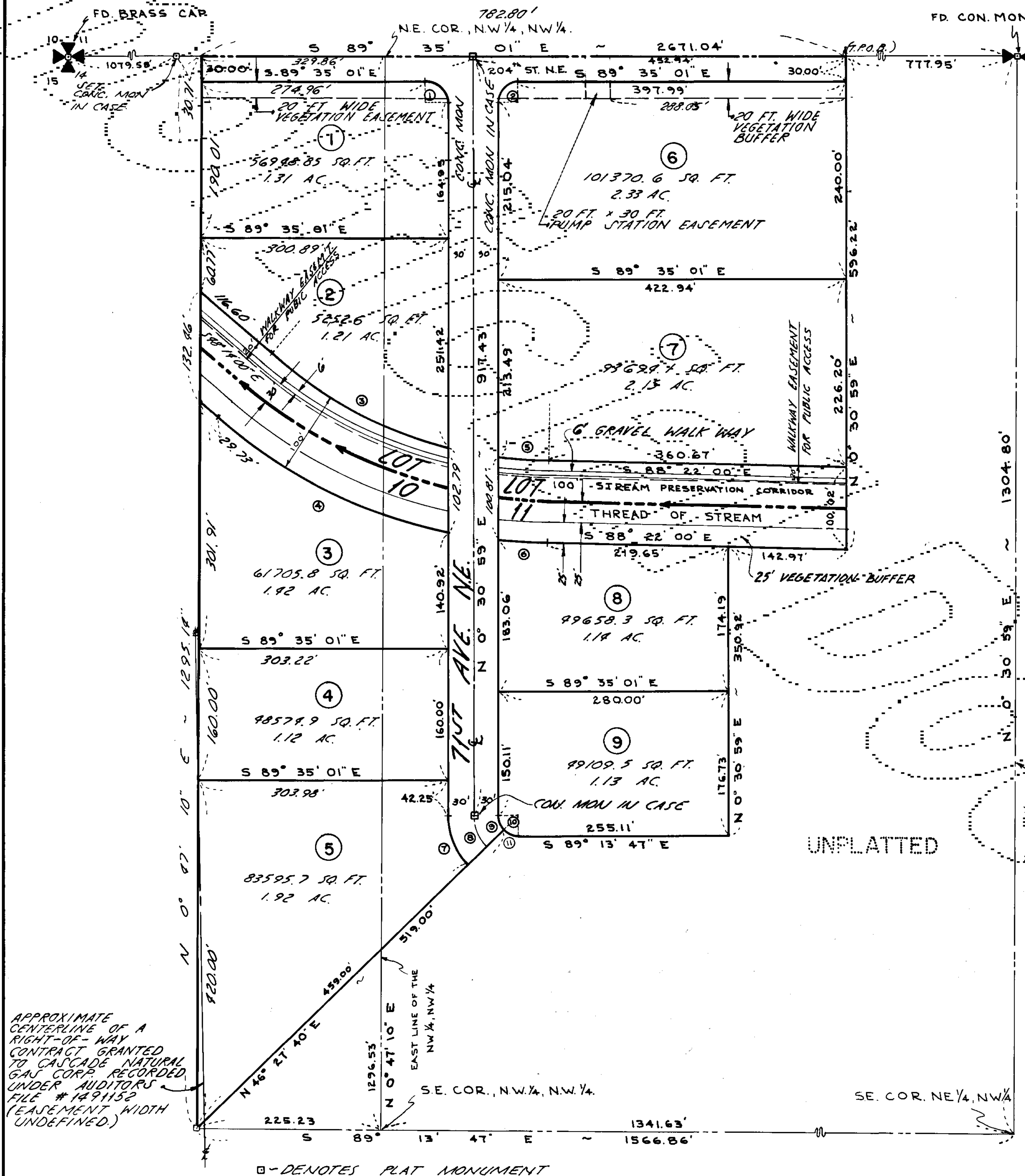


PHASE I, INDUSTRIAL PLAT FOR: JENSEN BUSINESS PARK

A PORTION OF THE NW 1/4 OF
SEC. 14, TWP. 31 N., RGE. 5 E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON



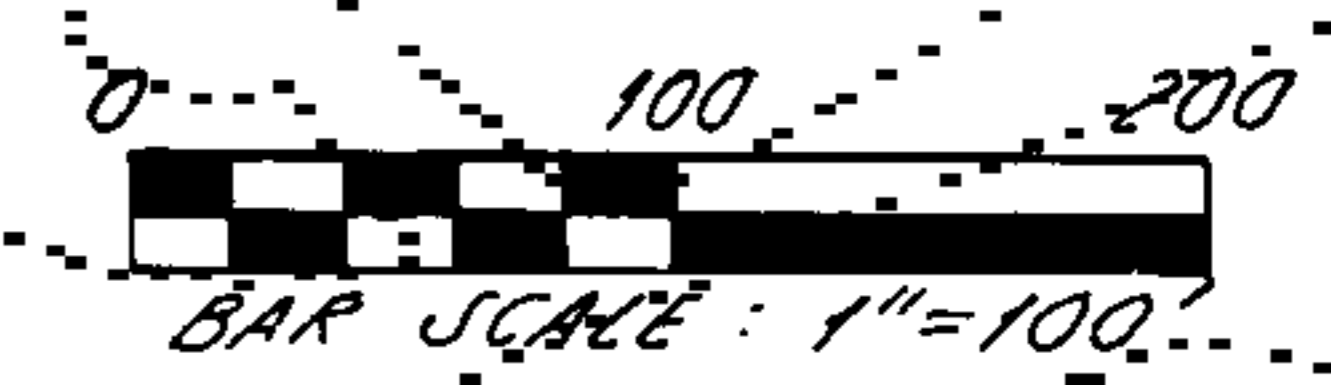
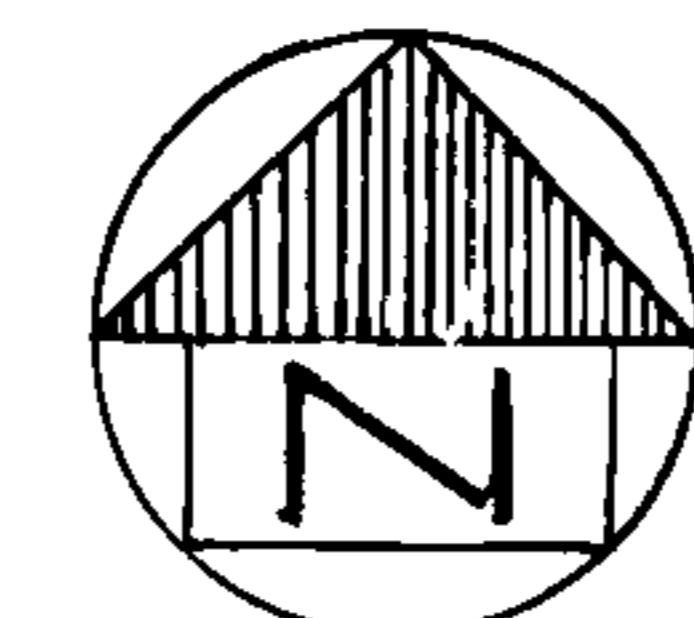
#	DELTA	RADIUS	LENGTH
1	90° 06' 00"	25.00'	39.31'
2	89° 54' 00"	25.00'	39.23'
3	26° 37' 15"	524.89'	243.87'
4	29° 00' 07"	624.89'	316.31'
5	6° 49' 48"	524.89'	62.57'
6	5° 33' 07"	624.89'	60.55'
7	44° 03' 19"	85.00'	65.36'
8	44° 03' 19"	55.00'	42.29'
9	44° 03' 19"	25.00'	19.22'
10	89° 44' 46"	25.00'	39.16'
11	45° 41' 27"	25.00'	19.94'

NOTES:

- * LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO A PROPOSED R.I.D. IF SAID R.I.D. FAILS THE LOTS WITHIN THIS PLAT AGREE TO SIGN AN R.I.D. NON PROTEST AGREEMENT & COMPLY WITH ROAD IMPROVEMENTS OUTLINED IN THE CITY COUNCILS APPROVAL OF THIS PLAT, AS STATED IN 10/3/88 LETTER FROM THE CITY TO GRANT JENSEN.
- * NO ACCESS ALLOWED FROM LOTS 1, 6 TO 204TH STREET. ALL LOTS TO HAVE ACCESS FROM 71ST AVENUE N.E.
- * APPROXIMATE CENTERLINE OF RIGHT-OF-WAY CONTRACT IN 23 FT SOUTH OF AND PARALLEL TO THE CENTERLINE OF 204TH ST. NE AS GRANTED TO CASCADE NATURAL GAS CORP. RECORDED UNDER AUDITORS FILE #1491152.
- * PRIOR TO ISSUANCE OF A BUILDING PERMIT A 20 FT. WIDE VEGETATION BUFFER WILL BE ESTABLISHED ON THE WEST BOUNDARY OF LOTS 1, 2, 3, 4, AND 5.
- * AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNORS, UNDER APON 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, PIPES, 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 PURPOSE HEREIN STATED.

APPROXIMATE CENTERLINE OF A RIGHT-OF-WAY CONTRACT GRANTED TO CASCADE NATURAL GAS CORP. RECORDED UNDER AUDITORS FILE #1491152 (EASEMENT WIDTH UNDEFINED.)

UNPLATTED



A PTN. OF THE NW 1/4 OF SEC. 14, T. 31 N., R. 5 E., W.M.

PHASE I, INDUSTRIAL PLAT FOR: CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON JENSEN BUSINESS PARK

LEGAL DESCRIPTION

That portion of the Northwest quarter of Section 14, Township 31 North, Range 5 East, W.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 14; thence S 89° 35' 01" E along the North line of said section a distance of 1893.09 feet to the True Point of Beginning; thence S 0° 30' 59" W a distance of 596.22 feet; thence N 88° 22' 00" W a distance of 142.97 feet; thence S 0° 30' 59" W a distance of 350.92 feet; thence N 89° 13' 47" W a distance of 255.11 feet; thence along the arc of a tangent curve to the right having a radius of 25.00 feet through a central angle of 45° 41' 27" a distance of 19.94 feet; thence S 46° 27' 40" W a distance of 519.00 feet to the Southwest corner of the East 6.70 acres of the Northwest quarter of the Northwest quarter of said section, said Southwest corner lying 225.23 feet West of the Southeast corner of said Northwest quarter of the Northwest quarter; thence N 0° 47' 10" E along the West line of the East 6.70 acres of the Northwest quarter of the Northwest quarter of said section a distance of 1295.14 feet to the North line of said Section 14; thence S 89° 35' 01" E along said North line a distance of 782.80 feet to the True Point of Beginning.

Situate in Snohomish County, State of Washington.

WAIVER OF CLAIMS

Owners, and all persons having a present or subsequent ownership interest in these lands, and the successors and assigns of owners or other parties having any said interest, hereby agree that the City of Arlington shall be held harmless in all respects from any and all claims for damages for injunctive relief which may be occasioned now or in the future to adjacent land or improvements by reason of the construction, operation and maintenance of the drainage system and hereby waive and release the City of Arlington from any and all claims for damages, excluding damage caused solely by an act or omission of said City and injunctive relief which the owners, or their successors or assigns, may themselves have now or in the future by reason of construction, maintenance and operation of said drainage system.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LOIS M. JENSEN AND GRANT P. JENSEN as owners of the land hereby platted, hereby declare this Plat and dedicate 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 herein.

IN WITNESS WHEREOF, have hereunto set their hands and and seal this 12TH day of DECEMBER, A.D., 1988.

Signed and sealed:

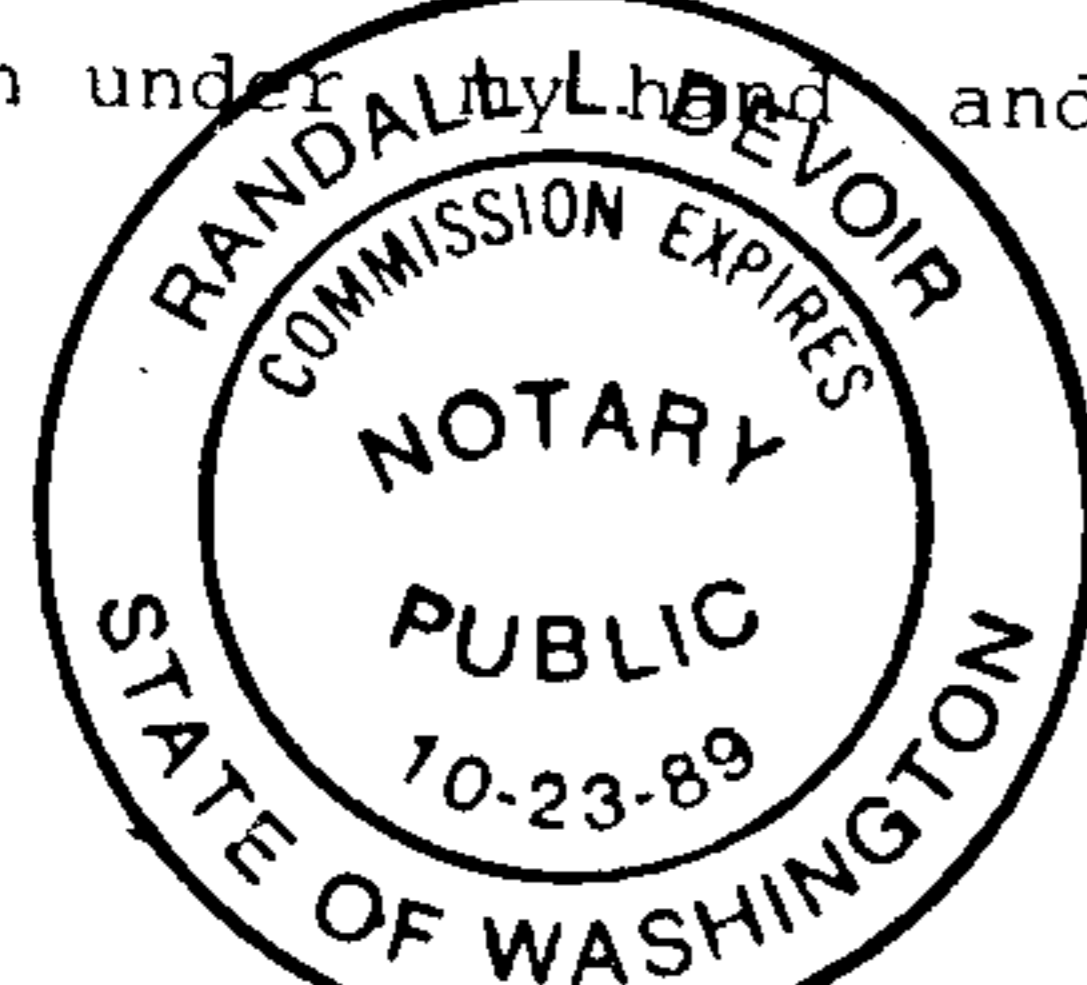
Lois M. Jensen Grant P. Jensen

ACKNOWLEDGEMENTS

State of Washington) ss
County of Snohomish)

On this day personally appeared before me LOIS M. JENSEN AND GRANT P. JENSEN to me known to be their 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 the said instrument.

Given under my hand and official seal this 12TH day of DECEMBER, 1988



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

LAND SURVEYOR'S CERTIFICATE & VERIFICATION

I hereby certify that the plat, Phase I-Jensen Business Park is based on actual survey and subdivision of Section 14, 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.

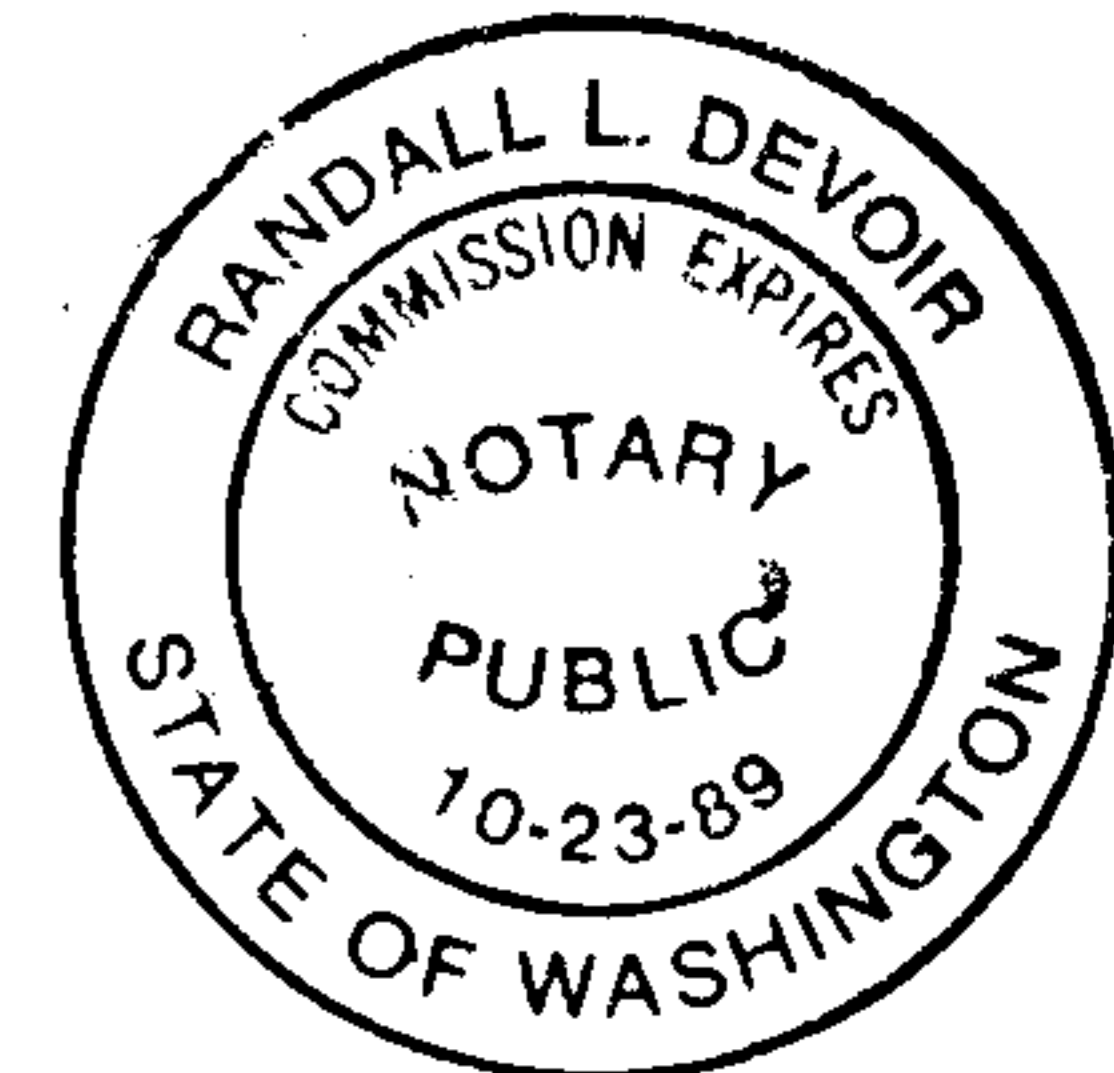
Signed: Fred Poyner (Seal)
Licensed Land Surveyor L.S. 12716



State of Washington)
County of Snohomish)

Fred F. 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. Devoir
NOTARY PUBLIC in and for the State of Washington, residing at ARLINGTON.



APPROVALS

Examined and approved this 11th day of JANUARY, A.D., 1988.

ARLINGTON PLANNING COMMISSION

By Randall L. Devoir
Chairman

Examined and approved this 11th day of January, A.D., 1989.

CITY OF ARLINGTON

By Harry Peterson
Mayor

Attest Harry Peterson
City Clerk

Examined and approved this 11TH day of January, A.D., 1989.

By Rand O. Stegaard
Engineer for the City of Arlington

RECORDING CERTIFICATE

Filed for record at the request of the City of Arlington, this 17 day of January, A.D., 1989 at 19 minutes past 2 o'clock, P.M., and recorded in Volume 219 of Plats on page 209 records of Snohomish County, Washington. 21

\$2500
5F2670

8901175002
8901175002

Dean Williams
Snohomish County Auditor

Betty Anderson
Deputy County Auditor

INCORRECT SIZE
OK'd by Paul Deutsch Mgr.

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 1989.

KIRKE SIEVERS
Treasurer, Snohomish County

Rebecca Young
Deputy Treasurer, Snohomish County 1-17-89

