

GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLN#265

LEGAL DESCRIPTION

PARCEL A:
LOTS 1 AND 2, SNOHOMISH COUNTY SHORT PLAT NO. PFN 00-100817 SP, RECORDED DECEMBER 14, 2000 UNDER RECORDING NUMBER 200012145001, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED AUGUST 9, 2011 UNDER RECORDING NUMBER 201108190182.

PARCEL B:
LOT 2, SHORT PLAT NO. ZA9004213 SP, RECORDED JULY 19, 1991 UNDER RECORDING NUMBER 9107190354, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED AUGUST 9, 2011 UNDER RECORDING NUMBER 201108190182.

DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, AVENUES, AND OTHER PUBLIC RIGHTS-OF-WAY SHOWN HEREON, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY, AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS DEDICATED.

TRACTS A AND C ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE GREGORY PARK HOMEOWNERS' ASSOCIATION WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT B IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE GREGORY PARK HOMEOWNERS' ASSOCIATION WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACTS D AND E ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE GREGORY PARK HOMEOWNERS' ASSOCIATION WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 31st DAY OF March, 2017

LGI HOMES-WASHINGTON, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

Christa A. Ciel
BY: CHRISTIAN CERMAK
ITS: OFFICER

REPRESENTATIVE ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 } SS.
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRISTIAN CERMAK IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OFFICER OF LGI HOMES-WASHINGTON, 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 31, 2017
SIGNATURE: Jennifer R Smith
PRINT NAME: Jennifer R Smith
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Renton, WA
MY APPOINTMENT EXPIRES: 07-03-18

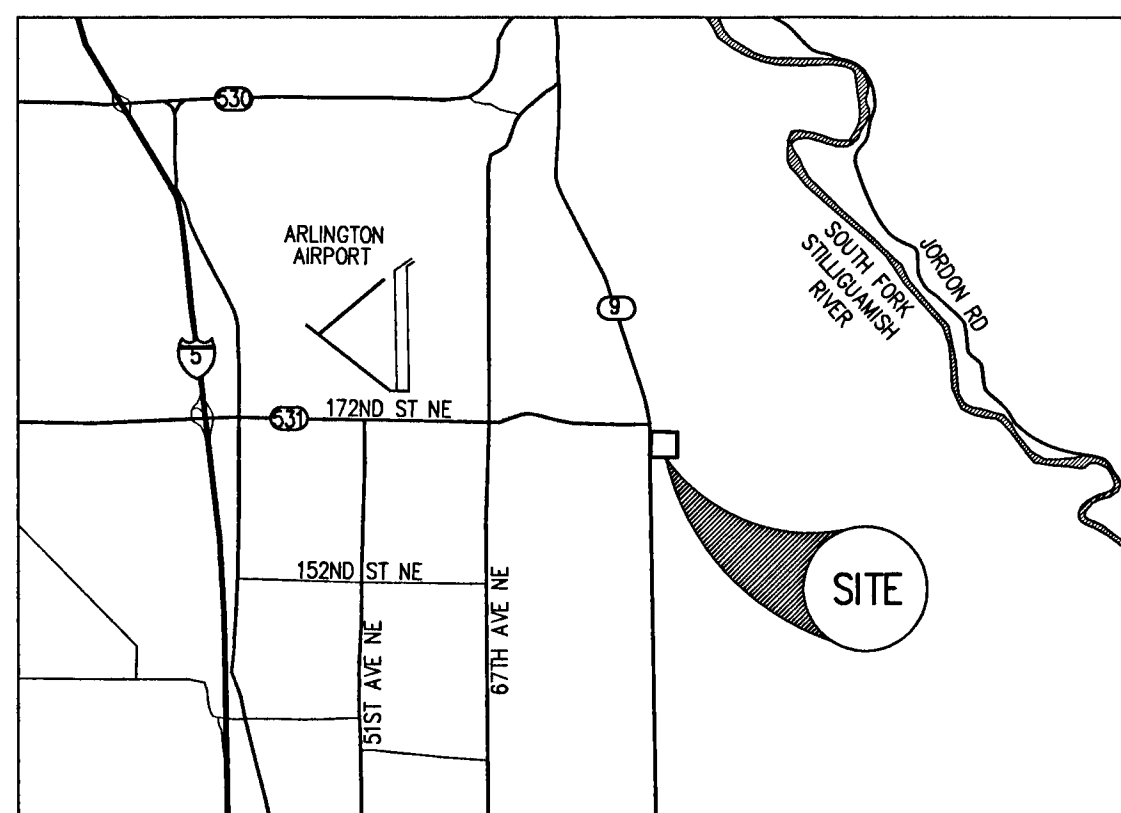
JENNIFER RAE SMITH
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-03-18

SITE INFORMATION

ADDRESS: 17020, 16914, 16828 91ST AVE NE
ZONING: RESIDENTIAL HIGH DENSITY (RHD)
DENSITY: 3.56 DU/ACRE (GROSS); 7.64 DU/ACRE (NET)
LOT SIZE: 4,704 SF AVERAGE; 4,300 SF SMALLEST ALLOWED/PROPOSED

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, APPROVALS, DEDICATION & ACKNOWLEDGMENTS
SHEET 2: COVENANTS, EASEMENTS & RESTRICTIONS
SHEET 3: BOUNDARY, TRACTS A, B, & C, SURVEY NOTES
SHEETS 4-8: PROPOSED LOTS, EASEMENTS & PUBLIC ROADS



VICINITY MAP
NOT TO SCALE

APPROVALS

SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECT IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

EXAMINED AND APPROVED THIS 4 DAY OF April, 2017.

Mae Haas
COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN OF THIS PLAT ARE WITHIN THE CITY OF ARLINGTON'S PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

EXAMINED AND APPROVED THIS 4th DAY OF APRIL, 2017.

John Kelly
PUBLIC WORKS DIRECTOR

COUNCIL

I HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION

ON THIS 4 DAY OF April, 2017.

Barbara Tolbert 4-4-17
MAYOR DATE

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THIS 6th DAY OF April, 2017.

KMG 4/6/17
FINANCE DIRECTOR/CITY TREASURER DATE

COUNTY 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 2017 TAXES.

EXAMINED THIS 20th DAY OF April, 2017.

Rick Simon
TREASURER, SNOHOMISH COUNTY
BY: Kevin Havel
DEPUTY COUNTY TREASURER



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LGI HOMES-WASHINGTON, LLC THIS 20th DAY OF April, 2017,

AT 06 MINUTES PAST 10 AM AND RECORDED IN VOL. _____ OF PLATS, PAGE _____;

AFN 201704205001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

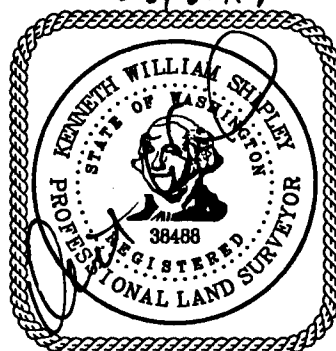
Carolyn Weikel
AUDITOR, SNOHOMISH COUNTY

BY: J. Weston
DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE EXTERIOR PLAT BOUNDARY AND ALL INTERIOR LOT CORNERS WILL BE SET UPON SUBSTANTIAL COMPLETION OF CONSTRUCTION UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS; WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THIS PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES WILL BE MONUMENTED WITH CONCRETE MONUMENTS IN CASE OF OTHER PERMANENT MATERIAL APPROVED BY THE CITY AFTER INSTALLATION OF FINISHED ROAD SURFACE; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL.

Ken Shipley 03/30/17
KENNETH W. SHIPLEY
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38488



2017.04.205001

DRAWN: NRR	DATE: 07/26/2016	REVISED:	DATE:
FILE NO. PLN#265 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 31 NORTH, RANGE 5, EAST, W.M. CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON			
CORE DESIGN		14711 N.E. 29th Pl. Suite 101 Bellevue, Washington 98007 425.885.7877 • Fax 425.885.7963	
ENGINEERING • PLANNING • SURVEYING JOB NO. 13024L			

GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLN#265

EASEMENT NOTES

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON, SNOHOMISH COUNTY AND ALL UTILITIES SERVING 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, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, 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.
2. A PUBLIC SEWER AND WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER, AND ACROSS THE EASEMENT AREA REFERENCED WITHIN THOSE PORTIONS LABELED HEREON AS "PUBLIC SEWER AND WATER EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE SANITARY SEWER AND WATER SYSTEMS AND NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH THE CITY OF ARLINGTON'S MAINTENANCE AND REPAIR RESPONSIBILITIES.
3. PRIVATE WALL AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF THE LOTS WHO OWN OR HAVE BENEFIT OF USE OF THE PRIVATE WALL AND WALL DRAINAGE FACILITIES WITHIN SAID EASEMENT. SAID OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL AND WALL DRAINAGE FACILITIES WITHIN SAID EASEMENTS.
4. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER TRACT C AND LOTS 1 THROUGH 5 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 2 THROUGH 6. THE OWNERS OF TRACT C AND LOTS 1 THROUGH 6 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
5. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 8 AND 9 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 9 THROUGH 10. THE OWNERS OF LOTS 8 THROUGH 10 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
6. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOT 11 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 12. THE OWNERS OF LOTS 11 AND 12 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
7. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 13 THROUGH 15 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 14 THROUGH 16. THE OWNERS OF LOTS 13 THROUGH 16 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
8. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 18 AND 19 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 17 AND 18. THE OWNERS OF LOTS 17 THROUGH 19 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
9. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER TRACT E AND LOT 21 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 20 AND 21. THE OWNERS OF LOTS 20 AND 21 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
10. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOT 23 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 22. THE OWNERS OF LOTS 22 AND 23 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
11. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 25 THROUGH 28 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 24 THROUGH 27. THE OWNERS OF LOTS 24 THROUGH 28 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
12. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 30 THROUGH 33 AND IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 29 THROUGH 32. THE OWNERS OF LOTS 29 THROUGH 33 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
13. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOT 36 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 35 AND 37. THE OWNERS OF LOTS 35 THROUGH 37 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
14. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 39 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 38. THE OWNERS OF LOTS 38 AND 39 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
15. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 40 AND 41 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 41 AND 42. THE OWNERS OF LOTS 40 THROUGH 42 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
16. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 42 AND 43 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 43 AND 44. THE OWNERS OF LOTS 42 THROUGH 44 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
17. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 45 THROUGH 47 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 46 THROUGH 48. THE OWNERS OF LOTS 45 THROUGH 48 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
18. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 51 AND 52 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 50 AND 51. THE OWNERS OF LOTS 50 THROUGH 52 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
19. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 54 THROUGH 57 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 53 THROUGH 56. THE OWNERS OF LOTS 53 THROUGH 57 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
20. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 58 THROUGH 61 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 59 THROUGH 62. THE OWNERS OF LOTS 58 THROUGH 62 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
21. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 63 THROUGH 65 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 64 THROUGH 66. THE OWNERS OF LOTS 63 THROUGH 66 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
22. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 69 THROUGH 71 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 68 THROUGH 70. THE OWNERS OF LOTS 68 THROUGH 71 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
23. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 73 AND 74 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 72, 73 AND 75. THE OWNERS OF LOTS 72 THROUGH 75 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
24. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER LOTS 76 THROUGH 78 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 77 THROUGH 79. THE OWNERS OF LOTS 76 THROUGH 79 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
25. THE 5-FOOT PRIVATE DRAINAGE EASEMENT OVER TRACT D AND LOTS 81 THROUGH 83 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 82 THROUGH 84. THE OWNERS OF LOTS 81 THROUGH 84 SHALL BE EQUALLY RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON AND EACH OWNER SHALL BE RESPONSIBLE FOR THOSE COSTS ASSOCIATED WITH THAT PORTION OF THE DRAINAGE SYSTEM EASEMENT FACILITIES USED ONLY BY THAT LOT.
26. THE 25-FOOT TREE PRESERVATION EASEMENT OVER LOTS 1 THROUGH 7 IS FOR THE PRESERVATION OF THE SIGNIFICANT TREES (DEFINED AS 10 INCHES IN DIAMETER OR LARGER AT BREAST HEIGHT) WITHIN SAID EASEMENT. THE OWNERS OF SAID LOTS SHALL LEAVE THE SIGNIFICANT TREES IN SAID EASEMENT UNDISTURBED UNLESS AN ARBORIST HAS DETERMINED THEM TO BE A HAZARDOUS TREE. THE OWNERS OF SAID LOTS HAVE THE RIGHT TO LANDSCAPE, MAINTAIN OR PLACE FENCES WITHIN THE EASEMENT AREA ON THEIR LOT, SO LONG AS CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE OF LANDSCAPING AND FENCES DOES NOT ADVERSELY AFFECT THE HEALTH OF THE SIGNIFICANT TREES. THE HOME OWNERS ASSOCIATION SHALL BE THE RESPONSIBLE PARTY TO GOVERN THIS AREA.
27. A PUBLIC SIDEWALK EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ARLINGTON FOR PUBLIC PEDESTRIAN ACCESS OVER THE EXTERIOR 1-FOOT OF LOTS 8 THROUGH 37 AND TRACT E, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGES OF 168TH STREET NE, 91ST AVENUE NE, 171ST STREET NE AND 89TH AVENUE NE.

RESTRICTIONS OF RECORD

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1213644. NOTHING TO PLOT, NOTED HERE.
2. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO. Z99004213 SP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9107190354. SHOWN HEREON. THE WATERLINE EASEMENT DEPICTED ON THE FACE OF THE SHORT PLAT WAS TERMINATED UNDER AUDITOR'S FILE NO. 200408090915 AND IS NOT SHOWN. WATER WELLS WITHIN PROTECTION ZONES SHOWN ON THE FACE OF THE SHORT PLAT HAVE BEEN ABANDONED IN ACCORDANCE WITH CITY AND DOE REGULATIONS AND ARE NOT SHOWN.
3. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO. PFN 00-100817 SP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200012145001. SHOWN HEREON. WATER WELLS WITHIN PROTECTION ZONES SHOWN ON THE FACE OF THE SHORT PLAT HAVE BEEN ABANDONED IN ACCORDANCE WITH CITY AND DOE REGULATIONS AND ARE NOT SHOWN.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE WELL WATER ARSENIC DISCLOSURE" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200501040660. NOTHING TO PLOT, NOTED HERE.
5. THIS SITE IS SUBJECT TO RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201108190182. NOTHING TO PLOT, NOTED HERE.
6. THIS SITE IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO PUGET SOUND ENERGY FOR GAS FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 201702130368. THE EASEMENT AREA DESCRIBED WITHIN SAID INSTRUMENT IS OVER THE ROADS AND A 10-FOOT STRIP CENTERED ON FACILITIES AND CANNOT BE PLOTTED.

RESTRICTIONS/COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS PERMITTED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. THE GREGORY PARK HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON OCTOBER 10, 2016. ALL LOTS AND TRACTS IN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF GREGORY PARK, AS RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 20170420 0177.
3. THIS PLAT LIES IN CLOSE PROXIMITY TO FARMING OPERATIONS AND MAY EXPERIENCE NOISE AND/OR OWNERS ASSOCIATION WITH USUAL AND CUSTOMARY AGRICULTURAL PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.
4. FENCING SHALL NOT BE INSTALLED ABOVE THE WESTERN ROAD BOUNDARY SO THAT WILDLIFE CAN MOVE FREELY ACROSS THE BOUNDARY.
5. THE NORTH PARK AREA SHALL NOT BE DEVELOPED FOR USE AS A TOT LOT OR FOR ANY OTHER DEVELOPMENT THAT MAY ENCOURAGE USE BY CHILDREN. THE AREA SHALL BE PROTECTED OPEN SPACE.
6. LOTS WITHIN THIS PLAT ARE SUBJECT TO IMPACT AND MITIGATION FEES FOR TRAFFIC, COMMUNITY PARKS AND SCHOOLS. THE METHOD OF CALCULATION, FEE PURPOSE AND ESTIMATED FEE AMOUNT IMPOSED (BASED ON FEES IN PLACE AT THE TIME OF FINAL PLAT APPROVAL) BY ARLINGTON MUNICIPAL CODE ARE AS FOLLOWS:

IMPACT AND MITIGATION FEES					
JURISDICTION	TYPE	UNIT DEFINITION	UNITS	COST / UNIT	TOTAL (EST.)
CITY OF ARLINGTON	TRAFFIC IMPACT	PM PEAK-HOUR TRIPS	81	\$3,355.00	\$271,755.00
WSDOT	TRAFFIC IMPACT	AVG. DAILY TRIPS	424	\$200.50	\$85,012.05
CITY OF ARLINGTON	COMMUNITY PARK	LOT	81	\$1,662.00	\$134,622.00
ARLINGTON SCHOOL DISTRICT	SCHOOL MITIGATION	LOT	81	\$0.00	\$0.00

CREDIT FOR THREE EXISTING UNITS HAS BEEN APPLIED TO THE IMPACT AND MITIGATION FEES. AT THE TIME OF FINAL PLAT APPROVAL, ARLINGTON SCHOOL DISTRICT IS NOT CHARGING IMPACT FEES. FINAL IMPACT AND MITIGATION FEE AMOUNTS, DUE AT BUILDING PERMIT ISSUANCE, SHALL BE CALCULATED IN ACCORDANCE WITH THE FEE SCHEDULES IN PLACE AT THAT TIME.

AVIGATION EASEMENT / NOTICE

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 44.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, ODOR, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF:

1. ELECTRICAL INTERFERENCE WITH NAVIGATIONAL SIGNALS OR RADIO COMMUNICATIONS AT THE AIRPORT OR WITH RADIO OR ELECTRONIC COMMUNICATIONS BETWEEN THE AIRPORT AND AIRCRAFT OR AIRCRAFT TO AIRCRAFT.
2. THE EMISSION OF FLY ASH, DUST, VAPOR, GASES, OR OTHER FORMS OF EMISSIONS THAT MAY CONFLICT WITH PLANNED OPERATIONS OF THE AIRPORT.
3. LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY ATTRACT BIRDS.

CRITICAL AREA PROTECTION EASEMENT

TRACTS A AND B ARE INTENDED TO PROTECT EXISTING WETLANDS AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURE, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICULAR ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT PURSUANT TO AN APPROVED RESTORATION PLAN, AND EXCEPT THE VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE APPROPRIATE FIRE PROTECTION AUTHORITY FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT PREVIOUS TRAILS AND/OR UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.



20170420 5001

14711 N.E. 29th Pl, Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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JOB NO. 13024L

GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLN#265

LEGEND

- SET REBAR WITH YELLOW CAP STAMPED "CORE 38488"

BASIS OF BEARINGS

N00°34'00"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25 PER REF. 1, BETWEEN MONUMENTS FOUND AT THE NORTHWEST SECTION CORNER AND WEST QUARTER SECTION CORNER.

REFERENCES

1. RECORD OF SURVEY BY DAVID EVANS AND ASSOCIATES FOR THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RECORDED UNDER AUDITOR'S FILE NUMBER 200209115002.
2. RECORD OF SURVEY BY HUEY SURVEYING AND LAND CONSULTING, INC. FOR KEN LEGER RECORDED UNDER AUDITOR'S FILE NUMBER 9011285003.
3. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR SR-9 SHEETS 16-18.
4. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR SR-531 SHEET 1.
5. SHORT PLAT BY METRON AND ASSOCIATES INC FOR GEOFF SMITH RECORDED UNDER AUDITORS FILE NUMBER 200012145001.

UNPLATTED
GRAY1 WASHINGTON LLC
TAX PARCEL 310525-002-001-00

FOUND 5" CONCRETE
MONUMENT WITH NAIL
DOWN 2.5' IN CASE

FOUND 5/8" REBAR
W/ RED PLASTIC CAP
STAMPED "METRON 28067"
0.1' SOUTH OF PROP. CORNER

SCALE: 1" = 100'
0 50 100

FOUND LEAD IN TACK IN
2" IRON PIPE IN CASE
DOWN 0.5'
SR9 @ STA 807+05.62
PER REF.3

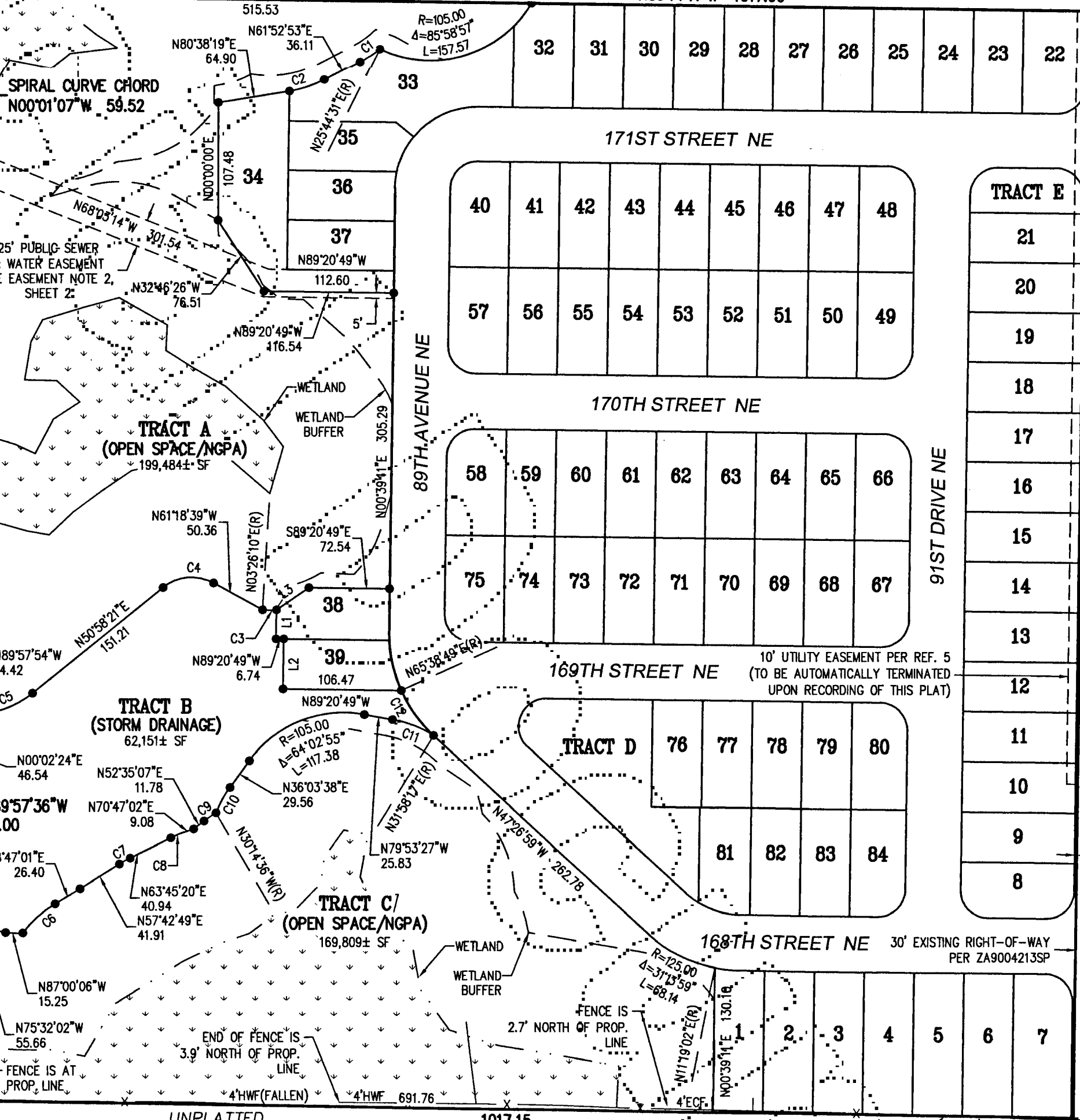
FOUND LEAD IN TACK IN
2" IRON PIPE IN CASE
DOWN 0.8'
HELD FOR POSITION SR9
@ AT STA 806+05.62
PER REF.3

W. LN. E. 1/2, N.W. 1/4, SEC 21-31-5

N00°36'36"E 2665.11

N00°02'24"E 1333.01

214.57
(216.8 REF3)

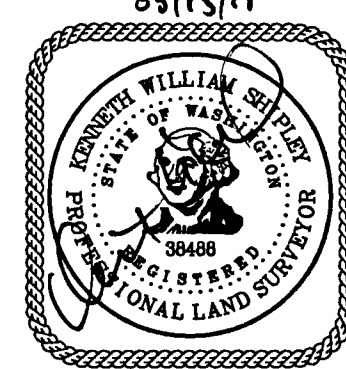


NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 2695215, FOURTH REPORT, DATED FEBRUARY 21, 2017. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 20, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2016.
3. PROPERTY AREA = 1,015,853± SQUARE FEET (23.3208± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

BOUNDARY/TRACT DETAIL

CURVE TABLE				CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	LINE #	BEARING	LENGTH
C1	105.00	11°36'20"	21.27	C7	105.00	6°02'31"	11.07	L1	N00°39'11"E	26.14
C2	105.00	18°05'11"	33.15	C8	105.00	7°01'43"	12.88	L2	N00°39'11"E	45.00
C3	105.00	6°48'41"	12.48	C9	105.00	7°10'17"	13.14	L3	N55°34'12"E	35.37
C4	41.00	67°42'59"	48.46	C10	105.00	14°09'13"	25.94			
C5	85.00	39°03'45"	57.95	C11	105.00	21°51'45"	40.06			
C6	105.00	21°46'03"	39.89	C12	125.00	23°05'47"	50.39			



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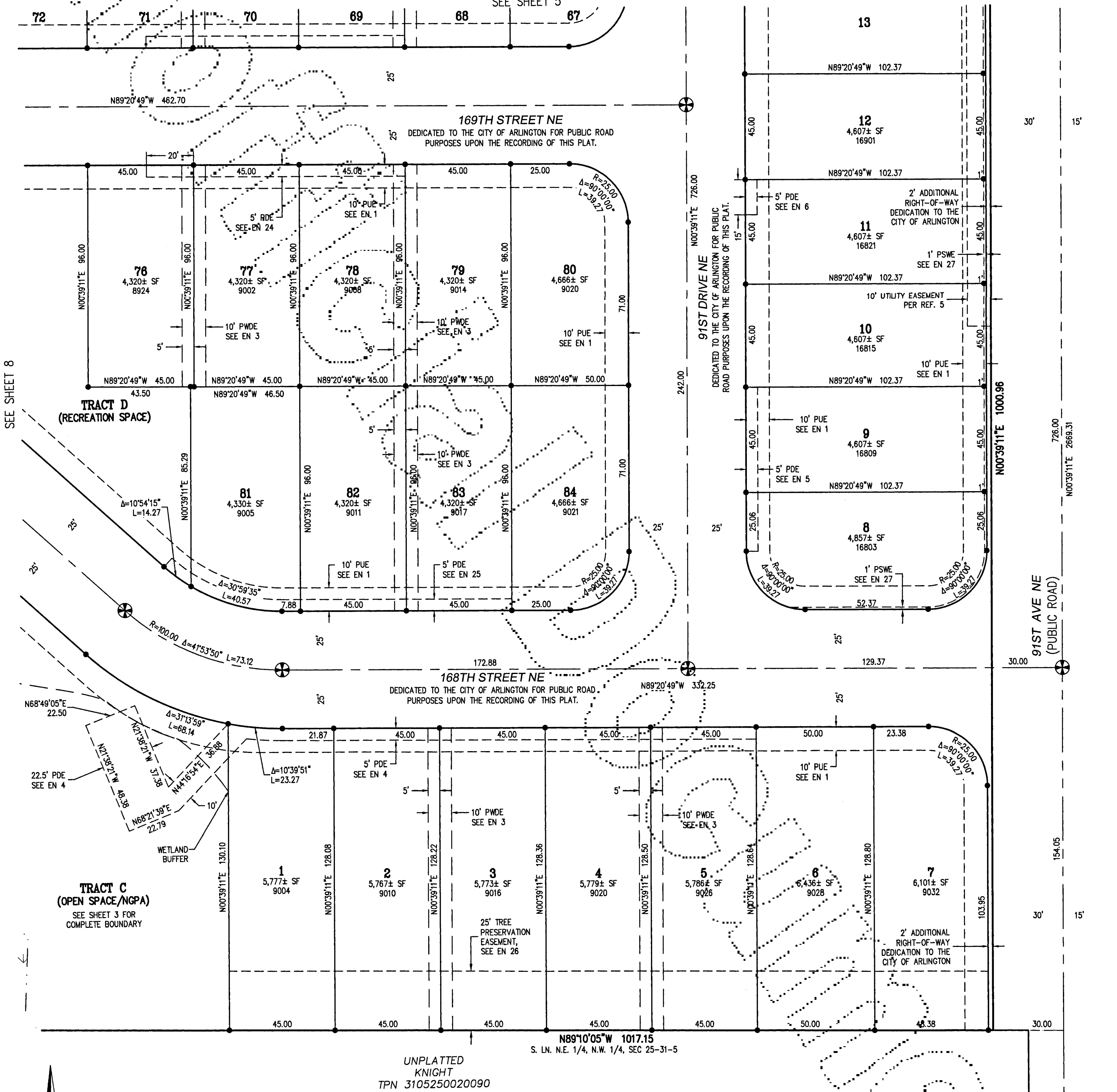
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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

2' ADDITIONAL
RIGHT-OF-WAY
DEDICATION
SEE SHEETS 4-6

CALCULATED CENTER OF
SECTION 25-31-5
NOTHING FOUND

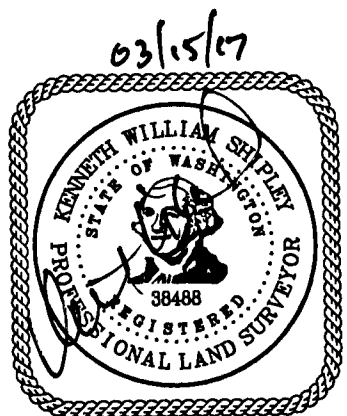
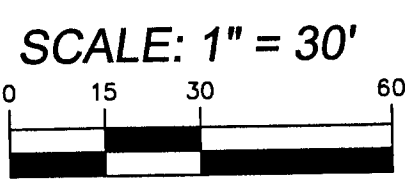
GREGORY PARK

A PORTION OF THE NE 1/4, OF THE NW 1/4,
SECTION 25, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLN#265
SEE SHEET 5



LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 38488"
- 1' SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE LS 38488" ALONG PROPERTY LINE AT DISTANCE FROM FRONT CORNER INDICATED
- ⊕ SET SURVEY MONUMENT IN STANDARD SNOHOMISH COUNTY CASE
- EN EASEMENT NOTE
- PDE PRIVATE DRAINAGE EASEMENT
- PUE PRIVATE UTILITY EASEMENT
- PWDE PRIVATE WALL AND DRAINAGE EASEMENT
- PSWE PUBLIC SIDEWALK EASEMENT
- 9004 HOUSE NUMBER



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