

VICINITY MAP
SCALE: 1" = 1,000'

LEGAL DESCRIPTION

THE NORTH 132 FEET OF THE WEST 330 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., EXCEPT THE WEST 132 FEET THEREOF, AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE EAST 330 FEET OF SAID SUBDIVISION, AND EXCEPT ROAD ALONG THE NORTH LINE OF SAID PREMISES

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 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.

IVEL, LLC,
A WASHINGTON LIMITED LIABILITY CORPORATION

BY: Stephen F. Younger
STEPHEN F. YOUNGER

ITS: manager

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF Snohomish } 55

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEPHEN F. YOUNGER 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 IT AS THE manager OF IVEL, LLC, TO BE HIS FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/17/13
SIGNATURE: Cynthia A. Christianson

PRINT NAME: Cynthia A. Christianson

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Arlington, WA

MY APPOINTMENT EXPIRES: 7/21/15



**CITY OF ARLINGTON
IVEL SHORT PLAT
PLN 7 - FINAL PLAT**
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

(FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2046566, DATED FEBRUARY 21, 2013.)

- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDED: FEBRUARY 05, 1970
RECORDING NO.: 2152644
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF ARLINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
AND: GRANDVIEW, INC., A WASHINGTON CORPORATION
RECORDING INFORMATION: 200004180317
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND FRONTIER COMMUNICATIONS NORTHWEST INC.
FOR: UNDERGROUND DISTRIBUTION AND ELECTRIC LINES AND APPURTENANCES
RECORDED: MAY 26, 2011
RECORDING INFORMATION: 201105260500

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP IS 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 110.000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.138.070 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 OF OTHER PERMANENT MATERIAL APPROVED BY THE CITY; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17th DAY OF April, 2013.

Harley C. Pawley
HARLEY C. PAWLEY, PLS #38014
REGISTERED LAND SURVEYOR



ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } 55

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.

SUBSCRIBED AND SWORN TO ME THIS 17th DAY OF April, 2013.

SIGNATURE: Andrew S. Lofstedt

(PRINT NAME) Andrew S. Lofstedt
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Snohomish County
MY APPOINTMENT EXPIRES: 7-01-2017



CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH 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 SIXTY DAYS OF THE DATE BELOW.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR
DATE: 4/17/2013

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON'S 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 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PUBLIC WORKS DIRECTOR.

[Signature]
PUBLIC WORKS DIRECTOR
DATE: 04-17-13

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 17 DAY OF April, 2013.

[Signature]
FINANCE DIRECTOR/CITY TREASURER
DATE: 4-17-13

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 2013 TAXES.

EXAMINED THIS 17th DAY OF April, 2013.

Kirk Spreen
SNOHOMISH COUNTY TREASURER
Betty S. Keimman
BY: DEPUTY COUNTY TREASURER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARLEY C. PAWLEY, PLS, ON THIS 16th DAY OF April, 2013, AT 6 MINUTES PAST 1 O'CLOCK P.M.

AND RECORDED IN VOLUME OF SHORT PLATS PAGE(S) RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

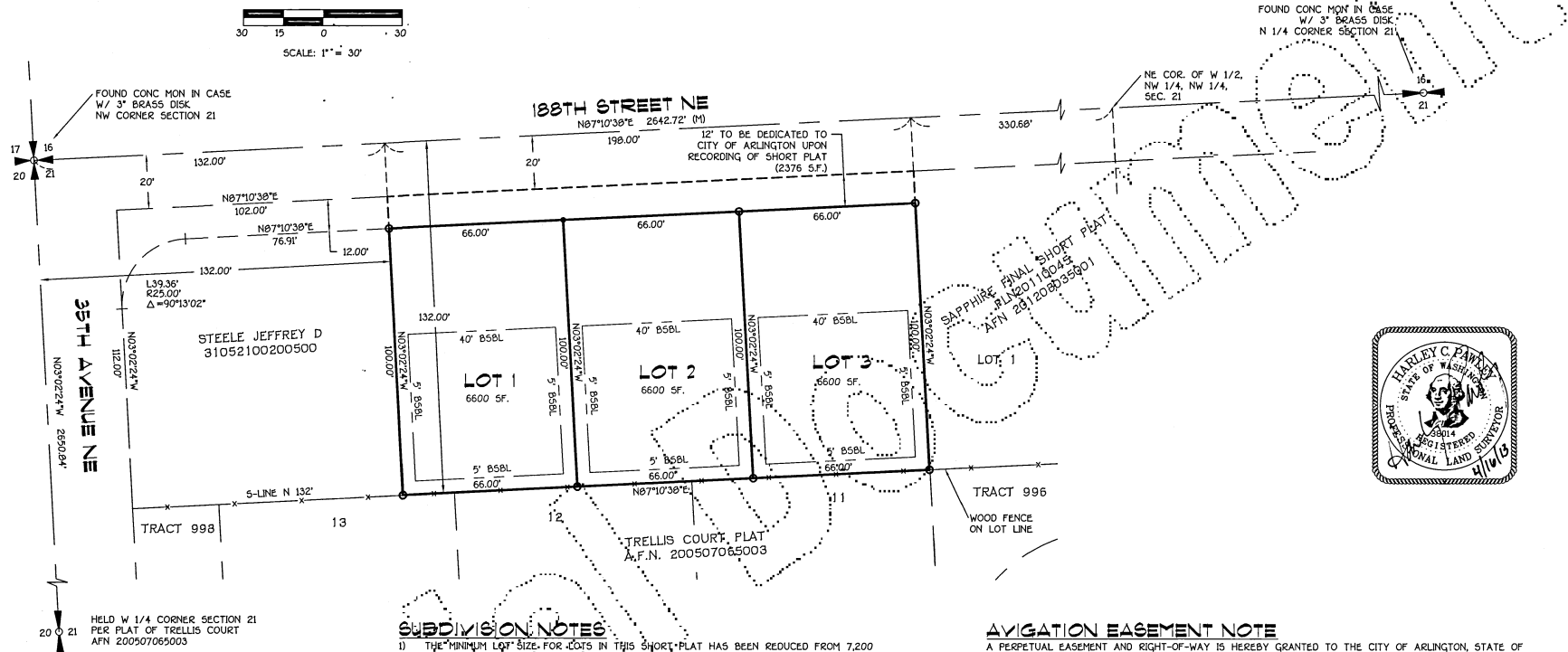
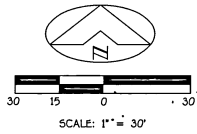
Caloun Weikel
SNOHOMISH COUNTY AUDITOR
Aaron Cozzman
BY: DEPUTY COUNTY AUDITOR

A.S.P.I.
LAND SURVEYING AND PLANNING
4532-B EVERGREEN WAY
EVERETT, WA 98203
(425) 252-1884

**IVEL SHORT PLAT
PLN 7 - FINAL PLAT**
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

PREP: 2-27-2013
REV: 3-29-2013
ASL
HCP
1 OF 2
21138FP

**CITY OF ARLINGTON
LEVEL SHORT PLAT
PLN 7 - FINAL PLAT**
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



BASIS OF BEARING

N07°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

SURVEY REFERENCES

PLAT OF TRELLIS COURT, AFN NO. 200507065003
CITY OF ARLINGTON B.L.A. AFN NO. 20011075003

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 WA 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. REBAR FOUND TO BE AS CALCULATED AND DETICED HEREON.

LEGEND

- SET 24" X 1/2" REBAR WITH CAP (RBC) STAMPED "ASPI 35975"
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR AND CAP (RBC) "19631" AT CORNER
- M MEASURED
- C CALCULATED
- B5BL BUILDING SETBACK LINE

SUBMISSION NOTES

- 1) THE MINIMUM LOT SIZE FOR LOTS IN THIS SHORT PLAT HAS BEEN REDUCED FROM 7,200 SQUARE FEET BY 720 SQUARE FEET TO 6,480 SQUARE FEET BECAUSE AN EQUIVALENT SQUARE FOOTAGE WAS DEDICATED TO THE PUBLIC FOR WIDENING EXISTING RIGHTS-OF-WAY, PER AMC 8048.094.
- 2) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.03 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, ODDOR, NOISE, VIBRATION, AND OTHER 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.
- 4) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH 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.

MITIGATION FEES

IMPACT/MITIGATION FEE	UNITS	CURRENT \$/UNIT	ESTIMATED AMOUNT (\$)
CITY TRAFFIC	3	1,030	3,114
CITY NEIGHBORHOOD/MINI PARKS	3	484	1,452
CITY COMMUNITY PARKS	3	1,562	4,686
SCHOOLS	3	522	1,566
TOTAL		3,706	11,118

NOTE: ACTUAL IMPACT FEES DUE ARE THOSE AS SET BY RESOLUTION AT THE TIME THE FEES ARE PAID. THESE AMOUNTS ARE PROVIDED HERE AS AN ESTIMATE. THEY MAY EITHER INCREASE OR DECREASE BY THE TIME THEY ARE PAID.

REQUIRED IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 3 NEW DWELLINGS UNITS; IF MORE THAN 3 NEW DWELLING UNITS ARE CONSTRUCTED ON THE 3 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.

AVIGATION 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 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 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.

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