THE PLAT OF STONEWAY
CITY OF ARLINGTON PLAT
FOR
DARLING INVESTMENT, LLC.
PROJECT FILE NO. MJ-02-004-FP

S.E.1/4 S.W.1/4 OF SECTION 21, TWP. 31 N., RGE. 5 E., W.M.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT DARLING INVESTMENT, LLC., A LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT AND EVERTRUST BANK, THE MORTGAGEES THEREOF, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND VOLUNTARY ACT AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AVENUES, AND OTHER PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

TRACT 999, (NEIGHBORHOOD PARK & STORMWATER INFILTRATION TRACT), IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 1 THROUGH 32 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON.

TRACT 998, (PRIVATE ROAD TRACT), IS HEREBY GRANTED AND CONVEYED WITH INGRESS, EGRESS AND UTILITY RIGHTS TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 3 AND 4 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT.

FOLLOWING THE 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 PROPERTY ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORD OF THE PLAT, PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION ON 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.

DATED THIS 18 DAY OF March 2002.

Scott Darling
DARLING INVESTMENT, LLC.
A WASHINGTON LIMITED LIABILITY COMPANY
(BY SCOTT DARLING, MEMBER)

BY: [signature] V.P
EVERTRUST BANK

GENERAL NOTES AND RESTRICTIONS
(i) NO PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

(ii) LOTS 1 TO 32 SHALL EACH HAVE THEIR OWN INFILTRATION TRENCH, LOCATED ENTIRELY WITHIN THE BOUNDARY OF THE LOT AND A MINIMUM OF 10 FEET FROM THE LOT BOUNDARY. ROOF DRAINAGE SHALL BE TIGHTLINED TO THE INFILTRATION TRENCH.

(iii) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.

(iv) AS PER THE R-MD ZONE REQUIREMENTS OF THE UDC, MAXIMUM BUILDING LOT COVERAGE SHALL NOT EXCEED 35 PERCENT OF EACH LOT AND MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

(v) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

(vi) SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWN SHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

(vii) NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

(viii) AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 287' MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT UPON THE RECORDING OF THIS PLAT WHEREBY NO OBJECTS WILL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATION (FAR) PART 77).

(ix) THE CURRENT OR FUTURE OWNERS SHOULD BECOME FAMILIAR WITH THE AIRPORT MASTER PLAN DOCUMENT. A COPY OF THE MASTER PLAN CAN BE OBTAINED AT THE AIRPORT OFFICE.

(x) THE CURRENT AND POTENTIAL OWNERS ARE HEREBY MADE AWARE OF ADJACENT INDUSTRIAL AND COMMERCIAL USES WHICH MAY CREATE NOISE IMPACTS ON THE PROPERTY.

(xi) SUBJECT TO ANNEXATION COVENANT AND POWER OF ATTORNEY AND THE TERMS AND CONDITIONS THEREOF RECORDED JULY 22, 1993 UNDER RECORDING NUMBER 9307220194.

(xii) SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SHORT PLAT, RECORDED APRIL 9, 2001 UNDER RECORDING NO. 200104045006.

(xiii) SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NO. _____ WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE OBLIGATIONS FOR TRACTS 998 & 999.

(xiv) LOTS 19-26 SHALL PROVIDE ONE ADDITIONAL PARKING STALL FOR EACH OF THE DWELLING UNITS ON THE CUL-DE-SAC.

(xv) IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON ONE DWELLING UNIT FOR EACH OF THE 32 PROPOSED LOTS; IF MORE THAN ONE DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

(xvi) TRAFFIC AND PARK IMPACT AND/OR MITIGATION FEES HAVE BEEN PAID, BASED ON ONE DWELLING UNIT FOR EACH OF THE 32 PROPOSED LOTS.

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT DARLING 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 A MEMBER FOR DARLING INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED March 18, 2002.

(SEAL)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
D.F. James
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Marysville
MY APPOINTMENT EXPIRES 7-31-04

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TERRY ULLOM 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 EVERTRUST BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED March 18, 2002.

(SEAL)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
D.F. JAMES
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Marysville
MY APPOINTMENT EXPIRES 7-31-04

CITY ENGINEER
EXAMINED AND APPROVED THIS 19th DAY OF March, 2002 AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEM 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.

CITY ENGINEER
CITY OF ARLINGTON

PLANNING MANAGER
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2002 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

PLANNING MANAGER
CITY OF ARLINGTON

CITY COUNCIL APPROVAL
EXAMINED AND APPROVED THIS 19 DAY OF March 2002 THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF STONEWAY 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

PUBLIC UTILITY EASEMENT DECLARATION:
THE DECLARANT HEREBY RESERVES AND CONVEYS TO EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING UTILITY SERVICES TO THE PLAT A PERMANENT, NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF ALL UTILITIES AND UTILITY SERVICES INCLUDING WITHOUT LIMITATION WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, CABLE AND TELEPHONE, OVER, UNDER AND THROUGH THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, AS SHOWN HEREON, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

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 2002 TAXES.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: [signature] 3-20-02
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 20 DAY OF March, 2002, AT 6 MINUTES PAST 2 P.M., AND RECORDED IN VOLUME ____ OF PLATS, PAGE ____, A.F.N. 200203205003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

BY: [signature]
DEPUTY COUNTY AUDITOR

A.F.N. 200203205003

REV 04 KLS 3/15/02

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, 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 HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Thomas E. Barry
THOMAS E. BARRY, P.L.S.
LICENSE NUMBER 28067

3-18-02
DATED

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3-7-03
3-18-02

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

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DATE: NOV. 2001 BY: JSM	SCALE: -----
PROJECT NO. 00139B	F.B. 5-31

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FOR
DARLING INVESTMENT, LLC.
PROJECT FILE NO. MJ-02-004-FP
A PORTION OF S.E.1/4 S.W.1/4 OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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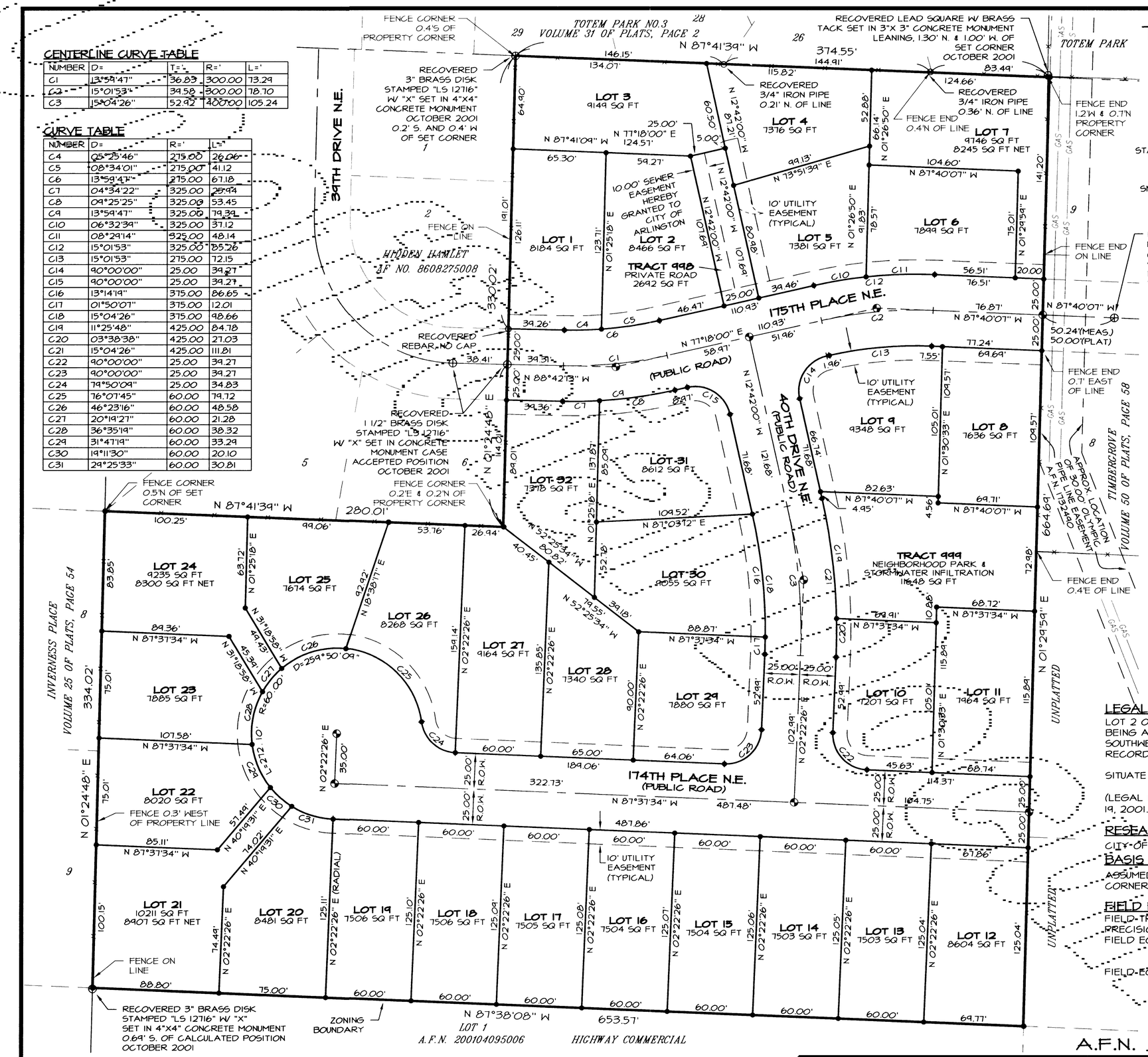
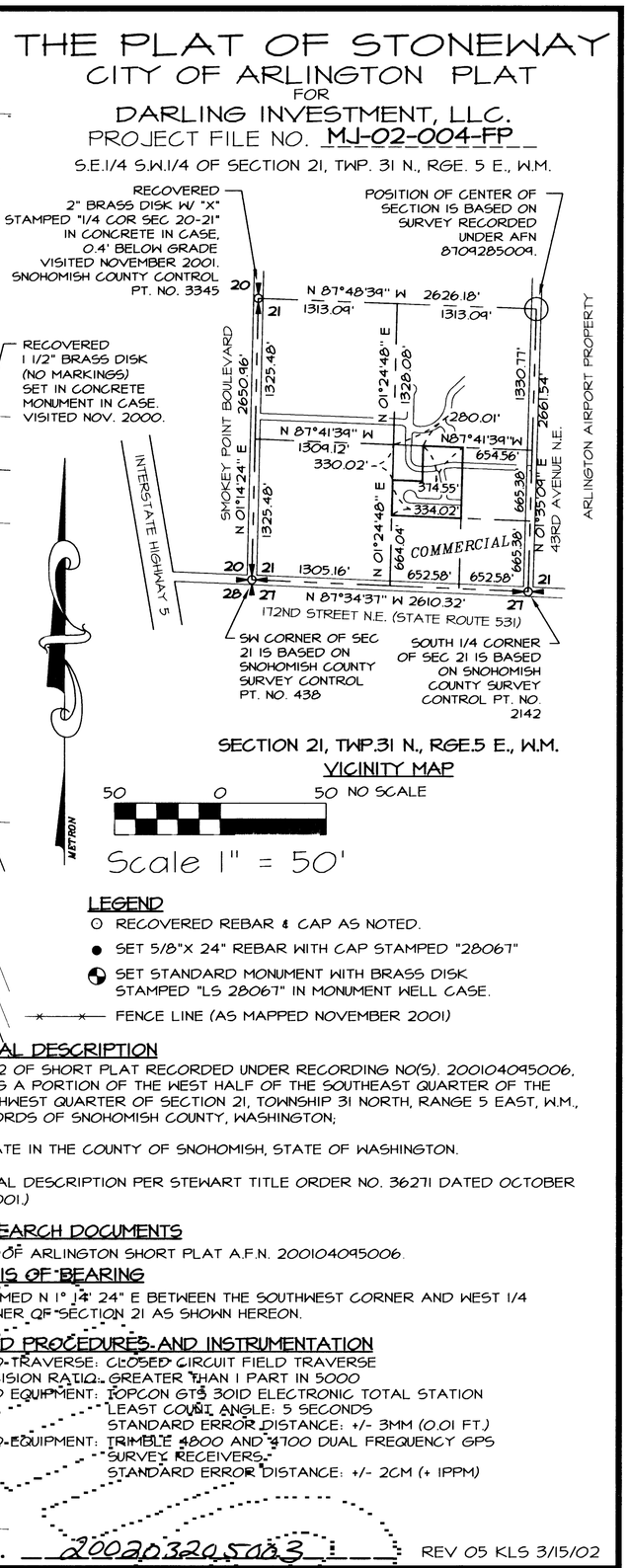
S.E.1/4 S.W.1/4 OF SECTION 21, TWP. 31 N., RGE. 5 E., W.M.





SECTION 21, TWP.31 N., RGE.5 E., W.M.

VICINITY MAP

50 0 50 NO SCALE

Scale 1" = 50'

CENTERLINE CURVE TABLE

NUMBER	D=	T='	R='	L='
C1	13°59'47"	36.83	300.00	73.29
C2	15°01'53"	39.58	300.00	78.70
C3	15°04'26"	52.92	400.00	105.24

CURVE TABLE

NUMBER	D=	R='	L='
C4	05°25'46"	275.00	26.06
C5	08°34'01"	275.00	41.12
C6	13°59'47"	275.00	67.18
C7	04°34'22"	325.00	25.94
C8	09°25'25"	325.00	53.45
C9	13°59'47"	325.00	79.39
C10	06°32'39"	325.00	37.12
C11	08°29'14"	325.00	48.14
C12	15°01'53"	325.00	85.26
C13	15°01'53"	275.00	72.15
C14	90°00'00"	25.00	39.27
C15	90°00'00"	25.00	39.27
C16	13°14'19"	375.00	86.65
C17	01°50'07"	375.00	12.01
C18	15°04'26"	375.00	98.66
C19	11°25'48"	425.00	84.78
C20	03°38'38"	425.00	27.03
C21	15°04'26"	425.00	111.81
C22	90°00'00"	25.00	39.27
C23	90°00'00"	25.00	39.27
C24	79°50'09"	25.00	34.83
C25	76°07'45"	60.00	79.72
C26	46°23'16"	60.00	48.58
C27	20°19'27"	60.00	21.28
C28	36°35'19"	60.00	38.32
C29	31°47'19"	60.00	33.29
C30	19°11'30"	60.00	20.10
C31	29°25'33"	60.00	30.81

LEGEND

- O RECOVERED REBAR & CAP AS NOTED.
- ● SET 5/8"X 24" REBAR WITH CAP STAMPED "28067"
- SET STANDARD MONUMENT WITH BRASS DISK STAMPED "LS 28067" IN MONUMENT WELL CASE.
- FENCE LINE (AS MAPPED NOVEMBER 2001)

LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT RECORDED UNDER RECORDING NO(S). 200104095006, BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION PER STEWART TITLE ORDER NO. 36271 DATED OCTOBER 19, 2001.)

RESEARCH DOCUMENTS

CITY OF ARLINGTON SHORT PLAT A.F.N. 200104095006.

BASIS OF BEARING

ASSUMED N 1° 14' 24" E BETWEEN THE SOUTHWEST CORNER AND WEST 1/4 CORNER OF SECTION 21 AS SHOWN HEREON.

FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TOPCON GTS 301D ELECTRONIC TOTAL STATION
LEAST COUNT ANGLE: 5 SECONDS
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)
FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY GPS SURVEY RECEIVERS
STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)

A.F.N. 200203205003

REV 05 KLS 3/15/02

ADDRESSES

LOT	STREET	LOT	STREET	LOT	STREET
1	3927 175TH PLACE N.E.	12	4026 174TH PLACE N.E.	23	3903 174TH PLACE N.E.
2	4001 175TH PLACE N.E.	13	4020 174TH PLACE N.E.	24	3907 174TH PLACE N.E.
3	4005 175TH PLACE N.E.	14	4014 174TH PLACE N.E.	25	3911 174TH PLACE N.E.
4	4009 175TH PLACE N.E.	15	4008 174TH PLACE N.E.	26	3915 174TH PLACE N.E.
5	4013 175TH PLACE N.E.	16	4002 174TH PLACE N.E.	27	3923 174TH PLACE N.E.
6	4019 175TH PLACE N.E.	17	3928 174TH PLACE N.E.	28	3929 174TH PLACE N.E.
7	4029 175TH PLACE N.E.	18	3922 174TH PLACE N.E.	29	17420 40TH DRIVE N.E.
8	4024 175TH PLACE N.E.	19	3916 174TH PLACE N.E.	30	17426 40TH DRIVE N.E.
9	4016 175TH PLACE N.E.	20	3910 174TH PLACE N.E.	31	17504 40TH DRIVE N.E.
10	4021 174TH PLACE N.E.	21	3906 174TH PLACE N.E.	32	3926 175TH PLACE N.E.
11	4025 174TH PLACE N.E.	22	3902 174TH PLACE N.E.	TRACT 999	17427 40TH DRIVE N.E. (PARK PROPERTY)

THOMAS E. BAKER — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 3-17-05

3-18-02

METRON
and ASSOCIATES INC.
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DATE: NOV. 2000 BY: J.S.M.	SCALE: 1" = 50'
PROJECT NO. 00139B	F.B. 5-31

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