# SHORT PLAT FOR

SCOTT & JENNIFER MCEUEN A PORTION OF THE SE 1/4, SW 1/4, SECTION 16, TOWNSHIP 31 N., RANGE 5 E, W.M.

CITY OF ARLINGTON

Z-07-047-F5P

## LEGAL DESCRIPTION

AFN 200712195006

Cavolus Dilpenbrock
AUDITOR, SHOHOMISH COUNTY

LOT 2, OF SNOHOMISH COUNTY SHORT PLAT ZA 8911475, RECORDED UNDER AUDITOR'S FILE NUMBER 92012701250, RECORDS OF SNOHOMISH Y, WASHINGTON," BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF 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, THAT L HEREBY FREELY ABOPT 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

ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY O	6HALL FURTHER UNDERTAKE TO DEFEND, PAY MAY BE OCCASIONED TO THE ADJACENT LAN	, AND SAVE HARMLESS, ANY GOVERNMENT
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS		. 2007.
SCM5	REGISTAGE ELECTRONIC REGISTAGE TION 9457 MS, INC	MORTGAGE ELECTRONE REGISTRATions SYSTONS MEMBERS SURVIVA
SCOTT C. MCEWEN	- HOMESTONE MORTGAGE	A HOMESTONE HORTGAGE INC.
AMCEUVE.	BY: ABAA WAM BAR TAMIAN :ITS: A->5197ANT SECRE TAM	BY: ABAA HAM BARTA MIAN 175: A-MANY - ADDISTONT SECRETAN
JENNIFER S. MCEWEN		
ACKNOWLEDGMENTS		
STATE OF WASHINGTON )  55.		
COUNTY OF SNOHOMISH)		
APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLE AND VOLUNTARY ACT FOR THE USES AND PURPOSES & 2 01	DGED THAT THEY SIGNED THIS INSTRUMENT, A	N. Husband &-Wife, are the persons who.  ND Acknowledged it to be their free
SIGNATURE: LAN N. WINT	SNIHSWA	
(PRINT NAME): LLAN N. White	6005-6	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHING RESIDING AT	TON ON AND ON A SHARE	
MY APPOINTMENT EXPIRES 1.14.09	Will Constitution	
STATE OF WASHINGTON )  VONTON ) 55.	N HA3	
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVI AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGN THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN	NED THIS INSTRUMENT, ON OATH STATED THAT	HE/SHE WAS AUTHORIZED TO EXECUTE
DATED: 11-09-2007 SIGNATURE: R. Taslaman		
(PRINT NAME): RIPSIME RESE CLA TASLAS	YAN	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHING RESIDING AT VENTURA COUNTY	TON CALIFORNIA DOMAN	DECCA MALAGONIA Inton # 1567100
MY APPOINTMENT EXPIRES 5/5/2009		Marie County
STATE OF WASHINGTON)		
COUNTY OF SHOHOMISH)  I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVI		
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVI AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGN THE INSTRUMENT AND ACKNOWLEDGED IT AS THE	VED THIS INSTRUMENT, ON OATH STATED THAT	
SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN DATED: 11-09-2007	THE INSTRUMENT.	
SIGNATURE: R. Taslagyan		
(PRINT NAME): RIPSIME REBECLA TASLAGY		Maion # 1867100
NOTARY PUBLIC IN AND FOR THE STATE OF WASHING RESIDING AT VONTAGE CONTY	HUN CALLEDANIA 1	Music County Linguistics May 5, 2007
MY APPOINTMENT EXPIRES 5/5/2009		
AUDITOR'S CERTIFICATE		
FILED FOR RECORD AT THE REQUEST OF DAVID T. GAR	ONER, THIS 19th DAY OF DECEMBER	. 2007,
AT 52 MINUTES PAST 2 P. M. AND REC	· · · · · · · · · · · · · · · · · · ·	

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CERTIFICATE	OF AFFROYAL	. OF FUBLIC	MARCHINE
· ·			

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 WORKS DIRECTOR.

PUBLIC WORKS DIRECTOR

#### 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 COMMUNITY DEVELOPMENT DIRECTOR SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

# CERTIFICATE OF GOUNCIL APPROVAL

I HEREBY CERTIFY THAT THE CHY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 200\_Z TAXES.

## CITY TREASURER CERTIFICATE

## -CERTIFICATE OF SURVEY AND ACCURACY

THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET (BY ME/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 CENTERLINES HAVE BEEN MONUMENTED 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 , PAGE ; AND THAT THIS MAP WAS

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35975

CITY OF ARLINGTON

5NOHOMISH- COUNTY, WASHINGTON :-

-A.S.P.I. 4727-A EVERGREEN WAY, EVERETT, WA 98203 (425) 252-1884

00712195006

PAGE 1 OF 3

PREPARED

#### SHORT PLAT FOR

SCOTT 4 JENNIFER MCEWEN
A PORTION OF THE SE 1/4, SW 1/4, SECTION 16, TOWNSHIP 31 N., RANGE 5 E, W.M.

#### CITY OF ARLINGTON

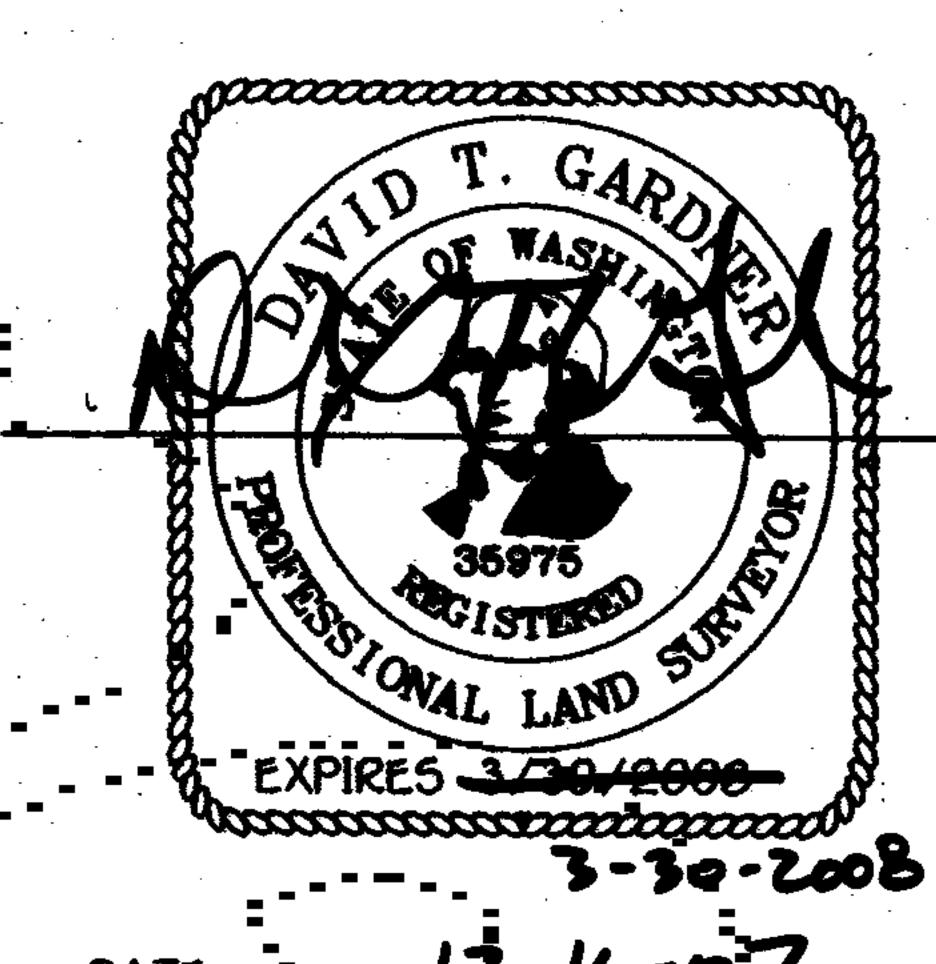
Z-07-047-F5P

# PLAT RESTRICTIONS AND COVENANTS

- NO LOT OR PORTION OF A LOT IN IHIS PLAT SHALL BE RE-DIVIDIED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON .. -
- 2. ALL MITIGATION FEES FOR PARKS, SCHOOL DISTRICT AND TRAFFIC HAVE BEEN PAID PRIOR TO RECORDATION OF THE FINAL PLAT.
- 3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY I HE 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.
- following original reasonable grading <u>or</u> rōads and ways Hereon, on trainage 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.
- 5. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, OF WHICH AERONAUTICAL ACTIVATIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED -- THIS-LAND MAY EXPERIENCE LOW DVERHEARD FLIGHTS, ODOR, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS.
- 6. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE, WHICH COULD INTERFERE WITH LIGHT OPERATION.
- 7. 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
- REQUIRED IMPACTS AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 3 NEW DOWN THAN 3 NEW DWELLING UNITS ARE CONSTRUCTED ON THE 4 LOTS, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE

#### EASEMENTS

- . AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC," TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.
- 2. 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 287 FEET MEAN SEA LEVEL (MSL), 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.



PAGE 2 OF 3

#### SHORT PLAT FOR SCOTT 4 JENNIFER MCEUEN A PORTION OF THE SE 1/4, SW 1/4, SECTION 16, TOWNSHIP 31 N., RANGE 5 E, W.M. CITY OF ARLINGTON ^ <del>-</del>--- -- -- -- ' Z-07-047-F5P N 1/4 CORNER PLAT OF WALNUT RIDGE SCALE: 1"=50" DIVISION 2 AF #200406165001 UNPLATTED 4-012 BASIS OF BIARING N90°00'00"E 212.04'-R SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16 PER ROS AF #9303055001 SURY DATA = ACCESS & UTILITY EASEMENT AF #9201270125 EQUIPMENT: LEICA 1" TOTAL STATION LOT 3 METHOD: FIELD TRAVERSE. ZA 8911475 SP THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SP AF #9201270125 SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED UNPLATTED IN WAC 332-130-090. 3-019 4-010 ຕ !¯ -- \_\_ · · · BRYRRRAS -R =SECTION AND BOUNDARY CALCULATED PER RECORD OF SURVEY AF# 9303055001 (CASCADE) -PLAT OF WALNUT RIDGE AF# 200304235002 -PLAT OF WALNUT RIDGE DIVISION 2 AF# 200406165001 -PLAT OF CLARIDGE COURT AF# 200707065005 SET 1/2" X 24" REBAR AND CAP STAMPED "ASPI 35975" AT ALL LOT CORNERS, TRACT CORNERS AND ANGLE POINTS. PLAT OF = STANDARD SNOHOMISH COUNTY MON IN CASE SET BY PLAT OF CLARIDGE COURT EASEMENT. AFN 200707065005 N90°00'00"E M = MEASURED N88°52'43"E LOT-2 188TH COURT NE 17,651 SF Ja ---- UNPLATTED 10' UTILITY EASEMENT 90.07' 64.51' = ' PRIVATE SEWER EASEMENT 8,398 SF **-** - - - - -102.60' 212.04'-R RIGHT-OF-WAY HEREBY DEDICATED TO CITY OF ARLINGTON L=38.78 242.05 286.43 2642.83'-R (2642.73'-M) 188TH AVE. NE N90°00'00"E 5 1/4 CORNER FOUND CASED CONC MON W/ BRASS DISC VISITED 4-18-03 SW SECTION CORNER FOUND CASED CONC MON W/ BRASS DISC VISITED 4-18-03 CITY OF ARLINGTON A:5.P.I. 4727-A EVERGREEN WAY, EVERETT, WA 98203 (425) 252-1884 PAGE 3 OF 3

PREPARED 04/30/07 206275FP.DWG