

# PORTAGE CREEK ESTATES

NW 1/4, SW 1/4, & SW 1/4, SW 1/4, SEC.12, T 31 N, R 5 E

### LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 89° 46' 34" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 1296.94 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 4° 13' 02" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 1159.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 4° 13' 02" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 722.00 FEET; THENCE SOUTH 80° 56' 54" WEST A DISTANCE OF 637.08 FEET; THENCE SOUTH 81° 29' 43" WEST A DISTANCE OF 160.26 FEET; THENCE SOUTH 60° 20' 45" WEST A DISTANCE OF 319.94 FEET; THENCE SOUTH 25° 45' 49" WEST A DISTANCE OF 190.40 FEET; THENCE SOUTH 89° 03' 09" WEST A DISTANCE OF 155.39 FEET TO THE EASTERLY BOUNDARY OF BURN ROAD, A 60-FOOT CITY ROAD, SAID POINT LYING 30 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 4° 04' 10" WEST ALONG THE EASTERLY BOUNDARY OF SAID BURN ROAD AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 354.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 49' 13" FOR A DISTANCE OF 284.26 FEET; THENCE NORTH 79° 17' 55" EAST FOR A DISTANCE OF 196.25 FEET; THENCE NORTH 44° 19' 27" EAST FOR A DISTANCE OF 280.63 FEET; THENCE NORTH 75° 42' 18" EAST FOR A DISTANCE OF 544.40 FEET; THENCE NORTH 89° 46' 34" EAST FOR A DISTANCE OF 337.96 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### WAIVER OF CLAIMS

OWNERS, AND ALL PERSONS HAVING ANY 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 INJUNCTIVE RELIEF WHICH THE OWNER, OR THEIR SUCCESSORS OR ASSIGNS MAY THEMSELVES HAVE NOW OR IN THE FUTURE BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM.

### EASEMENT PROVISIONS

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, AND UPON THE EXTERIOR TEN (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, PIPES AND WIRES, TOGETHER WITH OTHER NECESSARY FACILITIES AND 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. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH 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.

### CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LAVOY, INC. A WASHINGTON CORPORATION, AND LEROY G. HABERLY AND JANET HABERLY, HUSBAND AND WIFE, HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH RIGHT-OF-WAY AS SHOWN HEREON WITH THE RIGHT TO CONTINUE TO DRAIN SAID ROAD OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDER TAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE AT THE EXPENSE OF SUCH OWNER.

ALL DRAINAGE EASEMENTS SHOWN ON THE FACE OF THE PLAT ARE FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4 OF THIS SHORT PLAT, AS WELL AS THE LAND DEDICATED TO THE CITY OF ARLINGTON FOR A ROAD.

*George Lavoyn, Pres.*  
GEORGE LAVOY, PRES.  
LAVOY, INC.

*Leroy G. Haberly*  
LEROY G. HABERLY

*Janet Haberly*  
JANET HABERLY

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
SS  
CITY OF ARLINGTON )

ON THIS DAY PERSONALLY APPEARED BEFORE ME GEORGE LAVOY, JR., PRESIDENT OF LAVOY, INC., A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND CONSENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF MAY 19 94.

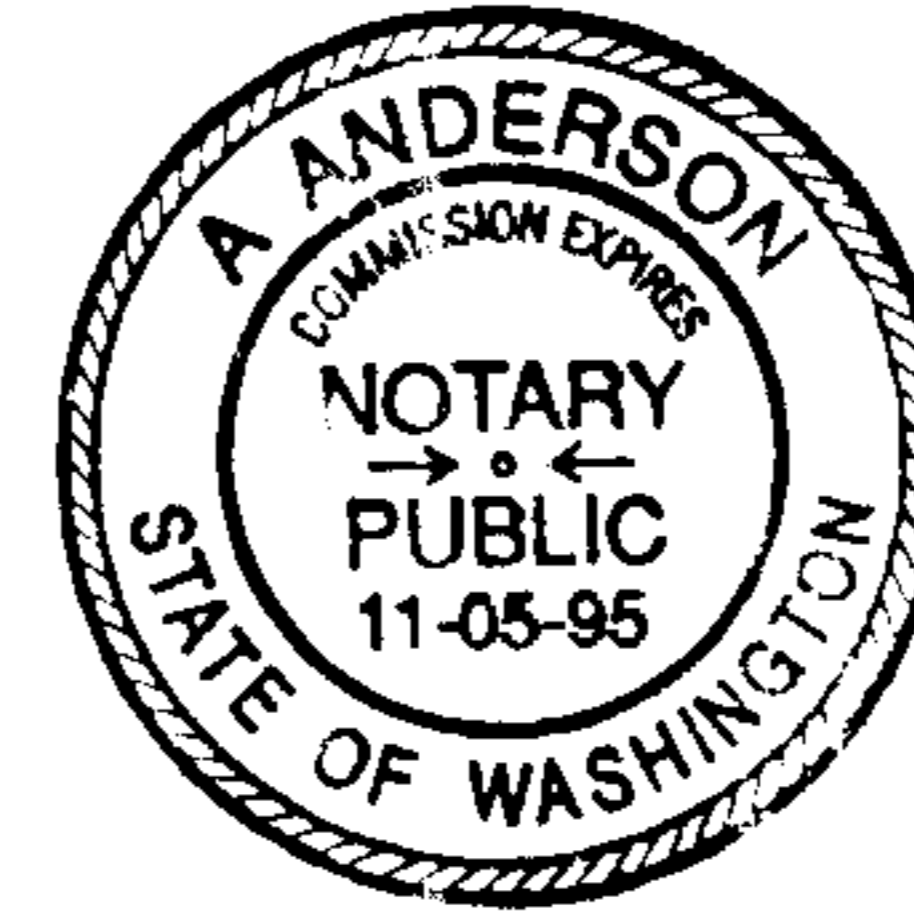


*A. Anderson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT *Marquille* MY COMMISSION EXPIRES 11-05-95

STATE OF WASHINGTON )  
SS  
CITY OF ARLINGTON )

ON THIS DAY PERSONALLY APPEARED BEFORE ME LEROY G. HABERLY AND JANET HABERLY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND CONSENT, 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 WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF MAY 19 94.



*A. Anderson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT *Marquille* MY COMMISSION EXPIRES 11-05-95

### SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GEORGE LAVOY THIS 25<sup>th</sup> OF MAY, 19 94.



*F.F. Polner*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
12716 5/25/94  
REGISTRATION # DATE

### APPROVAL

THE CITY OF ARLINGTON HEREBY DETERMINES THAT THIS SHORT SUBDIVISION CONFORMS TO ORDINANCE 19.16 AND IS HEREBY APPROVED.

EXAMINED AND APPROVED ON THIS 25<sup>th</sup> DAY OF May 19 94.  
CITY SUPERVISOR *Ed McWilliams*  
ZONING *MRI and R9600*  
*Thom Myers*  
Thom Myers, City Administrator

### RECORDING CERTIFICATE

FILED FOR RECORD BY *George Lavoyn* ON THIS 25<sup>th</sup> DAY OF *May*, 19 *94* A.D., AT 08:45 MINUTES PAST 4 O'CLOCK P.M. AND RECORDED IN VOLUME 208-209 OF *Short Plats* IN PAGE 208-209 RECORDS OF *Snohomish* COUNTY, WASHINGTON.

*Bill Swickler* COUNTY AUDITOR  
*Cheryl Gallagher* DEPUTY AUDITOR

AUDITORS FILE # 9405255013

1/2

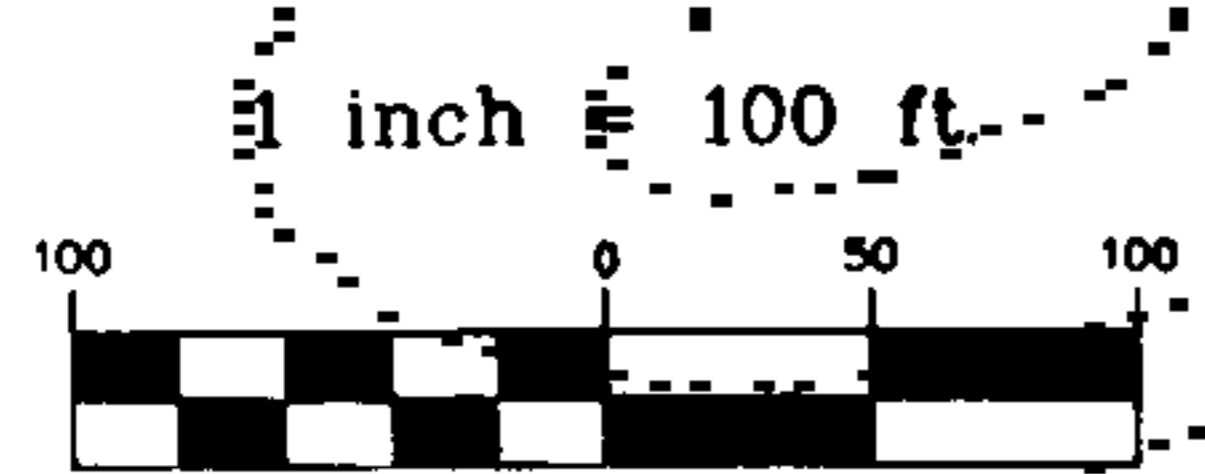
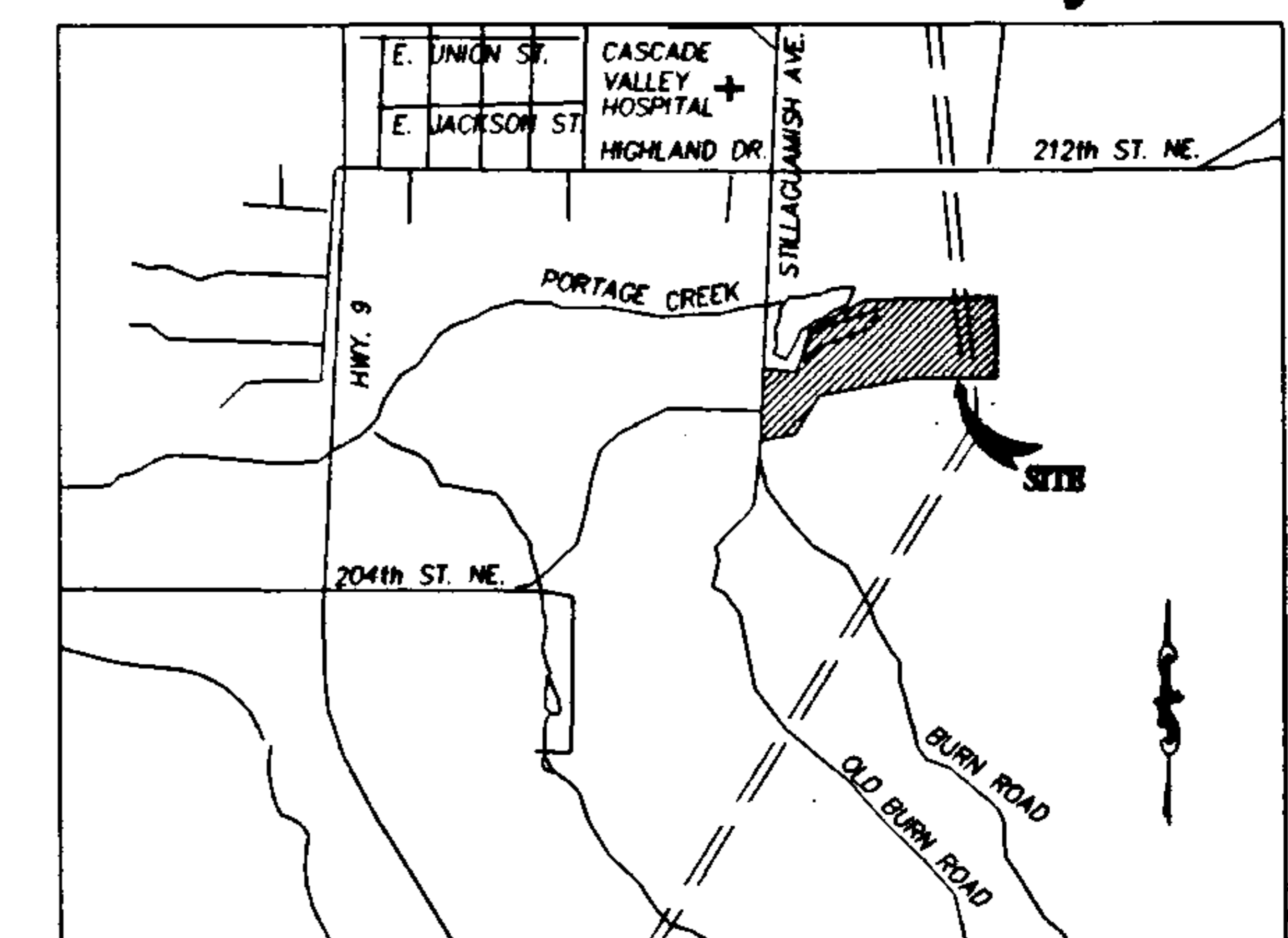


# PORTAGE CREEK ESTATES

NW 1/4, SW 1/4, & SW 1/4, SW 1/4, SEC.12, T 31 N, R 5 E

VICINITY MAP  
N.T.S.

209



W. 1/4 COR.  
MON. IN-CASE  
"93"

EXISTING OF STREAM

N 4°04'10" E  
1314.97'

N 89°03'09" E  
155.39'

S 25°45'49" W  
190.40'

N 89°03'09" E  
155.39'

S 87°02'43" E  
266.20'

N 4°04'10" E  
1314.97'

N 89°03'09" E  
155.39'

S 25°45'49" W  
190.40'

N 89°03'09" E  
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S 87°02'43" E  
266.20'

N 4°04'10" E  
1314.97'

N 89°03'09" E  
155.39'

S 25°45'49" W  
190.40'

N 89°03'09" E  
155.39'

S 87°02'43" E  
266.20'

20' UTIL. EASEMENT  
AF # 8706305001

20' UTIL. EASEMENT  
AF # 8706305001

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AF # 8706305001

MR1

EAGLE INVESTMENTS

DRAINAGE EASEMENT

GREEN BELT

GREEN BELT

GREEN BELT

GREEN BELT

GREEN BELT

GREEN BELT

GREEN BELT

GREEN BELT

GREEN BELT

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LOT 1  
27218 SQ.FT.  
MR1

LOT 3  
12284 SQ.FT.  
MR1

LOT 2  
107819 SQ.FT.  
MR1

LOT 4  
303127 SQ.FT.  
R 96

## LEGEND

- - DENOTES PROPOSED MANHOLE
- - DENOTES EXIST. MANHOLE
- ◻ - DENOTES REBAR SET
- ◻ - DENOTES PLAT MON. SET
- - DENOTES EXISTING PAVED RD.

## N.G.P.A. LEGEND

- △ - DENOTES WETLANDS
- - DENOTES B.S.B.L.

## NOTES

EASEMENT FOR WATERLINE WHICH CROSSES THE PROPERTY IN A NORTH-SOUTH DIRECTION, RECORDED UNDER AUDITOR'S FILE NO. 1393148, IS BEING VACATED BY THE CITY OF ARLINGTON WITH THE RECORDING OF THIS SHORT PLAT. 60' ACCESS AND UTILITY EASEMENT, RECORDED UNDER AUDITOR'S FILE NO. 1393148, REMAINS AND IS UNAFFECTED BY THE RECORDING OF THIS SHORT PLAT. EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. 975963, 1195874, 1412256, & 7905230233, ALSO AFFECT THE PROPERTY.

DATUM: 1929 N.G.V.D.  
BASIS OF BEARINGS ASSUMED BASED ON MAGNETIC NORTH.  
SURVEY INSTRUMENT USED: 5" LEITZ TOTAL STATION.  
SURVEY PROCEDURE: CLOSED TRAVERSE SURVEY PRECISION MEETS OR EXCEEDS 1:10,000.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	170.00'	100.85'	51.96'	33°59'29"
B	200.00'	118.65'	61.13'	33°59'29"
C	230.00'	55.10'	27.68'	13°43'31"
D	25.00'	43.60'	29.75'	99°54'46"
E	25.00'	29.71'	16.89'	68°05'23"
F	280.00'	222.86'	117.71'	45°36'11"
G	250.00'	245.52'	133.68'	56°16'11"
H	220.00'	194.34'	104.02'	50°36'47"
I	50.00'	32.18'	16.67'	36°52'12"
J	50.00'	105.72'	88.64'	121°08'57"
K	50.00'	23.19'	11.81'	26°34'39"
L	50.00'	115.71'	113.88'	132°35'26"
M	50.00'	85.25'	57.21'	97°41'40"
N	50.00'	94.21'	68.76'	107°57'04"
O	50.00'	8.98'	4.50'	10°17'33"
P	40.00'	63.61'	40.79'	91°06'53"
Q	40.00'	62.05'	39.23'	88°53'07"
R	75.00'	75.75'	41.46'	57°51'58"
S	50.00'	10.07'	5.05'	11°32'13"
T	60.00'	50.10'	26.62'	47°50'48"

LINE	DIRECTION	DISTANCE
1	N36°32'26" W	43.03'
2	N62°07'06" W	40.09'
3	N60°00'57" E	128.45'
4	S53°44'22" W	70.95'
5	S71°38'31" W	64.67'
6	N63°16'39" E	225.88'
7	S44°40'05" W	105.78'
8	N10°12'12" W	22.86'
9	N72°06'09" E	89.19'
10	N62°45'20" E	53.81'
11	N45°11'44" W	33.93'
12	N75°44'39" W	49.67'
13	S61°45'04" W	97.78'
14	S20°01'20" W	79.96'
15	N13°10'59" E	56.23'
16	N17°34'42" W	16.69'
17	S00°16'22" E	96.81'
18	S07°27'30" E	21.89'
19	N03°13'13" E	44.41'
20	N06°41'06" E	32.11'
21	N02°25'37" E	56.01'
22	N04°04'10" E	35.73'
23	S11°30'52" W	55.87'
24	N00°17'35" W	31.03'
25	S21°21'37" W	47.43'
26	N62°45'20" E	64.16'
27	N04°04'10" E	36.27'
28	N11°30'52" E	54.84'
29	S00°17'35" E	32.13'
30	N21°21'37" E	33.88'
31	N89°03'09" E	89.07'
32	N81°58'33" E	42.73'
33	N09°04'25" E	15.39'
34	N09°04'25" E	14.58'

N 89° 46' 34" E - 1296.94'

AUDITORS FILE # 9405255013

CASCADE SURVEYING & ENGINEERING, INC.



Engineers Surveyors Planners  
ARLINGTON, WA  
102 E. Division - PO Box 326 98223  
435-5551 652-7572  
FAX 435-4012

Portion NW 1/4, Sec. 12, T. 31 N, R. 5 E, W.M.  
DWN. BY: T.N. DATE: 5/24/94 CHECKED: \_\_\_\_\_  
FIELD BOOK # ARL 58 JOB # 6974

2/2