

Plat of Wuthering Heights

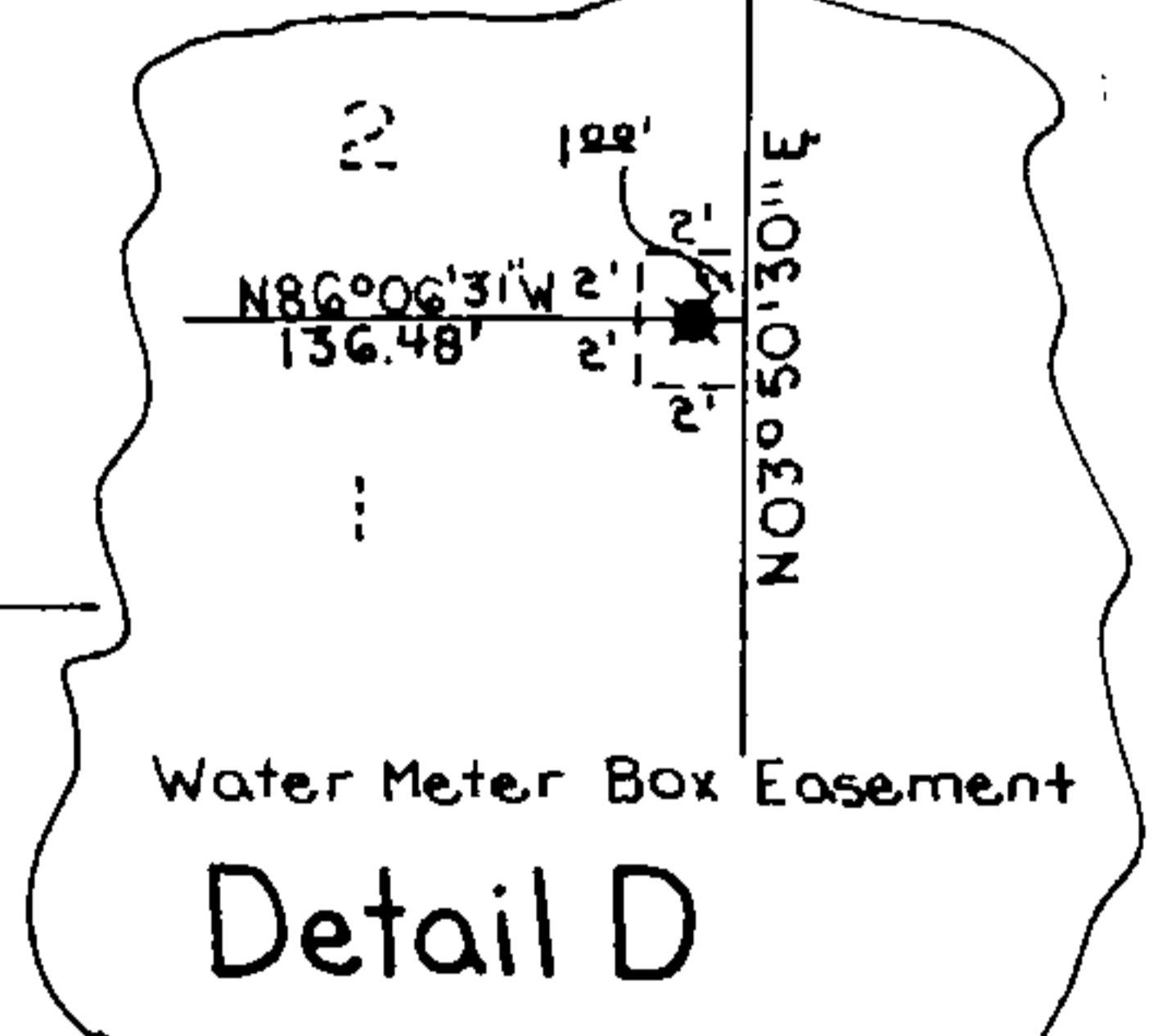
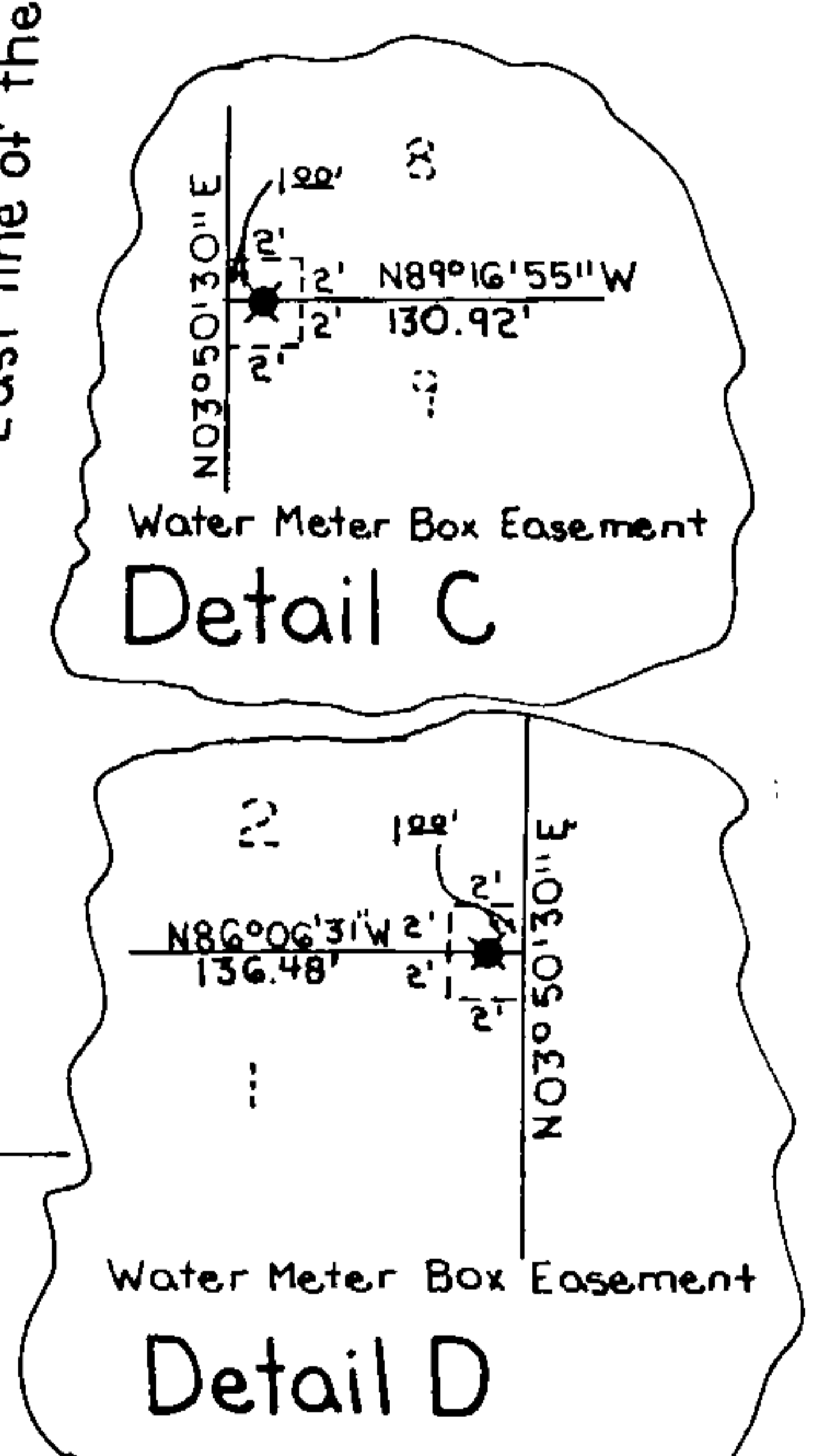
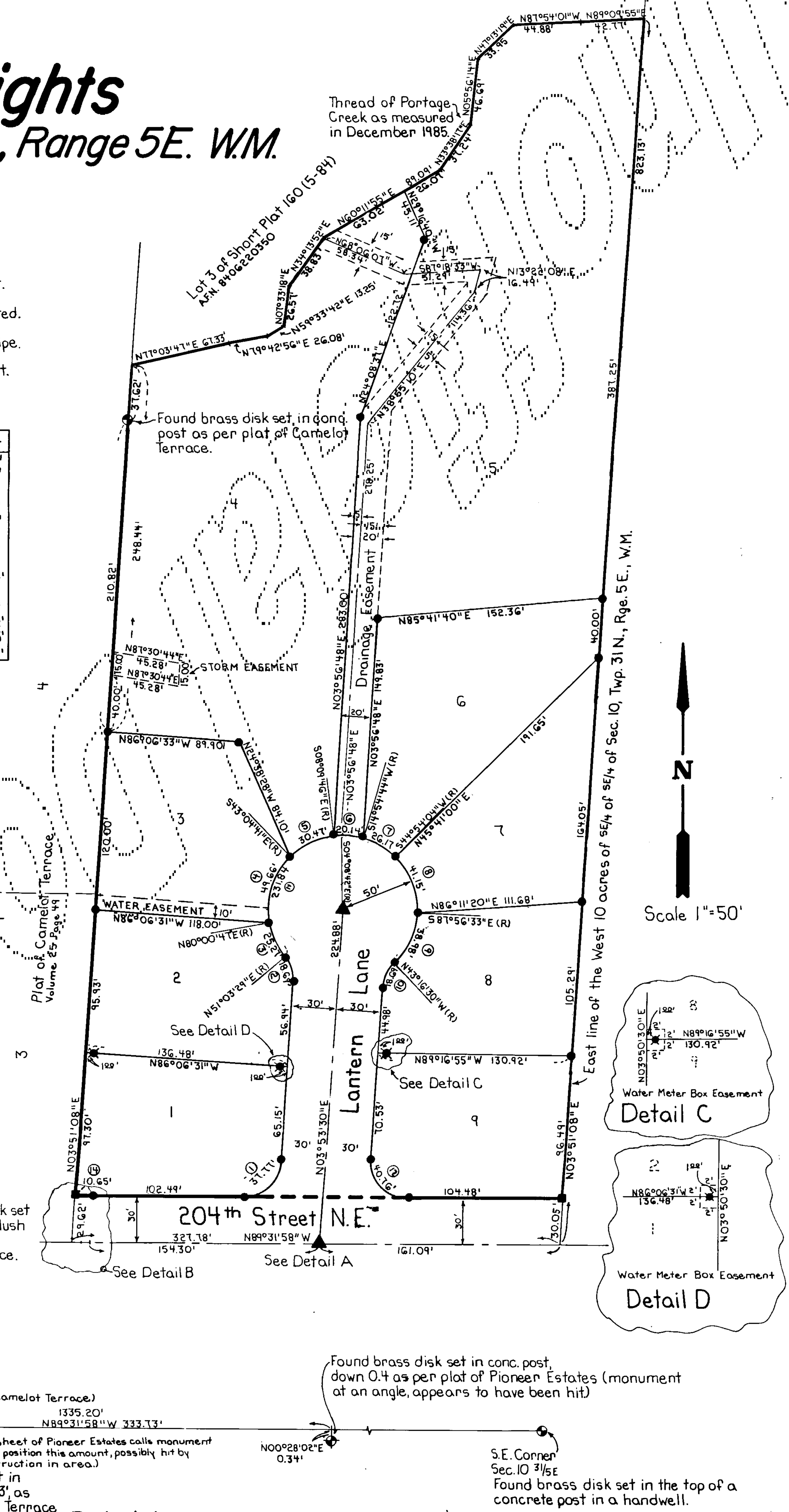
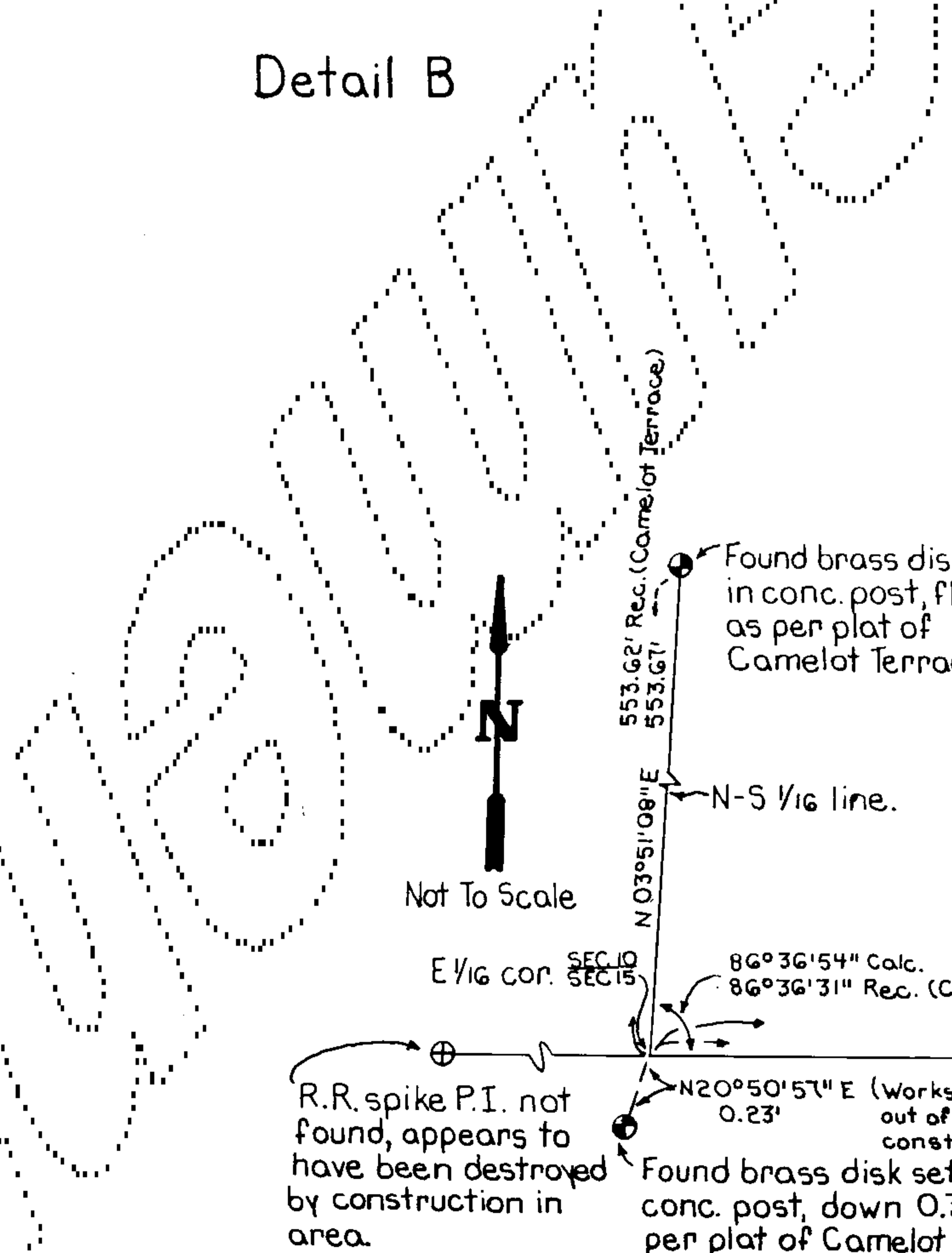
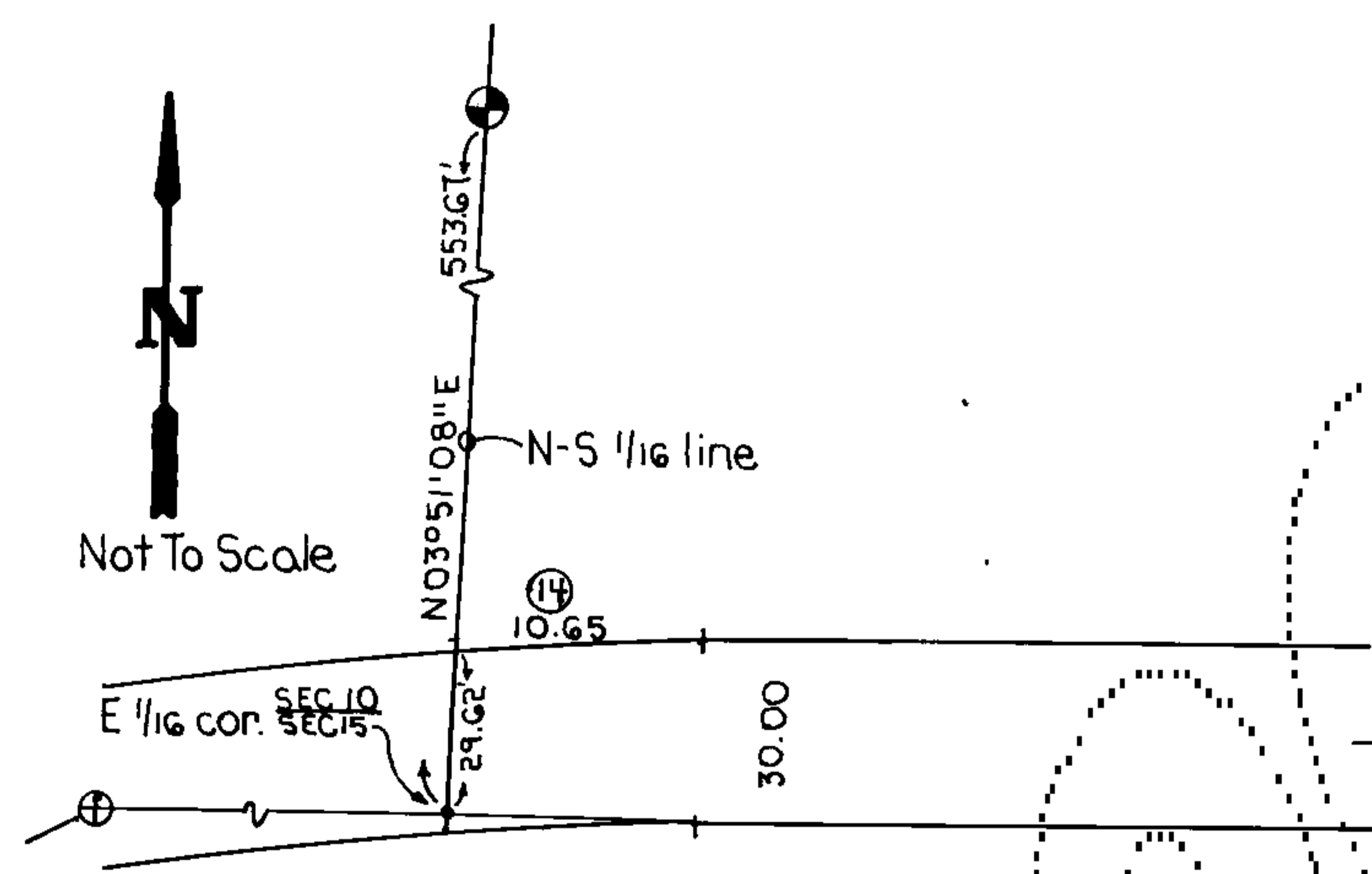
Section 10, Township 31 N., Range 5 E. W.M.
City of Arlington, Washington
Snohomish County, Washington

Notes:

1. ● indicates a 1" I.D. iron pipe and capped PLS 21327 set.
2. ■ indicates a 1" I.D. iron pipe and capped PLS 21327 set on lot line and and offset from property corner as noted.
3. ○ indicates monument found as noted
4. ■ indicates a brass tag PLS 21327 set in a 1 1/2" I.D. iron pipe.
5. Basis of Bearings- assumed.
6. ▲ indicates a brass disk in the top of a concrete post set.

Curve Table

No.	Radius	Δ	Length	Chord	Tangent
1	25.00'	86°34'32"	37.77'	34.28'	23.55'
2	25.00'	42°50'00"	18.69'	18.26'	9.81'
3	50.00'	28°57'18"	25.27'	25.00'	12.91'
4	50.00'	56°54'32"	49.66'	47.64'	27.10'
5	50.00'	34°54'55"	30.47'	30.00'	15.72'
6	50.00'	23°04'30"	20.14'	20.00'	10.21'
7	50.00'	29°59'20"	26.17'	25.87'	13.39'
8	50.00'	47°09'23"	41.15'	40.00'	21.82'
9	50.00'	44°40'02"	38.98'	38.00'	20.54'
10	25.00'	42°50'00"	18.69'	18.26'	9.81'
11	50.00'	26°5'40'01"	231.84'	73.33'	53.93'
12	25.00'	93°25'28"	40.76'	36.40'	26.54'
13	100.00'	07°07'40"	12.44'	12.44'	6.23'
14	130.00'	04°41'39"	10.65'	10.65'	5.33'



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Section 10, Township 31 N., Range 5E. W.M.
City of Arlington, Washington
Snohomish County, Washington

Legal Description

That portion of the West 10 acres of the Southeast quarter of the Southeast quarter of Section 10, Township 31 North, Range 5 East, W.M., lying southerly of Portage Creek;

EXCEPT County road known as 204 th Street N.E.

(ALSO KNOWN AS Lot 4 of Short Plat 160 (5-84) recorded under Auditor's File No. 8406220350).

Easement Provisions

An easement is hereby reserved for and dedicated to the City of Arlington, Public Utility District No. 1 of Snohomish County, General Telephone Company of the Northwest, Inc., and the franchised television cable company, and to their respective successors, and assigns, each on a non-exclusive basis, under and upon the exterior seven (7) feet of all lots, parallel with the adjoining street frontage, 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 t.v., water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Restrictions

No lot or portion of a lot in this plat shall be redivided and sold except in conformance with R.C.W. Chapter 58.17, and all applicable zoning and ordinances of the City of Arlington.

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 proper 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 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.

Surveyor's Certificate

I hereby certify that the plat of Wuthering Heights is based upon an actual survey and subdivision of a portion of Section 10, Township 31 N., Range 5E, 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 provisions of the state and local statutes and regulations governing platting.



Gerald E. Strong
Gerald E. Strong
Professional Land Surveyor #21327

Dedication and Certificate

Know all men by these presents that we, the undersigned, hereby declare this plat and certify that the subdivision is made with our free consent and in accordance with our desires. The undersigned dedicate to the city of Arlington for the use of the public forever all streets shown on the plat, all storm 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 storm 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.

Lake Goodwin Realty, Inc.
William J. Cars Designated Broker, Secretary/Treasurer
Fog West Equities, Inc.
Randy Duggan President - General Partner

Approvals

Examined and approved this 20th day of March, 1986 as to the adequacy of the proposed means of sewage disposal and water supply.

Jerry L. Castle
Director of Public Works of the City of Arlington

Examined and approved this 22nd day of March, 1986 as being in compliance with all terms of the preliminary approval of the proposed subdivision.

Donald J. Pugh
Chairman, City of Arlington Planning Commission

Examined and approved this 21st day of March, 1986 as to the survey data, the layout of streets, alleys and other rights-of-way, design of sewage, storm, and water systems and other structures.

David O. Ostergaard
City Engineer

Examined and approved this 22nd day of March, 1986. The City Council finds in addition that the plat of Wuthering Heights is in conformance with the applicable city zoning and all other land use controls presently in effect.

City Council
City of Arlington
John O. ... Mayor
Attest Henry ... City Clerk

Treasurer's Certificate

I, Kirke Siemes, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year of 1986.

8604045005 Dee Anderson
Snohomish County Treasurer

Recording Certificate 8604045005

Filed for record at the request of Portage Creek Assoc. this 14 day of April, 1986, at 22 minutes past 2 p.m., and recorded in Volume 46 of plats, pages 263-264 under Auditor's File No. 8604045005, Records of Snohomish County, Washington.

Dean V. Williams
Auditor, Snohomish County

Acknowledgements By: Betty Danielson

State of Washington)
County of Snohomish) ss
This is to certify that on the 26 day of MARCH, 1986, before me, the undersigned, a Notary Public, in and for the State of Washington duly commissioned and sworn, personally appeared BETTY DANIELSON and ... to me known to be the PRESIDENT and GENERAL PARTNER respectively, of PORTAGE CREEK ASSOCIATES the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath state that HE IS authorized to execute the said instrument and that the seal affixed (if any) is the seal of said partnership.

Van McLaughlin
Notary Public in and for the State of Washington residing at SEATTLE

State of Washington)
County of Snohomish) ss
This is to certify that on the 27th day of March, 1986, before me, the undersigned, a Notary Public, in and for the State of Washington duly commissioned and sworn, personally appeared Bill ... and ... to me known to be the REALTOR and ... respectively, of TRIKO GOODWIN REALTY the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath state that HE IS authorized to execute the said instrument and that the seal affixed (if any) is the seal of said partnership.

Bonnie M. Moser
Notary Public in and for the State of Washington residing at Culverton, Wa.