

A PTN. OF THE NW 1/4 OF SEC. 14, T.31N., R.5E., W.M.
PHASE II, INDUSTRIAL PLAT FOR:
 CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON
JENSEN BUSINESS PARK

LEGAL DESCRIPTION

That portion of the Northeast quarter, of the Northwest quarter of Section 14, Township 31 North, Range 5 East, W.M., more particularly described as follows:

Commencing at the Northwest corner of said Section 14; thence S 89° 35' 01" E along the North line of said Section a distance of 1893.09 feet; thence S 0° 30' 59" W for a distance of 40.00 feet to The True Point of Beginning; thence continue S 0° 30' 59" W for a distance of 556.22 feet; thence N 89° 22' 00" W for a distance of 142.97 feet; thence S 0° 30' 59" W for a distance of 350.92 feet; thence N 89° 13' 47" W for a distance of 200.70 feet; thence S 0° 46' 13" W for a distance of 60.00 feet; thence S 0° 30' 59" W for a distance of 295.00 feet to the South line of the Northeast quarter, of the Northwest quarter of said Section 14; thence S 89° 13' 47" E along said South line for a distance of 826.85 feet to a point 295.00 feet West of the Southeast corner, of the Northeast quarter, of the Northwest quarter of said Section 14; thence N 0° 30' 59" E parallel with the East line of the Northwest quarter of said Section 14 for a distance of 295.00 feet; thence S 89° 13' 47" E parallel with the South line of the Northeast quarter, of the Northwest quarter of said Section 14 for a distance of 295.00 feet to the East line of the Northwest quarter of Section 14; thence N 0° 30' 59" E along said East line for a distance of 979.79 feet to a point lying 40 feet South of the North line of the Northwest quarter of Section 14; thence N 89° 35' 01" W parallel with and 40 feet South of said North line for a distance of 777.93 feet to The True Point of Beginning.

EXCEPT that portion conveyed to the City of Arlington by Quit Claim Deed recorded under Auditor's File No. 8902230257, in Volume 2208 on Page 2680 Records of Snohomish County.

Situate in the County of Snohomish, State of Washington.

WAIVER OF CLAIMS

Owners, and all persons having a present or subsequent ownership interest in these lands, and the successors and assigns of owners or other parties having any said interest, hereby agree that the City of Arlington shall be held harmless in all respects from any and all claims for damages for injunctive relief which may be occasioned now or in the future to adjacent land or improvements by reason of the construction, operation and maintenance of the drainage system and hereby waive and release the City of Arlington from any and all claims for damages, excluding damage caused solely by an act or omission of said City and injunctive relief which the owners, or their successors or assigns, may themselves have now or in the future by reason of construction, maintenance and operation of said drainage system.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the under signed, as owners of the land hereby platted, hereby declare this Plat and dedicate to the City of Arlington for the use of the public, all streets and easements, shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets shown herein.

IN WITNESS WHEREOF, we set our hands and seals this 10th day of JULY, A.D., 1990.

Signed and sealed:

[Signature]
[Signature]
[Signature]
[Signature]

ACKNOWLEDGMENTS

State of Washington)
 ss
 County of Snohomish)

On this day personally appeared before me J. Brent McKinley,
Connie K. McKinley, Grant P. Jensen, Lois M. Jensen
 to me known to be their persons who executed the foregoing dedication, and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

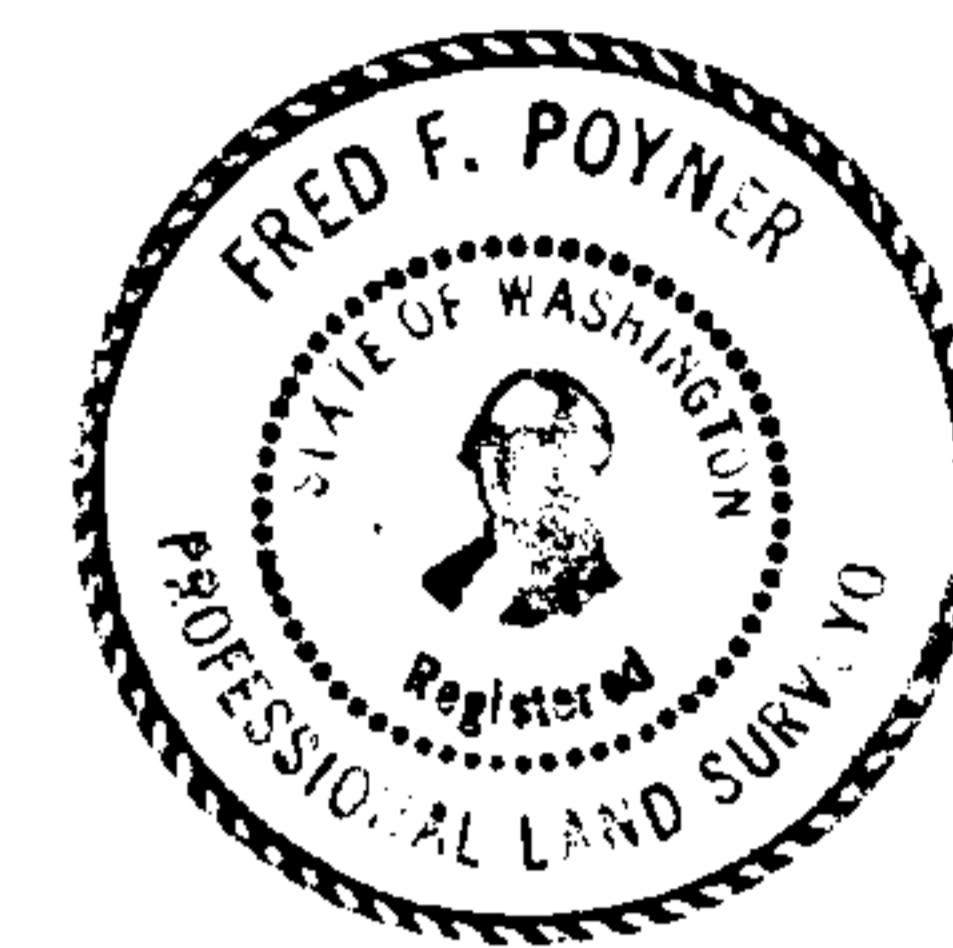
Given under my hand and official seal this 11th day of July 1990

Cindy J. Palmer
 NOTARY PUBLIC in and for the State of Washington, residing at Everett, WA

LAND SURVEYOR'S CERTIFICATE & VERIFICATION

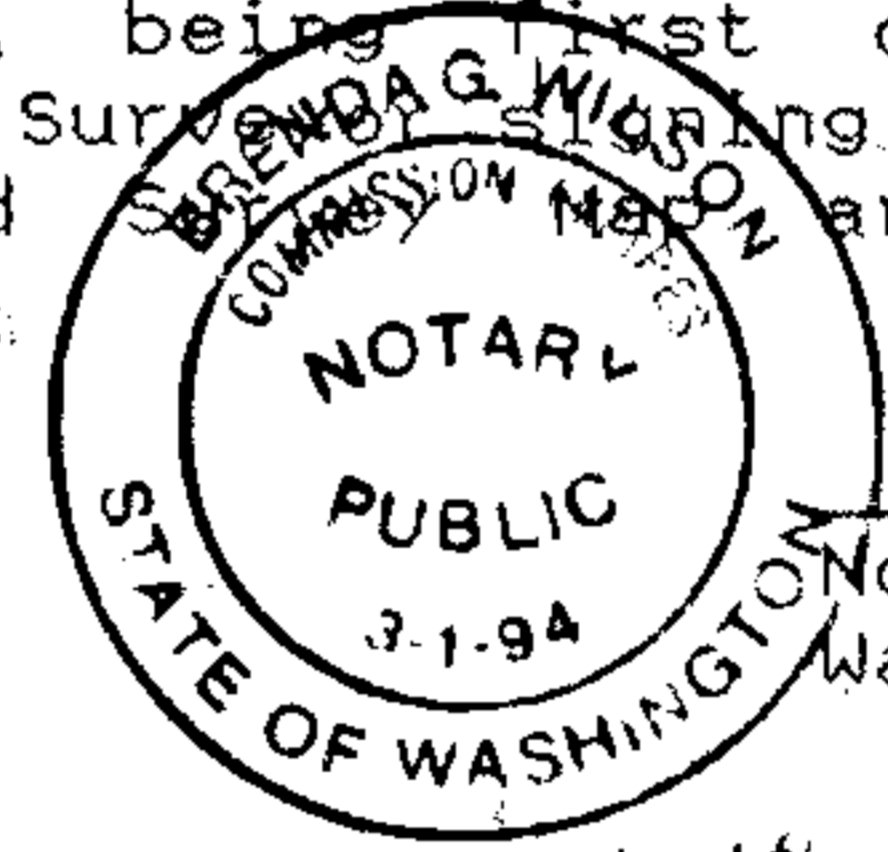
I hereby certify that the plat, JENSEN BUSINESS PARK - PHASE II is based on actual survey and subdivision of Section 14, Township 31 North, Range 5 East, W.M., that the distances and courses and angles are shown thereon correctly; that proper monuments have been set and lot block corners staked on the ground.

Signed: Fred F. Poyner (Seal)
 Licensed Land Surveyor L.S. 12716



State of Washington)
 ss
 County of Snohomish)

Fred F. Poyner, being first on oath duly sworn states that he is the registered Land Surveyor examining the above certificate, that he has examined these plans and believes the certificate to be a true statement.



Brenda G. Wilson / 7/3/90
 Notary Public in and for the State of Washington, residing at Seattle, WA

Examined and approved this 12th day of MARCH, A.D., 1991
 By [Signature]
 Engineer for the City of Arlington

Examined and approved this 14 day of MARCH, A.D., 1991
 ARLINGTON PLANNING COMMISSION
 By [Signature]
 Chairman

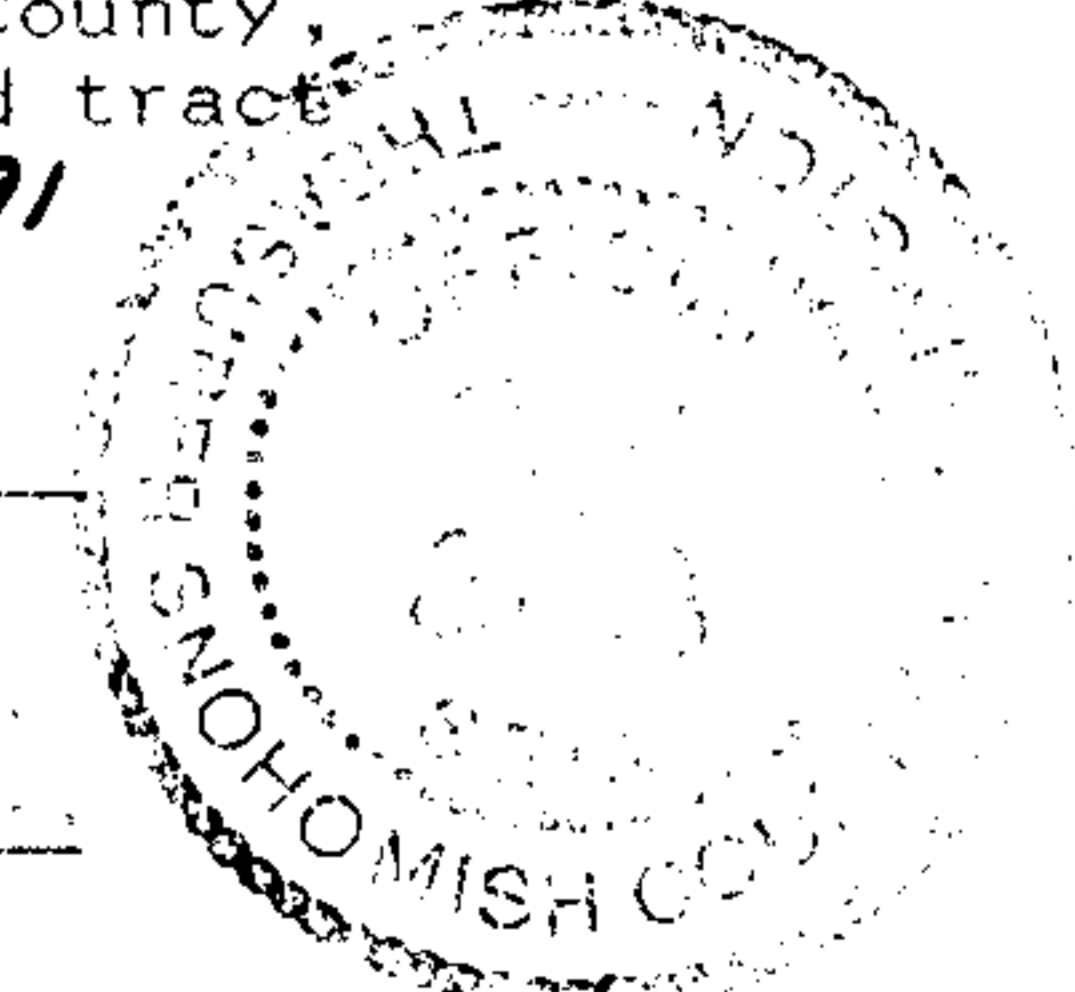
Examined and approved this 14th day of March, A.D., 1991
 CITY OF ARLINGTON
 By [Signature]
 Mayor
 Attest [Signature]
 City Clerk

TREASURER'S CERTIFICATE

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract have been fully paid up to and including the year 1991 3-20-91

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

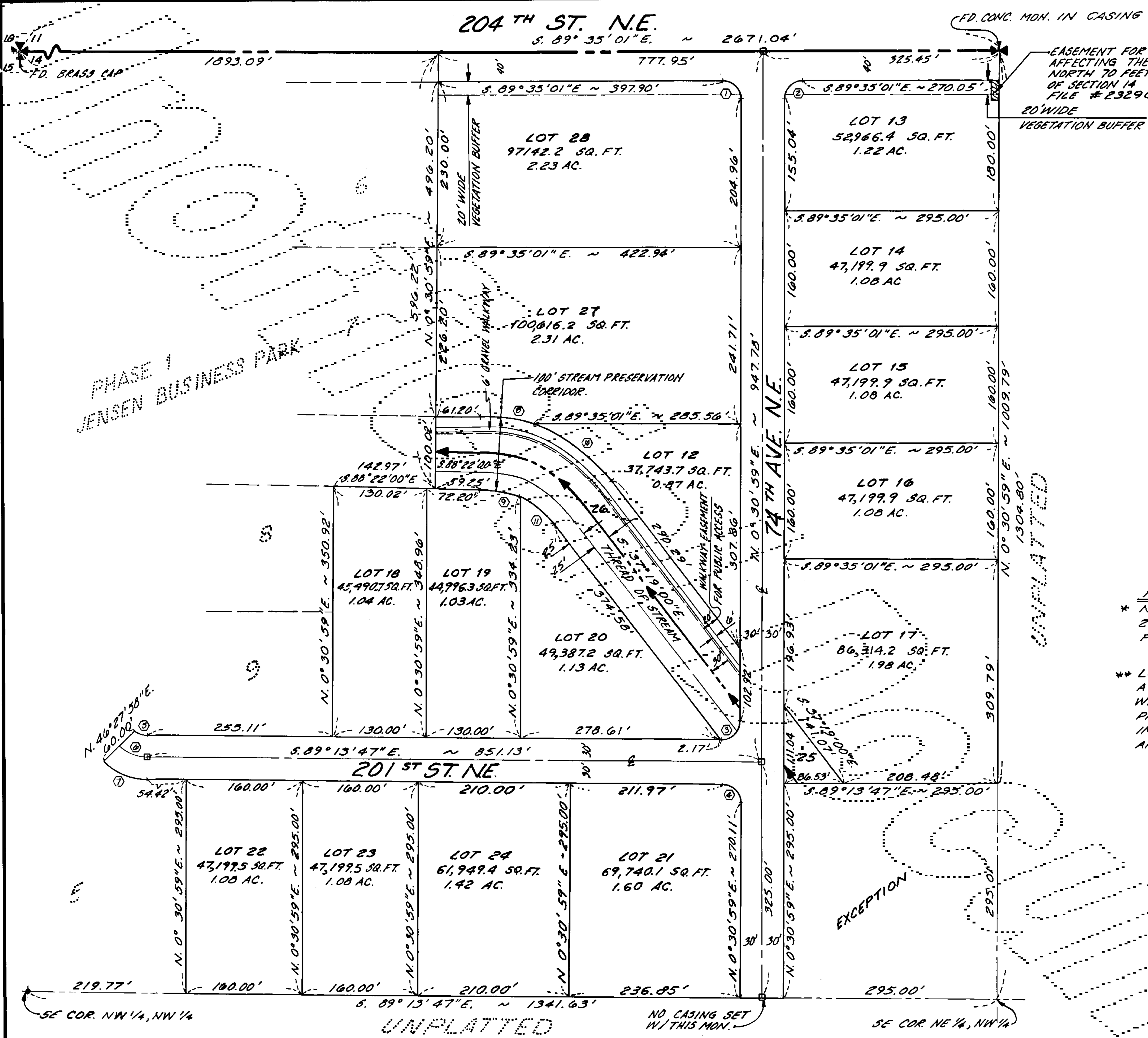
KIRKE SIEVERS
 Treasurer, Snohomish County
Nancy Salo
 Deputy Treasurer, Snohomish County



RECORDING CERTIFICATE 9103205006

Files for record at the request of the City of Arlington, this 20th day of March, A.D., 1991, at 1:15 PM of Plats on Page 27-27 records of Snohomish County, Washington.

DEAN J. Williams
 Snohomish County Auditor
Jacquelyn Norman
 Deputy County Auditor



EASEMENT FOR ELECTRICAL TRANSMISSION AFFECTING THE EAST 10 FEET OF THE NORTH 70 FEET OF THE NE 1/4, NW 1/4 OF SECTION 14, RECORDED UNDER AUDITORS FILE # 2329690.

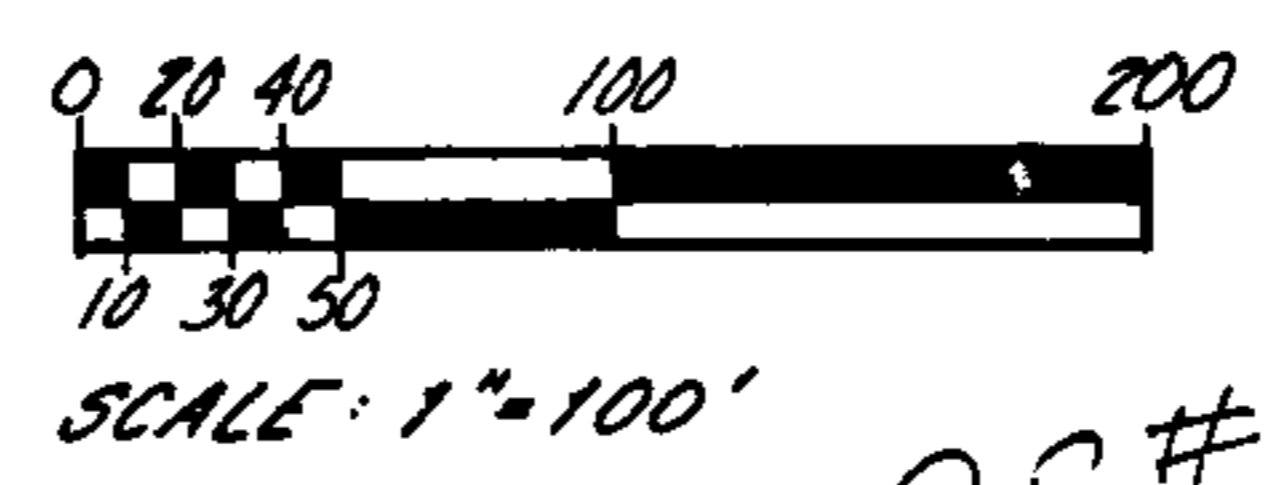
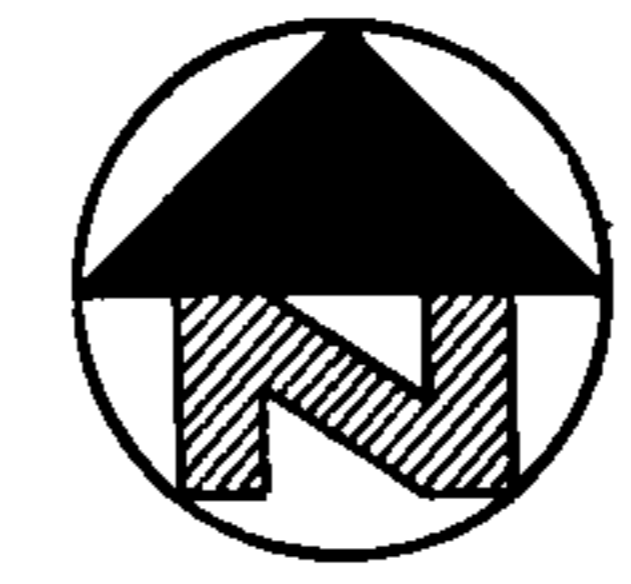
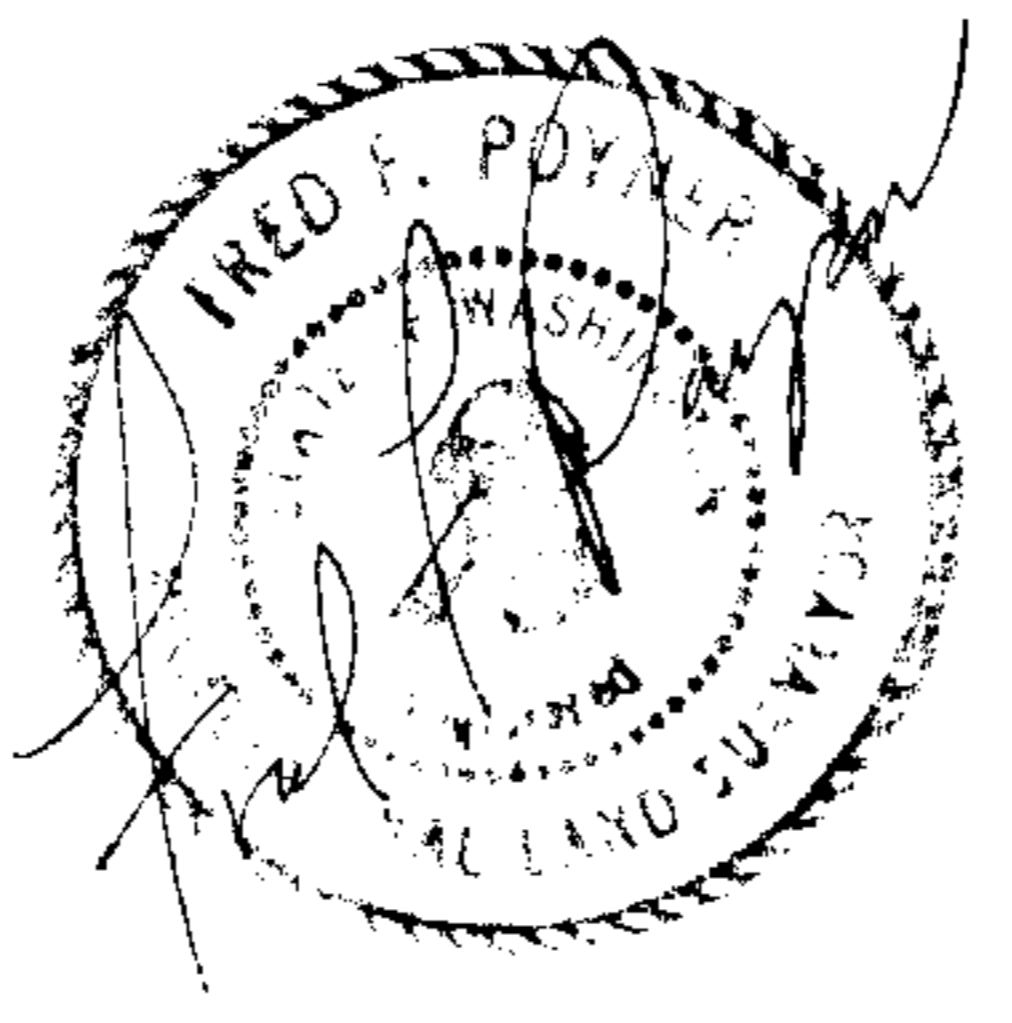
20' WIDE VEGETATION BUFFER

NOTE: 74TH AVE. N.E. & 201ST ST. N.E. ARE DEDICATED TO THE CITY OF ARLINGTON AS PUBLIC STREETS BY THE RECORDING OF THIS PLAT.

NOTE:

- * NO ACCESS ALLOWED FROM LOTS 13 & 28 TO 204TH STREET. ALL LOTS TO HAVE ACCESS FROM 74TH AVENUE N.E. OR 201ST ST. N.E.
- ** LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO A PROPOSED R.I.D. IF SAID R.I.D. FAILS THE LOTS WITHIN THIS PLAT AGREE TO SIGN AN R.I.D. NON-PROTEST AGREEMENT AND COMPLY WITH ROAD IMPROVEMENTS OUTLINED IN THE CITY COUNCILS APPROVAL OF THIS PLAT.

CURVE DATA				
NO.	Δ	R	L	T
1	90°06'00"	25.00'	39.31'	25.04'
2	89°54'00"	25.00'	39.23'	24.96'
3	90°15'14"	25.00'	39.38'	25.11'
4	89°44'46"	25.00'	39.16'	24.89'
5	45°41'27"	25.00'	19.94'	10.53'
6	45°41'27"	55.00'	43.86'	23.17'
7	45°41'27"	85.00'	67.78'	35.81'
8	18°42'00"	238.48'	77.83'	39.27'
9	24°47'49"	138.48'	59.93'	30.44'
10	32°21'00"	238.48'	134.65'	69.17'
11	26°15'11"	138.48'	63.45'	32.29'



□ ~ DENOTES CONC. MON. W/ BRASS CAP, STAMPED C.S. 12716 IN CASING; TO SERVE AS PLAT MONUMENTATION.

AF # 9103205006

SHEET 2 OF 2

*7982