River Crest Estates

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BELMONT PACIFIC HOLDINGS,INC., A WASHINGTON CORPORATION,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.

TRACTS "A,D & E" ARE HEREBY DEDICATED AND CONVEYED TO THE RIVER CREST ESTATES HOME OWNERS ASSOCIATION UPON RECORDING.

TRACT "B" IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ARLINGTON UPON RECORDING.

TRACT "C" IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ARLINGTON UPON RECORDING.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 16 DAY OF October 1997

BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION

BY: [signature]
ITS: President

BY: FRONTIER BANK INC.

BY: [signature]
ITS: Vice President

[signature]
JOHN R. KLEIN

[signature]
ANITA M. KLEIN

PARCEL A:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE NORTH 3°17'28" EAST ALONG THE EAST MARGIN OF SAID SUBDIVISION FOR 574.85 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PORTAGE CREEK AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 80°30'38" WEST FOR 158.68 FEET;
THENCE SOUTH 32°55'30" WEST FOR 153.1 FEET;
THENCE SOUTH 71°19'30" WEST FOR 148.3 FEET;
THENCE SOUTH 86°02'30" WEST FOR 183.00 FEET;
THENCE NORTH 75°11' WEST FOR 112.0 FEET;
THENCE SOUTH 87°06' WEST FOR 231.2 FEET;
THENCE NORTH 80°11' WEST FOR 123.45 FEET;
THENCE NORTH 26°30' WEST FOR 128.30 FEET;
THENCE NORTH 86°33' WEST 350 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 AND THE TERMINUS OF SAID LINE.

SUBJECT TO SHIFTS IN THE CHANNEL OF PORTAGE CREEK.

PARCEL B:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 924.95 FEET TO INTERSECT THE WEST LINE OF CAMELOT TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 21°34'35" WEST ALONG THE WEST LINE OF CAMELOT TERRACE FOR 381.18 FEET TO THE MOST NORTHERLY CORNER OF LOT 9 OF SAID PLAT;
THENCE NORTH 29°39' WEST 141.53 FEET;
THENCE NORTH 6°48" EAST 42.3 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO JOHN KLEIN AND WINIFRED E. KLEIN, HIS WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2070572;
THENCE NORTH 86°33' WEST ALONG THE SOUTH LINE OF SAID KLEIN TRACT TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO THE SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

ALSO EXCEPT ROADS.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

STATE OF WASHINGTON
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN LAKHANI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 16, 1997

NANCY J. TORO NOTARY PUBLIC 4-7-98 STATE OF WASHINGTON

[signature]
Notary Public
TITLE
MY APPOINTMENT EXPIRES: 4/98

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ben M. KEMP 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 Vice President OF FRONTIER BANK, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 16, 1997

LINDA D. KNUDSEN NOTARY PUBLIC 5-20-2001 STATE OF WASHINGTON

[signature]
Notary
TITLE
MY APPOINTMENT EXPIRES: 5-20-2001

STATE OF WASHINGTON
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN R. KLEIN AND ANITA M. KLEIN, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: November 19, 1997

LINDA MADIGAN NOTARY PUBLIC 2-24-2001 STATE OF WASHINGTON

[signature]
Notary / Operations Officer
TITLE
MY APPOINTMENT EXPIRES: 2-24-2001

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 FULL PAID AND DISCHARGED, INCLUDING 1998 TAXES. December 4, 1997

[signature]
TREASURER, SNOHOMISH COUNTY

[signature]
DEPUTY TREASURER, SNOHOMISH COUNTY

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

TREASURER SNOHOMISH COUNTY WASHINGTON OFFICIAL SEAL

APPROVALS

EXAMINED AND APPROVED THIS 3 DAY OF December, 19 97, AS BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION.

[signature]
CHAIRMAN, CITY OF ARLINGTON
PLANNING COMMISSION

EXAMINED AND APPROVED THIS 3 DAY OF December, 19 97, AS TO THE ADEQUACY OF THE MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY.

[signature]
DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 3 DAY OF December, 19 97, AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY.

[signature]
DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 3 DAY OF December, 19 97, DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES.

[signature]
DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 3 DAY OF December, 19 97, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF RIVER CREST ESTATES IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY COUNCIL
CITY OF ARLINGTON

[signature] MAYOR

ATTEST: [signature] CITY CLERK

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF RIVER CREST ESTATES, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, 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 ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

CARL H. SORENSEN STATE OF WASHINGTON 18924 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 3/29/98

11/25/97

[signature]
CARL H. SORENSEN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE N. 18924

OSTERGAARD-ROBINSON & ASSOCIATES, INC.
3630 COLBY AVENUE
EVERETT, WASHINGTON 98201
PHONE: (425) 259-6445

53/26SF

SW 1/4 SE 1/4
OF SEC 10, TWP 31N, RGE 5E, W.M.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON THIS 4TH DAY OF December, 1997 AT 27 MINUTES PAST 11:00 A.M., AND RECORDED IN VOLUME ___ OF PLATS, PAGES ___ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BY: Bob Terwilliger
AUDITOR

BY: Susan Rotto
DEPUTY COUNTY AUDITOR

SHEET 1 OF 7 A.F. NO. 9712045004

OSTERGAARD-ROBINSON AND ASSOC.
3630 COLBY AVE. EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

River Crest Estates

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT

GENERAL NOTES AND RESTRICTIONS

1. 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.

2. ALL EXISTING TREES WITHIN THE NGPA SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO TREES WHICH ARE DEAD, DISEASED OR HAZARDOUS.

3. STORM DRAINAGE FACILITIES IN TRACT A SHALL BE OWNED AND MAINTAINED BY THE RIVER CREST ESTATES HOMEOWNERS ASSOCIATION, HOWEVER, THE CITY OF ARLINGTON HAS THE RIGHT OF ACCESS FOR THE PURPOSES OF MAKING EMERGENCY REPAIRS OR MAINTENANCE OF ANY STORM DRAINAGE FACILITIES WITHIN THE PLAT.

4. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE RIVERCREST ESTATES HOMEOWNERS ASSOCIATION AND MAY BE REDUCED OR ELIMINATED BY THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.

5. A PER LOT FEE PAYMENT IN THE AMOUNT OF $ 941.00 SHALL BE PAIDED FOR MITIGATION IMPACTS ON THE ARLINGTON SCHOOL DISTRICT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

6. LOT OWNERS ARE HEREBY ADVISED THAT THIS PROPERTY IS LOCATED WITHIN AN AREA THAT MAY BE IMPACTED BY NOISE FROM THE LOCAL AIRPORT.

7. LOT OWNERS ARE HEREBY PRECLUDED FROM TAKING ACTION AGAINST THE ADJACENT AGRICULTURAL COMMUNITY FOR CONTINUING STANDARD FARMING PRACTICES.

8. THIS PLAT IS SUBJECT TO THE RIVER CREST ESTATES DECLARATION OF RESTRICTIVE COVENANTS, RECORDED UNDER AUDITOR'S FILE NO.

9. 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 ON SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO THE CITY OF ARLINGTON DEPARTMENT OF PUBLIC WORKS. 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.

10. TRACTS D AND E ARE PROVIDED FOR OPEN SPACE AND RECREATION AND OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

EASEMENT PROVISIONS

1. 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.

2. AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM NOT LOCATED WITHIN A DEDICATED ROAD RIGHT-OF-WAY OR AS SHOWN ON THE PLAT, 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 FIVE FEET OR AS SHOWN ON THE PLAT, 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 IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC WATER LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT-OF-WAY AND TO A WIDTH OF FIVE FEET OR AS SHOWN ON THE PLAT, ON EACH SIDE OF SUCH PUBLIC WATER LINE, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC WATER LINE.

3. THE SANITARY SEWER EASEMENT ON LOTS 59 AND 60 IS FOR THE BENEFIT OF THE CITY OF ARLINGTON FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SANITARY SEWER FACILITIES.

4. THE UTILITY EASEMENT ON LOT 1 IS FOR THE BENEFIT OF THE CITY OF ARLINGTON FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SANITARY SEWER FACILITIES AND OTHER UTILITIES.

LOT ADDRESSES

1. 20714 59th Dr 2. 20706 59th Dr 3. 20630 59th Dr 4. 20624 59th Dr
5. 20616 59th Dr 6. 20612 59th Dr 7. 20608 59th Dr 8. 5916 206th St
9. 5920 206th St 10. 5928 206th St 11. 6002 206th St 12. 6008 206th St
13. 6014 206th St 14. 6024 206th St 15. 6005 206th St 20528 61st Ave
16. 20601 61st Ave 17. 20609 61st Ave 18. 20615 61st Ave 19. 20623 61st Ave
20. 20629 61st Ave 21. 20703 61st Ave 22. 20711 61st Ave 6104 208th St
23. 6120 208th St 20712 61st Ave 24. 20704 61st Ave 25. 20630 61st Ave
26. 20624 61st Ave 27. 20616 61st Ave 28. 20608 61st Ave
29. 20600 61st Ave 6023 208th St 30. 6015 208th St
31. 6011 208th St 20605 60th Ave
32. 20617 60th Ave 33. 20623 60th Ave 34. 20629 60th Ave 35. 20705 60th Ave
36. 20709 60th Ave 6110 208th St 37. 5924 208th St 20708 60th Ave
38. 20704 60th Ave 39. 20628 60th Ave 40. 20622 60th Ave 41. 20618 60th Ave
42. 20606 60th Ave 5927 206th St 43. 20611 59th Dr 44. 20621 59th Dr
45. 20627 59th Dr 46. 20703 59th Dr 47. 20707 59th Dr 48. 20723 59th Dr
49. 20721 208th St 50. 5921 208th St 51. 5927 208th St 52. 6001 208th St
53. 6009 208th St 54. 6017 208th St 55. 6023 208th St 20724 61st St
56. 6105 208th St 20725 61st Ave 57. 6113 208th St 58. 6119 208th St
59. 6127 208th St 60. 6201 208th St 61. 6207 208th St 62. 6215 208th St
63. 6223 208th St 64. 20717 63rd Ave 65. 20711 63rd Ave 66. 20703 63rd Ave
67. 20627 63rd Ave 68. 20613 63rd Ave 69. 20609 63rd Ave 70. 6220 206th St
71. 6218 206th St 72. 6210 206th St 73. 6204 206th St 74. 6202 206th St
75. 6128 206th St 76. 6122 206th St 77. 6116 206th St 78. 6112 206th St
79. 6104 206th St 80. 6030 206th St 81. 6017 206th St 20528 62nd Ave
82. 20602 62nd Ave 83. 20606 62nd Ave 84. 20616 62nd Ave 85. 20622 62nd Ave
86. 20628 62nd Ave 87. 20704 62nd Ave 88. 20710 62nd Ave 6114 208th St
89. 20707 62nd Ave 6130 208th St 90. 20701 62nd Ave 91. 20627 62nd Ave
92. 20619 62nd Ave 93. 20611 62nd Ave 94. 20603 62nd Ave 6201 206th St
95. 20612 63rd Ave 96. 20620 63rd Ave 97. 20626 63rd Ave 98. 20702 63rd Ave
99. 20708 63rd Ave 6210 208th St 100. 6202 208th St

CARL H. SORENSEN
STATE OF WASHINGTON
18924
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3/29/98

11/25/97

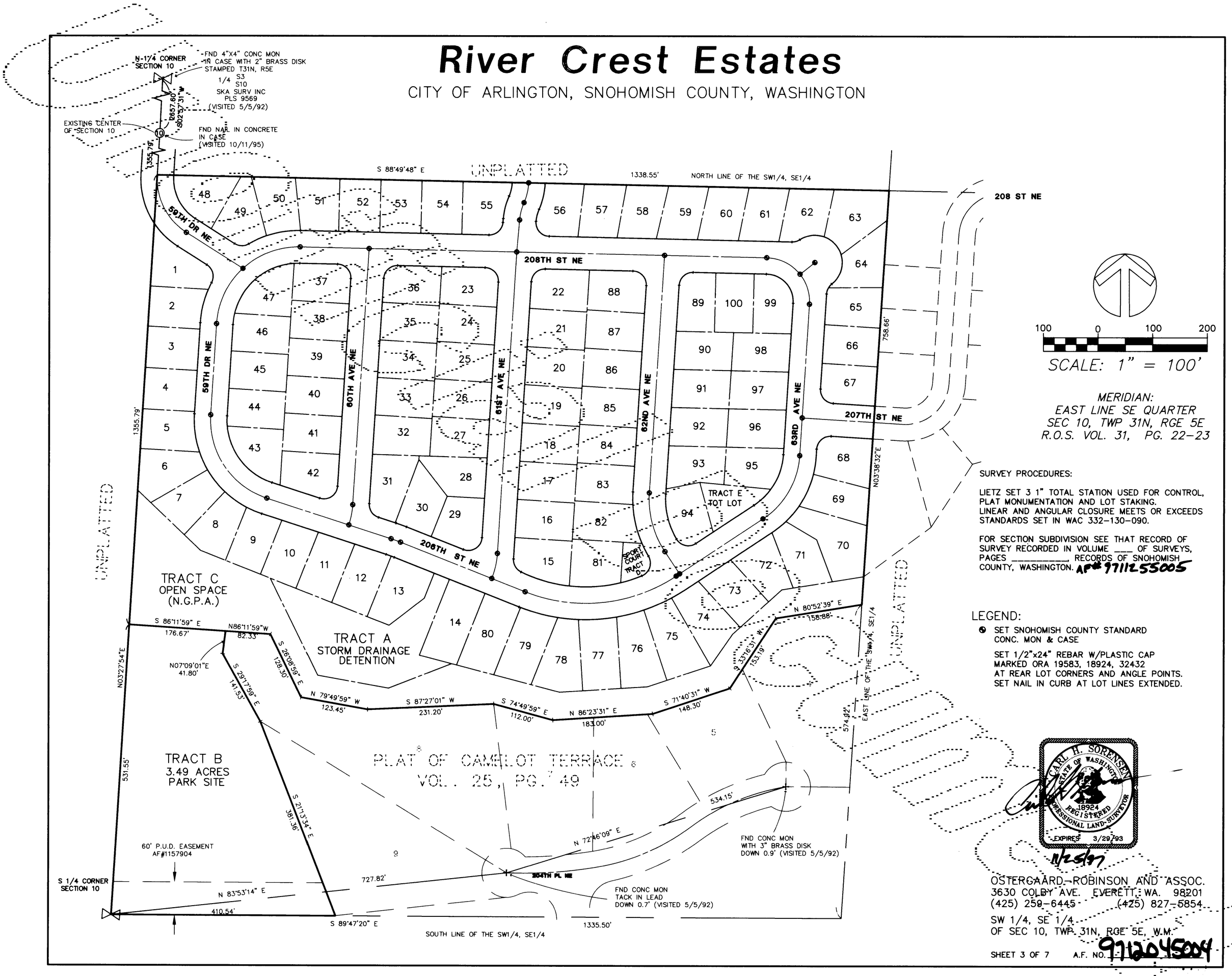
OSTERGAARD-ROBINSON AND ASSOC.
3630 COLBY AVE. EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

SW 1/4, SE 1/4
OF SEC 10, TWP 31N, RGE 5E, W.M.

SHEET 2 OF 7 A.F. NO. 9712045004

River Crest Estates

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



MERIDIAN:
EAST LINE SE QUARTER
SEC 10, TWP 31N, RGE 5E
R.O.S. VOL. 31, PG. 22-23

SURVEY PROCEDURES:

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING.
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION SUBDIVISION SEE THAT RECORD OF SURVEY RECORDED IN VOLUME ___ OF SURVEYS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. AF# 9711255005

LEGEND:

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
  SET 1/2"x24" REBAR W/PLASTIC CAP MARKED ORA 19583, 18924, 32432 AT REAR LOT CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

CARL H. SORENSEN
STATE OF WASHINGTON
18924
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 3/29/93

11/25/97

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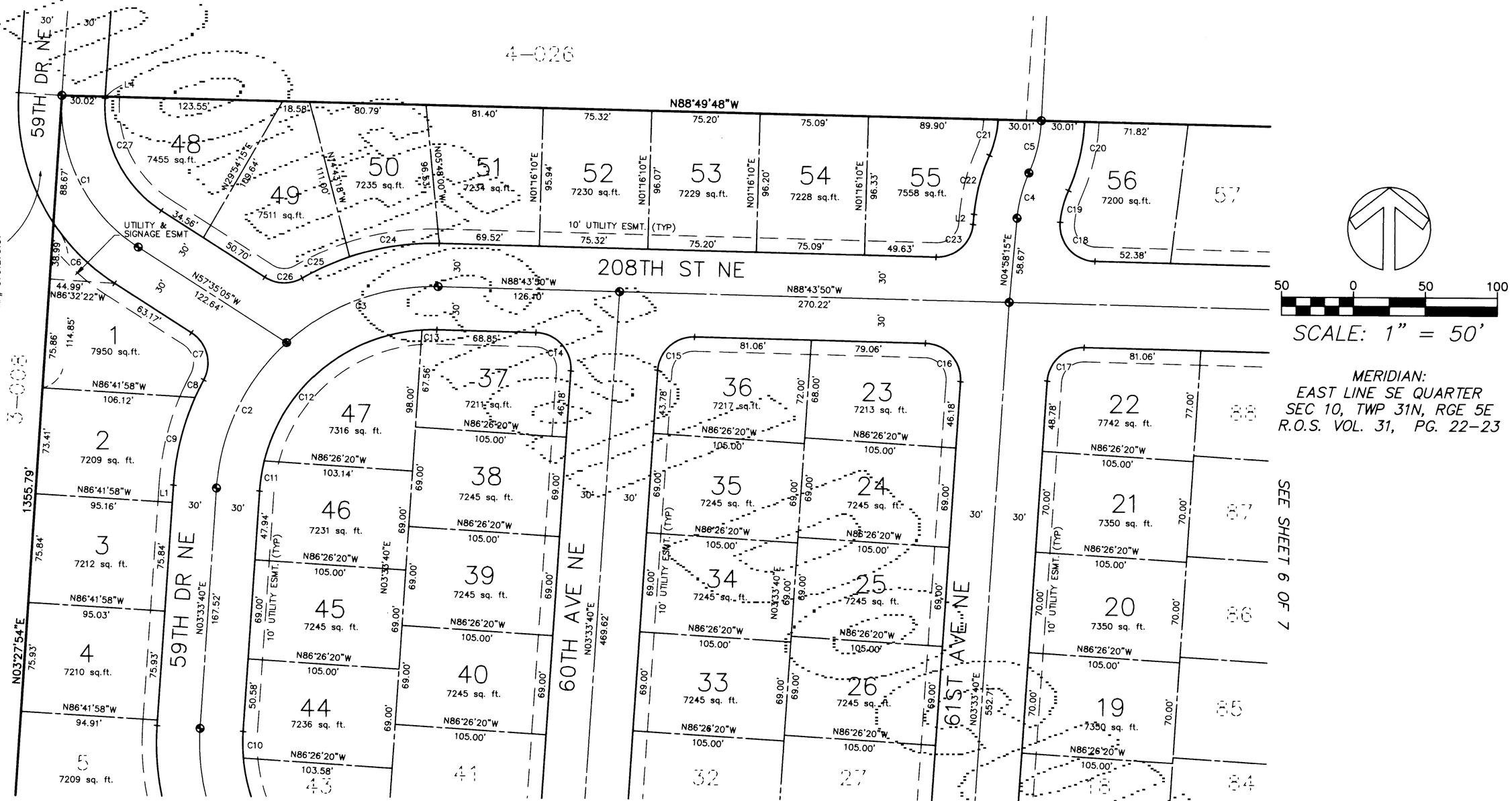
SHEET 3 OF 7 A.F. NO. 9712045004

River Crest Estates

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

MERIDIAN:
EAST LINE SE QUARTER
SEC 10, TWP 31N, RGE 5E
R.O.S. VOL. 31, PG. 22-23

CURVE	RADIUS	LENGTH	DELTA
C1	116.05'	123.65'	61°02'59"
C2	150.00'	114.81'	43°51'15"
C3	150.00'	114.81'	43°51'15"
C4	100.00'	32.60'	18°40'47"
C5	101.36'	37.37'	21°07'22"
C6	146.05'	60.33'	23°39'57"
C7	25.00'	37.30'	85°28'26"
C8	180.00'	13.65'	04°20'42"
C9	180.00'	62.78'	19°58'59"
C10	120.00'	18.49'	08°49'42"
C11	120.00'	21.17'	10°06'26"
C12	120.00'	152.29'	72°42'43"
C13	120.00'	10.24'	04°53'21"
C14	25.00'	40.27'	92°17'30"
C15	25.00'	38.27'	87°42'30"
C16	25.00'	40.27'	92°17'30"
C17	25.00'	38.27'	87°42'30"
C18	25.00'	40.89'	93°42'21"
C19	70.00'	22.82'	18°40'41"
C20	131.36'	49.14'	21°25'58"
C21	71.36'	25.60'	20°33'06"
C22	130.00'	42.38'	18°40'47"
C23	25.00'	37.65'	86°17'55"
C24	180.00'	63.39'	20°10'45"
C25	180.00'	35.93'	11°26'17"
C26	25.00'	27.39'	62°45'47"
C27	86.05'	91.68'	61°02'59"

LINE	DIRECTION	DISTANCE
L1	N03°33'40"E	11.94'
L2	N04°58'15"E	7.12'
L3	N03°33'40"E	3.82'
L4	N03°27'54"E	1.20'

LEGEND:

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE

  SET 1/2"x24" REBAR W/PLASTIC CAP MARKED ORA 19583, 18924, 32432 AT REAR LOT CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

B.S.B.L. BUILDING SETBACK LINE

CARL H. SORENSEN
STATE OF WASHINGTON
18924
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 3/29/98

11/25/97

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SW 1/4, SE 1/4
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SHEET 4 OF 7 A.F. NO. 9712045004

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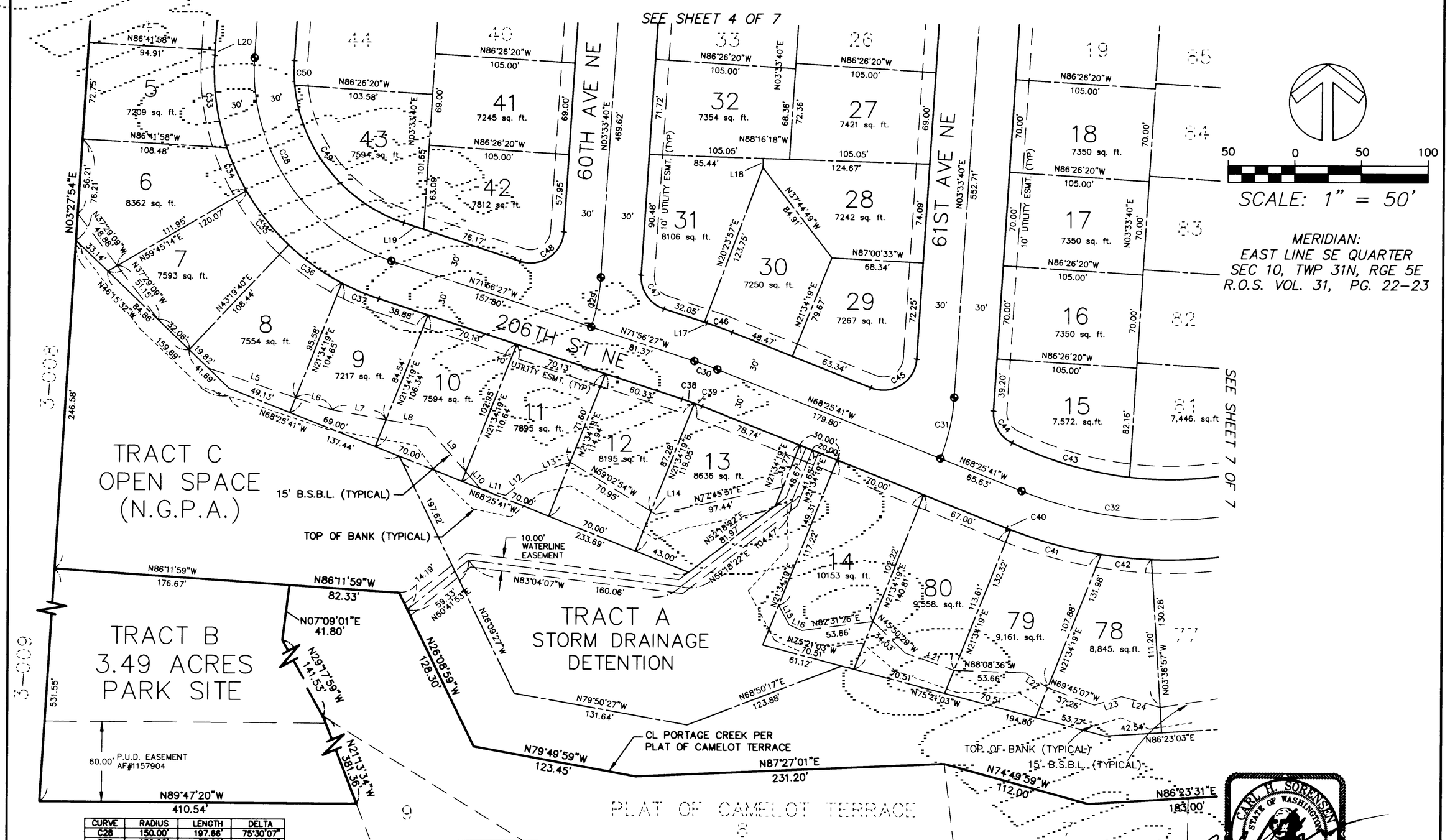
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



CURVE	RADIUS	LENGTH	DELTA
C28	150.00'	197.66'	75°30'07"
C29	150.00'	37.96'	14°29'53"
C30	300.00'	18.39'	03°30'46"
C31	150.00'	47.15'	18°00'39"
C32	300.00'	288.51'	55°06'07"
C33	180.00'	70.67'	22°29'45"
C34	180.00'	35.54'	11°18'41"
C35	180.00'	51.60'	16°25'34"
C36	180.00'	49.15'	15°38'38"
C37	180.00'	30.24'	09°37'29"
C38	260.00'	9.79'	02°09'28"
C39	260.00'	6.15'	01°21'20"
C40	330.00'	3.00'	00°31'15"
C41	330.00'	70.61'	12°15'34"
C42	330.00'	37.93'	06°35'06"
C43	270.00'	92.09'	19°32'30"
C44	25.00'	29.56'	67°44'10"
C45	25.00'	47.13'	108°00'39"
C46	330.00'	20.23'	03°30'46"
C47	25.00'	32.94'	75°30'07"
C48	25.00'	45.60'	104°29'53"
C49	120.00'	139.64'	66°40'25"
C50	120.00'	18.49'	08°49'42"

LINE	DIRECTION	DISTANCE
L5	N71°34'30"W	69.49'
L6	N71°34'30"W	28.73'
L7	N79°52'06"W	41.13'
L8	N79°52'06"W	31.06'
L9	N41°16'29"W	44.43'
L10	N41°16'29"W	16.85'
L11	N75°42'52"W	19.49'
L12	N51°06'52"E	23.89'
L13	N71°31'18"E	31.21'
L14	N59°02'54"W	3.99'
L15	N28°02'07"W	16.51'
L16	N66°31'06"W	10.52'
L17	N71°56'27"W	1.80'
L18	N01°43'42"E	7.00'
L19	N71°56'27"W	15.54'
L20	N03°33'40"E	3.82'
L21	N70°56'16"W	36.62'
L22	N88°08'36"E	53.66'
L23	N72°11'53"E	21.48'
L24	N74°39'53"W	30.06'

LEGEND:

- ● SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE

  SET 1/2"x24" REBAR W/PLASTIC CAP MARKED ORA 19583, 18924, 32432 AT REAR LOT CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

B.S.B.L. BUILDING SETBACK LINE

CARL H. SORENSEN
STATE OF WASHINGTON
18924
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 3/29/98

11/25/97

OSTERGAARD-ROBINSON AND ASSOC.
3630 COLBY AVE. EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

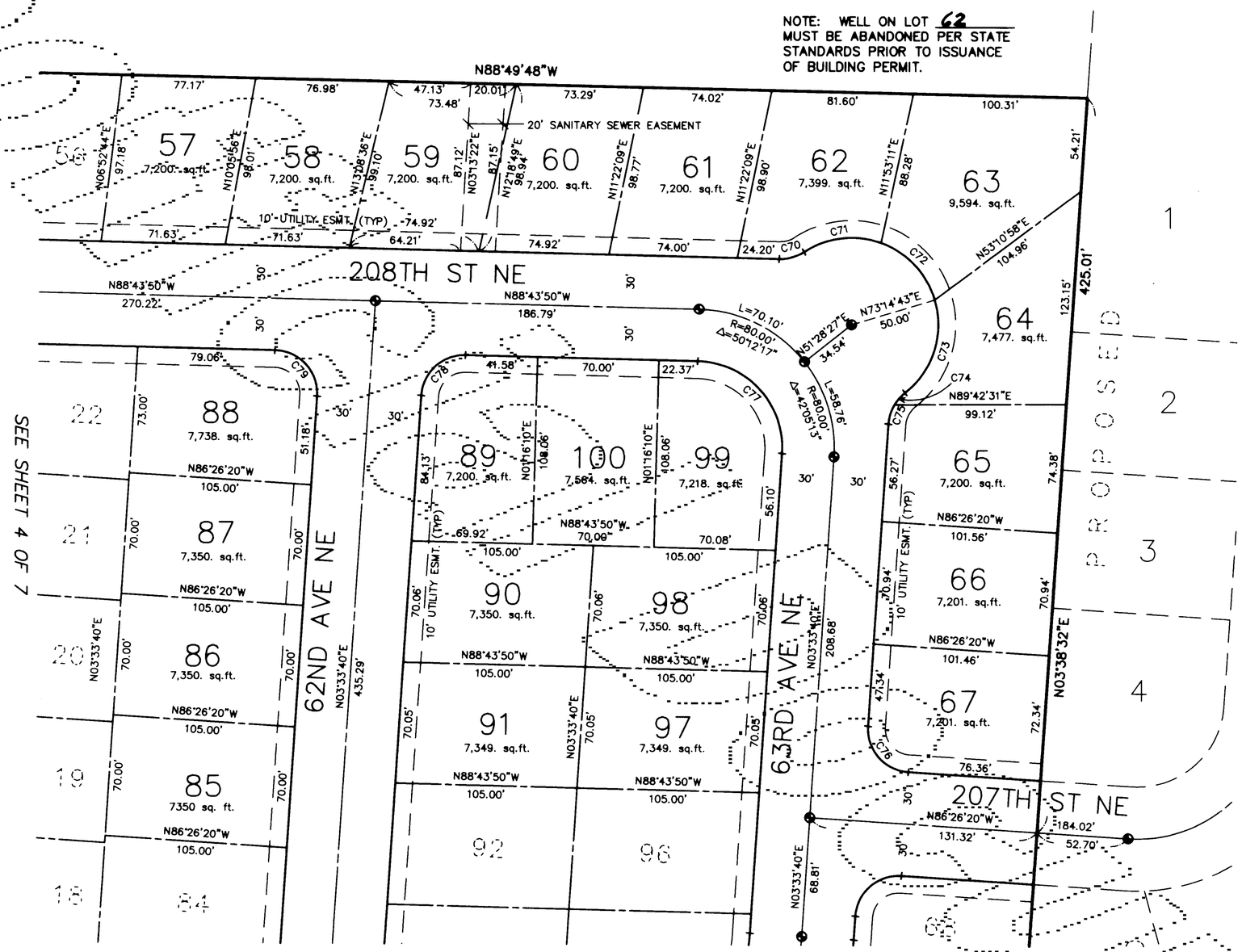
SW 1/4, SE 1/4
OF SEC 10, TWP 31N, RGE 5E, W.M.

SHEET 5 OF 7 A.F. NO. 9712045004

River Crest Estates

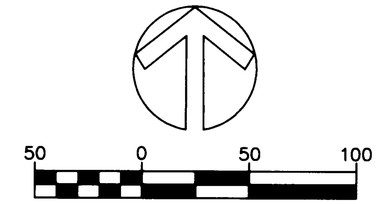
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON

NOTE: WELL ON LOT 62 MUST BE ABANDONED PER STATE STANDARDS PRIOR TO ISSUANCE OF BUILDING PERMIT.



SEE SHEET 4 OF 7

SEE SHEET 7 OF 7



SCALE: 1" = 50'

MERIDIAN:
EAST LINE SE QUARTER
SEC 10, TWP 31N, RGE 5E
R.O.S. VOL. 31, PG. 22-23

CURVE	RADIUS	LENGTH	DELTA
C70	25.00'	15.12'	34°39'29"
C71	50.00'	46.35'	53°08'32"
C72	50.00'	46.71'	53°31'30"
C73	50.00'	59.78'	68°30'20"
C74	25.00'	9.13'	20°56'03"
C75	25.00'	11.89'	27°15'20"
C76	25.00'	39.27'	90°00'00"
C77	50.00'	80.54'	92°17'30"
C78	25.00'	38.27'	87°42'30"
C79	25.00'	40.27'	92°17'30"

LEGEND:

⊕ SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE

SET 1/2"x24" REBAR W/PLASTIC CAP MARKED ORA 19583, 18924, 32432 AT REAR LOT CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

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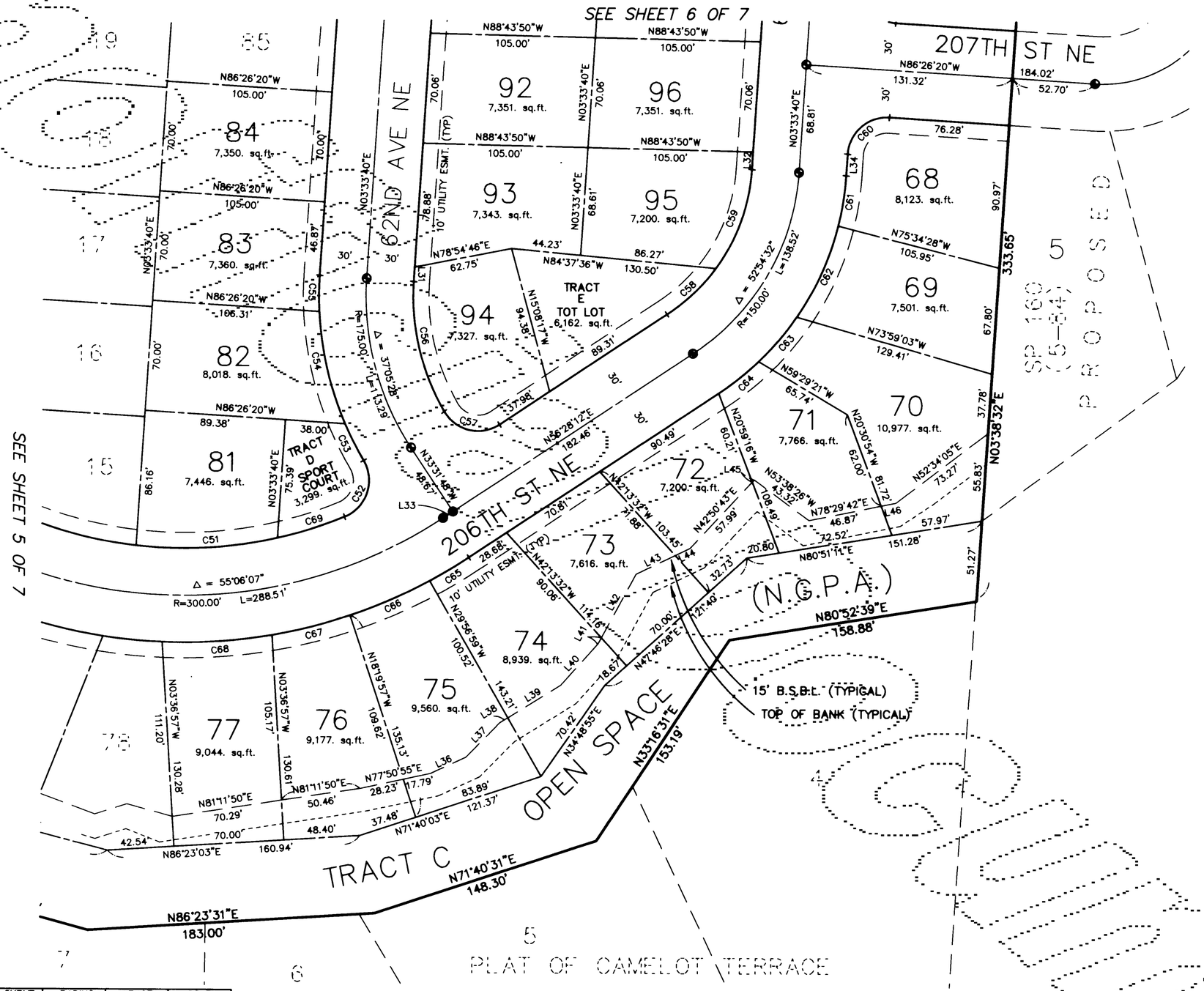
 A.F. NO. 9711245004

River Crest Estates

CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

MERIDIAN:
EAST LINE SE QUARTER
SEC 10, TWP 31N, RGE 5E
R.O.S. VOL. 31, PG. 22-23

CURVE	RADIUS	LENGTH	DELTA
C51	270.00'	90.45'	19°11'36"
C52	25.00'	42.93'	98°23'15"
C53	205.00'	26.29'	07°20'54"
C54	205.00'	73.49'	20°32'28"
C55	205.00'	23.18'	06°28'45"
C56	145.00'	86.21'	34°03'57"
C57	25.00'	40.59'	93°01'31"
C58	120.00'	42.94'	20°30'10"
C59	120.00'	67.87'	32°24'22"
C60	25.00'	39.27'	90°00'00"
C61	180.00'	32.36'	10°18'01"
C62	180.00'	64.28'	20°27'17"
C63	180.00'	37.31'	11°52'35"
C64	180.00'	32.29'	10°16'40"
C65	330.00'	29.05'	05°02'38"
C66	330.00'	55.36'	09°36'40"
C67	330.00'	51.28'	08°54'15"
C68	330.00'	70.13'	12°10'38"
C69	270.00'	44.82'	09°30'37"

LINE	DIRECTION	DISTANCE
L31	N03°33'40"E	9.28'
L32	N03°33'40"E	11.23'
L33	N56°28'12"E	7.53'
L34	N03°33'40"E	13.81'

L36	N85°03'00"E	24.50'
L37	N44°28'24"E	30.54'
L38	N56°12'00"E	6.20'
L39	N56°12'00"E	39.27'
L40	N41°49'38"E	35.16'
L41	N28°14'08"E	4.89'
L42	N28°14'08"E	45.92'
L43	N64°12'16"E	27.87'
L44	N64°12'16"E	10.28'
L45	N42°50'43"E	1.71'
L46	N78°29'42"E	9.70'

LEGEND:

- ⊙ SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE

  SET 1/2"x24" REBAR W/PLASTIC CAP MARKED ORA 19583, 18924, 32432 AT REAR LOT CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

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SHEET 7 OF 7 A.F. NO. 9712040009