

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF-----THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5-EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

SECTION LINE 132 FEET; THENCE EAST PARALLEL WITH NORTH SECTION LINE 330 FEET; THENCE NORTH PARALLEL WITH WEST SECTION LINE TO THE POINT OF BEGINNING; =

EXCEPT COUNTY ROAD.

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 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. AMERICANNET BANK, AS SUCCESSION TO

SAPPHIRE PARTNERS. LLC. A WASHINGTON CORPORATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON

MAUAGES

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MATHEN BOLD 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 MANAGER LLC, TO BE HIS/HER FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT EVEVEL -

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MIKE E. KOCH 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 EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE BANK OF BELLEVUE, TO BE HIS/HER FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE SL. SES AND PURPOSES MENTIONED IN THE INSTRUMENT

: January 9,20/2

PRINT NAME: OPNA LUCA NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SUNCEST LITE 124 2012

Notary Public State of Washington OANA C LUCA MY COMMISSION EXPIRES APRIL 24, 2012

PUBLIC

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SAPPHIRE FINAL SHORT PLAT PLN20110045

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 1701925, JUNE 04, 1964 IN FAVOR OF: OLYMPIC PIPELINE COMPANY FOR: PIPELINE

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 1732491, OCTOBER 14, 1964 - IN FAVOR OF: OLYMPIC PIPELINE COMPANY, A DELAWARE CORPORATION FOR: PIPELINE AFFECTS: PARCEL A

6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

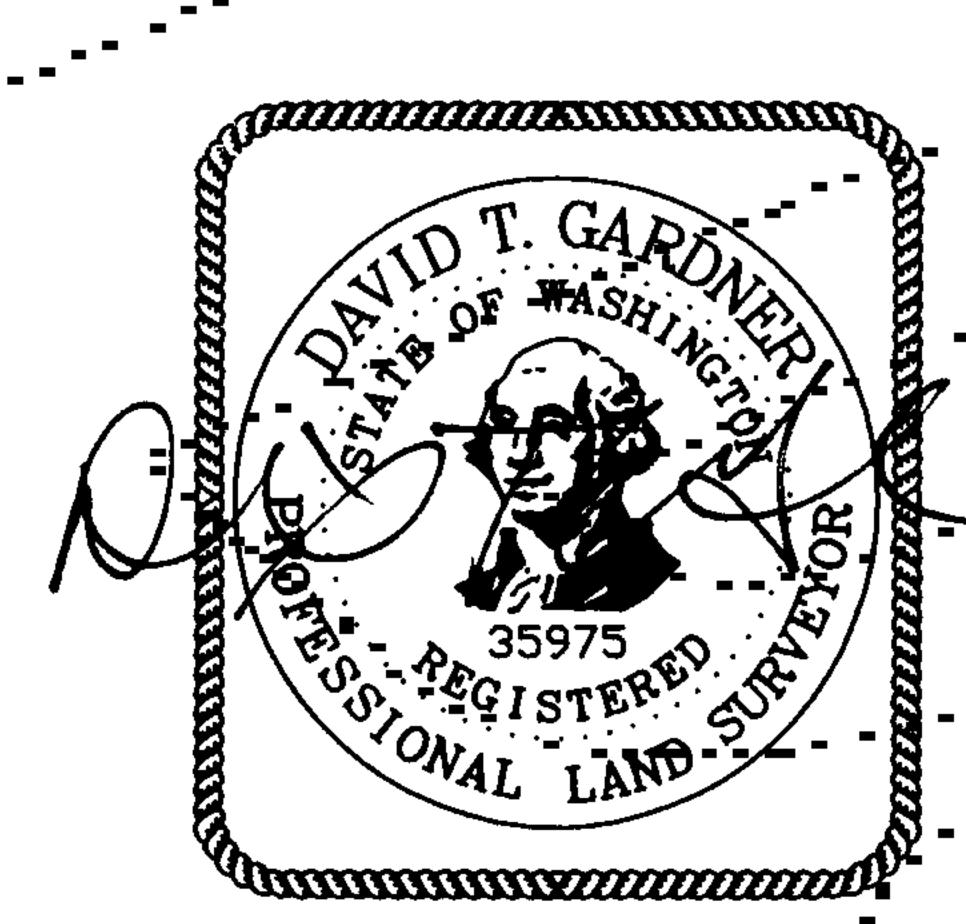
-- IN FAVOR OF: PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED: FEBRUARY 05, 1970 RECORDING NO.: 2132640

AGREEMENT AND _ THE TERMS AND CONDITIONS THEREOF:

BETWEEN: CITY OF ARLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON AND: GRANQVIEW. INC., A WASHINGTON CORPORATION RECORDING INFORMATION: 200004180317

8. EASEMENT, INCLUDING TERMS, COVANENTS AND PROVISIONS AS GRANTED BY INSTRUMENT:

IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND FRONTIER COMMUNICATIONS PURPOSE: UNDERGROUND DISTRIBUTION AND ELECTRICAL LINES AND APPURTENANCES



12-16-2011

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_FLOT CORNERS HAVE BEEN SET AND OR FOUND 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 THIS MAP WAS PREPARED IN ACCORDANCE OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 16 DAY OF DECEMBER. 2011.

REGISTERED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF WASHINGTON COUNTY OF SNOHOMISH

. GARDNER, 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.

SUBSCRIBED AND SWORN TO ME THIS 16 DAY OF 12 Combey, 2011.

(PRINT NAME): DOGNY L'AVISUN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT EVENETT

MY APPOINTMENT EXPIRES 8 30 15

PAGE 1 OF 2

AF # 201208035001

- - - - <u>-</u> -

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 SHORT 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 IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS SHORT PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

01-13-2012

CERTIFICATE OF COUNCIL APPROVAL

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

RECORDATION ON	
	111
1 les Valle	10/10/1

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO

THE	CITY	OF	ARLINGT	ON TE	E	29	
					\mathcal{T}		

SNOHOMISH COUNTY TREASURER'S APPROVAL

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 2021 TAXES. (31052100200300)

1 elle	Liever	20-
SNOHOMISH COUNT		_

BY: DEPUTY COUNTY TREASURER

- RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID T. GARDNER, PLS, ON THIS___ 2011, AT______ MINUTES PAST__

AND RECORDED IN VOLUME ____ OF SHORT PLATS PAGE(5)_

COUNTY, WASHINGTON

- BY: DEPUTY COUNTY AUDITOR

SAPPHRE FINAL SHORT PLAT PLN20110045

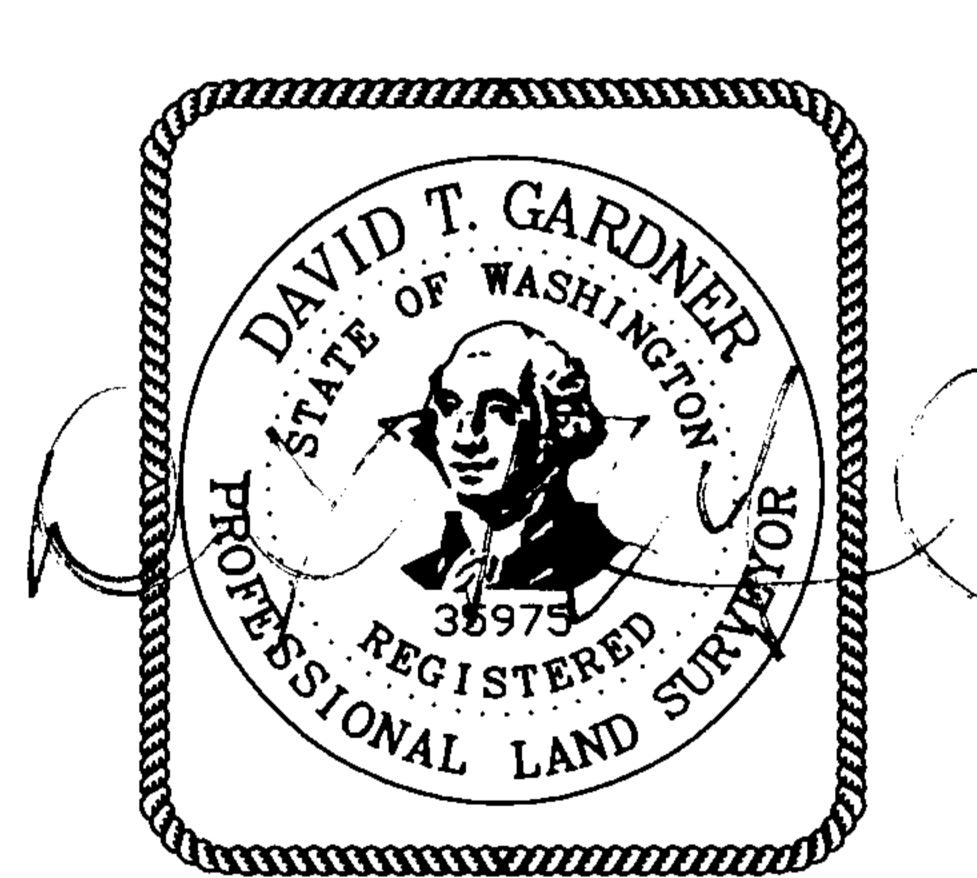
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

WWW.ALPHASUB-COM A.S.P.I. (ALPHA SUBDIVISION PRO'S INC.) 4532-B EVERGREEN WAY EVERETT, WA 98203 (425) 252-1884

SAPPHIRE FINAL SHORT PLAT PLN20110045

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

W/ 3" BRASS DISK N 1/4 CORNER SECTION 21 NE COR. OF W 1/2, NW 1/4, NW 1/4, 12' TO BE DEDICATED TO CITY OF ARLINGTON UPON RECORDING OF SHORT PLAT -(3967 5.F.) (330' DEED) 132.00' 31052100200500 6606 SF. LOT 2 6605 SF. 6605 SF. _ - - - - -> ~ __ -N87°10'38"E 330.47' (330' DEED) 5-LINE N 132' TRELLIS COURT PLAT TRACT 998 WOOD FENCE ON LOT LINE



AFN 200507065003

HELD W 1/4 CORNER SECTION 21

PER PLAT OF TRELLIS COURT

12-23-2011

BASIS OF BEARING

NO7°10'30"E BETWEEN THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION 21 AND NORTH QUARTER CORNER OF SECTION 21 PER PLAT OF TRELLIS COURT, AFN NO. 200507065003

LEGEND

- FOUND MONUMENT AS NOTED
- O FOUND 1/2" REBAR AND CAP (RBC) "19631" AT CORNER EXCEPT A5 NOTED
- M MEASURED
- C CALCULATED

SUBDIVISION NOTES

- 1) THE MINIMUM LOT SIZE FOR LOTS IN THIS SHORT PLAT HAVE BEEN REDUCED FROM 7,200 S.F. 720 S.F. TO 6,480 S.F. PER A.M.C. 20.48.094 BECAUSE AN EQUIVALENT SQUARE FOOTAGE WAS DEDICATED TO THE PUBLIC FOR WIDENING EXISTING RIGHTS-OF-WAY.
- 2) 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 OTHE AVIATION RELATED IMPACTS.
- 3) 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.

SURVEY NOTES

EQUIPMENT: 5" OR LESS ELECTRONIC TOTAL STATION AND/OR TOPCON GB 500 RTK GPS

METHOD: FIELD TRAVERSE AND/OR RTK GPS

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

REBAR WITH PLASTIC CAP SET BY CASCADE SURVEYING PRIOR TO SHORT PLAT BEING SUBMITTED FOR FINAL REVIEW BY ALPHA SUBDIVISION PROFESSIONALS, INC. REBARS FOUND TO BE AS CALCULATED AND DEPICTED HEREON. NO NEW CORNERS WERE SET BY A.S.P.I.

SURVEY REFERENCES

PLAT OF TRELLIS COURT, AFN NO. 200507065003 CITY OF ARLINGTON BLA, AFN NO. 200111075003

AVIATION EASEMENT NOTE

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 292 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 DESIGNED 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.

-MITIGATION-FEES

IMPACT/MITIGATION FEE	UNIT5	CURRENT	ESTIMATED
		\$/UNIT	AMOUNT (\$)
CITY_TRAFFIC	_ 4	3,355	O (*1)
CITY NEIGHBORHOOD/MINI PARKS -	4	484	1936
CITY COMMUNITY PARKS	- 4	1,662	6648
5CHOOL5		1,780	0 (*2)
	_		0.501

REQUIRED IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 4 NEW DWELLINGS UNITS (1 EXISTING DWELLING UNIT); IF MORE THAN 4 NEW DWELLING UNITS ARE CONSTRUCTED ON THE 5 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.

- *1 CITY OF ARLINGTON TRAFFIC IMPACT FEES WERE PAID BY THE APPLICANT IN 2006 IN THE AMOUNT
- *2 LAKEWOOD SCHOOL DISTRICT IMPACT FEES WERE PAID BY THE APPLICANT IN 2007 IN THE AMOUNT OF \$2,088.00 (\$522.00/SINGLE-FAMILY DWELLING):

SAPPHIRE FINAL SHORT PLAT

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

WWW.ALPHA5UB.COM
A.S.P.I. (ALPHA SUBDIVISION PRO'S INC.)
4532-B EVERGREEN WAY EVERETT, WA 98203 (425) 252-1884

PREPARED- 12/23/11 -211089-FP1.DWG

FOUND CONC MON IN CASE