

LEGAL DESCRIPTION

LOTS 15, 16 AND 17, BLOCK 11, HALLER CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2, OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, 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 BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION,
DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

DRACO NORTHWEST LLC

A WAGHINGTON LIMITED LIABILITY COMPANY

BY: CERSSIDER

ORACO NORTHWEST LLC

A WAGHINGTON LIMITED LIABILITY COMPANY

WHIDBEY ISLAND BANK, INC.

A WASHINGTON EDRPORATION

BY: P MANAGER STEED (
ITS:

DEBORAH A. LIBBING

NOTARY PUBLIC

STATE OF WASHINGTON

COMMISSION EXPIRES

MAY 4, 2011

ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF Szahaduk

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KODIE NAME 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 VICE PRESIDENT OF DRACO NORTHWEST
LLC, TO BE HIS/HER FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND
PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 04-07-11

SIGNATURE: Debral la Librin

STATE OF WASHINGTON)

DEBORAH A. LIBBING
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 4, 2011

COUNTY OF Sphered) 55

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOBBIC TYPOSTS 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 LICE PRESIDENT OF WHIDBEY ISLAND BANK, INC., TO BE HIS/HER FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 04-07-201/

PRINT NAME: Local A Libbing.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MANAGEMENT EXPIRES OF WASHINGTON

CITY OF ARLINGTON DRACO TOWNHOMES FILE NO: PLN20110015

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CONDITIONS AND RESTRICTIONS

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER PLN20110015 ON THIS______ DAY OF _______. 2011, BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY

OF ARLINGTON, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

1. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.00 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, ODOR, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS:

2. 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 FLIGHT OPERATIONS; 3. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT

BY AIRCRAFT BY REASON OF:

A. ELECTRICAL INTERFERENCE WITH NAVIGATIONAL SIGNALS OR RADIO COMMUNICATIONS AT THE

AIRPORT OR WITH RADIO OR ELECTRONIC COMMUNICATIONS BETWEEN THE AIRPORT AND
AIRCRAFT OR AIRCRAFT TO AIRCRAFT:

B. THE EMISSION OF FLY ASH, DUST, VAPOR, GASES, OR OTHER FORMS OF EMISSIONS THAT CONFLICT WITH THE PLANNED OPERATIONS OF THE AIRPORT:

LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH

MAY ATTRACT BIRDS;

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,

GVER THE PLAT STARTING AT 287' 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 FAKING 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: - "

SCHOOL IMPAGT FEES REQUIRED FOR THIS DEVELOPMENT HAVE BEEN PAID IN FULL AND PROOF OF PAYMENT IS ON FILE AT CITY HALL;

6. PARK IMPACT FEES REQUIRED FOR THIS DEVELOPMENT HAVE BEEN PAID IN FULL AND PROOF OF PAYMENT IS ON FILE AT-CITY HALL:

7.- TRAFFIC MITIGATION FEES REQUIRED BY THIS DEVELOPMENT HAVE BEEN PAID IN FULL AND PROOF OF - PAYMENT IS ON FILE AT-CITY HALL;

8. ALL SCREENING AND SHADED ELEMENTS LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER:

9. THIS SITE IS SUBJECT TO-ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE / BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OF HALLER CITY RECORDED IN VOLUME 2-OF PLATS, PAGE 22.-

10. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201012220089:-

THIS SITE IS SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE VISTA TOWNHOMES HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

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: THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN WITH A BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2, PAGE 22; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 41 DAY OF MARCH. 2011.

HARLEY C. PAWKEY, PLS #38014
REGISTERED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SNOHOMISH)

HARLEY C. PAWLEY, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THE PLANS AND SURVEY MAP AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

PAGE 1 OF 2

SUBSCRIBED AND SWORN TO ME THIS $9^{1/1}$ day of 1/1/1 1/1/1, 2011.

SIGNATURE: My Cellyaan

(PRINT NAME): TERRY L. OSTERGAARD

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT MARYSVILLE

MY APPOINTMENT EXPIRES 4-21-2013

201104085035

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY ESTABLISHED FOR AND GRANTED TO ALL UTILITIES SERVING THE 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, PIPES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, WATER, SEWER, 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.

2. THE 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT SHOWN ACROSS LOTS 1, 2, 3, 4, 5 & 6, ON PAGE 2 OF 2 HEREON, IS TO THE BENEFIT OF SAID LOTS. MAINTENANCE, REPAIRS, OR RECONSTRUCTION OF SAID STORM DRAINAGE SYSTEMS ARE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS, THEIR SUCCESSORS AND ASSIGNS.

3. THE 10 FOOT WIDE STORM DRAINAGE EASEMENT SHOWN ACROSS LOTS 1, 2, & 3 AND THE 25' WIDE STORM DRAINAGE EASEMENT SHOWN ACROSS LOTS 1, 2, 3, 4, 5 & 6, ON PAGE 2 OF 2 HEREON, IS TO THE BENEFIT OF ALL LOTS, IN COMMON, OF THE VISTA TOWNHOMES HOMEOWNERS ASSOCIATION (SEE RESTRICTION #11 TO THE LEFT) AND THE CITY OF ARLINGTON FOR AN APPROVED STORM DRAINAGE CONVEYANCE AND INFILTRATION SYSTEM. MAINTENANCE, REPAIRS, OR RECONSTRUCTION OF SAID STORM DRAINAGE SYSTEM IS THE RESPONSIBILITY OF SAID H.O.A., IT'S SUCCESSORS AND ASSIGNS, TOGETHER WITH EMERGENCY MAINTENANCE PROVISIONS TO THE CITY OF ARLINGTON OVER SAID AREAS.

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.

COMMUNITY DEVELOPMENT DIRECTOR

4/1/1

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 COMPETED 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.

BUBLIC WORKS DIRECTOR

CERTIFICATE OF COUNCIL APPROYAL

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

DRDATION ON	· ····································
1 Land	4-18-11
ÓR /	DATE

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	2011. (00461801101500)
De la	4/7/11
FINANCE DIRECTOR/CITY TREASURER	DATE

SNOHOMISH COUNTY TREASURER'S APPROYAL

I-HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2011 TAXES. (00461801101500)

EXAMINED THIS 8th DAY OF ADITION 2011.

KIRKE SIEVERS -	—	
SNOHOMISH COUNTY	TREASURER	

BY: DEPUTY COUNTY TREASURER

RECORDING CERTIFICATE

_ = = -	_ = =			714	
TLED FOR RECORD AT THE REQ	UEST OF HA	RLEY C. PAWLI	EY, PLS, ON T	HIS CO	DAY OF
-/hri 2011,	AT_38	_ MINUTES PA	5T	o'CLOCK P.	.M.
AND RECORDED IN VOLUME	=				
COUNTY, WASHINGTON.		- _	1/01/	_	

CAROLYN WEIKELSNOHOMISH COUNTY AUDITOR

EAT MAP

FINAL SHORT PLAT MAP
FOR
DRACO TOWNHOMES
CITY OF ARLINGTON

CITY-OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON
A PORTION OF THE

NE 1/4, SE 1/4 SEC. 2, TWP. 31 N., RGE. 5 E., W.M.
WWW.ALPHASUB.COM. -

A.S.P.I. (ALPHA SUBDIVISION PRO'S INC.)

4532-B EVERGREEN WAY EVERETT, WA 98203 (425) 252-1884

- PREPARED 03/09/11 210042:DRACO.FP.DWG

