

SEMRAW & LISSER

SURVEYOR'S CERTIFICATE

Bruce G. Kitser, PLS., Certificate No. 22960

FARMSTEAD ESTATES

SECTION 11, T. 31 N., R. 5 E., W.M. CITY OF ARLINGTON, WASHINGTON DECEMBER 1993

SHEET 1 OF 2

DESCRIPTION

Lot 3 of Arlington Short Plat No. 9402025001, approved Jan. 28, 1994, and recorded FEB. 2, 1994 in Volume / of Surveys, Pages 155-158 Records of Snohomish County, Washington. Being a portion of the Southeast 1/4 of Section 11, Township 31 North, Range 5 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Snohomish, State of Washington.

2118 RIVERSIDE DRIVE SUITE 104 MOUNT VERNON, WA 98273			'	
AUDITOR'S CERTIFICATE		.,		

Date: Jav. 25, 1994

GORMAN

Filed for record this	0210_d	ay of <i>FEBR</i>	VARY	, 19 <u></u> 9	<u>4</u> at
OUF PM in Volum	e 5/0 0	PLATS, on	pages /	22 thru	123
at the request of SEM	RAU & LISSEI	R. Auditor's	File No.	94020	25001

I, Bruce G. Lisser, a Professional Land Surveyor in the State of Washington, hereby

certify that this plat of Farmstead Estates was prepared by me or under my direct

supervision, and is a true and correct representation of the land herein surveyed;

monumentation as required by the City of Arlington Engineer shall be set.

and that the legal description of the land to be divided is full and correct, and that

OB TERWILLIGER		JERRELL			
ohomish County Auditor	•	Deputy			

TREASURER'S CERTIFICATE

_, Treasurer of Snohomist C I, KIRKE SIEVERS Washington, do hereby certify that all taxes on the above described tract have been fully paid up to and including the year of 94. This 2 no day of FEBRUARY, 19 94

KIRKE SIEVERS

Snohomish County Treasurer

MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

HEALTH OFFICER CERTIFICATE

I hereby certify that the proposed means of sewage disposal and water supply as indicated on this plat are adequate.

MA			
	City of Arlington Heal	th Officer	
Printed Name of Health Officer)			-

APPROVALS

other public improvements, any of which apply, are hereby approved.

ARLINGTON PLANNING COMMISSION

CITY OF ARLINGTON

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- Zoning R 7200.
- Sewage Disposal City of Arlington Sanitary Sewer System.
- Water City of Arlington
 - - Indicates concrete monuments set with yellow cap inscribed Lisser 22960,
 - Indicates iron rod set with yellow cap inscribed LISSER 22960, OR TACK IN
- Meridian Assumed.
- Basis of Bearing South line of the Southeast 1/4 of Section 11, Township 31 North, Range 5 East, W.M., = North 89° 22' 01" East.
- For additional survey information see City of Arlington Short Plat No. recorded under Snohomish County Auditor's File Number_
- This property is a portion of property referred to in First American Title Company, Subdivision Certificate Order No. 60799-3, dated October 21, 1993.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments shown on the face of City of Arlington Short Plat No.
- Soils reports shall be required for all lots prior to construction. City Engineer and Building Official may require limitations on building foundations. Footing drains to storm drains shall be required on all buildings.
- Instrumentation LIETZ SET 4A Theodolite Distance Meter
- Survey Procedure Field traverse.
 - Subdivider: Grant Jensen-

804 Hazel

Arlington, WA 98223

Tract "B" as shown hereon is for a buffer to protect existing native growth, none of the existing native growth within Tract B shall be disturbed.

Tract "B" shall be owned and maintained by the lot owners of the Plat of Farmstead Estates, in common.

No direct access is to be allowed onto 204th Street N.E. from Lots 1, 19, 20, 21, 28

The 30 footwide storm drainage easement (the Westerly 15 feet being within portions of lots 7, 8, 9, 10, 11, 12, 13 and 14 and the Easterly 15 feet and Southerly 30 feet being within Tract B) along the Easterly and Southerly portion of the plat is for the purpose of storm water conveyance. The existing ditch shall be owned and maintained in common by all lot owners within the plat of Farmstead Estates. The existing ditch is also used to convey stormwater from contiguous property east of this plat, this conveyance shall continue as long as the property drains via said ditch.

The rear building set back for Lots 7, 8, 9, 10, 11, 12, 13 and 14 (all of which have a storm drainage easement for the ditch mentioned in Note 16 above) shall be measured from the top of the bank closest to the building site. Any building shall be constructed no closer than 20 feet to the top of said bank. No fence shall be constructed within the easement nor closer than 15 feet to the top of said bank.

EASEMENT PROVISIONS

An easement is hereby reserved for and dedicated to the City of Arlington, Public Utility District No. 1 of Snohomish County, Cascade Gas Co., General Telephone Company of the Northwest, Inc., and the franchised television cable company, and to their respective successors and assigns, each on a non-exclusive basis, under and upon the exterior ten (10 feet of all lots, parallel with the adjoining street frontage, and within other specifically designated areas as shown on the face of the plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electricity, telephone, cable t.v., water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

OWNER'S CERTIFICATE AND DEDK

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State of Washington

County of Snormish

I certify that I know or have satisfactory evidence GRANT P. JENSEN AND LOIS M. JENSEN, as tenants in common, signed this instrument and acknowledges it to be their

free and voluntary act for the uses and purposes mentioned in the instrument.

Dated

Signature My appointment expires

State of Washington	,
County of Sychomish	<u> </u>
I certify that I know or have satisfactory e	
John Hammingh	signed this instrument, on oath stated tha
(he/she/day/) (was/ authorized to e	xecute the instrument and acknowledged it as t
	C 1

of FRONTIER BANK, to be the free and voluntary act of such party for the uses and

My appointment expires

OWNERS WAIVER OF CLAIMS

Grant P. Jensen and Lois M. Jensen, do hereby waive all claims for damages against the City of Arlington, which may arise from construction, drainage, and maintenance improvements required as part of this plat.

90-110J

SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING 2118 RIVERSIDE DRIVE - SUITE 104 MOUNT VERNON, WA 98273 206-424-9566

A.F.# 9402025002

