GLEMEAGLE POR. SECTION 23, TWP. 31N., RGE. 5E., W.M.

CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WOODLAND RIDGE, A JOINT VENTURE, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFY THAT THE SUBDIVISION IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DEDICATE TO THE CITY OF ARLINGTON FOR THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT, ALL SANITARY SEWER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT, FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THEIR USE AS STREETS, A SANITARY SEWER SYSTEM AND A WATER SYSTEM, RESPECTIVELY, AND ALSO THE RIGHT TO DRAIN ALL STREETS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE UNDERSIGNED WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. TRACT "A" IS HEREBY DEDICATED TO THE GLENEAGLE COUNTRY CLUB ASSOCIATION

FOR STORM DRAINAGE PURPOSES. TRACTS "B", "C" AND "D" ARE HEREBY DEDICATED TO THE GLENEAGLE COUNTRY CLUB ASSOCIATION FOR LANDSCAPE PURPOSES.

WOODLAND RIDGE, A JOINT VENTURE

BY: KAJIMA DEVELOPMENT CORPORATION, JOINT VENTURE

BY: ARLINGTON COUNTRY CLUB, INC., JOINT VENTURE

BY: CONTINENTAL SAVINGS BANK, A WASHINGTON STATE CHARTERED SAVINGS AND LOAN ASSOCIATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON

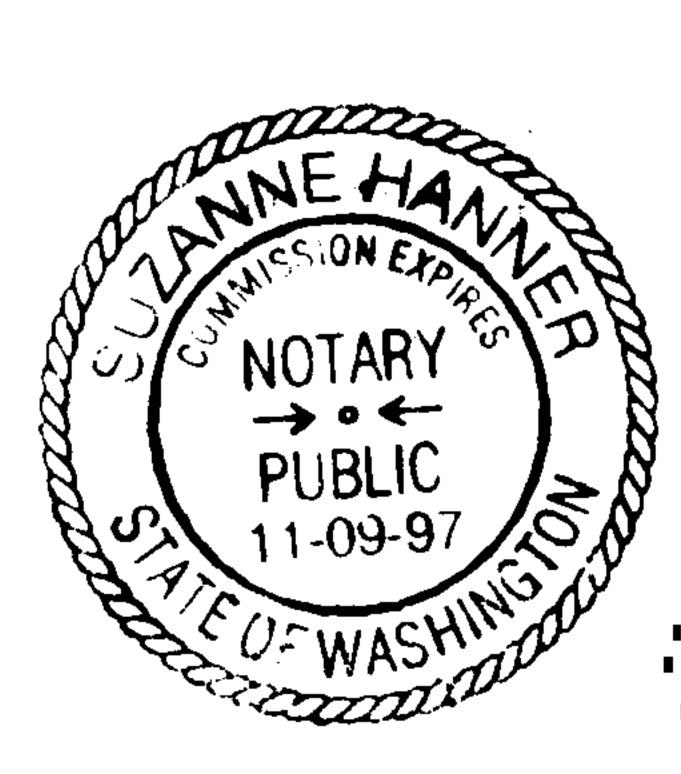
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KOSS HOLL PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PROJECT MENT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



SIGNATURE OF PRINTED NAME: Kellim. CLAVKIII TITLE: YOUR MY APPOINTMENT EXPIRES: 3-10-95

STATE OF WASHINGTON COUNTY OF Sychomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LELLE M. PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE QUYLARY ET SISMAYON OF ARTION OF ARTION FURPOSES MENTIONED IN THE INSTRUMENT.

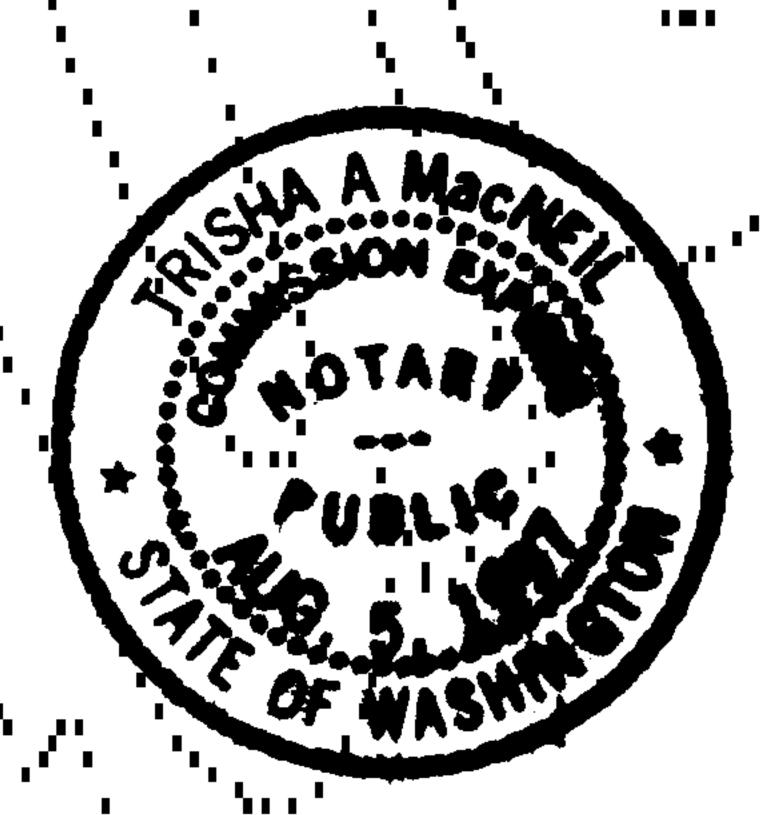


PRINTED NAME: SWEANING HANNET TITLE: 15Tany MY APPOINTMENT EXPIRES: 11-9-97

" a "a a "

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JUMES E. MALL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE LICE PLAN CLASS OF SOME ACKNOWLEDGED VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT!



PRINTED NAME: TIME MALACIA TITLE: CIMALA

MY APPOINTMENT EXPIRES: 944 5 1997

APPROVALS

CITY OF ARLINGTON

EXAMINED AND APPROVED THIS ______ DAY OF ______ 19______, 19______, 19______, 19______, AS BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION

BARRETT CONSULTING GROUP

DESIGN OF BRIDGES. SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES.

CITY COUNCIL CITY OF ARLINGTON

ATTEST:

, CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST

TREASURER, SNOHOMISH COUNTY DEPUTY TREASURER, SNOHOMISH COUNTY

MAN PROMIST PROVIDENCE TAXES FOR THE NEXT YEAR,

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF WEDGEWOOD AT GLENEAGLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY JON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUES AND REGULATIONS GOVERNING PLATTING.

> 10/14/74 GUSTAV B. OSTERBACK, PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 18094 TRIAD ASSOCIATES, PHONE: (206)821-8448

11415 N.E. 128TH STREET KIRKLAND, WASHINGTON 98034

RECORDING CERTIFICATE

30/2651 FILED FOR RECORD AT THE REQUEST OF Arlington Country Clark
25th DAY OF October, 1994, AT 50

AUDITOR

PORTION OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., CITY OF ARLINGTON, IN SNOHOMISH COUNTY, WASHINGTON.

SHEET 1 OF 5 SHEETS



WEDGEWOOD AT GLENEAGLE POR. SECTION 23, TWP. 31N., RGE. 5E., W.M.

CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT F, GLENEAGLE DIVISION IIB PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 54 OF PLATS, PAGES 9 THROUGH 16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

RESTRICTIONS

THIS PLAT IS SUBJECT TO THE GLENEAGLE DECLARATION OF RESTRICTIVE COVENANTS, RECORDED UNDER AUDITOR'S FILE NO. 9302080064 AND MODIFIED BY INSTRUMENTS UNDER AUDITOR'S FILE NOS. 9405120713 AND 9408190133.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS—OF—WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

PURCHASERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTIFIED THAT A SCHOOL MITIGATION FEE IS DUE AT THE TIME OF ISSUANCE OF BUILDING PERMIT. THIS PAYMENT SHALL BE MADE TO THE CITY OF ARLINGTON, WHO WILL ADMINISTRATE THESE FUNDS FOR TRANSMITTAL TO THE ARLINGTON SCHOOL DISTRICT.

CACCIACIA DOONACIONIC

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 COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND TCI CABLE TV COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN, 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 TV, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM AND TO A WIDTH OF 7.5 FEET ON EACH SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE PUBLIC STORM DRAINAGE SYSTEM.

AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC SANITARY SEWER LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT—OF—WAY AND TO A WIDTH OF 7.5 FEET ON EACH SIDE OF SUCH PUBLIC SANITARY SEWER LINE, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC SANITARY SEWER LINE.

AN EASEMENT TO SNOHOMISH COUNTY P.U.D. NO. 1 EXISTS OVER AN UNDISCLOSED PORTION OF THIS PLAT FOR THE REMOVAL OF DANGEROUS TREES FILED UNDER SNOHOMISH COUNTY RECORDING NOS. 7801300145 AND 7804100161.

AN EASEMENT TO SNOHOMISH COUNTY P.U.D. #1 OVER THE SOUTH 5 FEET IN WIDTH OF PROPERTY. UNDER SNOHOMISH COUNTY REC. NO. 9207080307.

_				
	LOT	SQ FT.	ACRES	ADDRESS
		5,450	0.13	7607 GLENWOOD AVENUE
	2	4,348	0.10	7603 GLENWOOD AVENUE
	3	4,906	0.11	760 I GLENWOOD AVENUE
	4	6,209	0.1 4	17311 IRONWOOD STREET
	5	4,619	0.11	17315 IRONWOOD STREET
	6	4,738	0.10	17319 IRONWOOD STREET
	7	5,324	0.12	17323 IRONWOOD STREET
	8	7,181	0.16	17325 IRONWOOD STREET
Ì	9	5,512	0.13	17329 IRONWOOD STREET
	10	5,538	0.13	17331 IRONWOOD STREET
	1.1	6,609	0.15	17407 IRONWOOD STREET
				7520 GREENLOFT AVENUE
	12	4,184	0.10	7524 GREENLOFT AVENUE
	13	4,160	0.10	7528 GREENLOFT AVENUE
	4	5,680	0.13	7521 GREENLOFT AVENUE
				17421 IRONWOOD STREET
	15	4,088	0.09	17425 IRONWOOD STREET
	16	4,037	<u>_</u> _	17429 IRONWOOD STREET
	17	5,554	0.13	17503 RONWOOD STREET
	18	6,443	0.15	17502 IRONWOOD STREET
	19	4,600	0.11	17428 IRONWOOD STREET
	20	4,600	Q 1 1	17424 IRONWOOD STREET
	21	4,600	0.11	17420 IRONWOOD STREET
	22 23	4,600 4,600	0.11	17412 IRONWOOD STREET
	23 24	4,600		17412 IRONWOOD STREET
		4,859	0.11	17404 IRONWOOD STREET
	25 26	4,878	0 11	17400 IRONWOOD STREET
	27	4.494	0.10	17330 IRONWOOD STREET
	28 •		0.10	17326 IRONWOOD STREET
	_	4,970	0. 1	17322 IRONWOOD STREET
	30 .	•	1	17318 IRONWOOD STREET
	31		0.1	
▗▗▐	- 32	5,254	0.12	17310 IRONWOOD STREET
•	33	5,166	! 0.12	17308 IRONWOOD STREET
	34	6,695	0.15	17306 IRONWOOD STREET
	35	5,264	0 12	■ 17304 IRONWOOD STREET
┆ ┆ݜ ╸	·· 36	4,722	0 1	17302 IRONWOOD STREET
	37	4,996	0.11	17300 IRONWOOD STREET
	38	4,440	0.40	17230 IRONWOOD STREET
	39	4,440	0.10	17228 IRONWOOD STREET
■	40	4,440	0.10	17226 IRONWOOD STREET
	4!	4,440	0.10	17224 IRONWOOD STREET
:	42	4,443	0.10	17220 IRONWOOD STREET
	43	4,607	0.11	17218 IRONWOOD STREET
	44	4,495	0.10	17216 IRONWOOD STREET
l	45	7,082	0.16	17214 IRONWOOD STREET
•	46	4,296	0.10	17213 IRONWOOD STREET
1	47 48	4,613	0.11	17217 IRONWOOD STREET
		7,217	0.17	17221 IRONWOOD STREET
I	49	6,755	0.16	17223 IRONWOOD STREET
• ••	50 5 l	4,637	0.11	17225 IRONWOOD STREET
•		5,165	0.12	17227 IRONWOOD STREET 17229 IRONWOOD STREET
	52 53	4,202	0.10	17229 IRONWOOD STREET
	53 54	5,769	0.10	17231 IRONWOOD STREET
	54	J, / US	0.13	7600 GLENWOOD AVENUE
	55	4,637	0.11	7600 GLENWOOD AVENUE 7608 GLENWOOD AVENUE
		7,03/	J	TOUG GLEINWOOD AVENUE

7612 GLENWOOD AVENUE

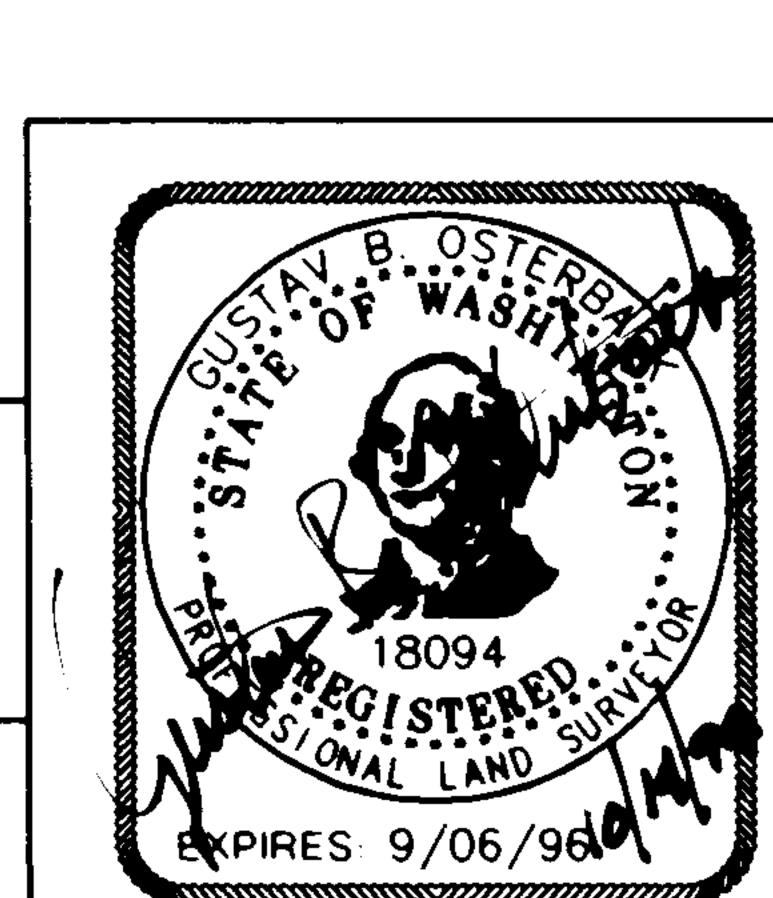
GENERAL NOTES

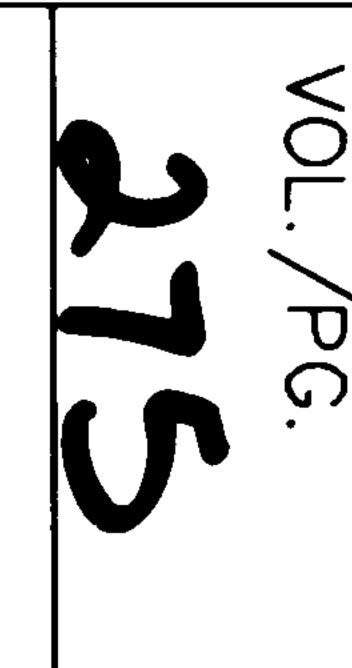
- 1) INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- 2) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
- 3) THE LANDSCAPE EASEMENT IN LOT 17 IS GRANTED TO AND MAINTAINED BY THE GLENEAGLE COUNTRY CLUB ASSOCIATION.
- THE PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE MAP PAGES OF THIS PLAT ARE NONEXCLUSIVE EASEMENTS FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM INDIVIDUAL LOT ROOF AND FOOTING DRAINS AND ARE TO BE MAINTAINED BY THE GLENEAGLE COUNTRY CLUB ASSOCIATION. FOR MAINTENANCE AND REPAIR RESPONSIBILTY REFER TO THE C C & R'S UNDER SNOHOMISH COUNTY REC. NO. 9302080064.
- 5) FOR SECTION SUBDIVISION INFORMATION REFER TO GLENEAGLE DIVISION IIB PHASE I.
- ALL L'ANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GLENEAGLE COUNTRY CLUB ASSOCIATION AND MAY BE REDUCED OR ELIMINATED BY THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- THE PROPERTY AND ALL LOTS CREATED HEREIN ARE DESIGNATED "MULTI-FAMILY LOTS" IN ACCORDANCE WITH RESTRICTIVE COVENANTS, RECORDED UNDER AUDITOR'S FILE NO. 9302080064 AND MODIFIED BY INSTRUMENTS UNDER AUDITOR'S FILE NOS. 9405120713 AND 9408190133.
- 8) TRACT "A" IS A STORM DRAINAGE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE COUNTRY GLUB ASSOCIATION.
 - TRACTS "B" "C" AND D" ARE LANDSCAPE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE CLENEAGLE COUNTRY CLUB ASSOCIATION.
- 10) ANY SIGNS ERECTED WITHIN THE SIGNAGE EASEMENTS IN TRACTS B. C. & D. SHALL BE MAINTAINED BY THE GLENEAGLE COUNTRY CLUB ASSOCIATION.
 - ACCESS TO IRONWOOD STREET FROM LOTS 7, 8, 9, 10, 22 THRU 25, 29 THRU 32, 34 THRU. 60 IS RESTRICTED TO THE INGRESS/EGRESS EASEMENTS SHOWN HEREIN.
- AN EAGEMENT AS SHOWN ACROSS LOTS 42, 43, 44, & 45 IS GRANTED TO THE GLENEAGLE COUNTRY CLUB ASSOCIATION FOR MAINTENANCE, REPAIR & RECONSTRUCTION OF THE EXISTING SLOPE.

JOB NO. 94-187
TRIAD ASSOCIATES
11415 NE 128TH ST.

TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448

SHEET 2 OF 5





A E NO 9410255003

