



# GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,  
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265

**EASEMENT NOTES**

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, SNOHOMISH COUNTY AND 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.
2. A PUBLIC SEWER AND WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND ACROSS THE EASEMENT AREA REFERENCED WITHIN THOSE PORTIONS LABELED HEREON AS "PUBLIC SEWER AND WATER EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE SANITARY SEWER AND WATER SYSTEMS AND NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH THE CITY OF ARLINGTON'S MAINTENANCE AND REPAIR RESPONSIBILITIES.
3. PRIVATE WALL AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF THE LOTS WHO OWN OR HAVE BENEFIT OF USE OF THE PRIVATE WALL AND WALL DRAINAGE FACILITIES WITHIN SAID EASEMENT. SAID OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL AND WALL DRAINAGE FACILITIES WITHIN SAID EASEMENTS.
4. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER TRACT C AND LOTS 1 THROUGH 5 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 2 THROUGH 6. THE OWNERS OF TRACT C AND LOTS 1 THROUGH 6 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
5. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 8 AND 9 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 9 THROUGH 10. THE OWNERS OF LOTS 8 THROUGH 10 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
6. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOT 11 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 12. THE OWNERS OF LOTS 11 AND 12 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
7. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 13 THROUGH 15 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 14 THROUGH 16. THE OWNERS OF LOTS 13 THROUGH 16 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
8. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 18 AND 19 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 17 AND 18. THE OWNERS OF LOTS 17 THROUGH 19 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
9. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER TRACT E AND LOT 21 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 20 AND 21. THE OWNERS OF LOTS 20 AND 21 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
10. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOT 23 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 22. THE OWNERS OF LOTS 22 AND 23 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
11. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 25 THROUGH 28 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 24 THROUGH 27. THE OWNERS OF LOTS 24 THROUGH 28 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
12. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 30 THROUGH 33 AND IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 29 THROUGH 32. THE OWNERS OF LOTS 29 THROUGH 33 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
13. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOT 36 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 35 AND 37. THE OWNERS OF LOTS 35 THROUGH 37 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
14. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 39 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 38. THE OWNERS OF LOTS 38 AND 39 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
15. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 40 AND 41 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 41 AND 42. THE OWNERS OF LOTS 40 THROUGH 42 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
16. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 42 AND 43 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 43 AND 44. THE OWNERS OF LOTS 42 THROUGH 44 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
17. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 45 THROUGH 47 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 46 THROUGH 48. THE OWNERS OF LOTS 45 THROUGH 48 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
18. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 51 AND 52 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 50 AND 51. THE OWNERS OF LOTS 50 THROUGH 52 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
19. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 54 THROUGH 57 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 53 THROUGH 56. THE OWNERS OF LOTS 53 THROUGH 57 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
20. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 58 THROUGH 61 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 59 THROUGH 62. THE OWNERS OF LOTS 58 THROUGH 62 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
21. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 63 THROUGH 65 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 64 THROUGH 66. THE OWNERS OF LOTS 63 THROUGH 66 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
22. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 69 THROUGH 71 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 68 THROUGH 70. THE OWNERS OF LOTS 68 THROUGH 71 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
23. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 73 AND 74 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 72, 73 AND 75. THE OWNERS OF LOTS 72 THROUGH 75 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
24. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 76 THROUGH 78 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 77 THROUGH 79. THE OWNERS OF LOTS 76 THROUGH 79 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
25. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER TRACT D AND LOTS 81 THROUGH 83 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 82 THROUGH 84. THE OWNERS OF LOTS 81 THROUGH 84 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
26. THE 25-FOOT TREE PRESERVATION EASEMENT OVER LOTS 1 THROUGH 7 IS FOR THE PRESERVATION OF THE SIGNIFICANT TREES (DEFINED AS 10 INCHES IN DIAMETER OR LARGER AT BREAST HEIGHT) WITHIN SAID EASEMENT. THE OWNERS OF SAID LOTS SHALL LEAVE THE SIGNIFICANT TREES IN SAID EASEMENT UNDISTURBED UNLESS AN ARBORIST HAS DETERMINED THEM TO BE A HAZARDOUS TREE. THE OWNERS OF SAID LOTS HAVE THE RIGHT TO LANDSCAPE, MAINTAIN OR PLACE FENCES WITHIN THE EASEMENT AREA ON THEIR LOT, SO LONG AS CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE OF LANDSCAPING AND FENCES DOES NOT ADVERSELY AFFECT THE HEALTH OF THE SIGNIFICANT TREES. THE HOME OWNERS ASSOCIATION SHALL BE THE RESPONSIBLE PARTY TO GOVERN THIS AREA.
27. A PUBLIC SIDEWALK EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON FOR PUBLIC PEDESTRIAN ACCESS OVER THE EXTERIOR 1-FOOT OF LOTS 8 THROUGH 37 AND TRACT E, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGES OF 168TH STREET NE, 91ST AVENUE NE, 171ST STREET NE AND 89TH AVENUE NE.

**RESTRICTIONS OF RECORD**

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1213644. NOTHING TO PLOT, NOTED HERE.
2. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO. Z99004213 SP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9107190354. SHOWN HEREON. THE WATERLINE EASEMENT DEPICTED ON THE FACE OF THE SHORT PLAT WAS TERMINATED UNDER AUDITOR'S FILE NO. 200408090915 AND IS NOT SHOWN. WATER WELLS WITHIN PROTECTION ZONES SHOWN ON THE FACE OF THE SHORT PLAT HAVE BEEN ABANDONED IN ACCORDANCE WITH CITY AND DOE REGULATIONS AND ARE NOT SHOWN.
3. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO. PFN 00-100817 SP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200012145001. SHOWN HEREON. WATER WELLS WITHIN PROTECTION ZONES SHOWN ON THE FACE OF THE SHORT PLAT HAVE BEEN ABANDONED IN ACCORDANCE WITH CITY AND DOE REGULATIONS AND ARE NOT SHOWN.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE WELL WATER ARSENIC DISCLOSURE" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200501040660. NOTHING TO PLOT, NOTED HERE.
5. THIS SITE IS SUBJECT TO RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201108190182. NOTHING TO PLOT, NOTED HERE.
6. THIS SITE IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO PUGET SOUND ENERGY FOR GAS FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201702130368. THE EASEMENT AREA DESCRIBED WITHIN SAID INSTRUMENT IS OVER THE ROADS AND A 10-FOOT STRIP CENTERED ON FACILITIES AND CANNOT BE PLOTTED.

**RESTRICTIONS/COVENANTS**

1. NO FURTHER DIVISION OF ANY LOT IS PERMITTED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. THE GREGORY PARK HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON OCTOBER 10, 2016. ALL LOTS AND TRACTS IN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF GREGORY PARK, AS RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 20170420 0177.
3. THIS PLAT LIES IN CLOSE PROXIMITY TO FARMING OPERATIONS AND MAY EXPERIENCE NOISE AND/OR OWNERS ASSOCIATION WITH USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.
4. FENCING SHALL NOT BE INSTALLED ABOVE THE WESTERN ROAD BOUNDARY SO THAT WILDLIFE CAN MOVE FREELY ACROSS THE BOUNDARY.
5. THE NORTH PARK AREA SHALL NOT BE DEVELOPED FOR USE AS A TOT LOT OR FOR ANY OTHER DEVELOPMENT THAT MAY ENCOURAGE USE BY CHILDREN. THE AREA SHALL BE PROTECTED OPEN SPACE.
6. LOTS WITHIN THIS PLAT ARE SUBJECT TO IMPACT AND MITIGATION FEES FOR TRAFFIC, COMMUNITY PARKS AND SCHOOLS. THE METHOD OF CALCULATION, FEE PURPOSE AND ESTIMATED FEE AMOUNT IMPOSED (BASED ON FEES IN PLACE AT THE TIME OF FINAL PLAT APPROVAL) BY ARLINGTON MUNICIPAL CODE ARE AS FOLLOWS:

IMPACT AND MITIGATION FEES					
JURISDICTION	TYPE	UNIT DEFINITION	UNITS	COST / UNIT	TOTAL (EST.)
CITY OF ARLINGTON	TRAFFIC IMPACT	PM PEAK-HOUR TRIPS	81	\$3,355.00	\$271,755.00
WSDOT	TRAFFIC IMPACT	AVG. DAILY TRIPS	424	\$200.50	\$85,012.05
CITY OF ARLINGTON	COMMUNITY PARK	LOT	81	\$1,662.00	\$134,622.00
ARLINGTON SCHOOL DISTRICT	SCHOOL MITIGATION	LOT	81	\$0.00	\$0.00

CREDIT FOR THREE EXISTING UNITS HAS BEEN APPLIED TO THE IMPACT AND MITIGATION FEES. AT THE TIME OF FINAL PLAT APPROVAL, ARLINGTON SCHOOL DISTRICT IS NOT CHARGING IMPACT FEES. FINAL IMPACT AND MITIGATION FEE AMOUNTS, DUE AT BUILDING PERMIT ISSUANCE, SHALL BE CALCULATED IN ACCORDANCE WITH THE FEE SCHEDULES IN PLACE AT THAT TIME.

**AVIGATION EASEMENT / NOTICE**

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 44.08 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. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF:

1. 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.
2. THE EMISSION OF FLY ASH, DUST, VAPOR, GASES, OR OTHER FORMS OF EMISSIONS THAT MAY CONFLICT WITH PLANNED OPERATIONS OF THE AIRPORT.
3. LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY ATTRACT BIRDS.

**CRITICAL AREA PROTECTION EASEMENT**

TRACTS A AND B ARE INTENDED TO PROTECT EXISTING WETLANDS AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURE, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICULAR ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT PURSUANT TO AN APPROVED RESTORATION PLAN, AND EXCEPT THE VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE APPROPRIATE FIRE PROTECTION AUTHORITY FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT PREVIOUS TRAILS AND/OR UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.



20170420 5001

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**CORE DESIGN**  
ENGINEERING • PLANNING • SURVEYING  
JOB NO. 13024L



# GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,  
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265

### LEGEND

- SET REBAR WITH YELLOW CAP STAMPED "CORE 38488"

### BASIS OF BEARINGS

N00°34'00"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25 PER REF. 1, BETWEEN MONUMENTS FOUND AT THE NORTHWEST SECTION CORNER AND WEST QUARTER SECTION CORNER.

### REFERENCES

1. RECORD OF SURVEY BY DAVID EVANS AND ASSOCIATES FOR THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RECORDED UNDER AUDITOR'S FILE NUMBER 200209115002.
2. RECORD OF SURVEY BY HUEY SURVEYING AND LAND CONSULTING, INC. FOR KEN LEGER RECORDED UNDER AUDITOR'S FILE NUMBER 9011285003.
3. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR SR-9 SHEETS 16-18.
4. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR SR-531 SHEET 1.
5. SHORT PLAT BY METRON AND ASSOCIATES INC FOR GEOFF SMITH RECORDED UNDER AUDITORS FILE NUMBER 200012145001.

UNPLATTED  
GRAY1 WASHINGTON LLC  
TAX PARCEL 310525-002-001-00

FOUND 5" CONCRETE  
MONUMENT WITH NAIL  
DOWN 2.5' IN CASE

FOUND 5/8" REBAR  
W/ RED PLASTIC CAP  
STAMPED "METRON 28067"  
0.1' SOUTH OF PROP. CORNER

SCALE: 1" = 100'  
0 50 100

FOUND LEAD IN TACK IN  
2" IRON PIPE IN CASE  
DOWN 0.5'  
SR9 @ STA 807+05.62  
PER REF.3

FOUND LEAD IN TACK IN  
2" IRON PIPE IN CASE  
DOWN 0.8'  
HELD FOR POSITION SR9  
@ AT STA 806+05.62  
PER REF.3

SPIRAL CURVE CHORD  
N00°01'07"W 59.52

25' PUBLIC SEWER  
& WATER EASEMENT  
SEE EASEMENT NOTE 2,  
SHEET 2'

TRACT A  
(OPEN SPACE/NGPA)  
199,484± SF

TRACT B  
(STORM DRAINAGE)  
62,151± SF

TRACT C/  
(OPEN SPACE/NGPA)  
169,809± SF

### NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 2695215, FOURTH REPORT, DATED FEBRUARY 21, 2017. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 20, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2016.
3. PROPERTY AREA = 1,015,853± SQUARE FEET (23.3208± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

### BOUNDARY/TRACT DETAIL

CURVE TABLE				CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	LINE #	BEARING	LENGTH
C1	105.00	11°36'20"	21.27	C7	105.00	6°02'31"	11.07	L1	N00°39'11"E	26.14
C2	105.00	18°05'11"	33.15	C8	105.00	7°01'43"	12.88	L2	N00°39'11"E	45.00
C3	105.00	6°48'41"	12.48	C9	105.00	7°10'17"	13.14	L3	N55°34'12"E	35.37
C4	41.00	67°42'59"	48.46	C10	105.00	14°09'13"	25.94			
C5	85.00	39°03'45"	57.95	C11	105.00	21°51'45"	40.06			
C6	105.00	21°46'03"	39.89	C12	125.00	23°05'47"	50.39			



201704205001

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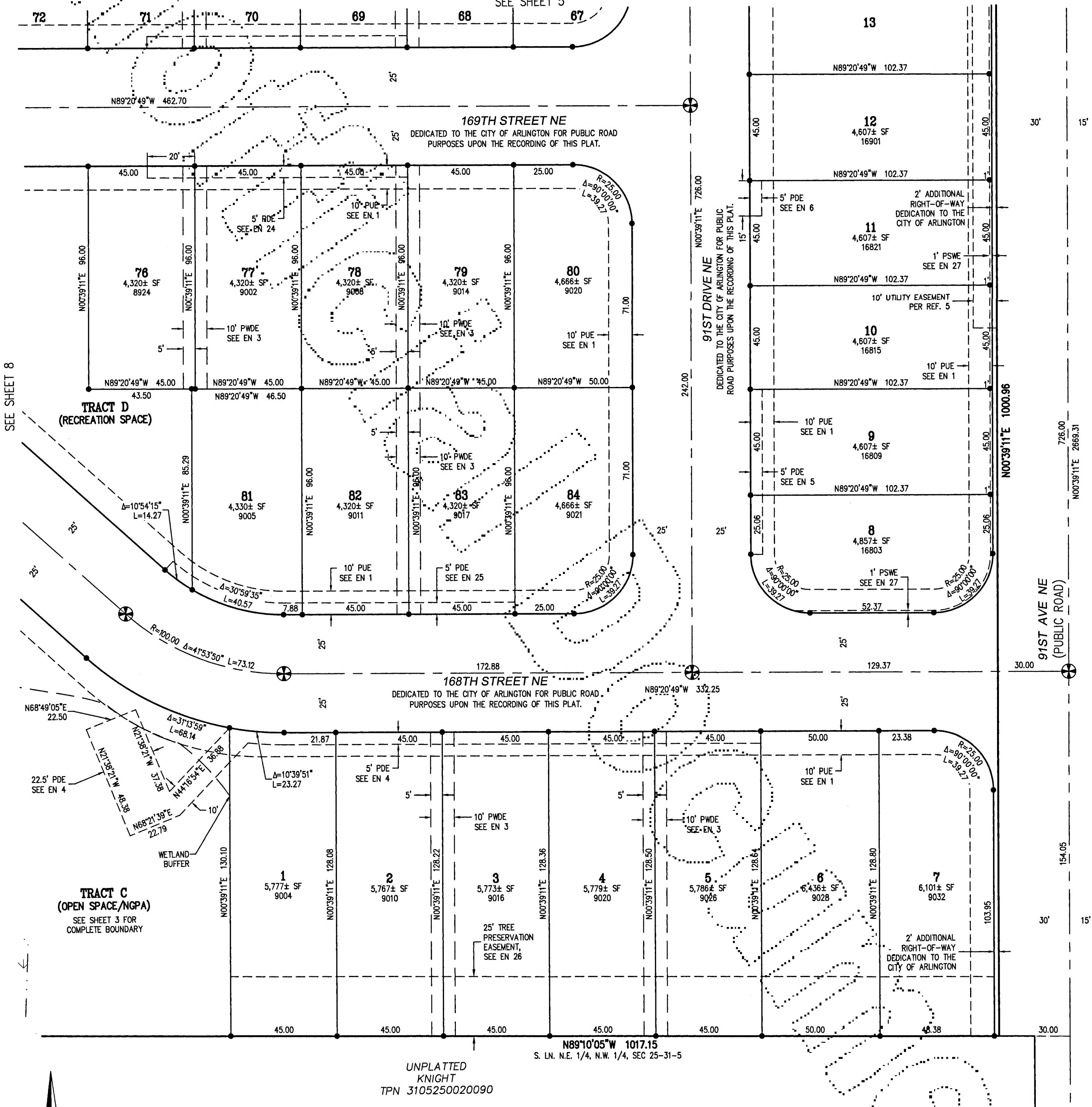
**CORE DESIGN**  
ENGINEERING • PLANNING • SURVEYING  
JOB NO. 13024L

2' ADDITIONAL  
RIGHT-OF-WAY  
DEDICATION  
SEE SHEETS 4-6

CALCULATED CENTER OF  
SECTION 25-31-5  
NOTHING FOUND

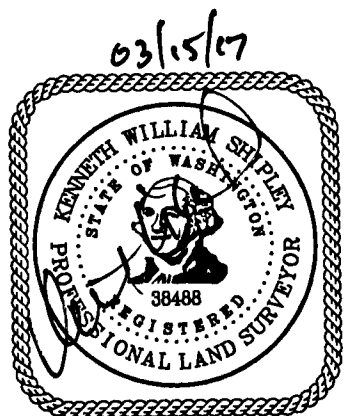
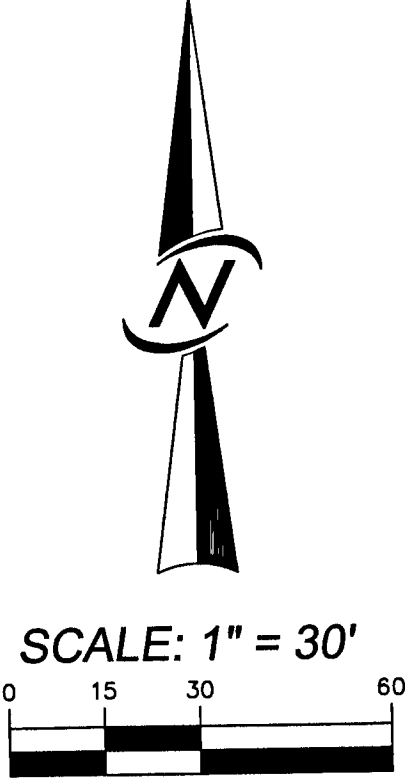
# GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,  
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265  
SEE SHEET 5



**LEGEND**

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 38488"
- 1' SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 38488" ALONG PROPERTY LINE AT DISTANCE FROM FRONT CORNER INDICATED
- ⊕ SET SURVEY MONUMENT IN STANDARD SNOHOMISH COUNTY CASE
- EN EASEMENT NOTE
- PDE PRIVATE DRAINAGE EASEMENT
- PUE PRIVATE UTILITY EASEMENT
- PWDE PRIVATE WALL AND DRAINAGE EASEMENT
- PSWE PUBLIC SIDEWALK EASEMENT
- 9004 HOUSE NUMBER



201704205001

14711 N.E. 29th Pl. Suite 101  
Bellevue, Washington 98007  
425.885.7877, Fax 425.885.7963

**CORE**  
DESIGN

ENGINEERING • PLANNING • SURVEYING

**JOB NO. 13024L**

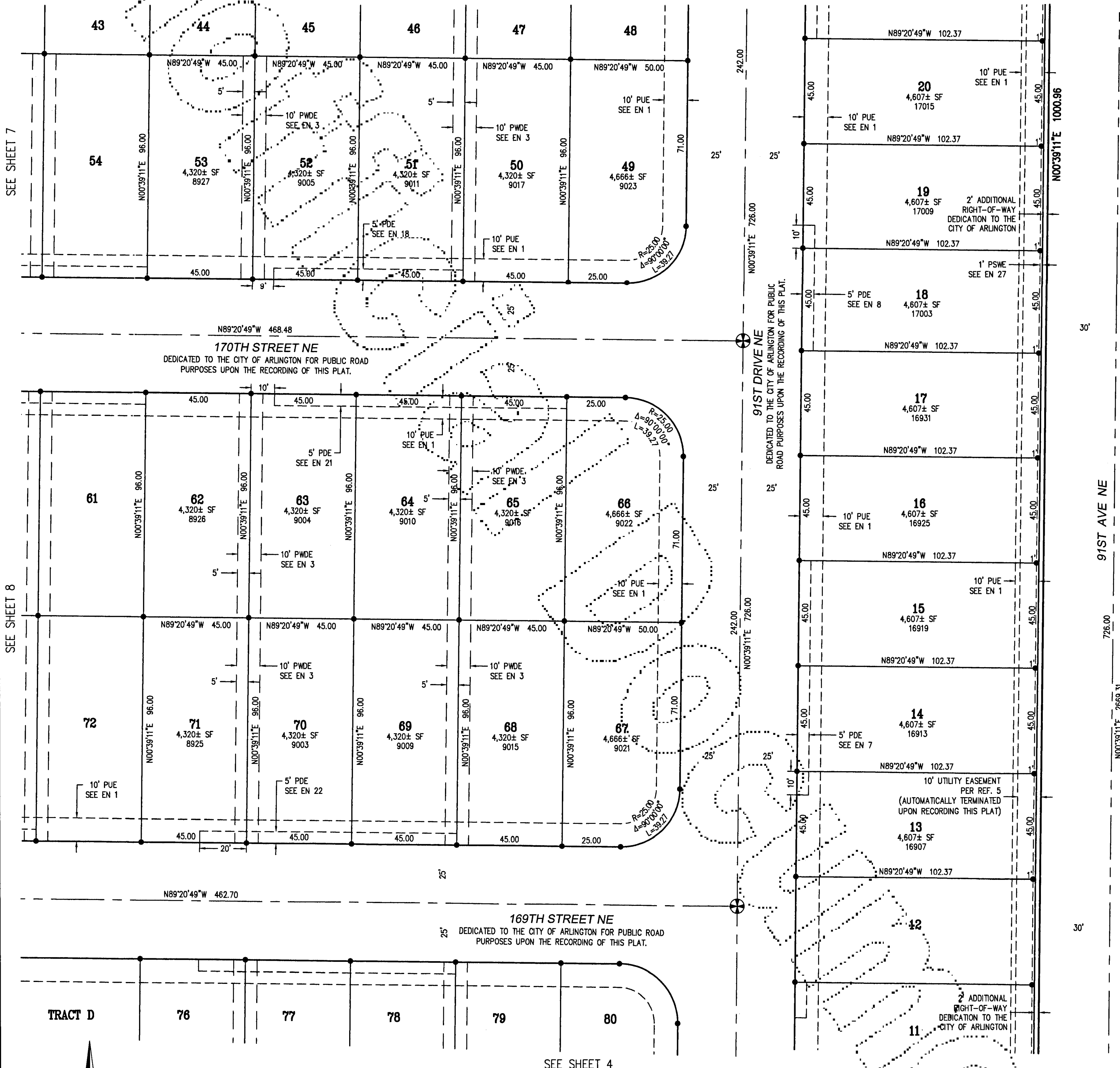
UNPLATTED  
KNIGHT  
TPN 3105250020090

N89°10'05"W 1017.15  
S. LN. N.E. 1/4, N.W. 1/4, SEC 25-31-5

# GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,  
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265

SEE SHEET 6



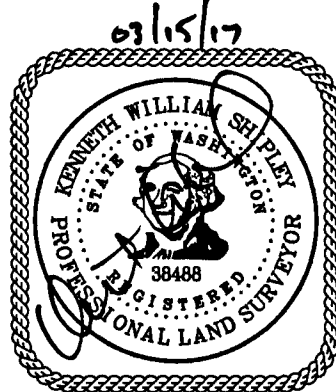
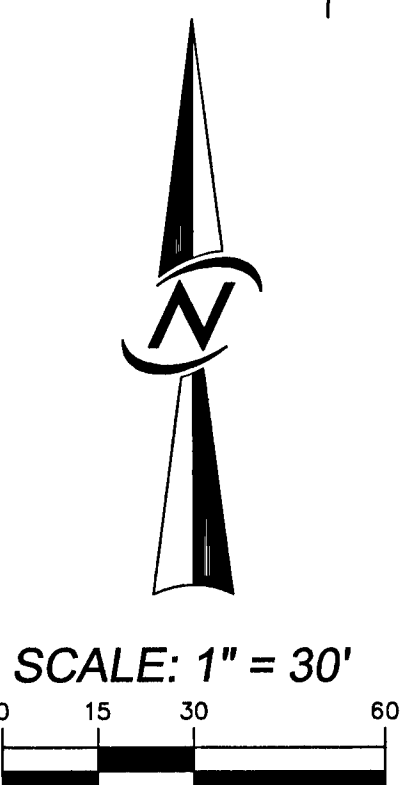
SEE SHEET 7

SEE SHEET 8

SEE SHEET 4

## LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 38488"
- ⊙ SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 38488" ALONG PROPERTY LINE AT DISTANCE FROM FRONT CORNER INDICATED
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ENGINEERING • PLANNING • SURVEYING  
JOB NO. 13024L

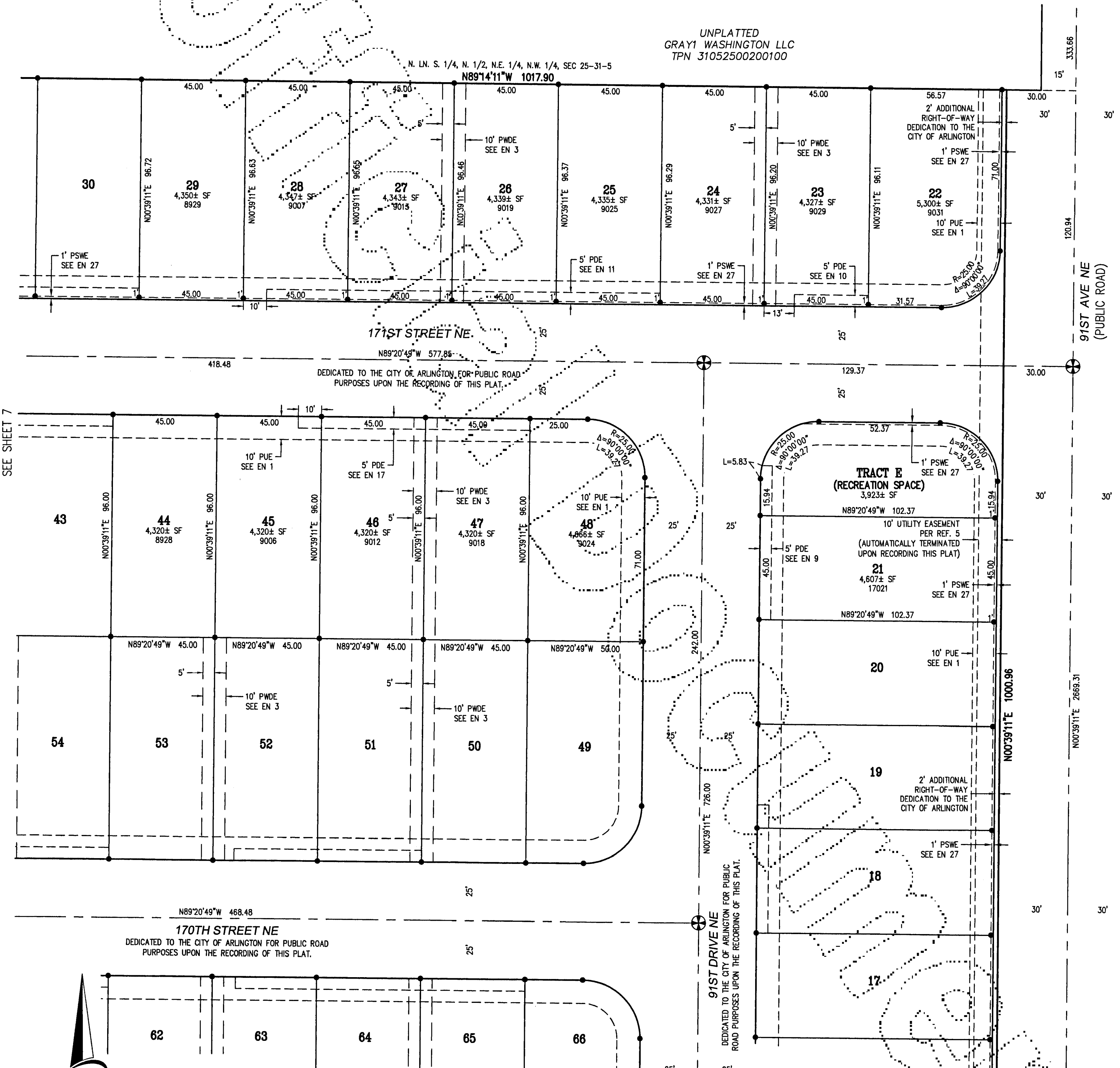
201704205001  
14711 N.E. 29th Pl. Suite 101  
Bellevue, Washington 98007  
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CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265

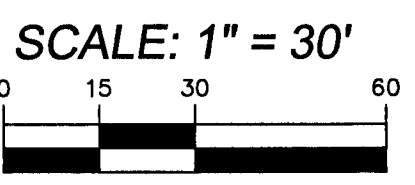
SHEET 6 OF 8

UNPLATTED  
GRAY1 WASHINGTON LLC  
TPN 31052500200100



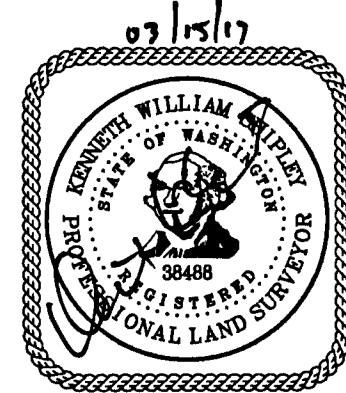
SEE SHEET 7

SEE SHEET 5



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ENGINEERING • PLANNING • SURVEYING  
JOB NO. 13024L

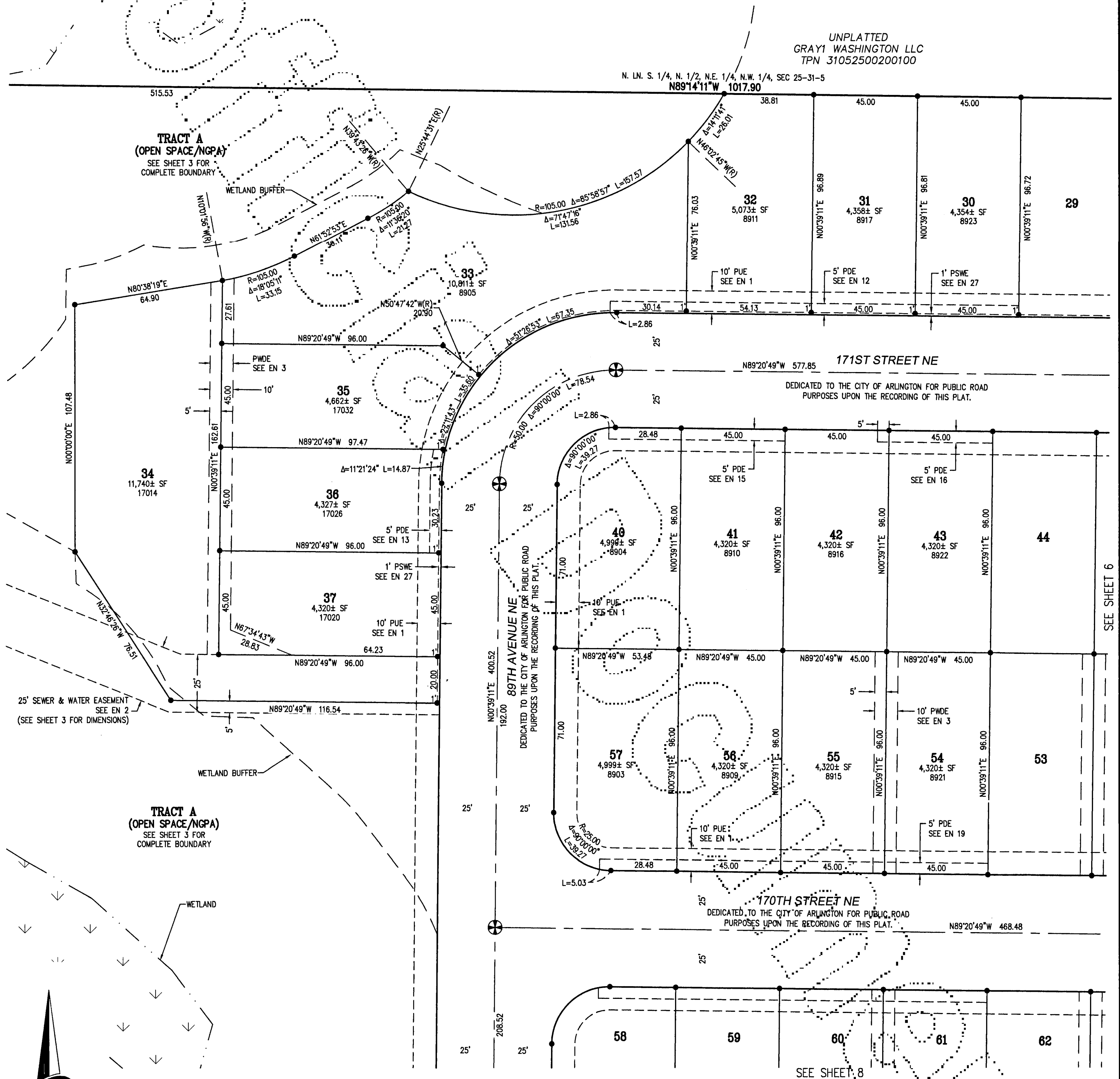
201704205001  
14711 N.E. 29th Pl. Suite 104  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

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A PORTION OF THE NE 1/4, OF THE NW 1/4,  
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265

UNPLATTED  
GRAY1 WASHINGTON LLC  
TPN 31052500200100

N. LN. S. 1/4, N. 1/2, N.E. 1/4, N.W. 1/4, SEC 25-31-5  
N89°14'11"W 1017.90

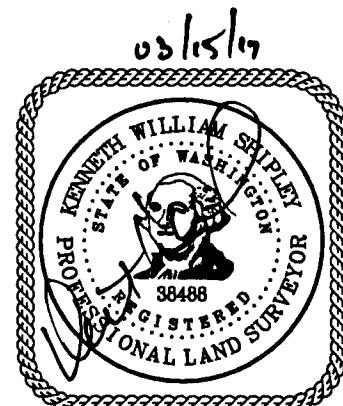
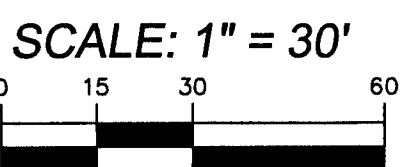


**TRACT A  
(OPEN SPACE/NGPA)**  
SEE SHEET 3 FOR  
COMPLETE BOUNDARY

**TRACT A  
(OPEN SPACE/NGPA)**  
SEE SHEET 3 FOR  
COMPLETE BOUNDARY

**LEGEND**

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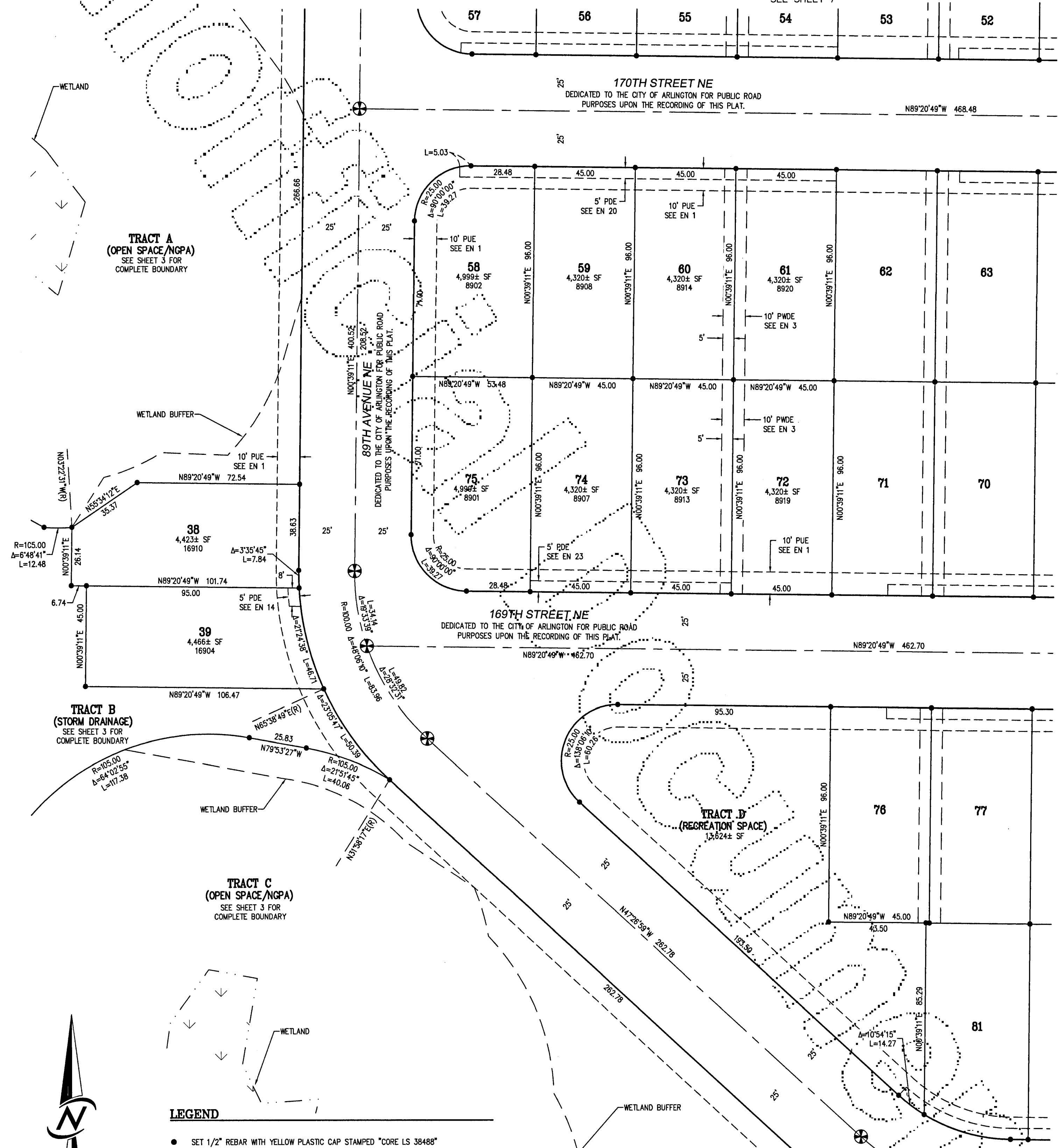
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14711 N.E. 29th Pl. Suite 103  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963



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CITY OF ARLINGTON  
SNOHOMISH COUNTY, WASHINGTON  
FILE NO. PLN#265

SEE SHEET 7



**TRACT A**  
(OPEN SPACE/NGPA)  
SEE SHEET 3 FOR  
COMPLETE BOUNDARY

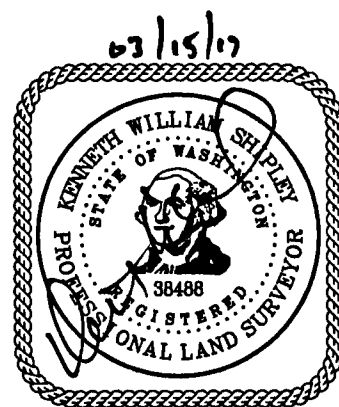
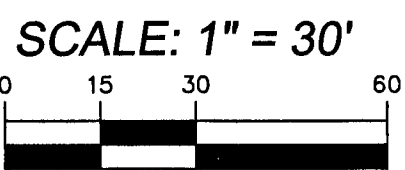
**TRACT B**  
(STORM DRAINAGE)  
SEE SHEET 3 FOR  
COMPLETE BOUNDARY

**TRACT C**  
(OPEN SPACE/NGPA)  
SEE SHEET 3 FOR  
COMPLETE BOUNDARY

**TRACT D**  
(RECREATION SPACE)  
13,824± SF

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SEE SHEET 5

SEE SHEET 4