

PLAT OF  
**KONA CREST**  
 SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

"TOTAL PARCEL LEGAL DESCRIPTION"

PARCEL A:

Tracts 3, 4, and 5, TOGETHER WITH that portion of vacated Florence Street lying between Tracts 3 and 4, all in Rose Armstrong's Suburban Acre Tracts, according to the plat recorded in Volume 6 of Plats, Page 18, Records of Snohomish County, Washington;

EXCEPT the East 20 feet of that portion of vacated Florence Street lying between said Tracts 3 and 4, and

EXCEPT the North 33 1/2 feet of said Tract 3, and

EXCEPT that portion of said Tract 3 described as follows:

BEGINNING at the Southeast corner of said Tract 3; thence South 88°54'00" West along the South line of said tract, 20.06 feet; thence North 03°12'00" East parallel with and 20 feet West of the East line of said tract, 10.79 feet; thence North 46°28'53" West 177.43 feet; thence North 69°19'19" West 55.35 feet to the West line of said Tract 3; thence North 03°12'00" East along said West line 66 feet, more or less, to the South line of that portion of said Tract 3 conveyed to Howard Palmer by instrument recorded under Auditor's File No. 947752 (the North 33 1/2 feet); thence North 89°44'26" East along said South line 208.46 feet to the East line of said Tract 3; thence South 03°12'00" West along said East line 219.41 feet to the Southeast corner of said tract and the POINT OF BEGINNING;

AND EXCEPT that portion of Lots 3 and 4 and vacated Florence Street of Rose Armstrong's Suburban Acre Tracts, according to the plat thereof recorded in Volume 6 of Plats, Page 18, Records of Snohomish County, Washington, AND EXCEPT that portion of the North half of the Southwest quarter of Section 11, Township 31 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of said Lot 3 of Rose Armstrong's Suburban Acre Tracts; thence South 88°54'00" West along the South line of said Lot 3 a distance of 20.06 feet to the TRUE POINT OF BEGINNING; thence North 3°12'00" East parallel with the East line of said Lot 3 a distance of 10.79 feet; thence North 46°28'53" West a distance of 177.43 feet; thence North 69°19'19" West a distance of 55.35 feet to the West line of said Lot 3; thence South 51°00'00" West a distance of 164.64 feet; thence South 46°28'53" East a distance of 167.97 feet; thence South 87°42'30" East a distance of 73.38 feet to intersect the arc of a curve which is concave to the Southeast having a radius point bearing South 62°21'13" East a distance of 130.00 feet; thence northeasterly along the arc of said curve through a central angle of 61°15'13" for an arc distance of 138.98 feet to the TRUE POINT OF BEGINNING.

PARCEL B:

That portion of the North half of the Southwest quarter of Section 11, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington, lying South of the North 33 1/2 feet of said subdivision and lying easterly of the Northern Pacific Railroad right of way and lying West of the Plat of Rose Armstrong's Suburban Acre Tracts, according to the plat recorded in Volume 6 of Plats, Page 18, Records of Snohomish County, Washington, and lying northerly of the following described line:

Beginning at the center of said section; thence West along the centerline of said section 666.17 feet; thence South 03°18'15" West 734.53 feet to a point 48.33 feet South of the centerline of Marion Street as shown in the Plat of Rose Armstrong's Suburban Acre Tracts; thence South 89°44'00" West 207.9 feet; thence South 00°16'00" East 162 feet; thence South 89°44'00" West 805.09 feet to the East line of the Northern Pacific Railroad right of way; thence northerly along said right of way 181.18 feet to the TRUE POINT OF BEGINNING of said described line; thence angle right 51°33'42" 251.35 feet; thence North 89°44'00" East 670.5 feet to the end of said described line;

PARCEL B (Continued):

EXCEPT that portion of Lots 3 and 4 and vacated Florence Street of Rose Armstrong's Suburban Acre Tracts, according to the plat thereof recorded in Volume 6 of Plats, Page 18, Records of Snohomish County, Washington, AND EXCEPT that portion of the North half of the Southwest quarter of Section 11, Township 31 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of said Lot 3 of Rose Armstrong's Suburban Acre Tracts; thence South 88°54'00" West along the South line of said Lot 3 a distance of 20.06 feet to the TRUE POINT OF BEGINNING; thence North 3°12'00" East parallel with the East line of said Lot 3 a distance of 10.79 feet; thence North 46°28'53" West a distance of 177.43 feet; thence North 69°19'19" West a distance of 55.35 feet to the West line of said Lot 3; thence South 51°00'00" West a distance of 164.64 feet; thence South 46°28'53" East a distance of 167.97 feet; thence South 87°42'30" East a distance of 73.38 feet to intersect the arc of a curve which is concave to the Southeast having a radius point bearing South 62°21'13" East a distance of 130.00 feet; thence northeasterly along the arc of said curve through a central angle of 61°15'13" for an arc distance of 138.98 feet to the TRUE POINT OF BEGINNING

SUBJECT TO an easement for ingress, egress, and for utilities over, across, and under the following described parcel:

Commencing at the Southeast corner of said Lot 3 of Rose Armstrong's Suburban Acre Tracts; thence South 88°54'00" West along the South line of said Lot 3 a distance of 20.06 feet to the TRUE POINT OF BEGINNING and the beginning of a tangent curve to the left having a radius point bearing South 1°06'00" East a distance of 130.00 feet; thence southwesterly along the arc of said curve through a central angle of 46°11'10" for an arc distance of 104.79 feet; thence North 88°54'00" East a distance of 90.81 feet; thence North 3°12'00" East a distance of 40.11 feet to the TRUE POINT OF BEGINNING.

SITUATE in the County of Snohomish, State of Washington.

DEDICATION

Know all men by these presents that Robert Gibbons and Joann Gibbons, as owners of the land hereby platted, hereby declare this Plat and dedicate(s) whatever public property there is shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets shown hereon.  
 IN WITNESS WHEREOF, ~~THEY~~ have hereunto set ~~THEIR~~ hand(s) and seal(s) this 9<sup>th</sup> day of MAY, A.D. 1986.

Signed and sealed:

*Robert Gibbons*  
*Joann Gibbons*

ACKNOWLEDGEMENTS

State of Washington) ss

County of Snohomish)

On this day personally appeared before me Robert Gibbons and Joann Gibbons, to me known to be the persons who executed the foregoing dedication, and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Given under my hand and official seal this 9<sup>th</sup> day of MAY, A.D. 1986.

*Randall L. Davis*  
 NOTARY PUBLIC in and for the State of Washington, residing at ARLINGTON, STATE OF WASHINGTON

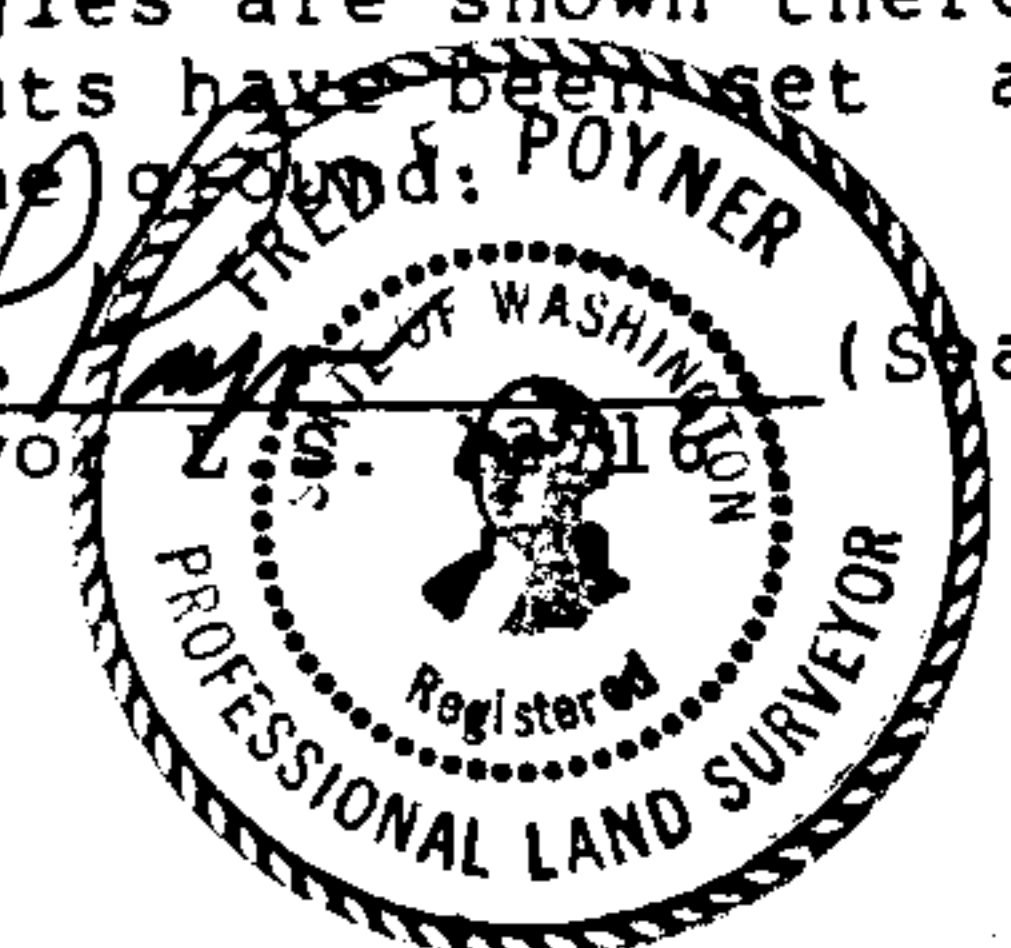
EASEMENT PROVISION

An easement shall be reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior seven (7) feet parallel with and adjoining the street frontage of all lots 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 and utility service together with the right to enter upon the lots at all times for the purposes herein stated.

LAND SURVEYOR'S CERTIFICATE & VERIFICATION

I hereby certify that the plat of Kona Crest is based on actual survey and subdivision of Section 11, Township 31 North, Range 5 East, W.M., that the distances and courses and angles are shown thereon correctly; that proper monuments have been set and lot block corners staked on the ground.

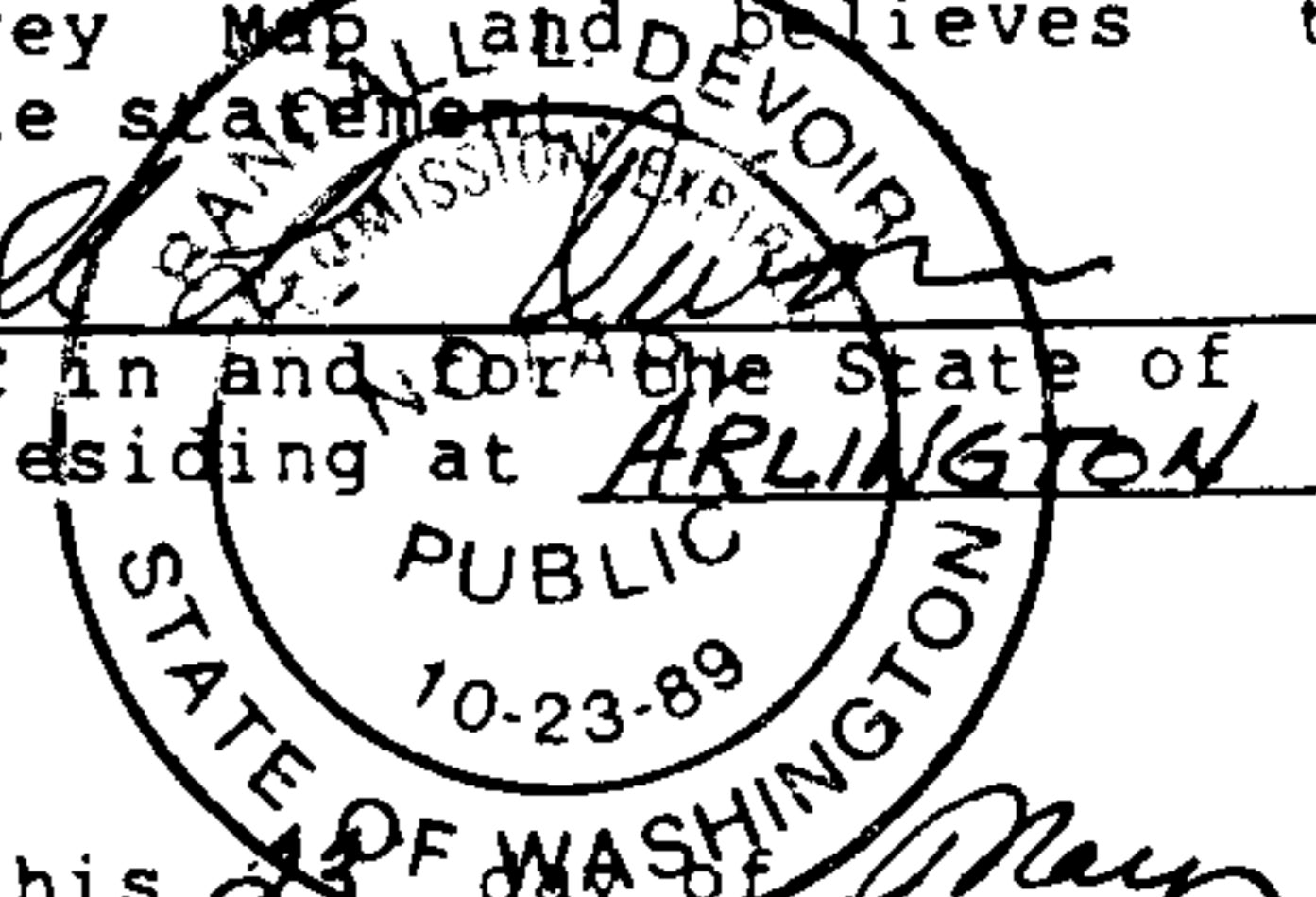
Signed *Fred P. Poyner* (Seal)  
 Licensed Land Surveyor



State of Washington) ss  
 County of Snohomish)

Fred P. Poyner, being first on oath duly sworn states that he is the registered Land Surveyor signing the above certificate, that he has examined these plans and Survey Map and believes the certificate to be a true statement.

*Randall L. Davis*  
 NOTARY PUBLIC in and for the State of Washington, residing at ARLINGTON



APPROVALS

Examined and approved this 23 day of May, A.D., 1986

ARLINGTON PLANNING COMMISSION

By *Donald L. Humphrey*  
 Chairman

Examined and approved this 23 day of May, A.D., 1986

CITY OF ARLINGTON

By *John K. Sam*  
 Mayor

Attest *Sheri B. Gunnerson*  
 City Clerk

Examined and approved this 23 day of May, A.D., 1986

By *David O. Ostergaard*  
 Engineer for the City of Arlington

8605235009 \$2650  
 RECORDING CERTIFICATE SF 130

Filed for record at the request of the City of Arlington, this 23 day of May, A.D., 1986, at 4 minutes past 3 o'clock, P.M., and recorded in Volume 47 of Plats on page 142 records of Snohomish County, Washington.

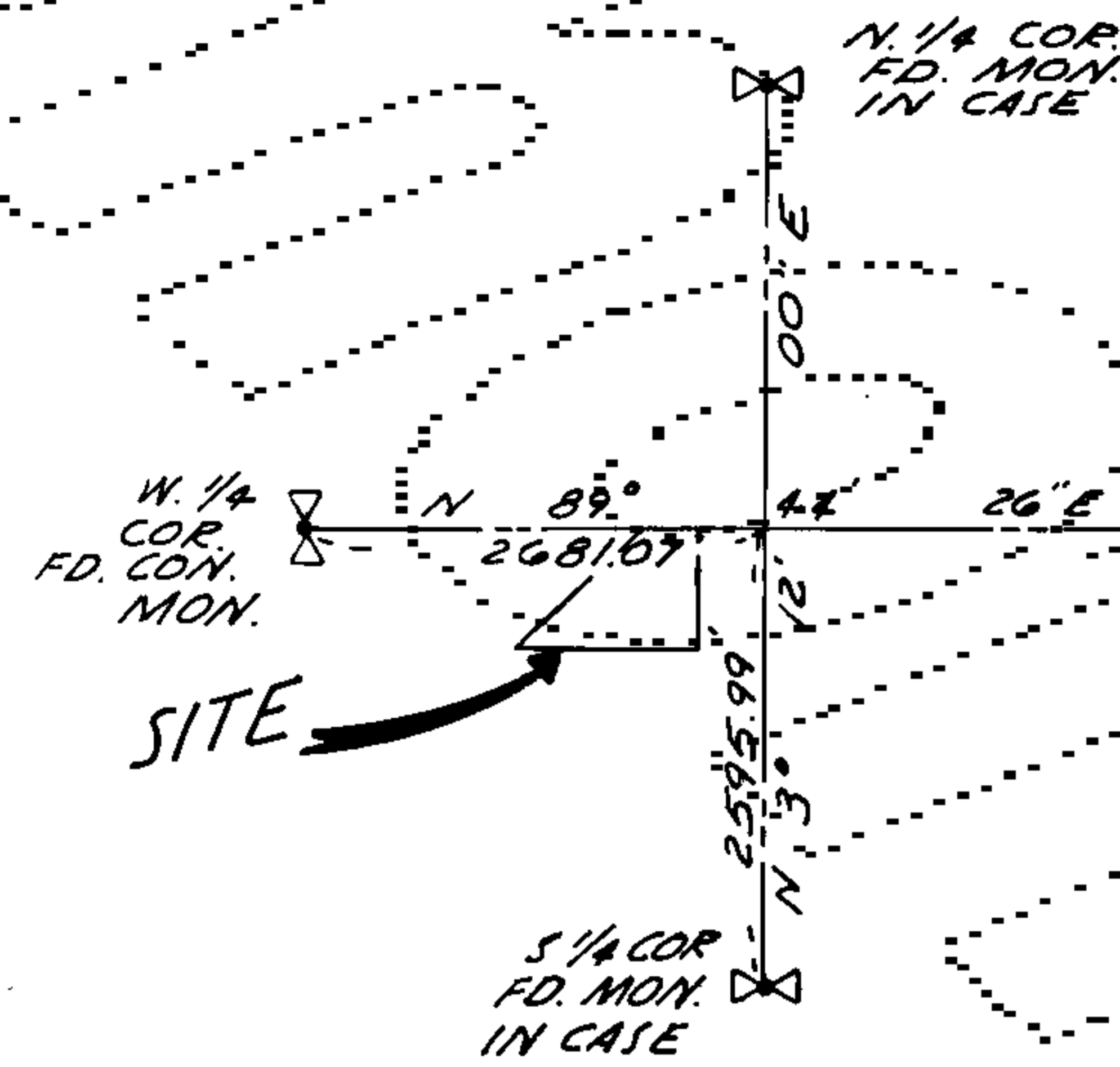
*Dean V. Williams*  
 Snohomish County Auditor  
*Betty Danielson*  
 Deputy County Auditor

TREASURER'S CERTIFICATE

I, Kirke Sievers, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract have been fully paid-up to and including the year 86 5-23-86

*Kirke Sievers*  
 Treasurer, Snohomish County  
*Alfred D. Davis*  
 Deputy Treasurer, Snohomish County

PLAT OF  
**KONA CREST**  
 SECTION II TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



**SUBDIVISION DETAIL**  
 (N. T. S.)

RD. CURVE DATA			
NO.	A	R	L
A	59° 57' 36"	100.00	104.65
A1	61° 15' 13"	130.00	130.98
B	24° 26' 47"	320.27	136.63
B1	16° 18' 47"	320.27	90.72
B2	8° 13' 00"	320.27	45.98
C	46° 00' 00"	122.30	98.33
D	7° 13' 33"	600.00	75.67

LOT CURVE DATA			
NO.	A	R	L
1-A	8° 57' 29"	350.27	54.76
1-B	82° 43' 42"	25.00	36.10
2-A	71° 54' 10"	145.00	20.00
3-A	30° 22' 52"	145.00	76.89
4-A	1° 42' 58"	145.00	19.53
5-A	1° 11' 33"	577.30	12.00
6-A	6° 01' 58"	577.30	60.81
9-A	3° 14' 25"	140.85	18.88
10-A	28° 26' 37"	140.85	50.26
13-A	28° 56' 17"	120.85	61.04
14-A	90° 00' 00"	25.00	39.27
16-A	90° 00' 00"	25.00	39.27
17-A	91° 25' 29"	622.30	37.27
17-B	90° 00' 00"	25.00	39.27
22-A	1° 57' 36"	622.30	21.30
22-B	90° 00' 00"	25.00	39.27
23-A	71° 42' 58"	100.00	13.47
24-A	30° 22' 52"	100.00	53.03
25-A	82° 43' 42"	25.00	36.10
25-B	0° 56' 42"	350.27	5.78
27-A	82° 42' 00"	25.00	37.39
28-A	81° 18' 00"	25.00	41.75
31-A	11° 09' 19"	290.27	56.52
32-A	13° 17' 28"	290.27	67.34
32-B	61° 15' 13"	70.00	74.84
C-B	1° 50' 28"	622.50	20.00
11-A	3° 15' 15"	140.85	8.00

~ DENOTES COR. MON. IN CASE SET THIS SURVEY

NOTE: ALL PROPERTY CORNERS SET WITH REBAR & CAP.

KONA CREST HOMEOWNER ASSOC. INC. HOLDS THE CITY OF ARLINGTON HARMLESS FOR DAMAGES TO ANY STRUCTURES WITHIN THE UTILITIES ESM'T. FOR WATER LINE DUE TO MAINTENANCE OR REPAIR OF THE WATER LINE.

COMMON AREA = 3.14 AC.

DEDICATED TO KONA CREST HOMEOWNERS ASSOCIATION INC. UNDER A.F. NO. 8605235009



SCALE: 1" = 60'

