BARNES — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 3-17-08
1-26-07

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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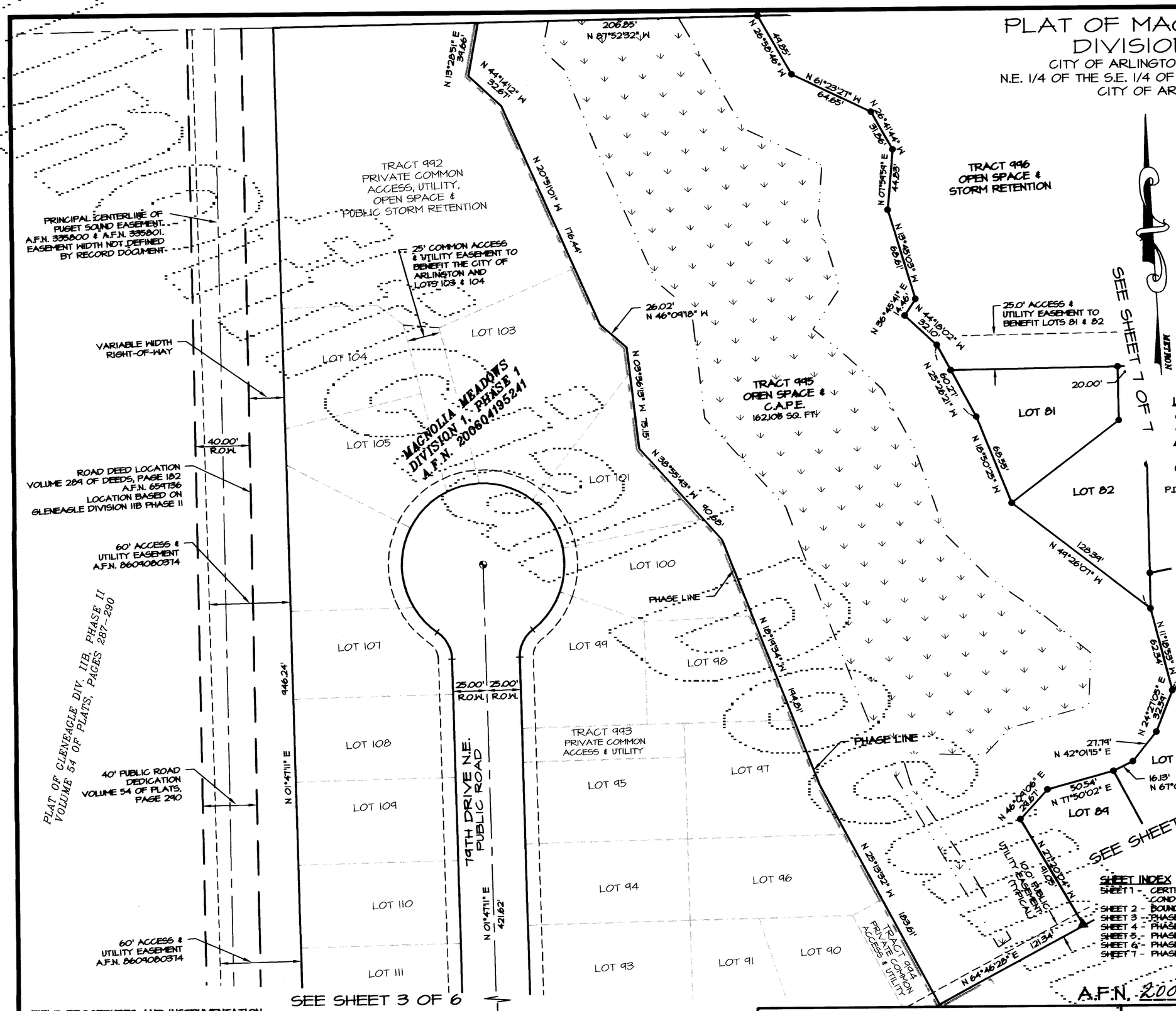
DATE: FEB 2006 BY: JSM	SCALE: 1" = 50'
PROJECT 02050 final ph2.dwg	F.B. 5-31

CITY OF ARLINGTON FILE NO. C-06-058-FP

PLAT OF MAGNOLIA MEADOWS DIVISION 1, PHASE 2 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 2

CITY OF ARLINGTON FILE NUMBER C-06-058-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON



LEGEND

- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- ▲ SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067" 1.00' FROM ACTUAL CORNER, UNLESS NOTED OTHERWISE
- 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.

THOMAS E. BOWMAN
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-08
2-13-07

SHEET INDEX

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SHEET 6 - PHASE 2: LOTS 37-45, TRACT 999
SHEET 7 - PHASE 2: LOTS 51-84, TRACTS 997 & 996

A.F.N. 200703065191

REV 04 JSM 2/13/07

FIELD PROCEDURES AND INSTRUMENTATION

WAC 332-130-090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.

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PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.

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and ASSOCIATES INC.
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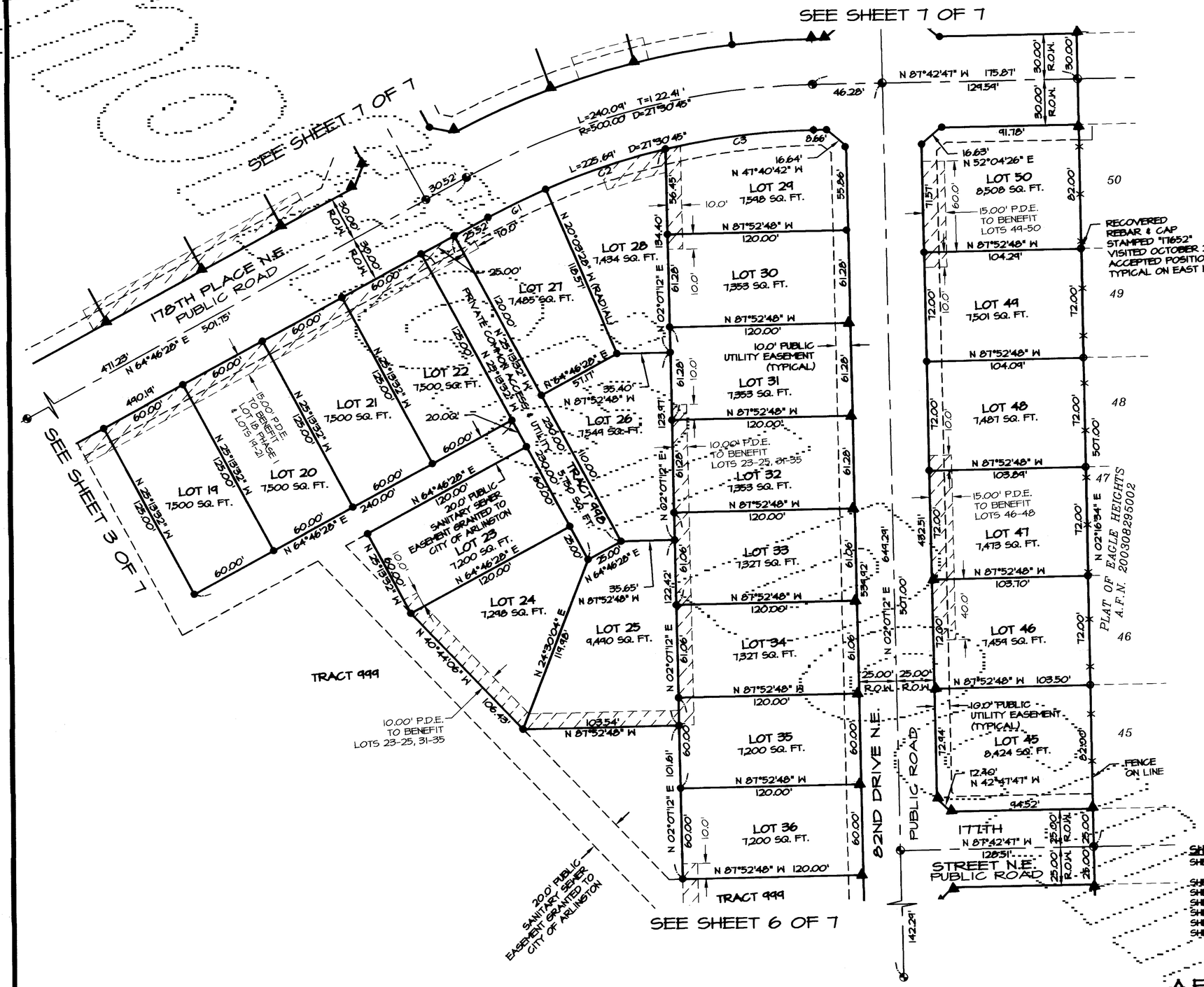
CITY OF ARLINGTON
FILE NO. C-06-058-FP

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 2
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 2

CITY OF ARLINGTON FILE NUMBER C-06-058-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	42.39	410.00	5°10'04"
C2	83.96	410.00	10°14'06"
C3	99.34	410.00	12°06'35"

50 0 50
Scale 1" = 50'

LEGEND

- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- ▲ SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067" 1.00' FROM ACTUAL CORNER, UNLESS NOTED OTHERWISE
- ⊕ 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

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A.F.N. 200703065191

REV 04 JSM 2/22/07

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-08
3-05-07

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PROJECT 02050 final ph2.dwg	F.B. 5-31

CITY OF ARLINGTON
FILE NO. C-06-058-FP

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 2
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 2

CITY OF ARLINGTON FILE NUMBER C-06-058-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. BEARS NORTH 88°28'52" WEST.

SURVEYOR'S NOTES:

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

LEGEND

- O SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- ▲ SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067" 1.00' FROM ACTUAL CORNER, UNLESS NOTED OTHERWISE
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- P.D.E. PRIVATE DRAINAGE EASEMENT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	23.55	25.00	53°58'05"
C5	33.13	60.00	31°38'11"
C6	49.74	60.00	47°24'46"
C7	36.18	60.00	34°32'51"
C8	26.71	60.00	25°30'28"
C9	20.17	60.00	19°15'28"
C10	46.81	60.00	44°41'46"
C11	83.18	60.00	79°26'05"
C12	5.61	60.00	5°21'35"
C13	23.55	25.00	55°58'05"

METRON

50 0 50

Scale 1" = 50'

FIELD PROCEDURES AND INSTRUMENTATION

WAC 332-130-090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-040.

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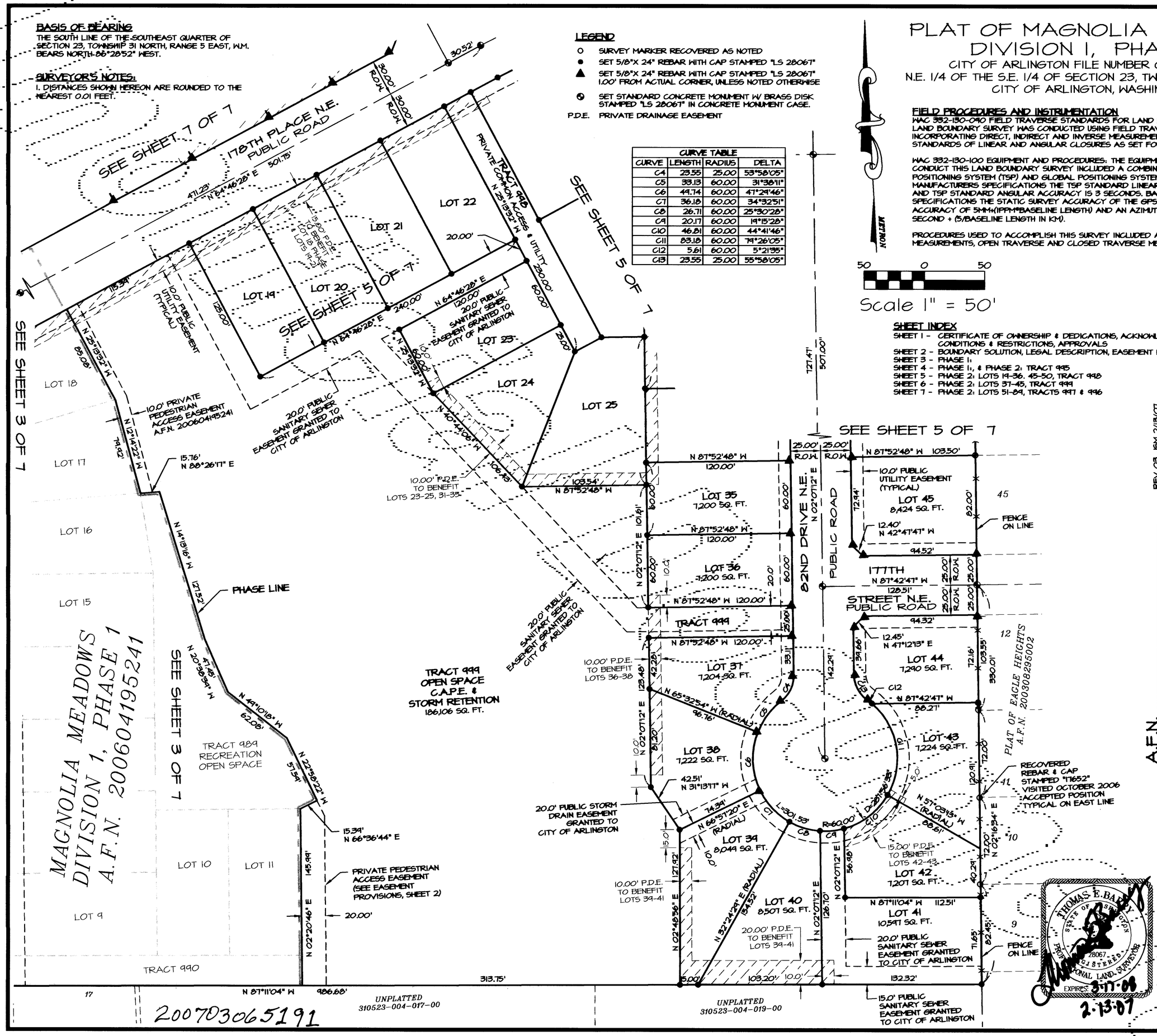

REV 03 JSM 2/13/07

CITY OF ARLINGTON
FILE NO. C-06-058-FP

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 2
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

SHEET 6 OF 7

A.F.N.

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PROJECT: 2050 final ph2.dwg F.B. 5-31

20070306 5191

PLAT OF MAGNOLIA MEADOWS
DIVISION 1, PHASE 2

CITY OF ARLINGTON FILE NUMBER C-06-058-FP
N.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON, WASHINGTON

LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
- SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067" 1.00' FROM ACTUAL CORNER, UNLESS NOTED OTHERWISE
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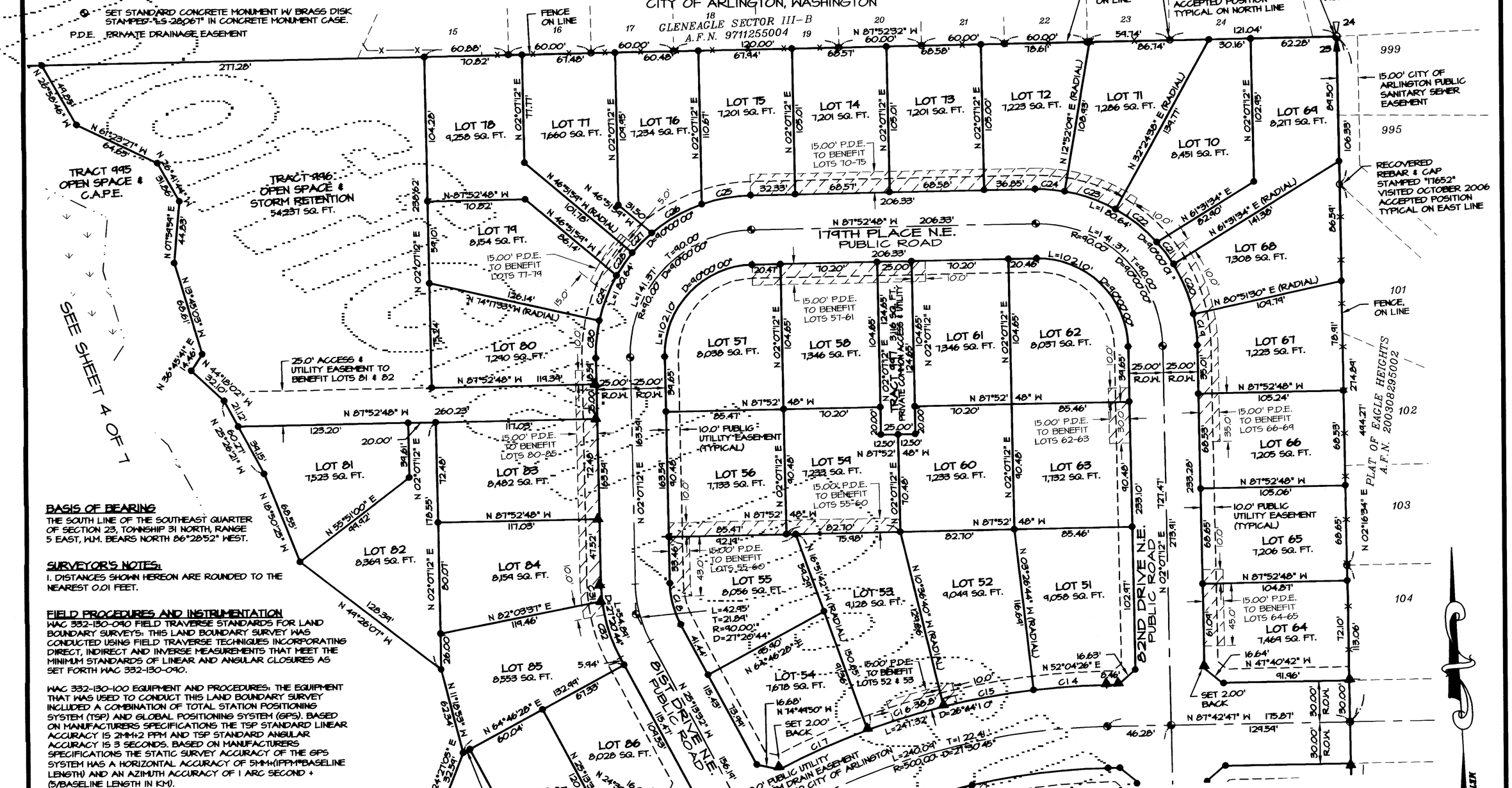

BASIS OF BEARING

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

WAC 332-130-090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C14	53.03	530.00	5°43'57"
C15	66.28	530.00	7°09'56"
C16	57.82	530.00	6°15'02"
C17	70.19	530.00	7°35'15"
C18	31.02	65.00	27°20'44"
C19	22.60	115.00	11°15'42"
C20	38.80	115.00	19°19'56"
C21	20.10	115.00	10°00'55"
C22	38.34	115.00	19°06'01"
C23	34.22	115.00	19°32'24"
C24	21.57	115.00	10°44'57"
C25	36.21	115.00	18°02'24"
C26	42.01	115.00	20°55'52"
C27	20.10	115.00	10°00'55"
C28	20.10	115.00	10°00'56"
C29	34.95	115.00	17°24'38"
C30	27.27	115.00	13°35'15"
C31	11.70	115.00	5°49'50"
C32	43.18	115.00	21°30'54"

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50 0 50
Scale 1" = 50'

A.F.N. 200703065191

REV 05 JSM 2/13/07

THOMAS E. PETERSON
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 3-17-08
3-13-07

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CITY OF ARLINGTON
FILE NO. C-06-058-FP

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A PORTION OF N.E. 1/4 OF THE S.E 1/4, SECTION 23
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