GLENEAGLE
SECTION IV B

A PORTION OF THE NE 1/4 & SE1/4 OF THE NW 1/4, SECTION 23, TWP. 31 N., R. 5 E.WM.
SNOHOMISH COUNTY, WASHINGTON
CITY OF ARLINGTON PERMIT APPLICATION FILE NO. MJ-99-0031-FP

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT VINESTREET FUND L.L.C. 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 OR OFF THE PLAT, AND ALL WATER 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 GOVERNMENT AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 23rd DAY OF June 1999

BY: VINE STREET FUND L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: J. Brent McKinley

ITS MANAGER

BY: U. S. BANK NATIONAL ASSOCIATION

BY: DR Henry

ITS Vice President

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
)ss
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Brent McKinley 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 Manager OF VINE STREET FUND L.L.C. TO BE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED : June 23rd, 1999

SIGNATURE OF NOTARY Cindy L Palmer

RESIDING AT : Lake Stevens

MY APPOINTMENT EXPIRES : 11/29/02

CINDY L. PALMER
COMMISSION EXPIRES
NOTARY
PUBLIC
11-29-02
STATE OF WASHINGTON

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
)ss
COUNTY OF ~~SNOHOMISH~~ KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT D. R. HENRY 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 PRES. OF US BANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED : July 15 1999

Annette J. Morrelle
SIGNATURE OF NOTARY

ANNETTE J. MORRELLE
NOTARY NAME TO BE PRINTED

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT : SNOHOMISH COUNTY

MY APPOINTMENT EXPIRES : 10/1/99

OFFICIAL SEAL
ANNETTE J. MORRELLE
Notary Public State of Washington
My Comm. Expires Oct 1 1999

LEGAL DESCRIPTION:

PARCEL C, GLENEAGLE GOLF COURSE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 209 THROUGH 224, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

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. THE PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE MAP PAGES OF THIS PLAT ARE NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM INDIVIDUAL LOT ROOF AND FOOTING DRAINS, TO BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND REPAIR RESPONSIBILITY REFERENCE C C &R'S UNDER SNOHOMISH COUNTY AUDITORS FILE NO. 9302080064

3. STORM DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATES, 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. THE SANITARY SEWER EASEMENTS AS SHOWN HEREON ARE TO THE CITY OF ARLINGTON FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SANITARY SEWER STRUCTURES.

5. PRIOR APPROVAL MUST BR OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT.

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

7. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 30 THROUGH 33 IS FOR THE BENEFIT OF LOTS 29 THROUGH 34. LOTS 29 THROUGH 34 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

8. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOT 36 IS FOR THE BENEFIT OF LOT 35 AND 36. LOT 35 AND 36 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM.

9. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOT 37 IS FOR THE BENEFIT OF LOT 37 AND 38. LOT 37 AND 38 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM.

10. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 40 THROUGH 42 IS FOR THE BENEFIT OF LOTS 40 THROUGH 43. LOTS 40 THROUGH 43 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

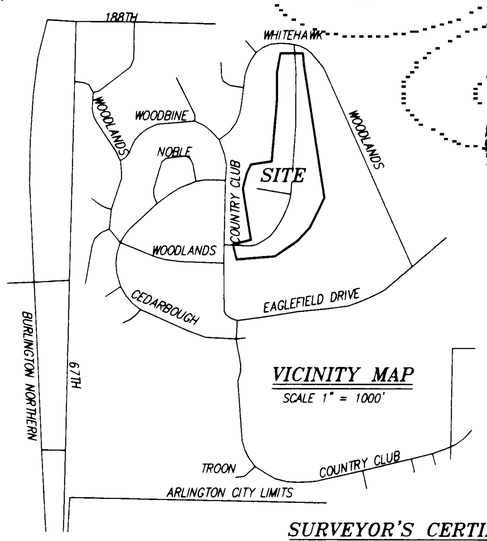
11. THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 49, 50 AND 56 IS FOR THE BENEFIT OF LOTS 48, 49, 50, 55 AND 56. LOTS 48, 49, 50 AND 56 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

12. THE GOLF CART EASEMENT OVER LOTS 31 AND 32 IS TO THE GLENEAGLE GOLF COURSE. THE GLENEAGLE GOLF COURSE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT.

13. THIS PLAT IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS CONTAINED IN THE LARGE TRACT SEGREGATION RECORDED UNDER AUDITOR'S FILE NO. 8609080374.

14. THIS PLAT IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS AN OTHER MATTERS AS CONTAINED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9302080044 AND MODIFIED BY DOCUMENTS RECORDED UNDER AUDITOR'S FLIE NO. 9405120718 AND 9408100187.

15. THE LAND HEREBY PLATTED IS WITHIN THE INFLUENCES OF THE ARLINGTON MUNICIPAL AIRPORT WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAYBE CONDUCTED INCLUDING OVERFLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.



VICINITY MAP
SCALE 1" = 1000'

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT APPROVAL

EXAMINED AND APPROVED THIS 12 DAY OF July, 1999 THE DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR GLENEAGLE SECTOR IV B, IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT

Chuck Strong
DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
CITY OF ARLINGTON

DIRECTOR OF PUBLIC WORKS APPROVAL

EXAMINED AND APPROVED THIS 13th DAY OF July, 1999 AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

PLANNING COMMISSION APPROVAL

EXAMINED AND APPROVED THIS 13 DAY OF July, 1999 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED BINDING SITE PLAN.

Ruth E. Gonzales
CHAIRPERSON, PLANNING COMMISSION
CITY OF ARLINGTON

CITY COUNCIL APPROVAL

EXAMINED AND APPROVED THIS 17TH DAY OF July, 1999 THE CITY COUNCIL FINDS IN ADDITION THAT THE BINDING SITE PLAN OF GLENEAGLE SECTOR IV B IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

MAYOR, CITY COUNCIL
CITY OF ARLINGTON

ATTEST Kathy Peterson
CITY CLERK
CITY OF ARLINGTON

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 2000 TAXES. 7-20-99

Bob Lantine
TREASURER, SNOHOMISH COUNTY

BY: Linda Peterson
DEPUTY TREASURER, SNOHOMISH COUNTY.

SECTION INDEX

MJ-99-0031-FP
A PORTION OF THE NE 1/4 & SE 1/4 OF THE NW 1/4, OF SEC. 23, TWP. 31 N., R. 5 E., W.M., SNOHOMISH CO., WA.

A.F. No. 199907205002

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 20th DAY OF JULY 1999
AT 9:32 A.M. IN VOLUME ____ OF PLATS, AT PAGES ____
AT THE REQUEST OF: ____
UNDER AUDITOR'S FILE NO: 199907205002

Bob Terwilliger
COUNTY AUDITOR

BY: Sheryl Sweeny
DEPUTY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF GLENEAGLE SECTOR IV B IS BASED ON AN ACTUAL SURVEY AS REQUIRED BY STATE STATUTE; 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 STATUES AND REGULATIONS GOVERNING PLATTING.

JEFF H. CURTIS PLS 29608

JEFF H. CURTIS
STATE OF WASHINGTON
29608
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 1/29/2000
1/15/99

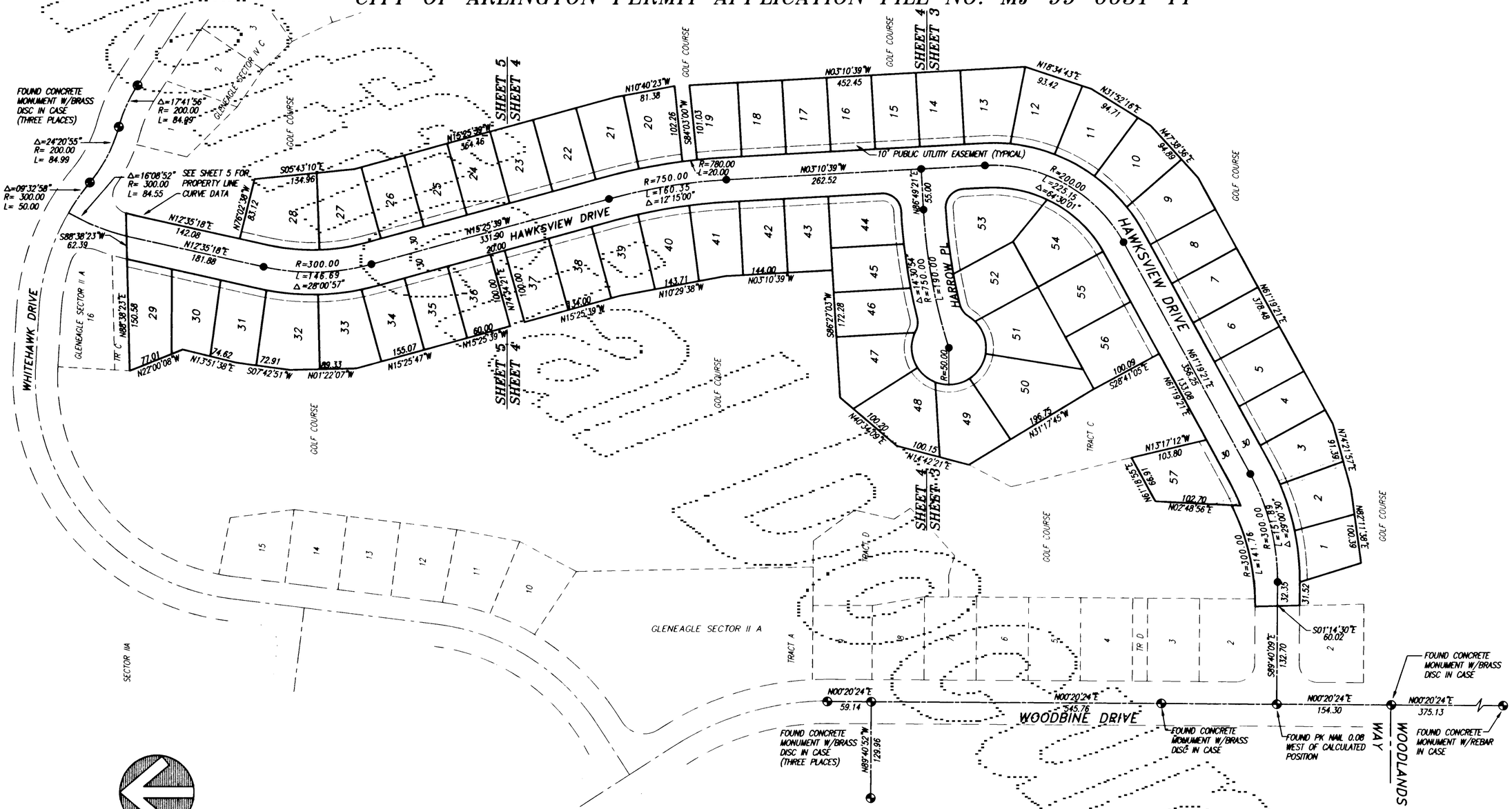
FINAL PLAT FOR:
VINESTREET FUND L.L.C.

CURTIS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O.BOX 1512
LAKE STEVENS, WA. 98258
(425) 397-8424

DATE: 01/15/1999	DWG BY: JHC
JOB NO. 98-011	SHEET 1 OF 5

GLENEAGLE
SECTOR IV B

A PORTION OF THE NE 1/4 & SE1/4 OF THE NW 1/4, SECTION 23, TWP. 31 N., R. 5 E.WM.
SNOHOMISH COUNTY, WASHINGTON
CITY OF ARLINGTON PERMIT APPLICATION FILE NO. MJ-99-0031-FP



NORTH

GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARING

A BEARING OF N00°20'24"E BETWEEN FOUND MONUMENTS ON WOODBINE ROAD AS SHOWN ON THE PLAT OF GLENEAGLE GOLF COURSE RECORDED UNDER AUDITORS FILE NO. 960645004 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

LEGEND

SET 1/2" X 24" IRON ROD WITH CAP NO. 29608 AT ALL LOT CORNERS UNLESS OTHERWISE NOTED

● SET CONCRETE MONUMENT WITH BRASS DISC IN MONUMENT CASE APRIL 09, 1999

◐ MONUMENTS FOUND AS NOTED MAY 08, 1998

BOUNDARY CONTROL & INDEX MAP

NOTES

1. THIS MAP REPRESENTS A RESURVEY OF PARCEL C, GLENEAGLE GOLF COURSE, VOLUME 61 OF PLATS, PAGES 209 - 224
2. INSTRUMENT DATA - LIETZ SET 3 (1" DIRECT READING)
3. FIELD METHOD USED - TRAVERSE
4. ACCURACY - TRAVERSE CLOSURE AND ANGULAR CLOSURE MEETS OR EXCEEDS WAC 332-130-190 REQUIREMENTS.
5. MONUMENTS VISITED - MAY 06, 1998
6. REFERENCE MATERIALS
   PLAT OF GLENEAGLE GOLF COURSE AF #960645004
   PLAT OF GLENEAGLE SECTOR IIA AF #9201175005
   PLAT OF THE WOODLANDS SECTOR 1 AF #8504035005
7. HAWKSVIEW DRIVE AND HARROW PLACE TO BE DEDICATED TO THE CITY OF ARLINGTON WITH RECORDING OF THIS PLAT.

MJ-99-0031-FP
A PORTION OF THE NE 1/4 & SE 1/4 OF THE NW 1/4, OF SEC. 23, TWP. 31 N., R. 5 E., W.M., SNOHOMISH CO., WA.

A.F. NO. 199907205002

JEFF H. CURTIS
STATE OF WASHINGTON
29608
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 1/29/2000
7/15/99

FINAL PLAT FOR:
VINESTREET GROUP

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DATE: 01/15/1999	DWG BY: JHC
JOB NO. 98-011	SHEET 2 OF 5

GLENEAGLE
SECTION IV B

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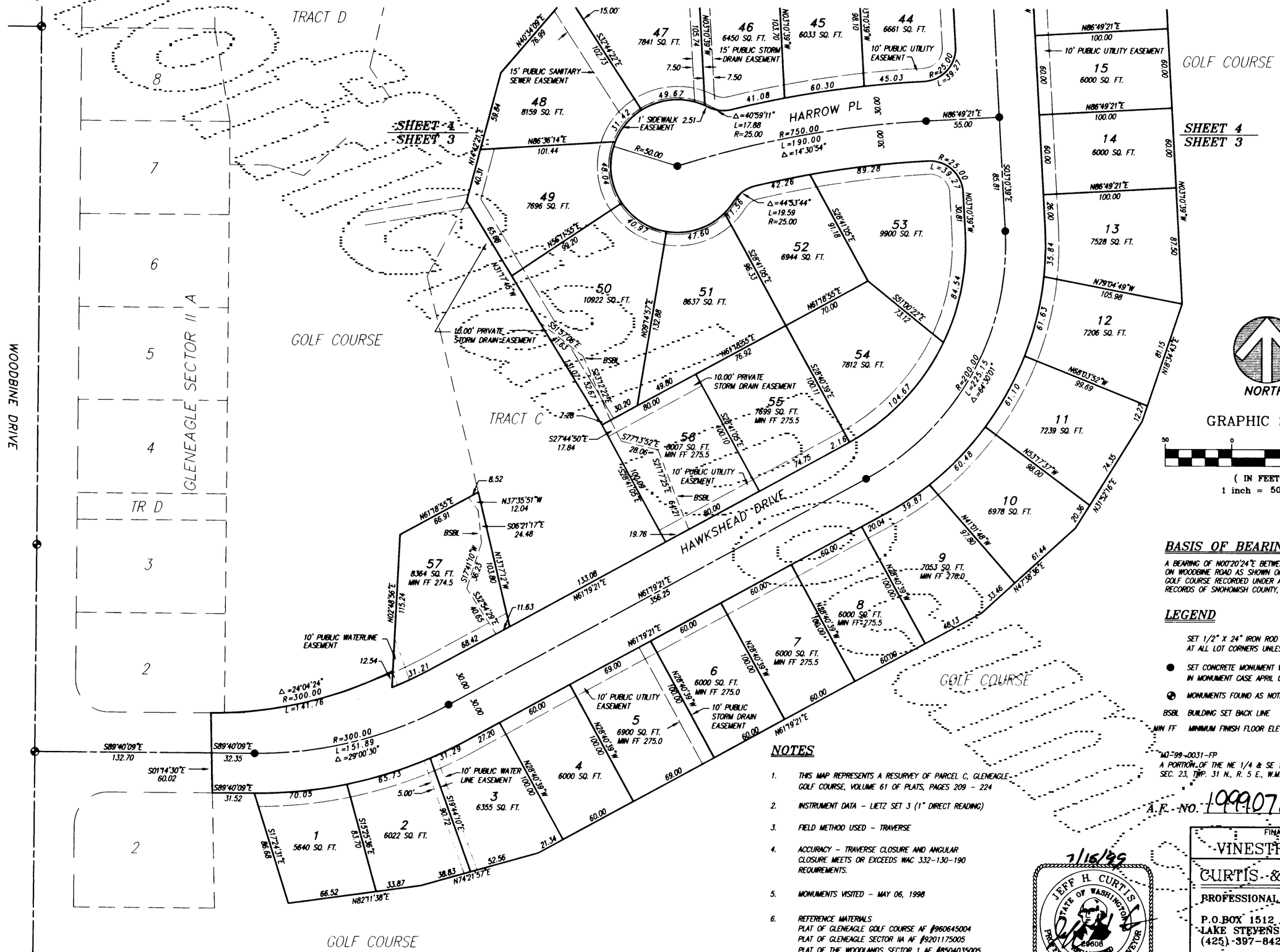

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BSBL BUILDING SET BACK LINE

MIN FF MINIMUM FINISH FLOOR ELEVATION

MJ-99-0031-FP
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7/16/99
JEFF H. CURTIS
STATE OF WASHINGTON
29608
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 1/29/2000

A.F. NO. 199907205002

FINAL PLAT FOR:
VINESTREET GROUP

CURTIS & ASSOCIATES
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DATE: 01/15/1999	DWG BY: JHC
JOB NO. 98-011	SHEET 3 OF 5

GLENEAGLE
SECTOR IV B

A PORTION OF THE NE 1/4 & SE1/4 OF THE NW 1/4, SECTION 23, TWP. 31 N., R. 5 E.WM.
SNOHOMISH COUNTY, WASHINGTON
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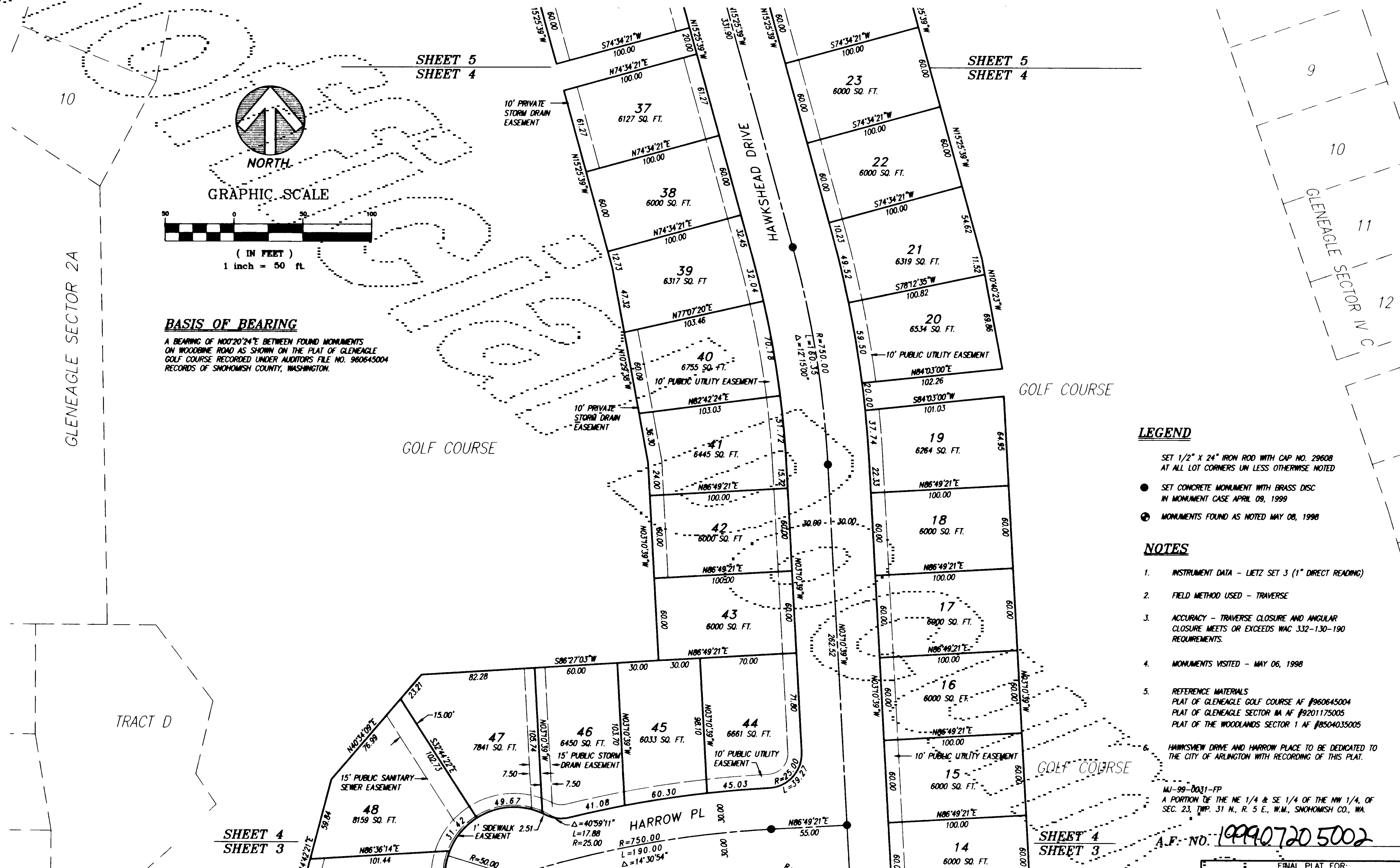

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JEFF H. CURTIS – STATE OF WASHINGTON – 29608 REGISTERED PROFESSIONAL LAND SURVEYOR
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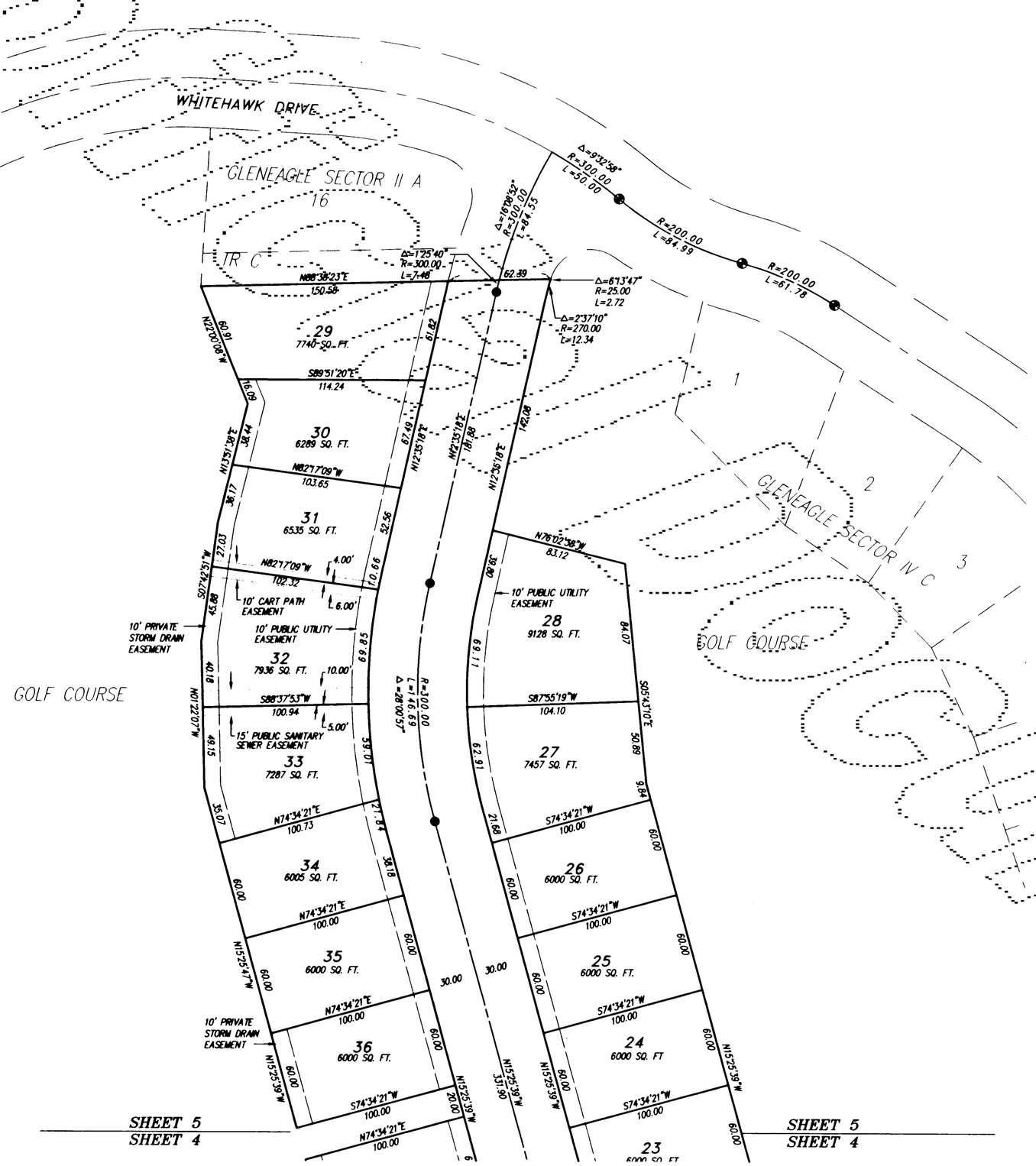

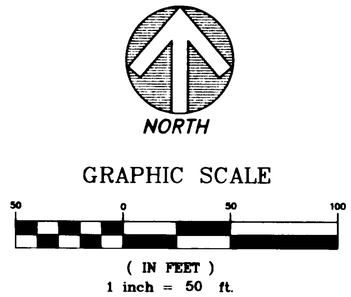

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3/15/99

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JOB NO: 98-011	SHEET 5 OF 5