DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

KNOW_ALL PERSONS BY THESE PRESENTS:

IHAT 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 MN-02-014-FSP ON THIS _____ DAY OF

, 2002. BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CHTY OF ARLINGTON, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

ALL LOTS MUST HAVE A MINIMUM BUILDABLE AREA OF 1,600 SQUARE FEET. BUILDABLE AREA IS DEFINED AS AREA PHYSICALLY BUILDABLE EXCLUDING ALL SETBACKS, EASEMENTS AND BUFFERS.

SUBJECT TO RESERVATIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 7608110281.

THIS LAND IS WITHIN-IHE INFLUENCE OF THE ARLINGTON-MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN BY ROW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE-AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT

ANY OUTDOOR LIGHTING SHALL BE SHIELDED SO AS TO-REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE

NO USE MAY BE MADE OF THE PREMISES, WHICH CAN QR-DOES INTERFERE-WHILH USE EMANATION, LIGHTING CONDITIONS, HEIGHT OR ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

ALL STREAM CORRIDORS MUST HAVE 50 FOOT BUILDING SETBACKS INCLUDING A 25-FOOT NATIVE GROWTH PROTECTION AREA ON THE NORTH SIDE PER CHAPTER IX OF THE UNIFIED DEVELOPMENT CODE.

THE NATIVE GROWTH PROTECTION AREA (NGPA) IS INTENDED TO PROTECT PORTAGE CREEK FROM THE IMPACTS OF DEVELOPMENT. UNDER NO CIRCUMSTANCE IS THE NGPATED TO BE CUT, PLANTED, DEVELOPED, OR OTHERWISE DISTURBED. THE CITY WELL ROUTINELY ENFORCE THIS REGULATION AND CITE VIOLATORS.

IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 1 DWELLING UNIT FOR EACH
OF THE 7 PROPOSED LOTS. IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER TOT, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS, WHICH WILL BE REQUIRED AT THE AMOUNT IN PLACE AT THE TIME THE BUILDING PERMITS ARE ISSUED. PAYMENT OF SCHOOL MITIGATION FEES IS REQUIRED IN THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. THE DEVELOPER IS REQUIRED TO SIGN A VOLUNTARY MITIGATION AGREEMENT WITH THE SCHOOL DISTRICT.

LOT 7 SHALL MEET ALL CURRENT CITY SETBACKS FOR PORTAGE CREEK IN PLACE AT THE TIME THAT LOT 7 DEVELOPES.

TRACTS 997, 998, AND 999 ENCOMPASSES THOSE AREAS WEST OF EXISTING FENCES ALONG WEST BORDER OF LOTS 6 AND 7 AND EAST OF WEST PROPERTY LINE, EXCLUDING THEREFROM THAT AREA ON A NORTHEASTERLY PROJECTION OF 64TH DRIVE NE. THESE TRACTS SWHALL BE HELD IN PRIVATE OWNERSHIP FOR POSSIBLE FUTURE CONVEYANCE TO ADJACENT PROPERTIES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS _1_7____ DAY OF ______ , 2002.

RESERVATION OF EASEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND RESERVE FOR THE USE OF THE PUBLIC FOREVER ALL ACCESS AND UTILITY EASEMENTS 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.

CITY OF ARLINGTON FILE NO. MN-02-014-FSP

PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC.10, T. 31 N., R. 5 E., W.M.

ACKNOWLEDGMENTS:

STATE OF LANDSTED

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BEULAH "BEA" RONNING, S THE PERSON WHO APPEARED BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND SILVED BY THOMAS D. ADAMS PER POWER OF ATTIMUTY.

Mobile

MY APPOINTMENT EXPIRES 7-31-2005

CERTIFY-THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALBERT RONNING, IS

- SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SHOWED BY THOMAS D. ADAMS PER BUER OF ATTORNEY.

DEVELOPMENT, L.L.C., A WASHINGTON LIMITED HABILITY COMPANY TO

7-17. 2002

MY APPOINTMENT EXPIRES: _______

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES 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, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

LEGAL DESCRIPTION:

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT THE SOUTH 215 FEET OF THE WEST 300 FEET;

ALSO EXCEPT 204TH STREET NORTHEAST.

TOGETHER WITH THE EAST 30 FEET OF THE FOLLOWING DESCRIBED

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 360 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 300 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 215 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE 300 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT 204TH STREET NORTHEAST.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PUBLIC WORKS APPROVAL:

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.

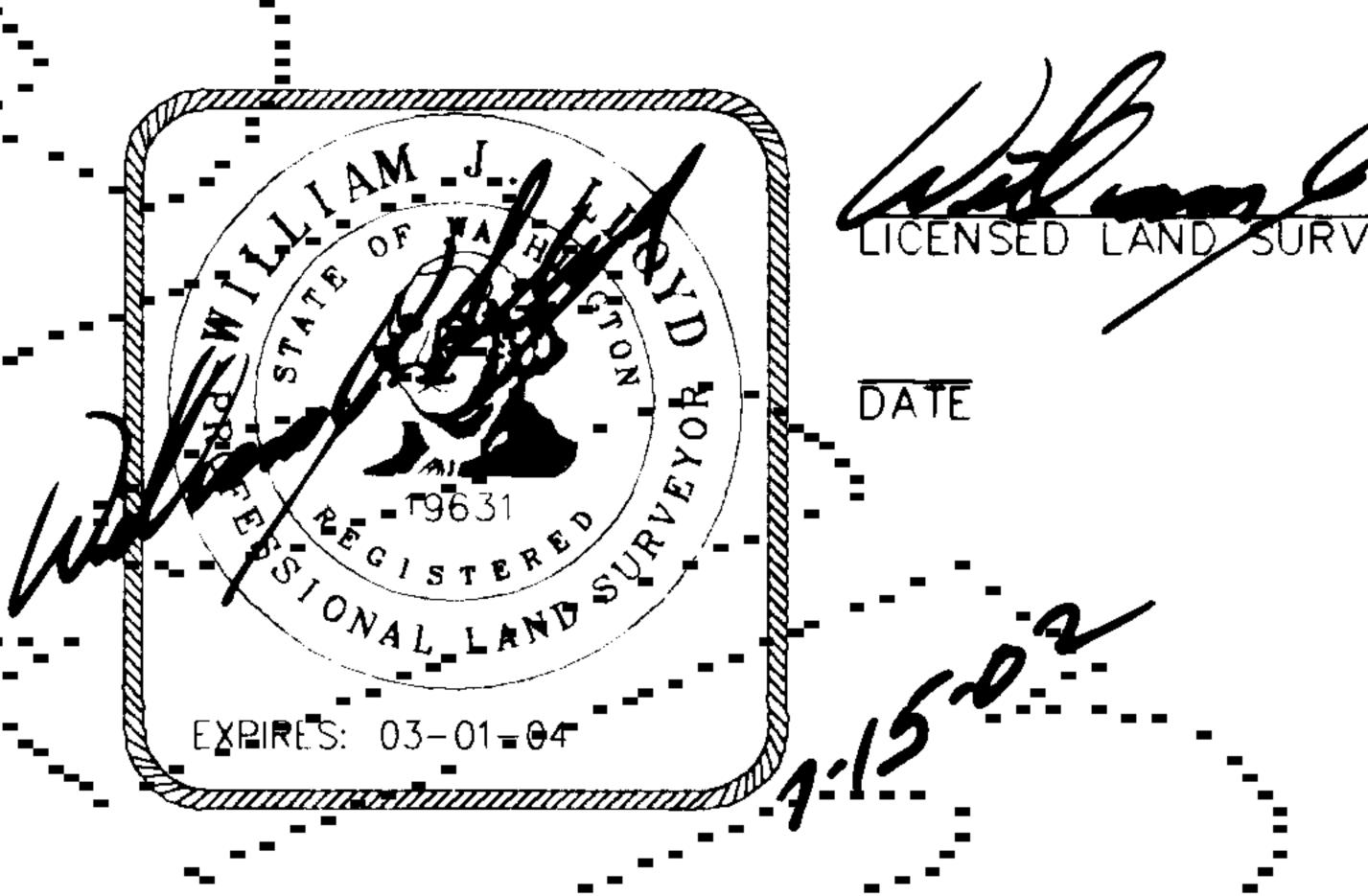
PLANNING AND COMMUNITY DEVELOPMENT:

EXAMINED AND APPROVED THIS 2 DAY OF 6, 2002 AS BEING IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SHORT SUBDIVISION AND IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

PLANNING MANAGER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION FOR ALBERT AND BEULAH RONNING. 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 HAVE BEEN SET AND LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ___---- -- JON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., _____O'CLOCK, _____M,_-AND RECORDED_ IN VOLUME---- OF SHORT PLATS, ON PAGE(S)

Bub Terwilliger

200201225001 AUDITOR'S FILE #

Prepared For

AL RONNING AND BEULAH "BEA" RONNING



Planners ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360) 435-5551 FAX (360) 435-4012

PORT'N OF SE1/4, SE1/4, SEC.10, T. 31-N. DATE: FIELD BOOK #: ARL. 93

Lngineers Surveyors

