

SHORT PLAT OF JENSEN BUSINESS PARK PHASE III

LEGAL DESCRIPTION

EXISTING LOTS 12, 26, 27, AND 28 OF PLAT OF JENSEN BUSINESS PARK, PHASE II, AS RECORDED IN VOL. 49, PAGES 20 AND 21.

AND

EXISTING LOTS 13-THROUGH 17 OF THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER A.F. #9408035006.

COMMON ACCESS ROAD MAINTENANCE COVENANTS

"THE COST OF CONSTRUCTION AND MAINTAINING OF 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 THE PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY. PRIOR TO ACCEPTANCE BY THE CITY"

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER, AND UPON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES, TOGETHER WITH NECESSARY FACILITIES AND OTHER EQUIPMENT, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, WATER, SEWER, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER _____ SP ON THIS _____ DAY OF _____, 1997, BY THE DEPARTMENT OF PLANNING AND COMMUNITY

DEVELOPMENT OF THE CITY OF ARLINGTON, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

THE LAND DESCRIBED BY THIS DECLARATION MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF NINE (9) LOTS OR FIVE (5) ACRES BY ANYONE WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL WITHOUT A FINAL PLAT, HAVING BEEN FILED FOR RECORD WITH THE AUDITOR OF SNOHOMISH COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER 58.17 RCW, AND THE ORDINANCES OF THE CITY OF ARLINGTON, AND SUBJECT TO THE PENALTIES ATTENDANT THERETO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ACCESS AND UTILITY EASEMENT OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY ENGINEER FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR THE 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 29th DAY OF September, 1997.

[Signature]
MANAGING PARTNER, ARLINGTON BUSINESS PARKS, L.L.C.

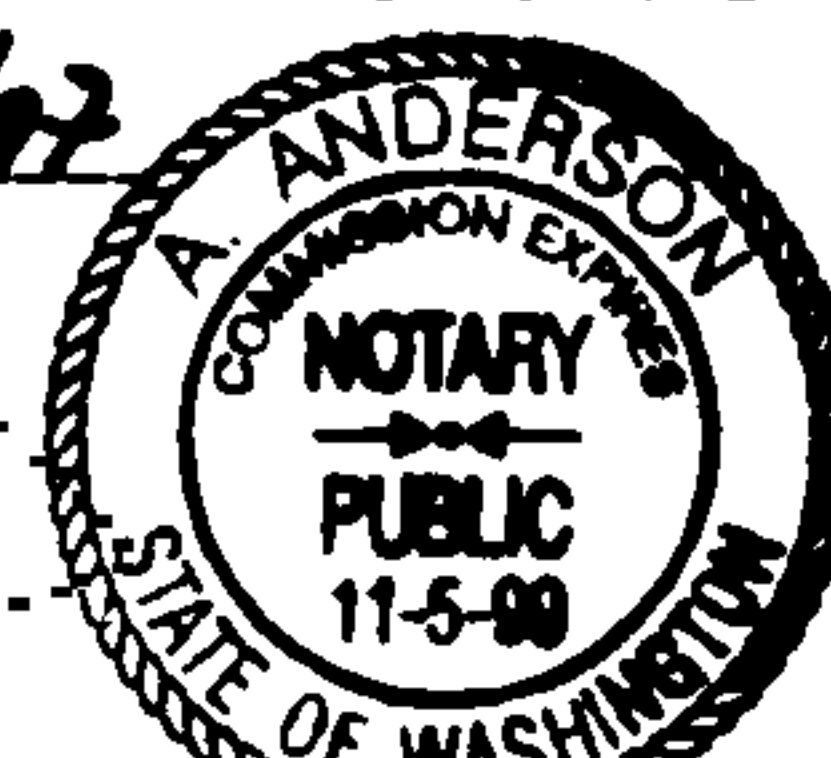
(TITLE)

Prepared For
JENSEN BUSINESS PARKS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. BRENT MCKINLEY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGES THAT HE SIGNED THIS INSTRUMENT, ON OATH THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING PARTNER OF VINE STREET GROUP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Sept 2/97



[Signature]
SIGNATURE

MY APPOINTMENT EXPIRES 11-05-99

APPROVALS:

EXAMINED AND APPROVED THIS 29th DAY OF August, 1997

[Signature]
RESPONSIBLE CITY OFFICIAL

[Signature]
CITY OF ARLINGTON ENGINEER

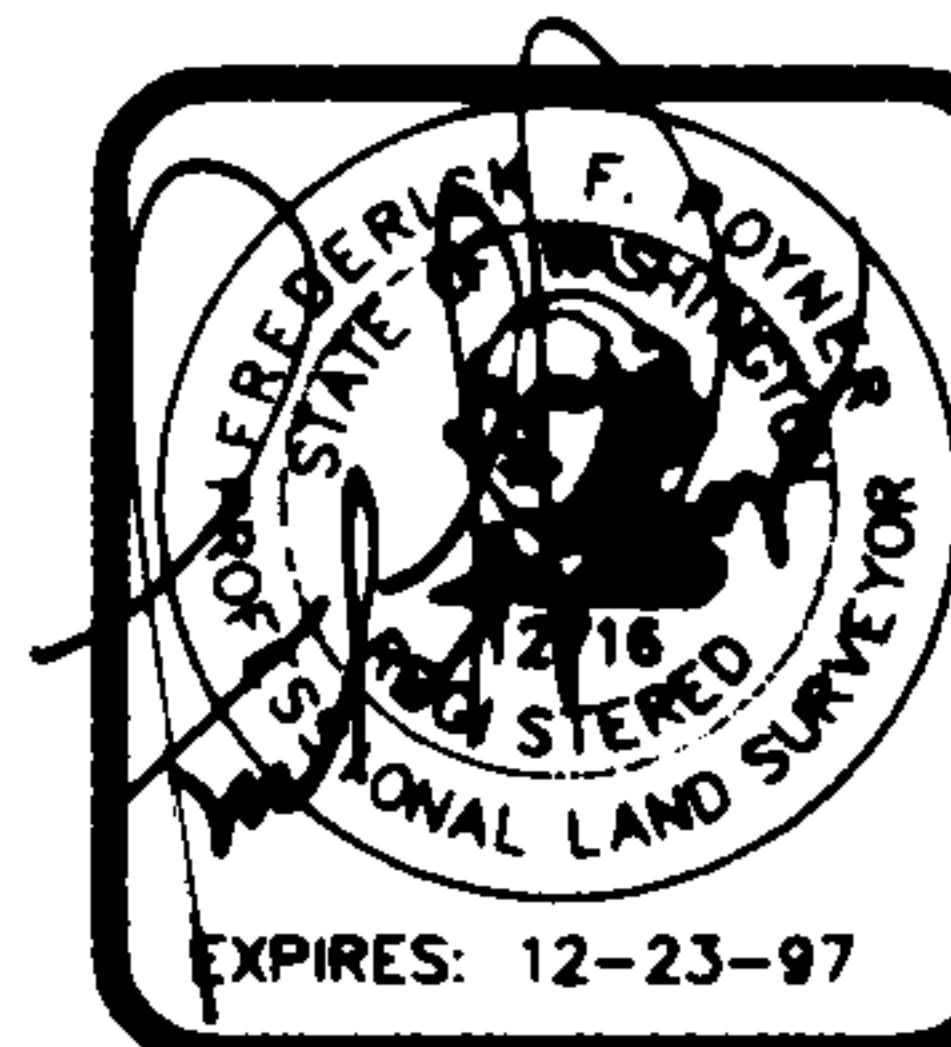
EXAMINED AND FOUND THAT THE SEWAGE DISPOSAL AND WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF ARLINGTON AND THAT THERE IS AN ADEQUATE SUPPLY.

AND APPROVED ON THIS 29th DAY OF August, 1997

[Signature]
CITY OF ARLINGTON HEALTH OFFICER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION OF "JENSEN BUSINESS PARK PHASE III" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, 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 AND PROPERTY CORNERS HAVE BEEN SET AND HAVE BEEN STAKED CORRECTLY ON THE GROUND AS INDICATED ON SHEET 2 OF 2, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



[Signature]
LICENSED LAND SURVEYOR - LS12716

8-18-97
DATE

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 _____ TAXES.

TREASURER, SNOHOMISH COUNTY

DEPUTY TREASURER, SNOHOMISH COUNTY

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., THIS 3rd DAY OF September, 1997 AT 13 MINUTES PAST 12 O'CLOCK, P.M., AND RECORDED IN VOLUME _____ OF SHORT PLATS, ON PAGE(S) _____ RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

[Signature]
AUDITOR - SNO. CO.

[Signature]
DEPUTY COUNTY AUDITOR

9709035004

AUDITOR'S FILE #

SHEET 1 of 2

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CASCADE SURVEYING & ENGINEERING, INC.



Engineers Surveyors Planners

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

PORTION OF SEC. 14, T. 31-N., R. 5 E., W.M.
DRAWN BY: E. D. McCall DATE: 8/97 CHECKED: _____
FIELD BOOK # _____ ARL 63 JOB # 11833

