CRYSTAL CREEK ESTATES

A PLANNED AREA DEVELOPMENT

NE1/4, SE1/4 SEC. 11, TWP. 31 N., RGE. 5 E., W.M. CITY OF ARLINGTON

SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of Crystal Creek Estates embraces the West 330 feet of the Northeast quarter of the Southeast quarter of Section 11, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington; EXCEPT the North 523 feet thereof; and EXCEPT the following described tract:

Beginning at a point 330 feet east of the southwest corner of said northeast quarter of the southeast quarter of Section 11, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington; thence west 330 feet along the south line thereof;

thence north 75 feet along the west line;

thence southeasterly in a straight line to the point of beginning;

(ALSO KNOWN AS Parcel B of Boundary Line Adjustment recorded under Recording Number 9012045005.)

EASEMENT PROVISIONS

An easement shall be reserved for and granted to <u>all</u> utilities serving subject plat and their respective successors and assigns, under and upon the exterior 10 feet parallel with and adjoining the private roadway frontage of all lots and tracts 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 and tracts at all times for the purposes herein stated.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Arlington except those designated on the plat as private easements, for the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

APPROVALS

Examined and approved this 20	day of	A.D., 19 <u>9</u> 2.
	ARLINGTON PLANNING COMMISSION	
	By: Jon June har Chairman	
	Citalitian	
Examined and approved this $2c$	day of	_ A.D., 19
	CITY OF ARLINGTON	
	By: Land - Land !	
	Mayor	
	Attest Kathy Steason: Otty Clark	
Examined and approved this		A:D., 19_2
	By: Me Mille	
	Engineer for the City of Arlington	

TREASURER'S CERTIFICATE

I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including

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Treasurer, Snohomish County

Saudana Story

5-21-95

WAIVER OF CLAIMS

Owners, and all persons having a present or subsequent owhership interest in these lands, and the successors and assigns of owners or other parties having any said litterest, 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 of 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 Moving Up, Inc., the undersigned owner, in fee simple of the land hereby platted, and Everett Mutual Savings Bank, the mortgage thereof, 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.

The cost of constructing and maintaining all roads not herein dedicated as public roads shall be the obligation of all of the owners and the obligation to maintain shall be concurrently the obligation of any corporation in which title of the roads and streets may be held. In the event that the owners of any lots served by the roads or streets of this plat shall petition the council to include these roads or streets in the public road system, the petitioners shall be obligated to bring the same to City road standards applicable at the time of petition, in all respects, including dedication of right-of-way, prior to acceptance by the City.

Tracts A and B (private roads) and Tract C (common open space) shall be owned and maintained by the Crystal Creek Homeowner's Association upon the recording of this plat. Said Homeowner's Association shall be burdened with the cost associated with the perpetual maintenance of said Tracts.

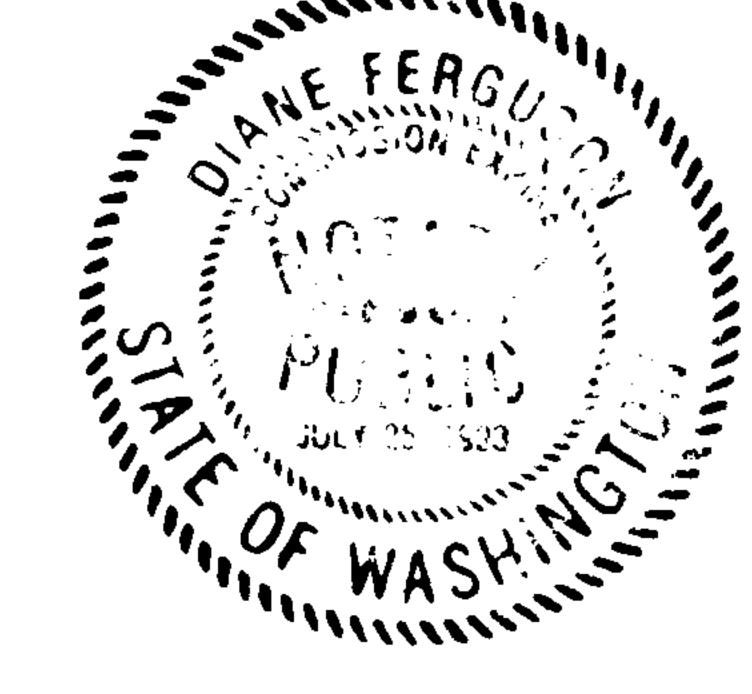
IN WITNESS WHEREOF, we have set our hands and seals this 6 day of 1992.

MOYING UP, INC:	BY: Styleter TITLE: Vie fla
EVERETT MUTUAL SAVINGS BANK	BY: Real 2 H. FITTE: BOX

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY-OF Line	_) ^{SS}		
This is to certify that on this	day of Filmon	, 19 92. before me, the ur	dersigned, a
Notary Public personally	appeared has le) PMM)	, 0
executed the within dedication,		to me known to be the individual sea	\
as free and voluntary stated that	act and deed for the uses and	purposes therein mentioned	and on oath
stated that	authorized to execute sa	aid instrument.	
WITNESS my hand and official	seal the day and year first ab	ove written.	



Notary Public in and for the State of Washington, residing at

STATE OF WASHINGTON (SOUNTY OF SHOKE MELL) SS

This is to certify that on this day of	Louce, 1972 before me, the undersigned, a
Notary Public personally appeared	Randel J. Heart, o
EVERETT MUTUAL SAVINGS BANK, a	corporation, to me known to be the individual(s) who
executed the within dedication, and acknowle	edged to me that signed and sealed the same
	for the uses and purposes therein mentioned and on oath
stated that <u>re</u> authorize	ed to execute said instrument.

WITNESS my hand and official seal the day and year first above written.

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RECORDIN	G'CERTI	FICATE	92	0521	500	9
Filed for record at	the request of _	GROUP FOU	R, INC.	_ this _21_	day of _	may
1992 at 47 m	inutes bast <u>2</u>	Ph and reco	rded in Vo	o <u>53</u> omulc	f Plats, pa	170-

1992 at 47 minutes bast 2 PM and recorded in Volume 53 of Plats, pages 170-172 recorded of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

By: <u>Norgea</u> Melan Deputy Snohomish County Auditor

LAND SURVEYOR'S CERTIFICATE

is based upon an actual survey and subdivision of Section 11 Township 31 N.,
Range 5 E., W.M., as required by state statutes; that the angles, courses and distances are shown correctly thereon; that the monuments shall be set and the lot and tract corners shall be staked correctly on the ground and that I have fully complied with the provisions of the state and local statutes and regulations governing platting.

D. K. Roupe, Pro. Land Surveyor Certificate No. 9435

the angles, courses and onts shall be set and the lot d and that I have fully complied egulations governing platting.

Date

Date

Date

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INDEXING DATA:
NE1/4, SE1/5 SEC. 11, TWP. 31N., RGE. 5E., W.M.

GROUP FOUR, Inc.

16030 Juanita-Woodinville Way NE
Bothell, Washington 98011

(206)775-4581 • (206)362-4244 • FAX(206)362-3819

SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 91-8028 DATE: 1/14/92 SHEET NO.: 1 OF 3

