

GLENEAGLE DIVISION IIB PHASE II

PORTION OF THE WEST HALF, SOUTHEAST QUARTER, SEC. 23, T. 31 N., R. 5 E., W. M.
SNOHOMISH COUNTY, WASHINGTON



DEDICATION AND CERTIFICATE

Know all men by these presents that WOODLAND RIDGE, A JOINT VENTURE, the undersigned owner, in fee simple of the land hereby platted, hereby declare this plat and certify that the subdivision is made with their free consent and in accordance with their desires. The undersigned dedicate to the City of Arlington for the use of the public forever all streets shown on the plat, all sanitary 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 sanitary 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.

In witness whereof, we set our hands and seals this 11th day of FEBRUARY, 1993.

WOODLAND RIDGE, A JOINT VENTURE

By: Kajima Development Corporation,
Joint Venturer

By: [Signature]
Its Senior Vice President

By: Arlington Country Club, Inc.
Joint Venturer

By: [Signature]
Its [Title]

RESTRICTIONS

This plat is subject to the Gleneagle Declaration of Restrictive Covenants, recorded under Auditor's File No. 8503250154.

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 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 of 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.

Purchasers of lots within this plat are hereby notified that a school mitigation fee of \$941.00 at the time of issuance of Building Permit. This payment shall be made to the City of Arlington, who will administrate these funds for transmittal to the Arlington School District.

APPROVALS

Examined and approved this 20th day of February, 1993 as to the adequacy of the proposed means of sewage disposal and water supply.

[Signature]
Director of Public Works of the
City of Arlington

Examined and approved this 23rd day of February, 1993 as being in compliance with all terms of the preliminary approval of the proposed subdivision.

[Signature]
Chairman, City of Arlington
Planning Commission

Examined and approved this 23rd day of February, 1993 as to the survey data, the layout of streets, alleys and other rights-of-way, design of bridges, sewage and water systems and other structures.

[Signature]
Barrett Consulting Group
City, Engineer

Examined and approved this 25th day of February, 1993. The City Council finds in addition that the plat of Gleneagle-Sector IIB PHASE II is in conformance with the applicable city zoning and all other land use controls presently in effect.

City Council
City of Arlington

[Signature], Mayor
Attest: [Signature] City Clerk

IN ACCORDANCE WITH RCW 36.02.020,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.



TREASURER'S CERTIFICATE

I, Kirke Sievers, 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 1993. March 11, 1993

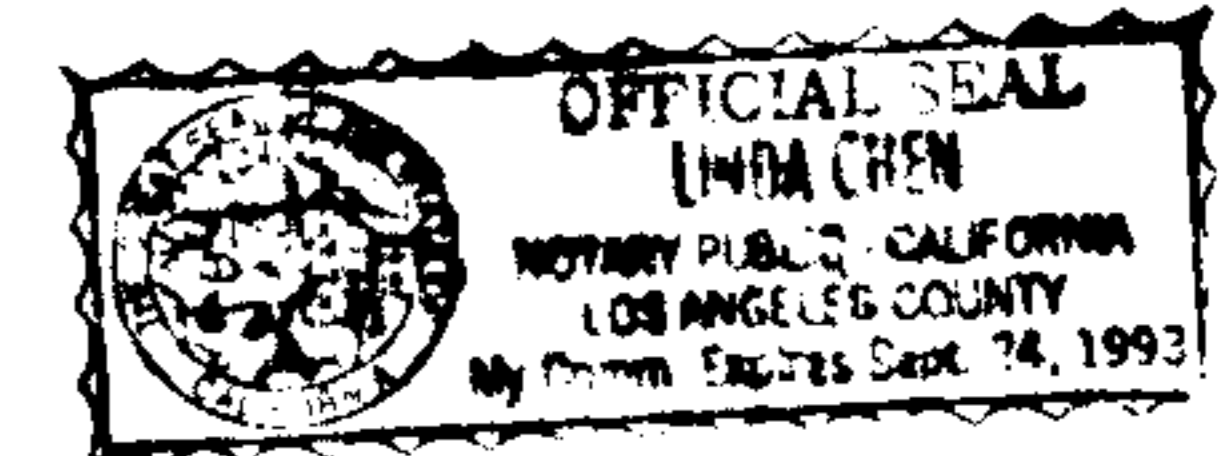
by T. Bryson, deputy
Snohomish County Treasurer

ACKNOWLEDGEMENTS

CALIFORNIA
STATE OF ~~WASHINGTON~~ ss
COUNTY OF ~~LOS ANGELES~~ ss

This is to certify that on the 11th day of FEBRUARY, 1993 before me, the undersigned, a Notary Public, personally appeared TERUMI SAHARA the SENIOR VICE PRESIDENT of Kajima Development Corporation, to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

[Signature]
Notary Public in and for the
State of ~~Washington~~ CALIFORNIA
Residing at Los Angeles



STATE OF WASHINGTON) ss
COUNTY OF King) ss

This is to certify that on the 12th day of February, 1993, before me, the undersigned, a Notary Public, personally appeared George H. Brown, Jr. the President of Arlington Country Club, Inc., to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

[Signature]
Notary Public in and for the
State of Washington
Residing at



EASEMENT PROVISIONS

An easement is hereby reserved for and dedicated to the City of Arlington, Public Utility District No. 1 of Snohomish County, Cascade Gas Co., 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 ten (10) feet of the front boundary lines of 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.

An easement is hereby granted to and reserved for the City of Arlington along each component of the storm drainage system and to a width of five feet either side of the centerline of each component of the storm drainage system for the purpose of maintenance, repair or improvement to the storm drainage system. An easement is hereby reserved for the City of Arlington along each sanitary sewer line not located with a dedicated road right-of-way and to a width of five feet either side of such sanitary sewer line, for the purpose of installing, constructing, renewing, operating, repairing and maintaining said sanitary sewer line.

(See note 7, sheet 2)

RECORDING CERTIFICATE **9303125001**

Filed for record at the request of David Evans & Assoc. Inc. this 12th day of March, 1993 at 15 minutes past 11 A.M., and recorded in Vol. 54 of Plats, pages 287-290 under Auditor's File No. 9303125001, Records of Snohomish County, Washington.

Dean V. Williams
Auditor, Snohomish County
Isha Wells deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Gleneagle-Sector IIB PHASE II is based upon an actual survey and subdivision of Section 23, 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 shall be set and lot and block corners shall be staked correctly on the ground, that I have fully complied with the provisions of the state and local statutes and regulations governing platting.

[Signature]
Michael G. Mickiewicz
Professional Land Surveyor
Registration No. 17672
David Evans and Associates, Inc.
415-118th Avenue SE
Bellevue, Washington 98005
(206)455-3571

EXPIRES: 9/25/93

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GLENEAGLE DIVISION IIB PHASE II

PORTION OF THE WEST HALF, SOUTHEAST QUARTER, SEC. 23, T. 31 N., R. 5 E., W. M.
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This portion of the West half of the Southeast quarter, Section 23, Township 31 North, Range 5 East, W.M., Snohomish County, Washington, is described as follows:

COMMENCING at the South quarter corner of said section, a concrete monument with nail found in place; thence N-00° 20' 02" E along the North-South centerline of said section a distance of 139.09 feet to the former Northern right of way margin of 172nd Street NE, formally being 60 foot wide, as shown on the Plat of Gleneagle, Division 2B, Phase I, as recorded in Volume 54 of Plats, pages 9 thru 16, records of said County; thence S 76° 29' 49" E along said former margin a distance of 413.75 feet to the beginning of a curve concave to the North having a radius of 1470.00 feet; thence Easterly along the arc of said curve and former margin thru a central angle of 10° 54' 57" a distance of 280.06 feet to a point of tangency; thence S 87° 24' 46" E along said former margin a distance of 74.58 feet to the existing Northern right of way margin of said street and the POINT OF BEGINNING; thence continuing S 87° 24' 46" E along said existing margin a distance of 318.04 feet to the East line of said subdivision; thence N 00° 50' 59" E along said East line a distance of 1644.17 feet; thence N 89° 00' 45" W a distance of 102.70 feet to the boundary of said plat; thence the following courses along said plat boundary: S 01° 25' 12" W a distance of 750.63 feet; N 89° 09' 28" W a distance of 161.14 feet; N 00° 50' 40" E a distance of 146.67 feet; N 89° 09' 20" W a distance of 100.00 feet; S 00° 50' 40" W a distance of 50.42 feet; S 85° 22' 31" W a distance of 42.09 feet; N 24° 57' 48" W a distance of 60.00 feet; S 65° 02' 12" W a distance of 160.00 feet; N 34° 57' 48" W a distance of 44.00 feet; S 65° 02' 12" W a distance of 100.00 feet; S 24° 14' 40" E a distance of 480.04 feet; S 62° 45' 27" E a distance of 66.90 feet; S 11° 37' 22" E a distance of 19.03 feet; thence S 87° 35' 59" E a distance of 61.78 feet to a point on an arc of a curve concave to the west from which its center bears S 25° 59' 31" W, 220.00 feet distant; southerly along the arc of said curve thru a central angle of 06° 35' 43" a distance of 25.32 feet to a point of tangency; S 02° 35' 14" W a distance of 88.11 feet to the beginning of a curve concave to the Northwest having a radius of 25.00 feet; southerly and westerly along the arc of said curve thru a central angle of 86° 04' 57" a distance of 37.96 feet to a point of compound curvature and the beginning of a curve concave to the North having a radius of 100.00 feet; westerly along the arc of said curve thru a central angle of 20° 04' 38" a distance of 35.04 feet to a point of tangency; N 71° 15' 11" W a distance of 44.45 feet to the beginning of a curve concave to the South having a radius of 240.00 feet; westerly along the arc of said curve thru a central angle of 19° 13' 54" a distance of 80.56 feet to a point of reverse curvature and the beginning of a curve concave to the northwest having a radius of 25.00 feet; westerly and northerly along the arc of said curve thru a central angle of 79° 19' 20" a distance of 34.61 feet to a point of cusp and radial intersection with a curve concave to the West having a radius of 540.00 feet; southerly along the arc of said curve thru a central angle of 14° 10' 18" a distance of 133.56 feet to a point of tangency; S 03° 00' 33" W a distance of 36.83 feet to the beginning of a curve concave to the northeast having a radius of 45.00 feet; southerly and easterly along the arc of said curve thru a central angle of 90° 25' 19" a distance of 71.02 feet; S 02° 35' 14" W a distance of 10.00 feet to the POINT OF BEGINNING.

EXCEPT that portion of the Southwest quarter of the Southeast quarter of said section lying easterly of the westerly right-of-way margin of 79th Avenue NE as disclosed by deeds under Recording Nos. 556456 and 92120388.
ALSO EXCEPT that portion of the Northwest quarter of the Southeast quarter of said section for 79th Avenue NE as disclosed by deed under Recording No. 556456, records of said county.

NOTES AND RESTRICTIONS:

- I. THE BASIS OF BEARING AND BOUNDARY OF THIS PLAT HAS BEEN DETERMINED BY THE SECTION BREAKDOWN AS SHOWN ON THE PLAT OF GLENEAGLE DIVISION IIB, PHASE I, AS RECORDED IN VOLUME 54 OF PLATS, PAGES 9 THRU 16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. THE FOLLOWING NOTES ARE BASED UPON SAID BREAKDOWN:
 - A. ALL MONUMENTS WERE FOUND AS SHOWN ON SAID PLAT.
 - B. A ONE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER WERE USED TO SURVEY THIS SUBDIVISION.
 - C. THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES AS SET FORTH BY WAC 332-130-090.
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 30.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
3. TRACT 1 SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE, LANDSCAPE AND SIGNS.
4. TRACTS 2 & 3 - SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE.
5. PRIVATE ROOF AND FOOTING DRAINS SHALL BE TIGHTLINED TO AND DAYLIGHTED AT LOT LINES ADJOINING WETLAND BOUNDARIES, TO BE MAINTAINED BY THE LOT OWNERS.
6. PRIVATE DRAINAGE EASEMENTS AS SHOWN ON SHEETS 3 AND 4 IS A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM INDIVIDUAL LOT ROOF AND FOOTING DRAINS, TO BE OWNED BY THE INDIVIDUAL LOT OWNERS. ALL INDIVIDUAL ROOF DRAIN STUB-OUTS SHALL BE MAINTAINED BY THE LOT OWNER.
7. PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENT.
8. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
9. EASEMENTS TO SNOHOMISH COUNTY P.U.D. NO. 1 EXIST OVER AN UNDISCLOSED PORTION OF THIS PLAT FOR THE REMOVAL OF DANGEROUS TREES FILED UNDER RECORDING NO.'S 7801300145 AND 7804100161.
10. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY DOCUMENTS UNDER RECORDING NO.'S 2283140 AND 8609080374.
11. TRACT 2 AND LOTS 31 THRU 37 ARE SUBJECT TO AN EASEMENT TO THE BENEFIT OF PUD NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 9207080307.



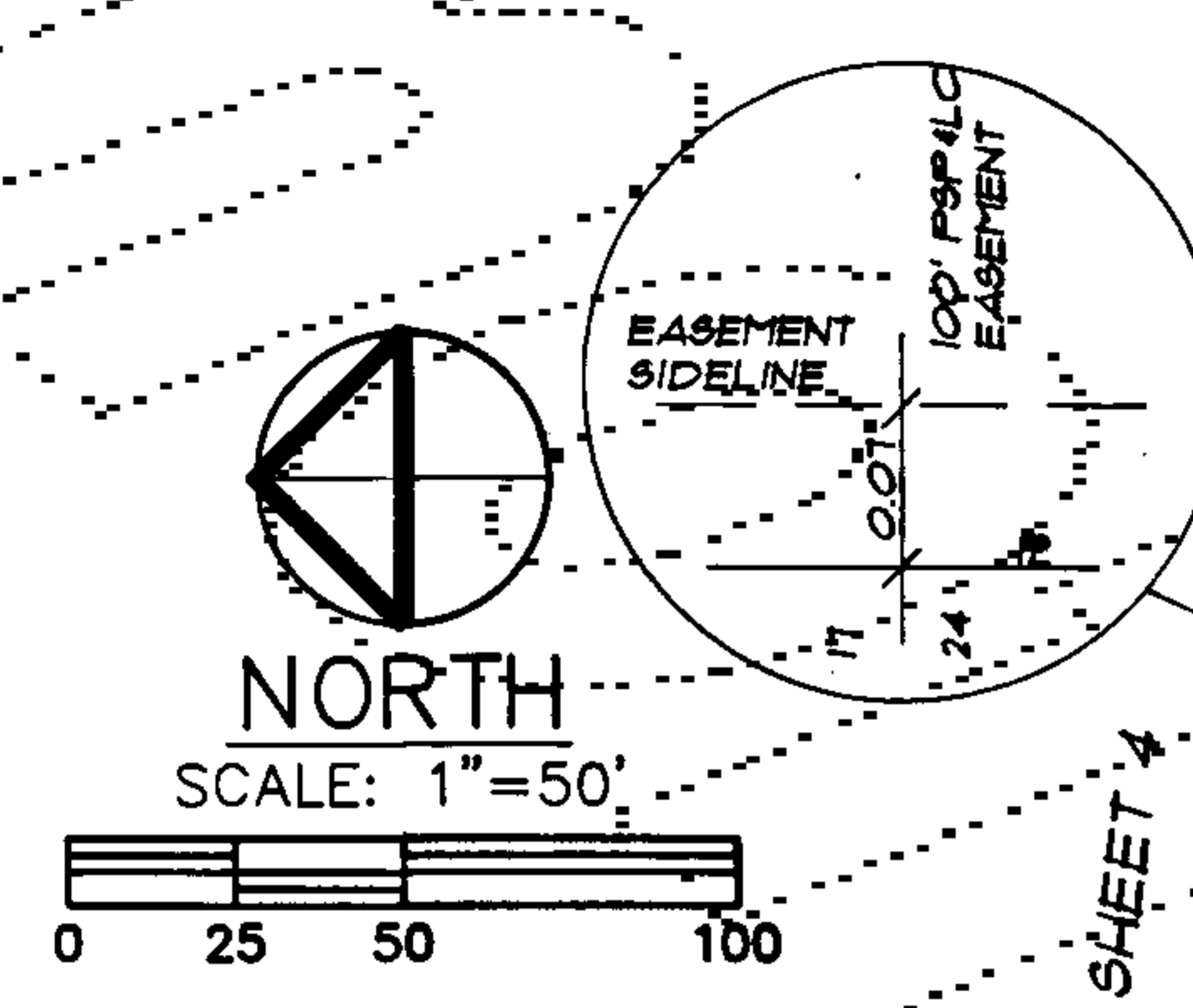
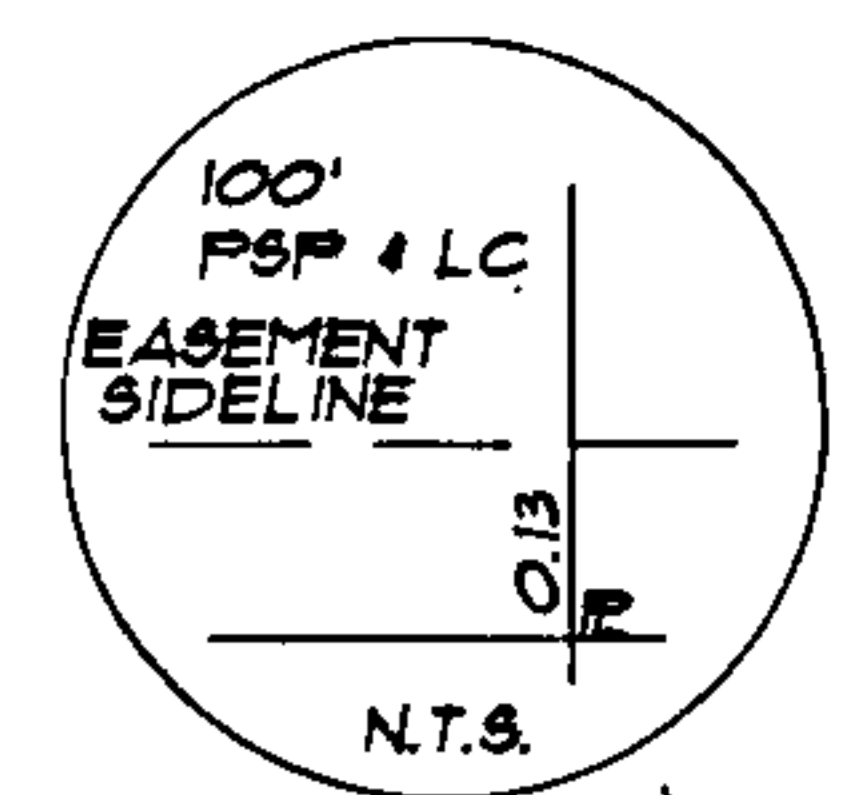
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DAVID EVANS AND ASSOCIATES, INC.
415-118TH AVENUE SE
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(206)455-3571

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GLENEAGLE DIVISION IIB PHASE II

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 SNOHOMISH COUNTY, WASHINGTON

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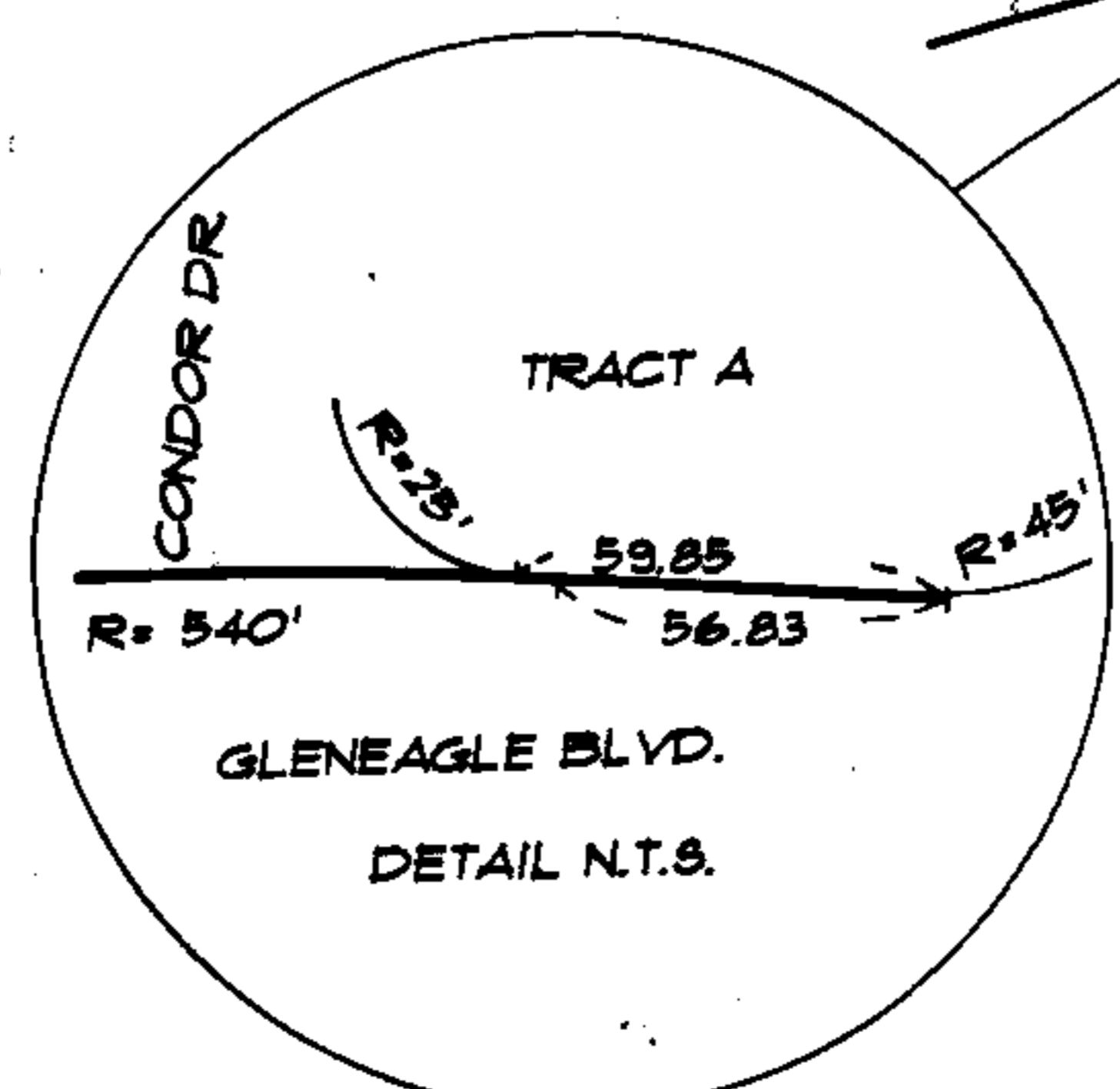
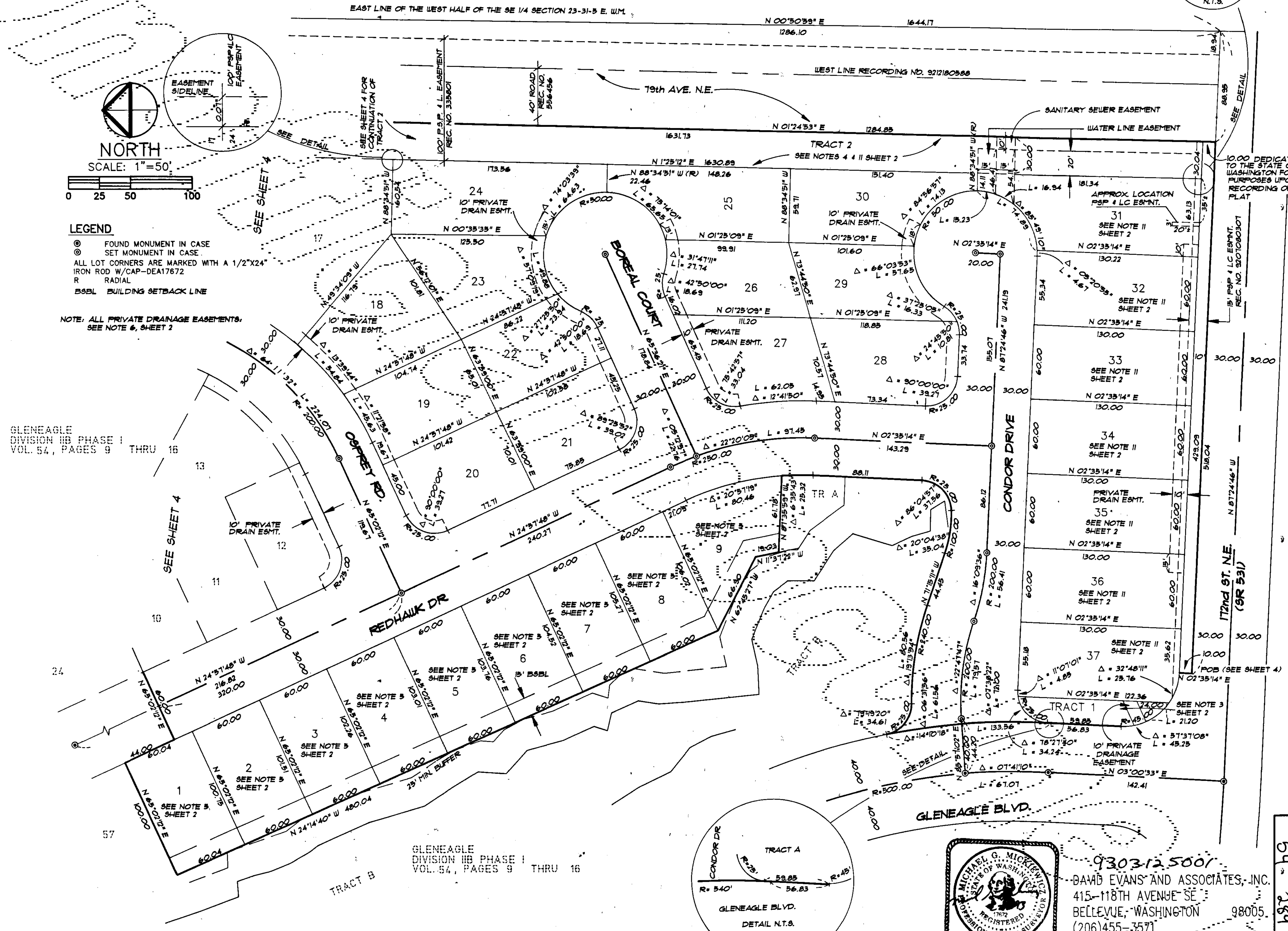


LEGEND
 ● FOUND MONUMENT IN CASE
 ○ SET MONUMENT IN CASE
 ALL LOT CORNERS ARE MARKED WITH A 1/2" X 24" IRON ROD W/CAP-DEA17672
 R RADIAL
 BSBL BUILDING SETBACK LINE

NOTE: ALL PRIVATE DRAINAGE EASEMENTS, SEE NOTE 6, SHEET 2

GLENEAGLE DIVISION IIB PHASE I VOL. 54, PAGES 9 THRU 16

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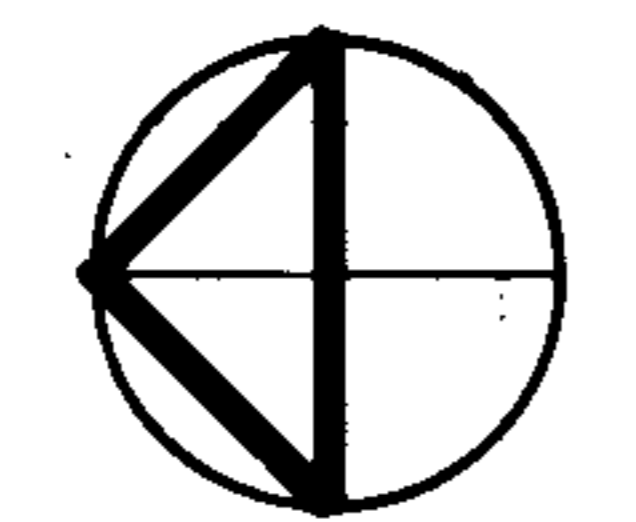
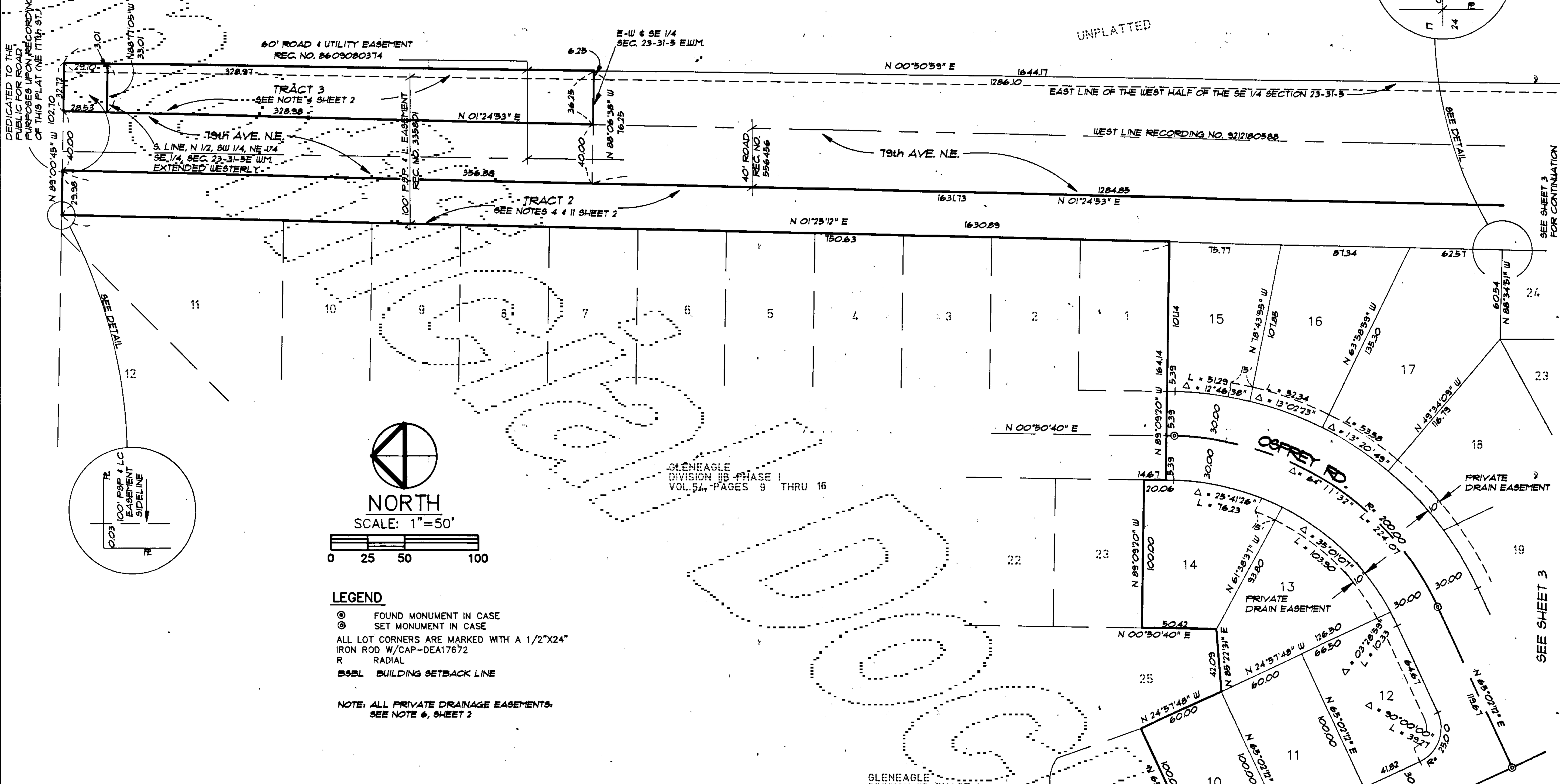
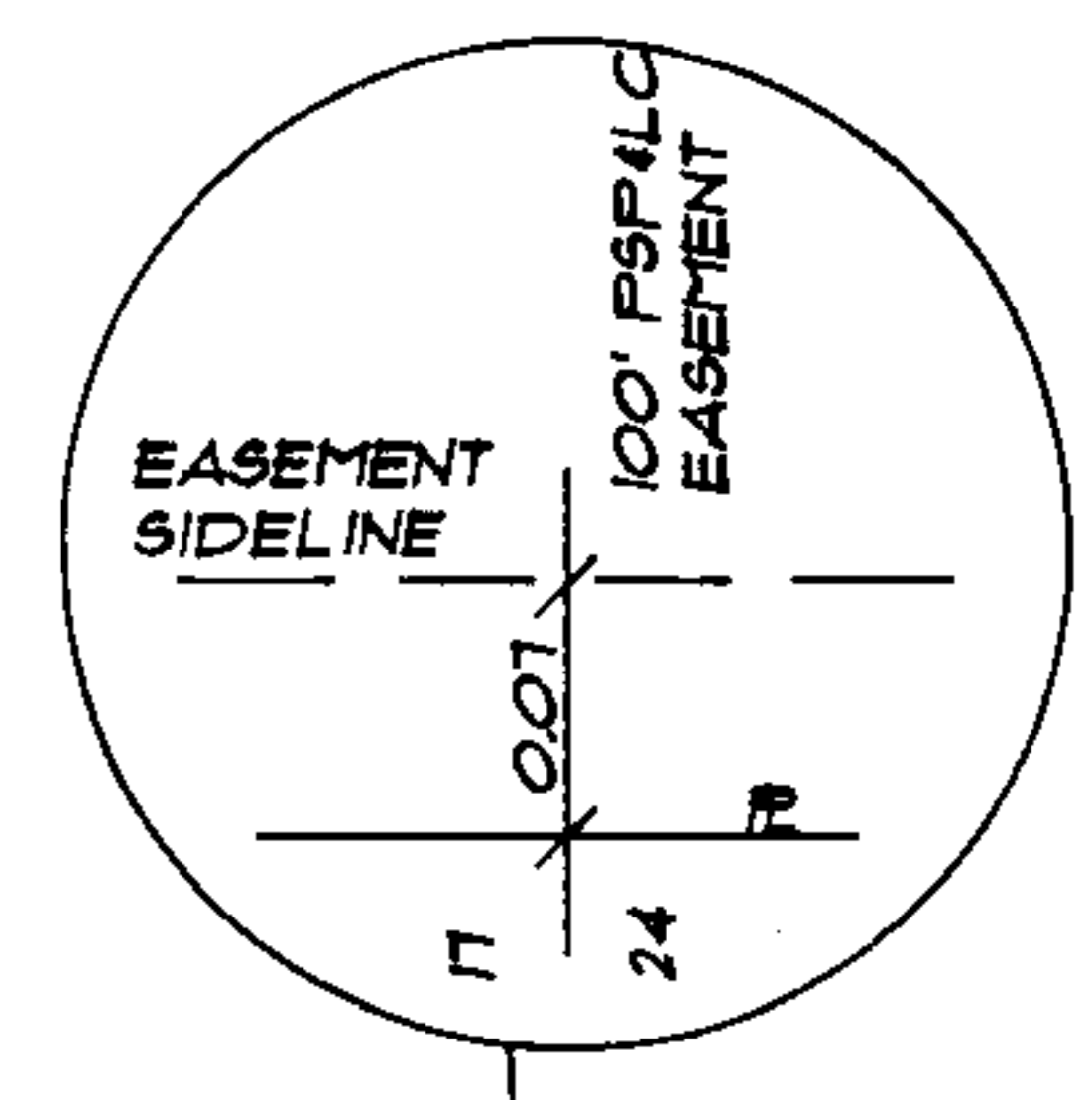
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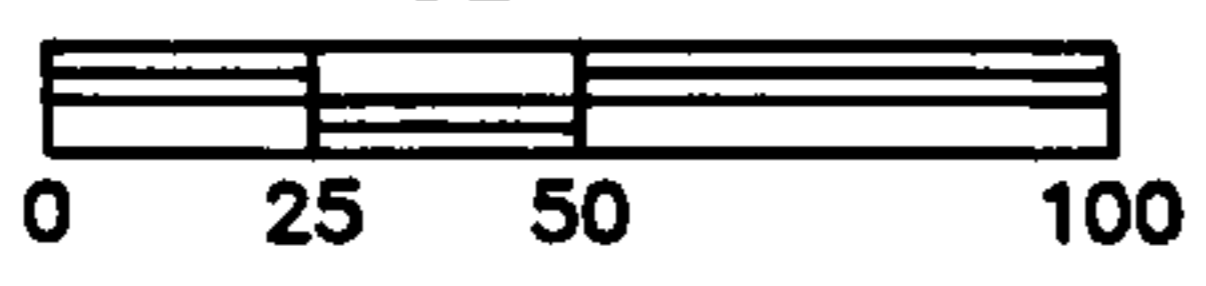
SHEET 3 OF 4 SHEETS

GLENEAGLE DIVISION IIB PHASE II

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SNOHOMISH COUNTY, WASHINGTON



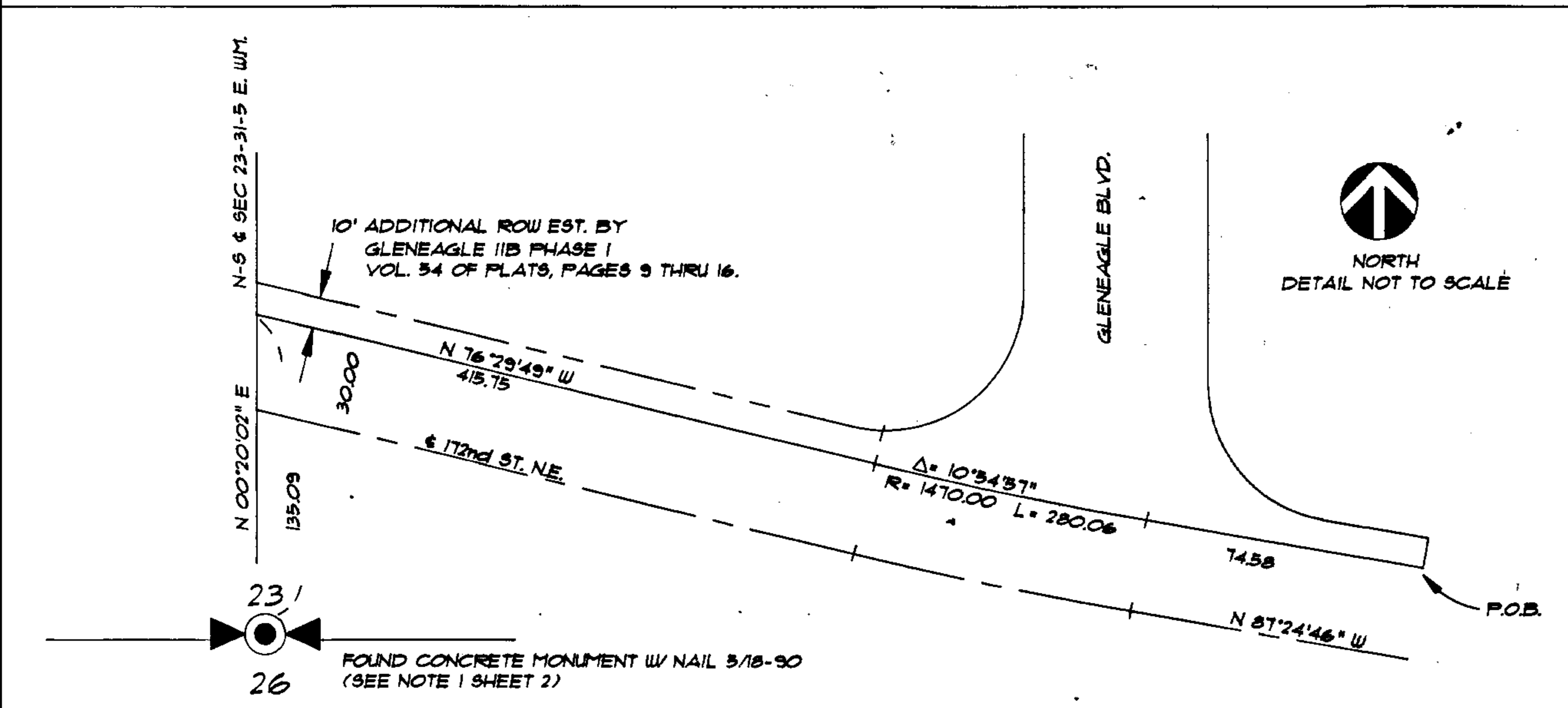
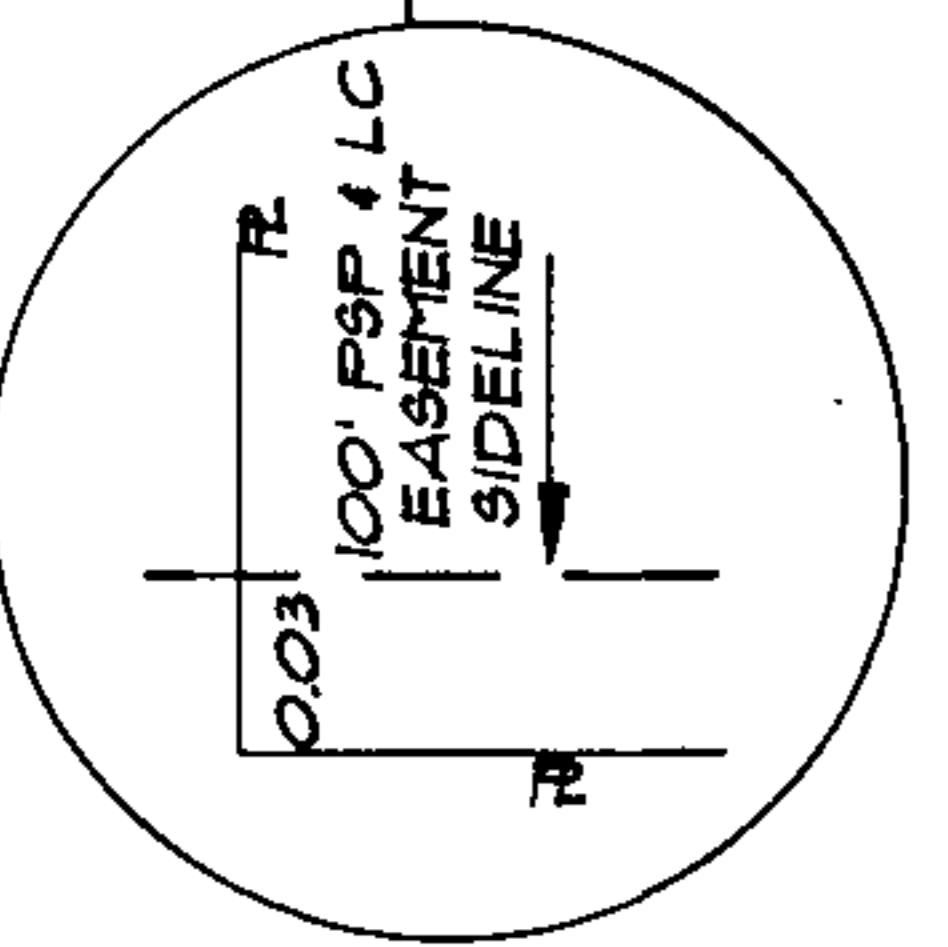
NORTH
SCALE: 1"=50'



LEGEND

- ⊙ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE
- ALL LOT CORNERS ARE MARKED WITH A 1/2"X24" IRON ROD W/CAP-DEA17672
- R RADIAL
- BSEL BUILDING SETBACK LINE

NOTE: ALL PRIVATE DRAINAGE EASEMENTS, SEE NOTE 6, SHEET 2



NORTH
DETAIL NOT TO SCALE



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SHEET 4 OF 4 SHEETS

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