

PLAT OF:

# KENT PRAIRIE ESTATES - PHASE II

## A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 11, T31N, R5E, W.M.

### LEGAL DESCRIPTION

Tracts A & B, KENT PRAIRIE ESTATES, according to the plat thereof recorded in Volume 49 of Plats, pages 240 and 241, records of Snohomish County, Washington.

Situate in County of Snohomish, State of Washington.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that EARL MASTIN & GERALD HICKS PRESIDENT SECRETARY TREASURER

respectively, of H & M Homes, a Washington Corporation, as owners of the land hereby platted, hereby declare this Plat and dedicate whatever public property there is 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.

H & M HOMES, A WASHINGTON CORPORATION

By Earl Mastin  
EARL MASTIN  
PRESIDENT

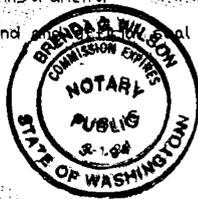
By Gerald Hicks  
GERALD HICKS  
SECRETARY TREASURER

### ACKNOWLEDGEMENTS

State of Washington)  
ss  
County of Snohomish)

On this day personally appeared before me EARL MASTIN & GERALD HICKS, PRESIDENT & SECRETARY, respectively of H & M Homes, Inc., a WA. corporation to me known to be the person(s) 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 11<sup>th</sup> day of SEPTEMBER, 1990



Brenda G. Wilson  
NOTARY PUBLIC in and for the State of Washington, residing at SEATTLE

### 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 of 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.

### LAND SURVEYOR'S CERTIFICATE & VERIFICATION

I hereby certify that the Plat, KENT PRAIRIE PHASE II is based on actual survey and subdivision of Section 11, Township 31 North, Range 5 East WMJ that the distances and courses and angles are shown thereon correctly; that proper monuments have been set and lot block corners have been 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 signing the above certificate, that he has examined these plans and Survey Map and believes the certificate to be a true statement.

Given under my hand and official seal this 10<sup>th</sup> day of JUNE, 1991



Brenda G. Wilson  
NOTARY PUBLIC in and for the State of Washington, residing at SEATTLE



### TREASURER'S CERTIFICATE

I, KIRKE STEVERS, 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 1993. 6125192

KIRKE STEVERS  
Treasurer, Snohomish County

Dee  
Deputy Treasurer, Snohomish County

### APPROVALS

Examined and approved this 23 day of June, A.D. 1992

ARLINGTON PLANNING COMMISSION

By Bob Dunphy  
Chairman

Examined and approved this 23 day of June, A.D. 1992

CITY OF ARLINGTON

By Robert Franks  
Mayor

Attest Harry Peterson  
City Clerk

Examined and approved this 23 day of June, A.D. 1992

By Ed M. Millan  
Engineer for the City of Arlington

### RECORDING CERTIFICATE

Filed for record at the request of the City of Arlington, this 25 day of June, A.D. 1992, at 13 minutes past 10:00 o'clock, P.M., and recorded in Volume 53 of Plats on page 222 records of Snohomish County, State of Washington.

Dean V. Williams  
Snohomish County Auditor

Dore R. Kandle  
Deputy County Auditor

Sheet 1 of 2

Prepared by:

Cascade Surveying & Engineering, Inc., P.O. Box 326, Arlington, WA 98223 Tel: (206) 435-5551

Date: MAY 15, 1992  
Drawn by: G. STAFF

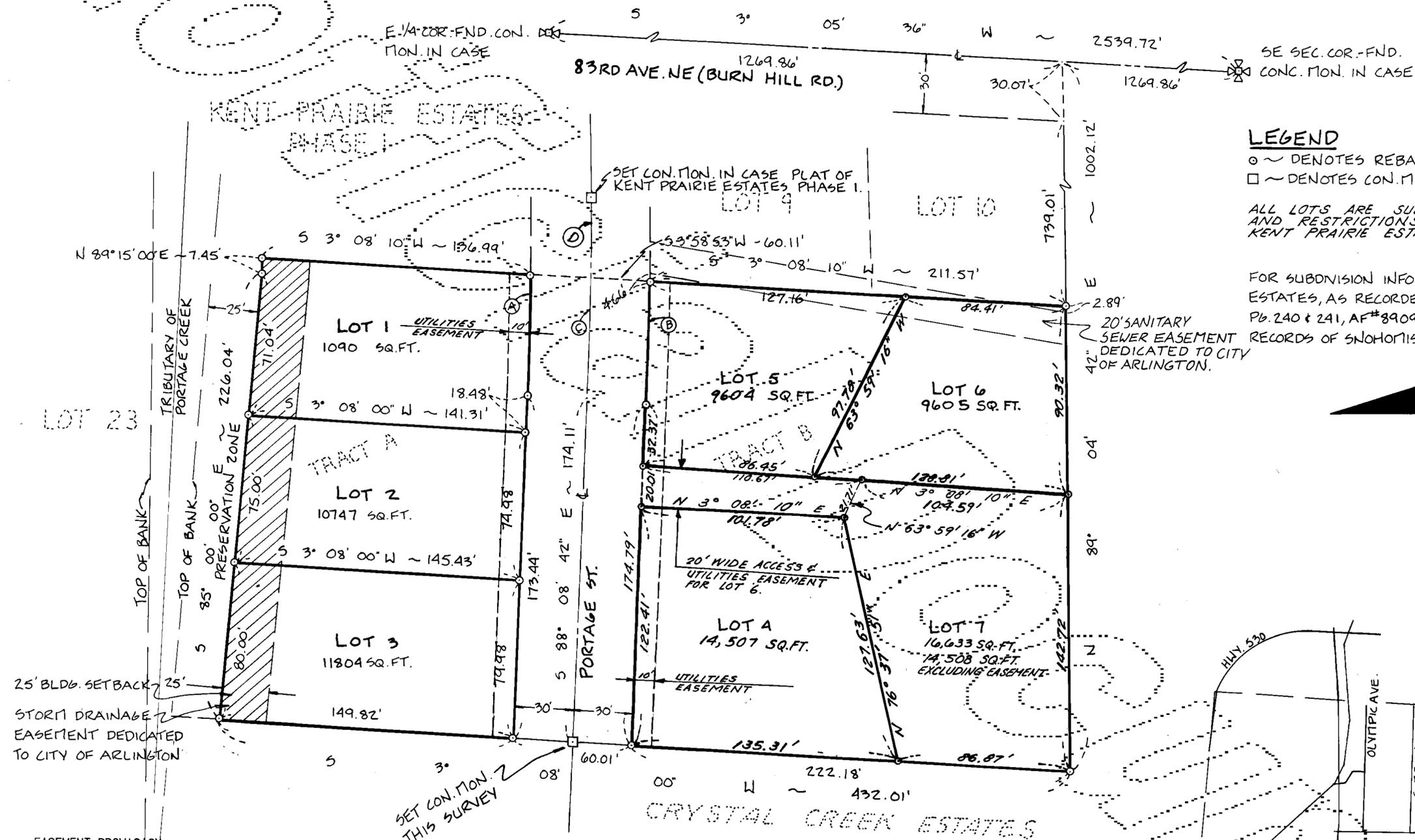
Job #

8319

PLAT OF  
**KENT PRAIRIE ESTATES PHASE II**  
 A PORTION OF THE NE 1/4 OF THE SE 1/4  
 OF SEC. 11, T. 31 N, R. 5 E, W.M.

CURVE DATA

	Δ	R	L
(A)	1° 27' 02"	2370.00'	60.00'
(B)	1° 21' 44"	2430.00'	57.77'
(C)	1° 21' 43"	2400.00'	57.05'
(D)	1° 07' 41"	2400.00'	47.25'

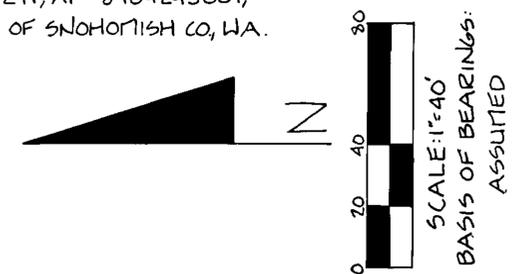


**LEGEND**

- ~ DENOTES REBAR & CAP SET THIS SURVEY.
- ~ DENOTES CON. MON. IN CASE

ALL LOTS ARE SUBJECT TO ALL COVENANTS AND RESTRICTIONS PLACED ON THE PLAT OF KENT PRAIRIE ESTATES.

FOR SUBDIVISION INFO SEE PLAT OF KENT PRAIRIE ESTATES, AS RECORDED IN VOL. 9 OF PLATS, Pgs. 240 & 241, AF# 8909295007, RECORDS OF SNOHOMISH CO, WA.



**EASEMENT PROVISION**

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER, AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH OTHER NECESSARY FACILITIES AND EQUIPMENT, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.



9206255002

SHEET 2 OF 2

PREPARED BY:  
**CASCADE SURVEYING & ENGINEERING, INC.**

P.O. BOX 326 ARLINGTON, WA. 98223  
 (206) 435-5551

DATE: MAY 13, 1992  
 DRAWN: D. STAFF  
 JOB# 8319