

# GLENEAGLE DIVISION IIB PHASE III

PORTION OF THE SOUTH 1/2 AND NORTHWEST 1/4, 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 11<sup>th</sup> 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]

## APPROVALS

Examined and approved this 23<sup>rd</sup> 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 23<sup>rd</sup> 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

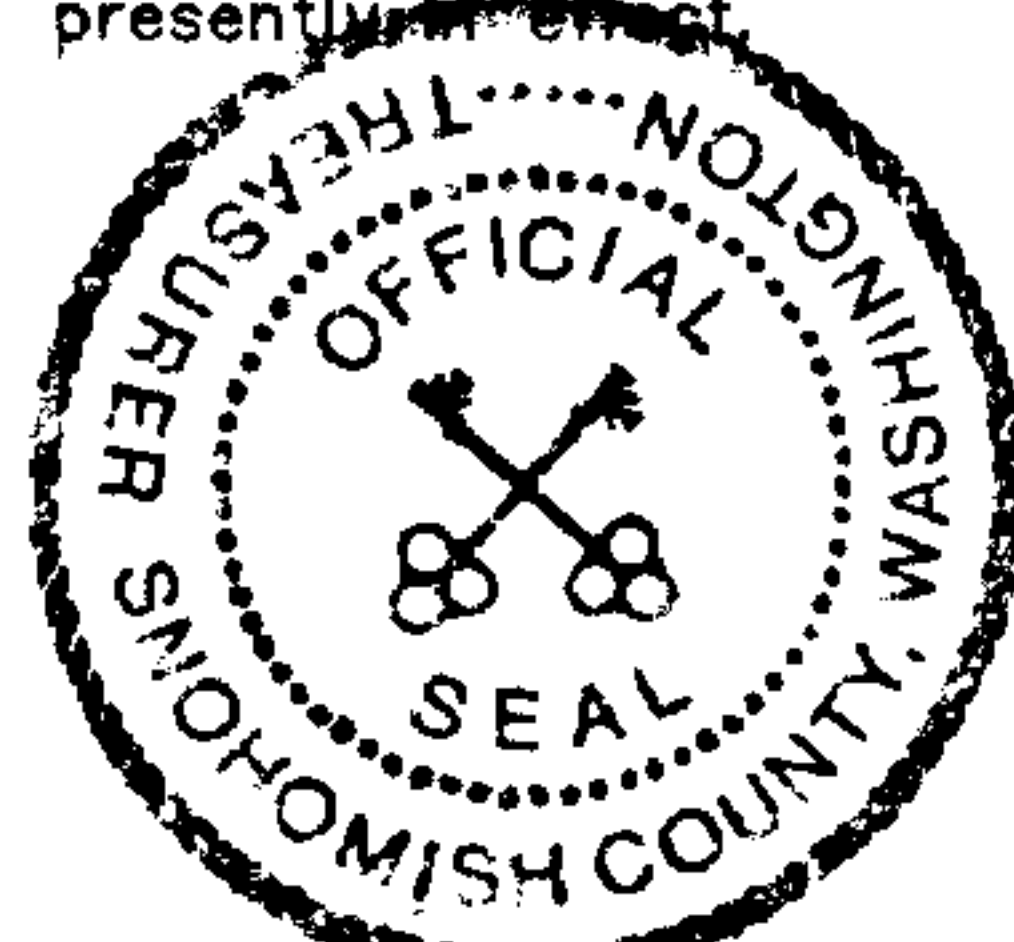
Examined and approved this 22<sup>nd</sup> day of February, 1993 as to the survey data, the layout of streets, alleys and other right-of-way, design of bridges, sewage and water systems and other structures.

[Signature]  
Barrett Consulting Group  
City Engineer

Examined and approved this 22<sup>nd</sup> day of February, 1993 The City Council finds in addition that the plat of Gleneagle-Sector IIB PHASE III 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



## TREASURER'S CERTIFICATE

I, Kirk 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 11<sup>th</sup> day of FEBRUARY, 1993 before me, the undersigned, a Notary Public, personally appeared TERUKISA ICHIHARA 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.

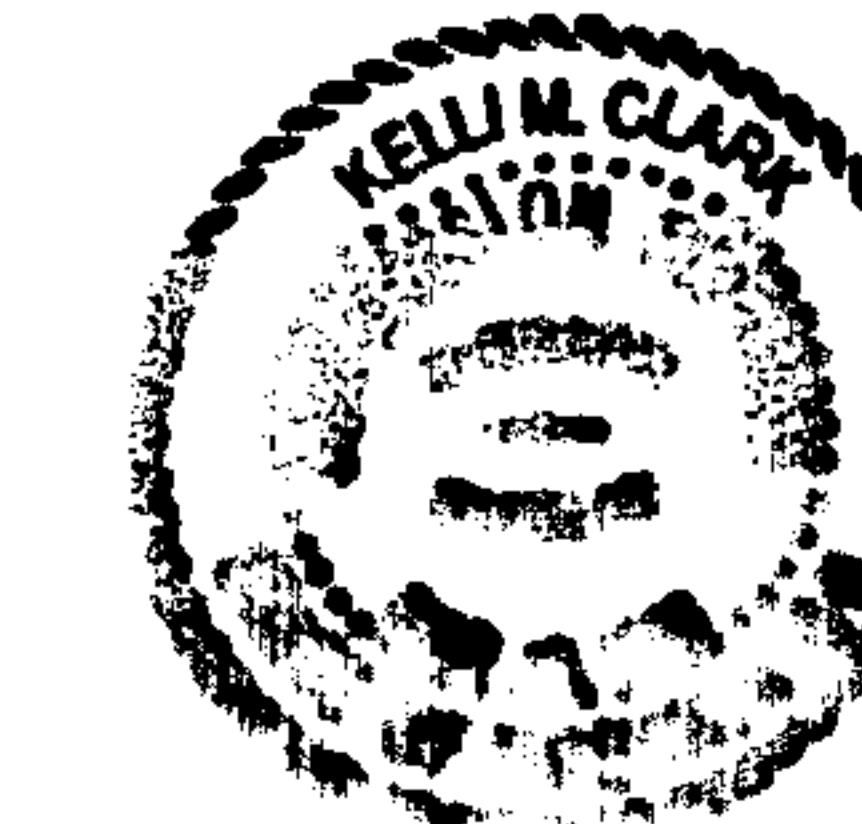
[Signature]  
Notary Public in and for the  
State of ~~Washington~~ CALIFORNIA  
Residing at Los Angeles



STATE OF WASHINGTON) ss  
COUNTY OF King) ss

This is to certify that on the 12<sup>th</sup> 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



## RESTRICTIONS

This plat is subject to the Gleneagle Declaration of Restrictive Covenants, recorded under Auditor's File No. 8503250154, and modified by instruments under Auditor's File Nos. 8505170091 and 9004300683.

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 right-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.

## 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 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.

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 9, sheet 2)

## RECORDING CERTIFICATE

Filed for record at the request of David Evans & Assoc Inc this 12<sup>th</sup> day of March, 1993 at 22 minutes past 11 A.M., and recorded in Vol. 54 of Plats, pages 291-296 under Auditor's File No. 9303125002, Records of Snohomish County, Washington.

Dean V. Williams  
Auditor, Snohomish County  
Shea Wells deputy

## SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Gleneagle-Sector IIB PHASE III 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. 17872  
David Evans and Associates, Inc.  
415-118th Avenue SE  
Bellevue, Washington 98005  
(206)455-3571





# GLENEAGLE DIVISION IIB PHASE III

PORTION OF THE SOUTH 1/2 AND NORTHWEST 1/4, SEC. 23, T. 31 N., R. 5 E., W. M.  
SNOHOMISH COUNTY, WASHINGTON

## LEGAL DESCRIPTION

A replat of a portion of Cedarbough Loop and Willow Drive, according to the Plat of THE WOODLANDS, DIVISION C, SECTOR I, as recorded in Volume 46 of Plats, pages 37 through 42, under Recording No. 8504035005, records of Snohomish County, Washington, TOGETHER WITH that portion of the Southeast quarter of the Northwest quarter, the Northeast quarter of the Southwest quarter, and the Northwest quarter of the Southeast quarter, Section 23, Township 31 North, Range 5 East, W.M., of said County, more particularly 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 1300.51 feet to the Center-South Sixteenth Corner of said section; thence N 89°27'41" W along the East-West centerline of the Southwest quarter of said section a distance of 318.91 feet to the POINT OF BEGINNING, said point also being an angle point on the West boundary of the Plat of GLENEAGLE, DIVISION 2B, PHASE I, as recorded in Volume 54 of Plats, pages 9 thru 16, under Recording No. 9209305001, records of said County; thence continuing N 89°27'41" W along said centerline a distance of 1000.40 feet to the centerwest Sixteenth Corner of said section; thence N 00°17'25" E along the North-South centerline of the Southwest quarter of said section a distance of 1315.72 feet to the Center-West Sixteenth Corner of said section; thence S 88°48'07" E along the East-West centerline of said section a distance of 94.97 feet; thence S 89°07'19" E a distance of 85.06 feet to the East margin of said Willow Drive; thence N 00°05'19" E along said margin a distance of 33.46 feet; thence N 05°35'07" E along said margin a distance of 110.77 feet to the beginning of a curve concave to the Southeast having a radius 25.00 feet; thence Northeast along the arc of said curve through a central angle of 89°49'01" a distance of 39.19 feet; thence S 48°43'48" E a distance of 144.50 feet; thence S 13°11'13" W a distance of 47.00 feet; thence S 00°45'10" E a distance of 553.61 feet; thence S 14°29'02" E a distance of 475.24 feet; thence S 57°00'14" E a distance of 63.84 feet; thence S 77°25'33" E a distance of 133.34 feet; thence S 89°14'59" E a distance of 139.99 feet; thence N 75°57'58" E a distance of 194.16 feet; thence N 14°02'02" W a distance of 100.00 feet; thence N 75°57'58" E a distance of 815.47 feet; thence N 14°02'02" W a distance of 240.00 feet; thence N 65°32'11" E a distance of 318.23 feet; thence N 77°00'55" E a distance of 700.00 feet; thence S 12°59'05" E a distance of 78.00 feet to the beginning of a curve concave to the northwest having a radius of 270.00 feet; thence Southwesterly along the arc of said curve through a central angle of 53°51'00" a distance of 253.76 feet to the Northerly boundary of said Plat of GLENEAGLE DIVISION 2B, PHASE I; thence the following courses along said plat boundary: continuing Southerly along the arc of said curve through a central angle of 09°36'19" a distance of 45.26 feet to a point of tangency; S 50°28'13" W a distance of 96.24 feet to the beginning of a curve concave to the northwest having a radius of 470.00 feet; Southwesterly along the arc of said curve through a central angle of 25°29'45" a distance of 209.14 feet to a point of tangency; S 75°57'58" W a distance of 68.60 feet; N 14°02'02" W a distance of 100.00 feet; S 75°57'58" W a distance of 805.47 feet; S 14°02'02" E a distance of 160.00 feet; S 75°57'58" W a distance of 10.12 feet; S 00°17'01" W a distance of 158.31 feet to the POINT OF BEGINNING.

## NOTES AND RESTRICTIONS:

1. 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 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
3. ALL NATIVE GROWTH / WILDLIFE HABITAT AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND DISCHARGE SUALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT OF THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS. (EXCEPT AS DEEMED NECESSARY FOR DETENTION MAINTENANCE BY THE CITY OF ARLINGTON).
4. TRACT 1- SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE COUNTRY CLUB HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF STORM WATER DETENTION AND APPURTENANCES.
5. TRACTS 2 AND 3 SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE COUNTRY CLUB HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE SUBJECT TO AN EASEMENT TO THE BENEFIT OF THE CITY OF ARLINGTON FOR THE PURPOSE OF A WATER TRANSMISSION AND DISTRIBUTION SYSTEM AND ANY ELECTRICAL LINES AS MAY BE NEEDED IN CONNECTION THEREWITH, TOGETHER WITH APPURTENANCES AND RIGHTS OF SAID CITY FOR ENTRY AND MAINTENANCE TO SAID SYSTEM.  
  
THIS PLAT, UPON RECORDED, SUPERCEDES THE LOCATION OF THE EXISTING EASEMENT TO THE BENEFIT OF THE CITY OF ARLINGTON AS RECORDED UNDER AUDITOR'S FILE NO. 2336398 AS FOLLOWS:
  - A. THE WEST 20 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23-3A-5 E. W.M. EXCEPT THE SOUTH 980 FEET SHALL BE VACATED AND,
  - B. THE WEST 322.52 FEET OF THE NORTH 20 FEET OF THE SOUTH 980 FEET OF SAID SUBDIVISION, SHALL BE VACATED TO THIS DESCRIBED LOCATION AND REVISED TO ITS RECONSTRUCTED LOCATION THROUGH SAID TRACTS 2 AND 3 AS NOTED ABOVE.  
  
THIS PARTIAL EASEMENT RELOCATION AND/ OR VACATION DOES NOT RELINQUISH ANY COVENANTS OR RESTRICTIONS AS DISCLOSED WITHIN SAID EXISTING EASEMENT.
6. TRACT 4- SHALL BE RESERVED FOR FUTURE DEVELOPMENT.
7. TRACT 5- SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION THE PURPOSE OF PEDESTRIAN ACCESS.
8. PRIVATE DRAINAGE EASEMENTS AS SHOWN ON SHEETS 3, 4 AND 5 IS A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM INDIVIDUAL LOT ROOF AND FOOTING DRAINS, TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER(S). ALL INDIVIDUAL ROOF DRAIN STUB-OUTS SHALL BE MAINTAINED BY THE LOT OWNER.
9. PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENT.
10. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GLENEAGLE COUNTRY CLUB HOMEOWNERS ASSOCIATION AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
11. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 2283140, 8503290194, 8508110291 AND 9004300683.



DAVID EVANS AND ASSOCIATES, INC.  
415-118TH AVENUE SE.  
BELLEVUE, WASHINGTON 98005  
(206) 455-3571

SHEET 2 OF 6 SHEETS

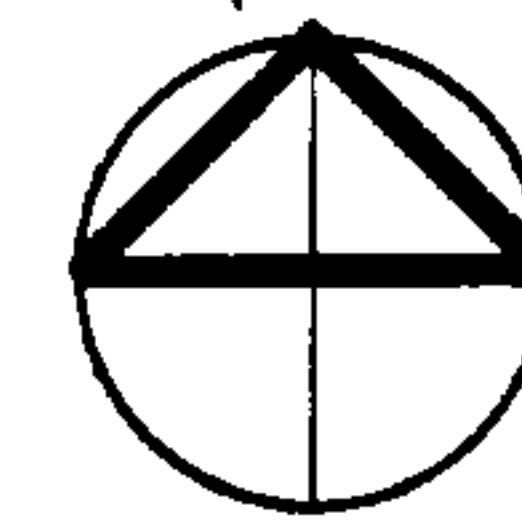
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# GLENEAGLE DIVISION IIB PHASE III

PORTION OF THE SOUTH 1/2 AND NORTHWEST 1/4, SEC. 23, T. 31 N., R. 5 E., W. M.  
SNOHOMISH COUNTY, WASHINGTON



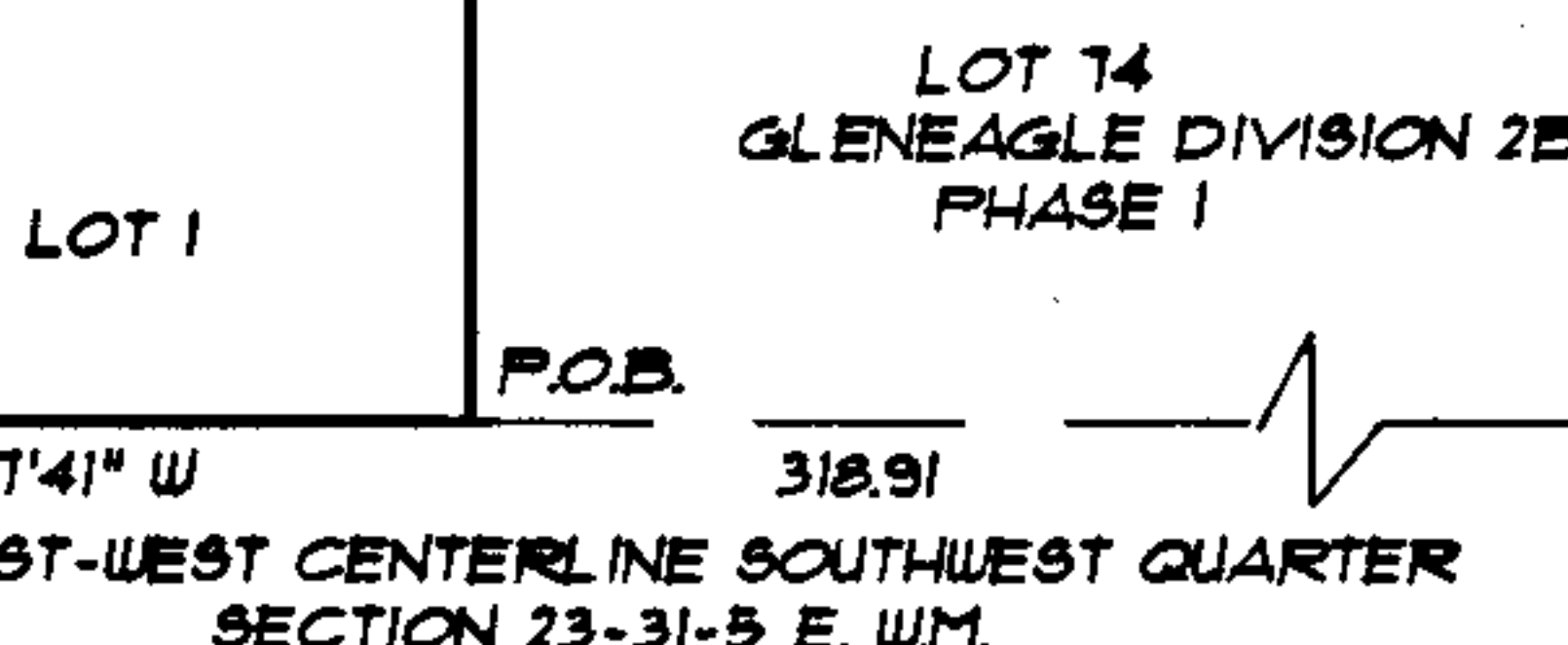
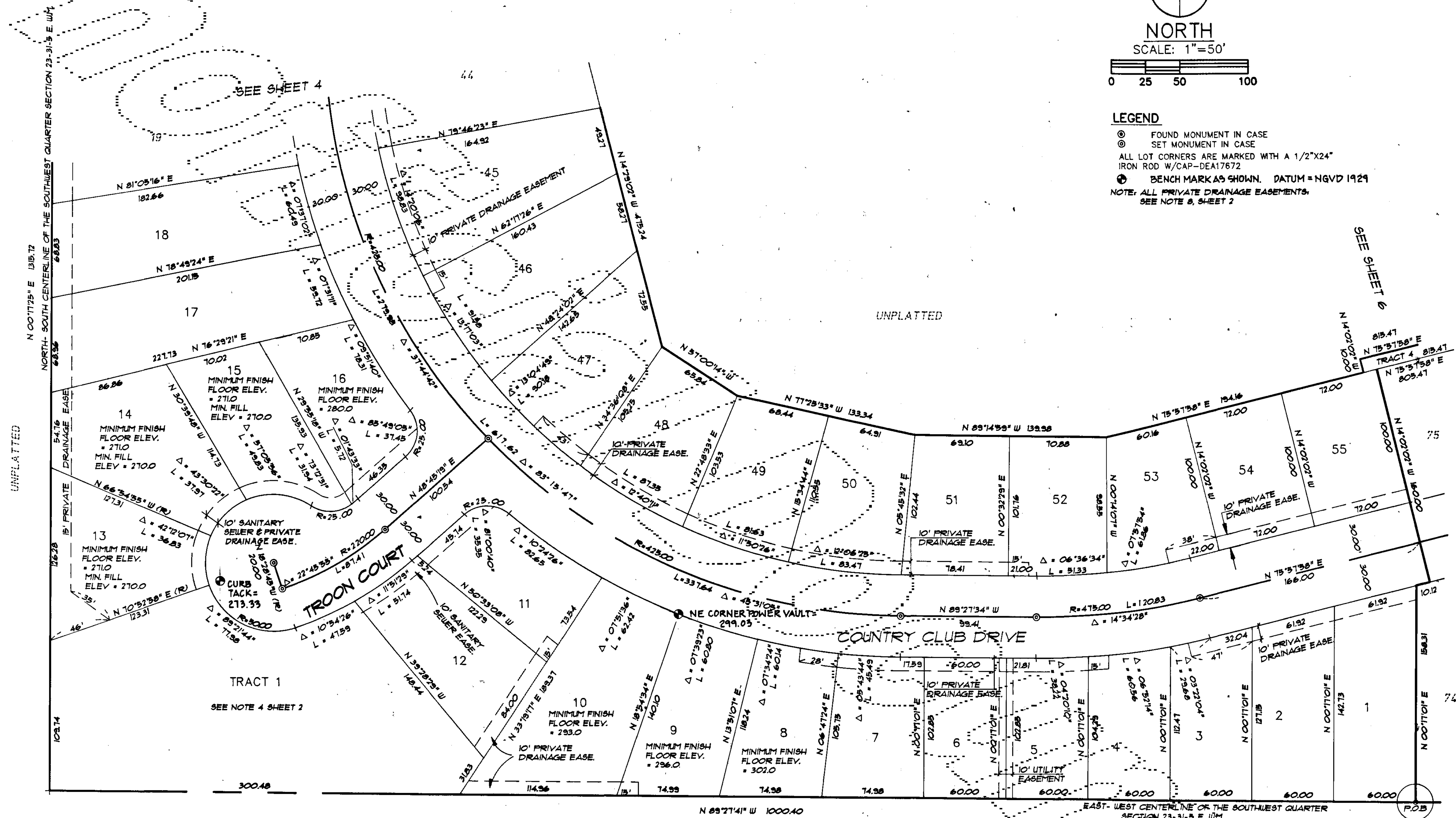
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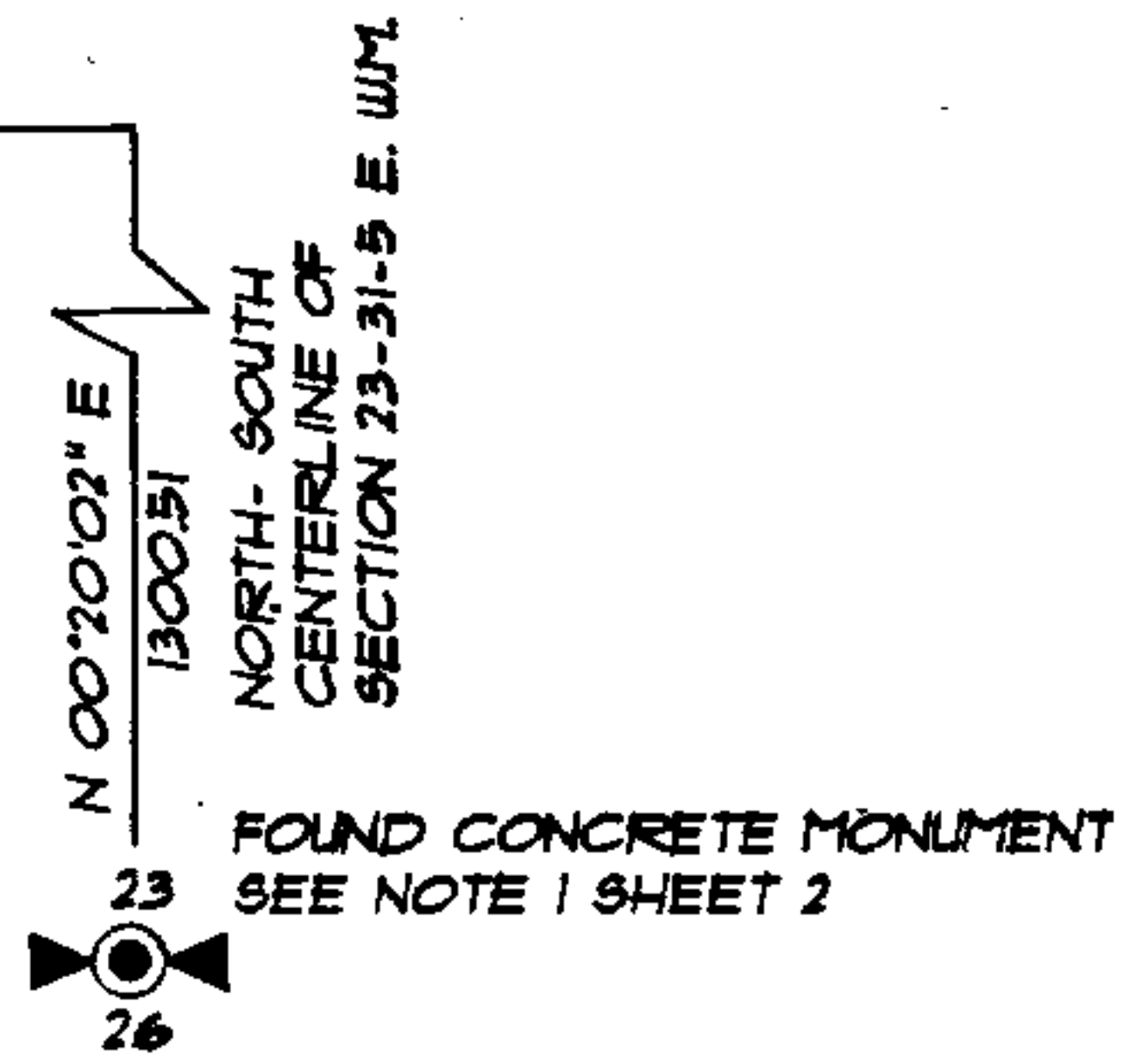


**LEGEND**

- ⊙ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE
- ALL LOT CORNERS ARE MARKED WITH A 1/2"x24" IRON ROD W/CAP-DEA17672
- ⊕ BENCH MARK AS SHOWN. DATUM = NGVD 1929
- NOTE: ALL PRIVATE DRAINAGE EASEMENTS, SEE NOTE 8, SHEET 2



DETAIL OF POB NOT TO SCALE



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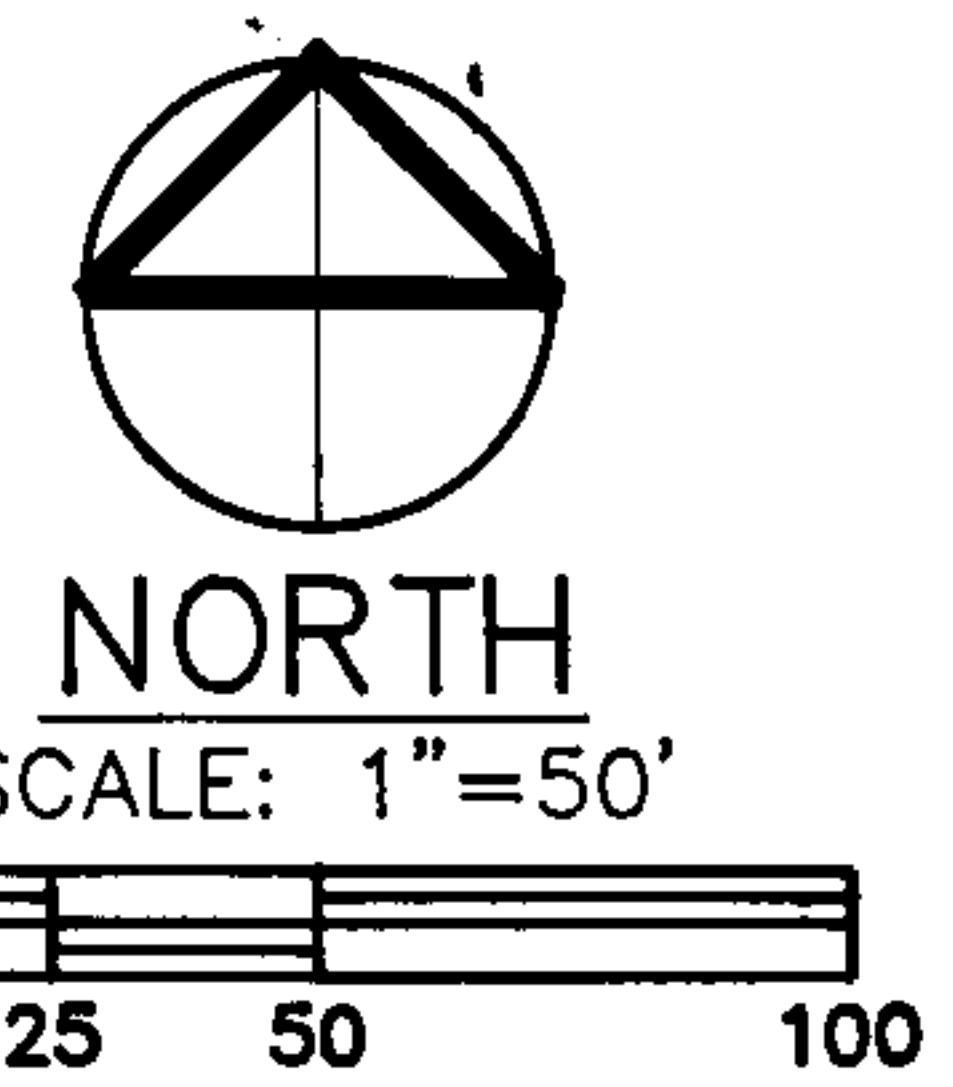
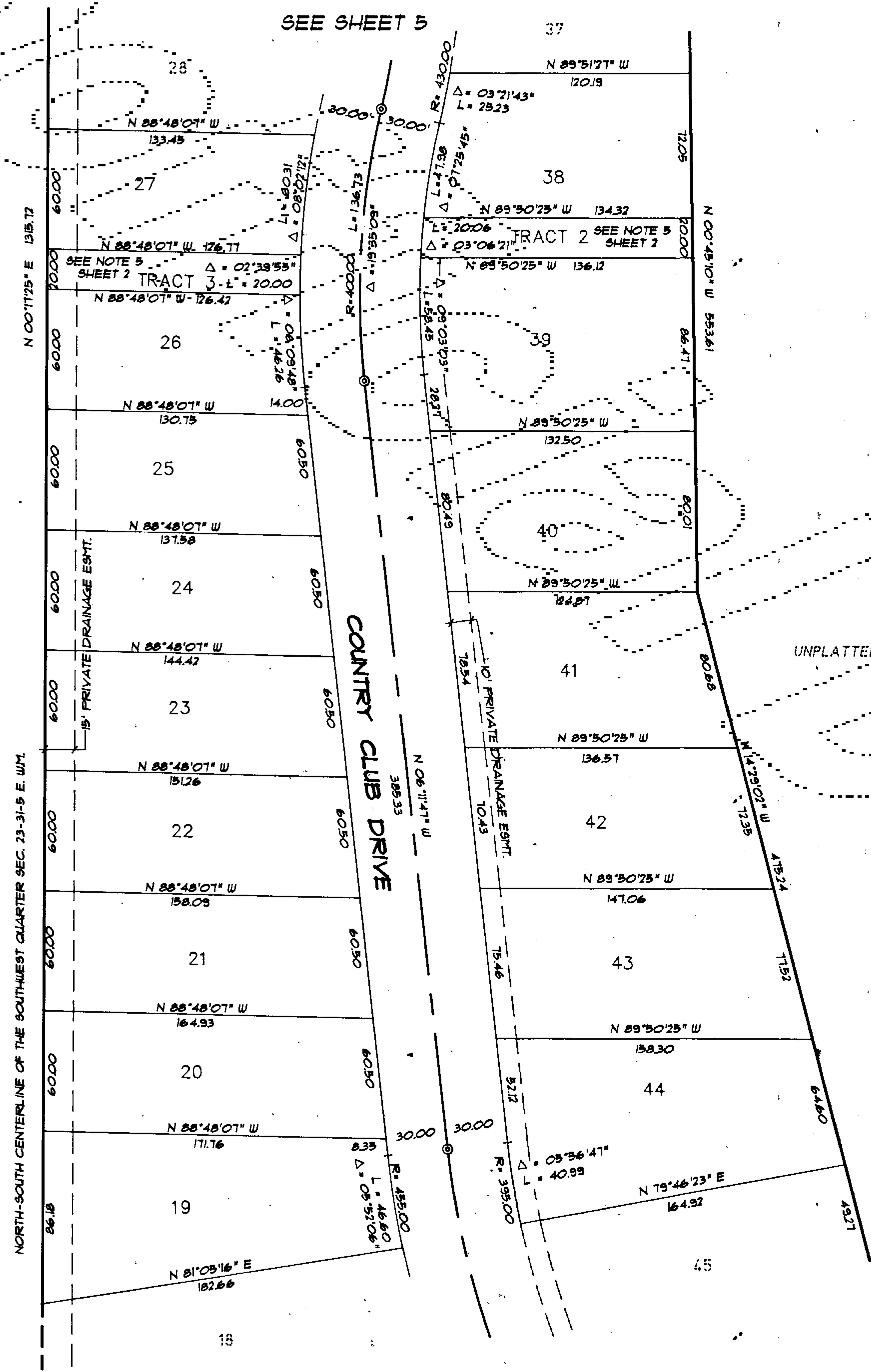
**SHEET 3 OF 6 SHEETS**

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# GLENEAGLE DIVISION IIB PHASE III

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SNOHOMISH COUNTY, WASHINGTON

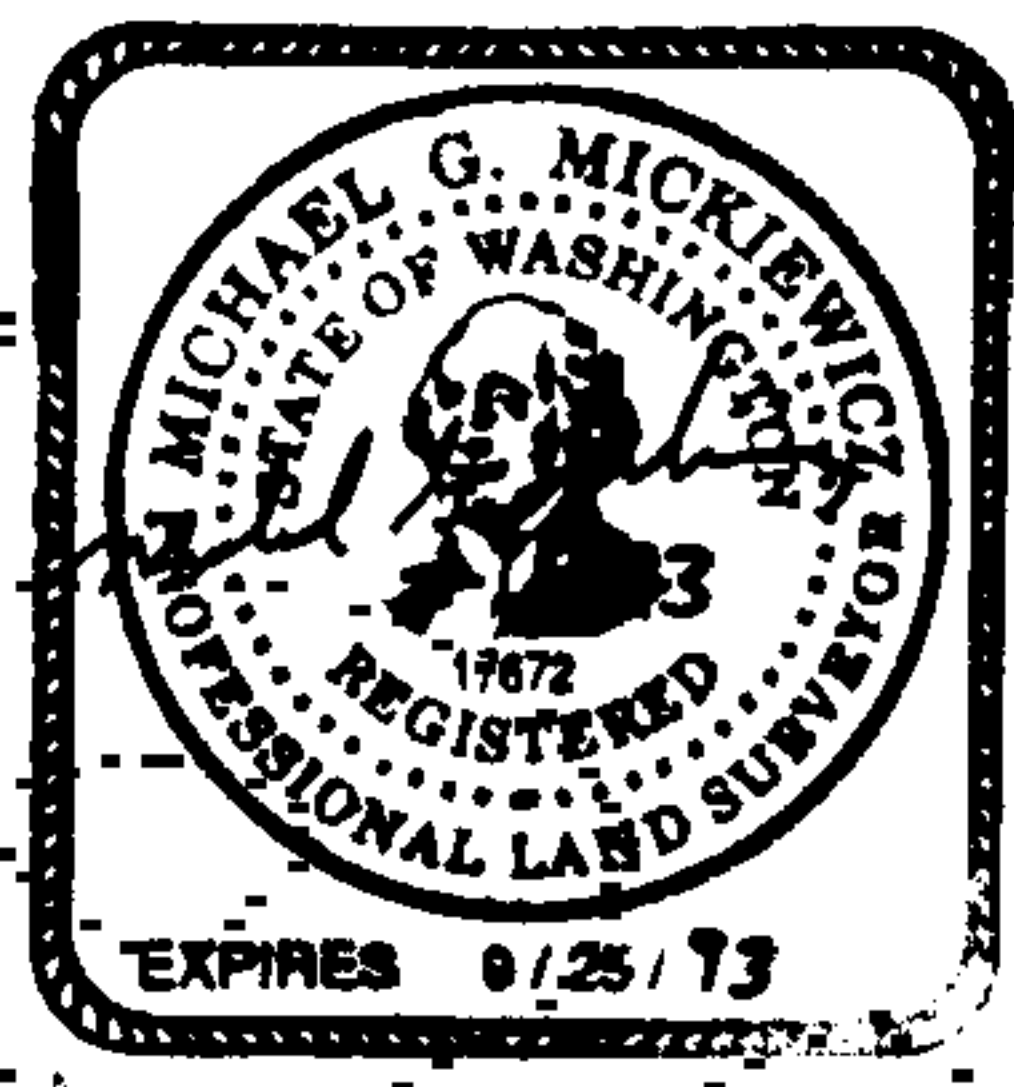


**LEGEND**

- ⊙ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE

ALL LOT CORNERS ARE MARKED WITH A 1/2"x24" IRON ROD W/CAP-DEA17672 RADIAL

NOTE: ALL PRIVATE DRAINAGE EASEMENTS: SEE NOTE 8, SHEET 2



DAVID EVANS AND ASSOCIATES, INC.  
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BELLEVUE, WASHINGTON 98005  
(206)455-3571

SHEET 4 OF 6 SHEETS

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UNPLATTED

SEE SHEET 5

SEE SHEET 3

NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER SEC. 23-31-N-E-W1

COUNTRY CLUB DRIVE

N 00°17'29" E 1315.17

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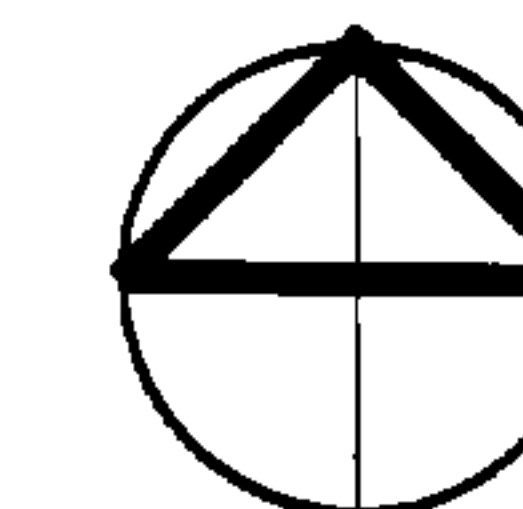
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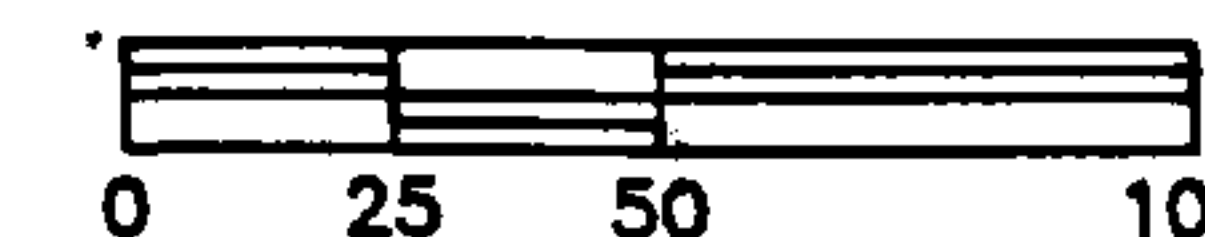
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SNOHOMISH COUNTY, WASHINGTON



NORTH  
SCALE: 1"=50'

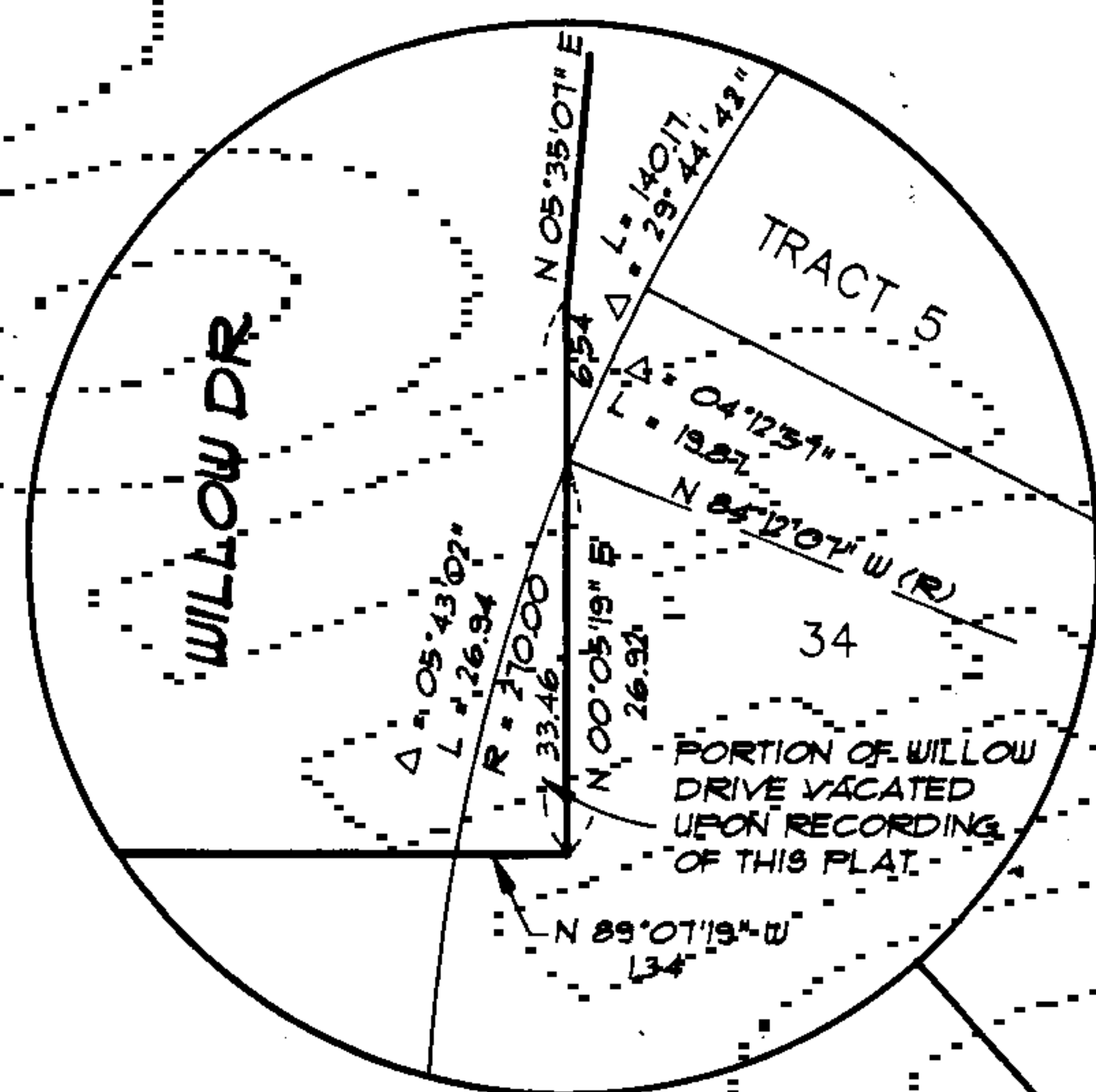


### LEGEND

- ⊙ FOUND MONUMENT IN CASE
- ⊙ SET MONUMENT IN CASE

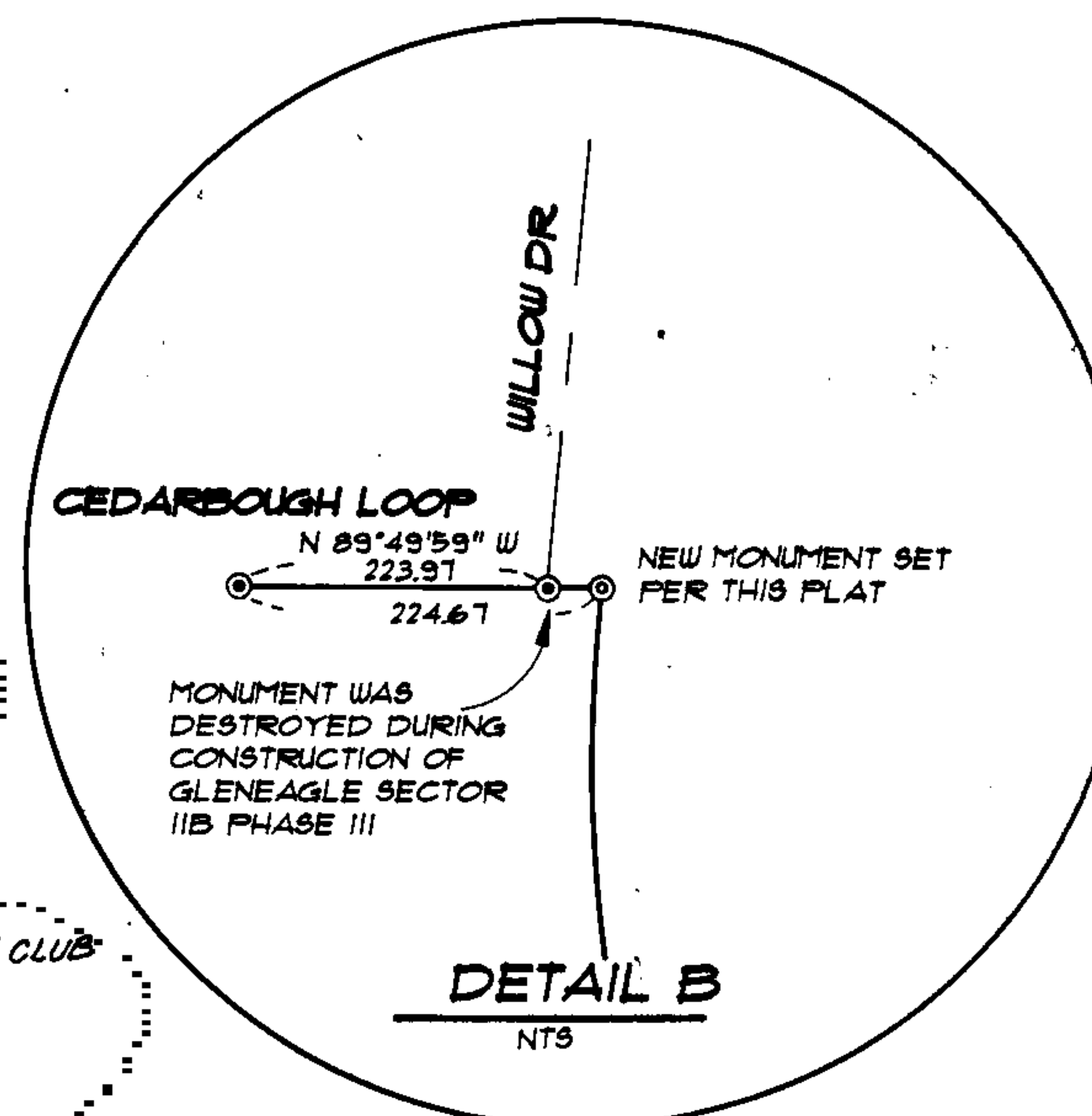
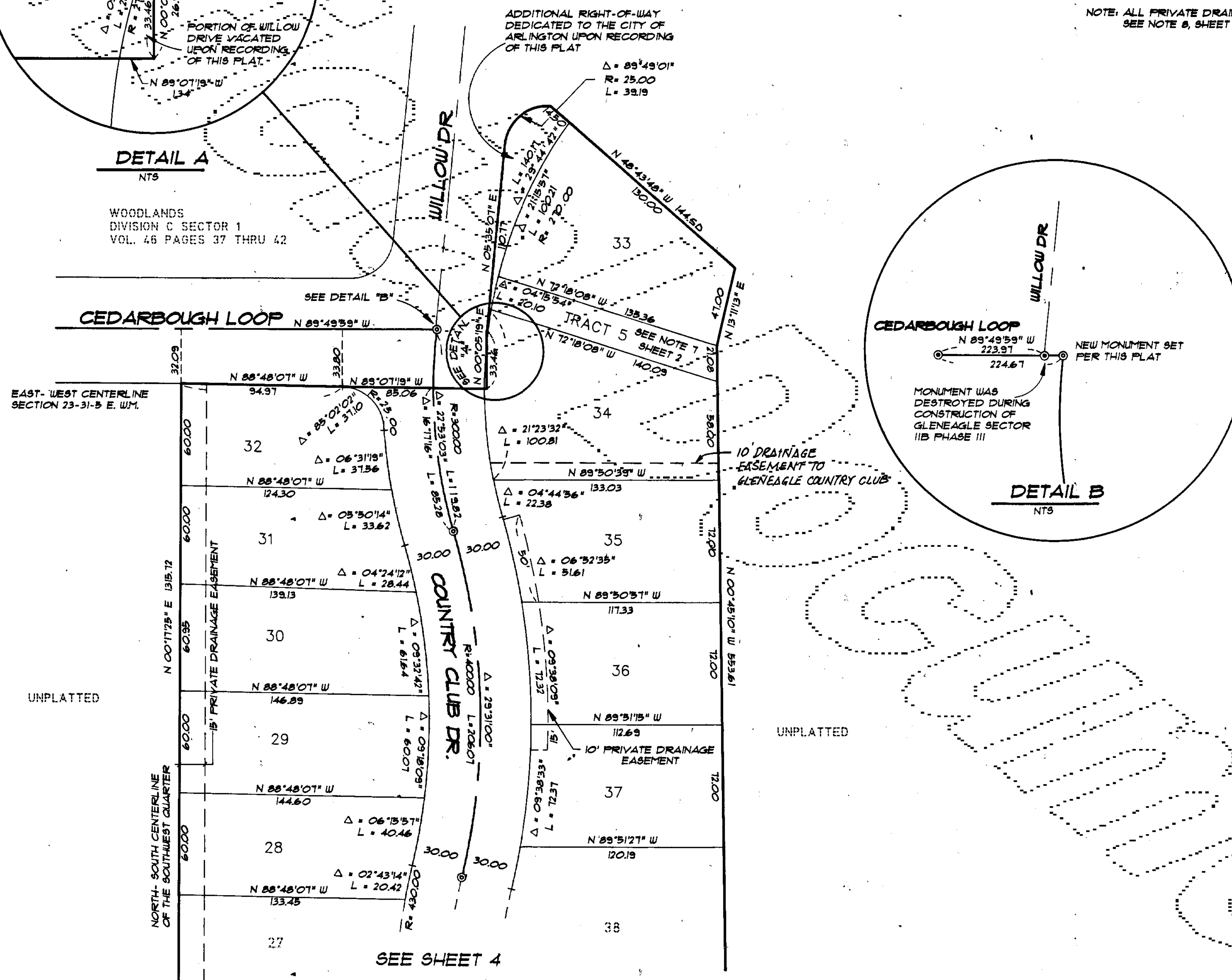
ALL LOT CORNERS ARE MARKED WITH A 1/2"X24" IRON ROD W/CAP-DEA17672 RADIAL

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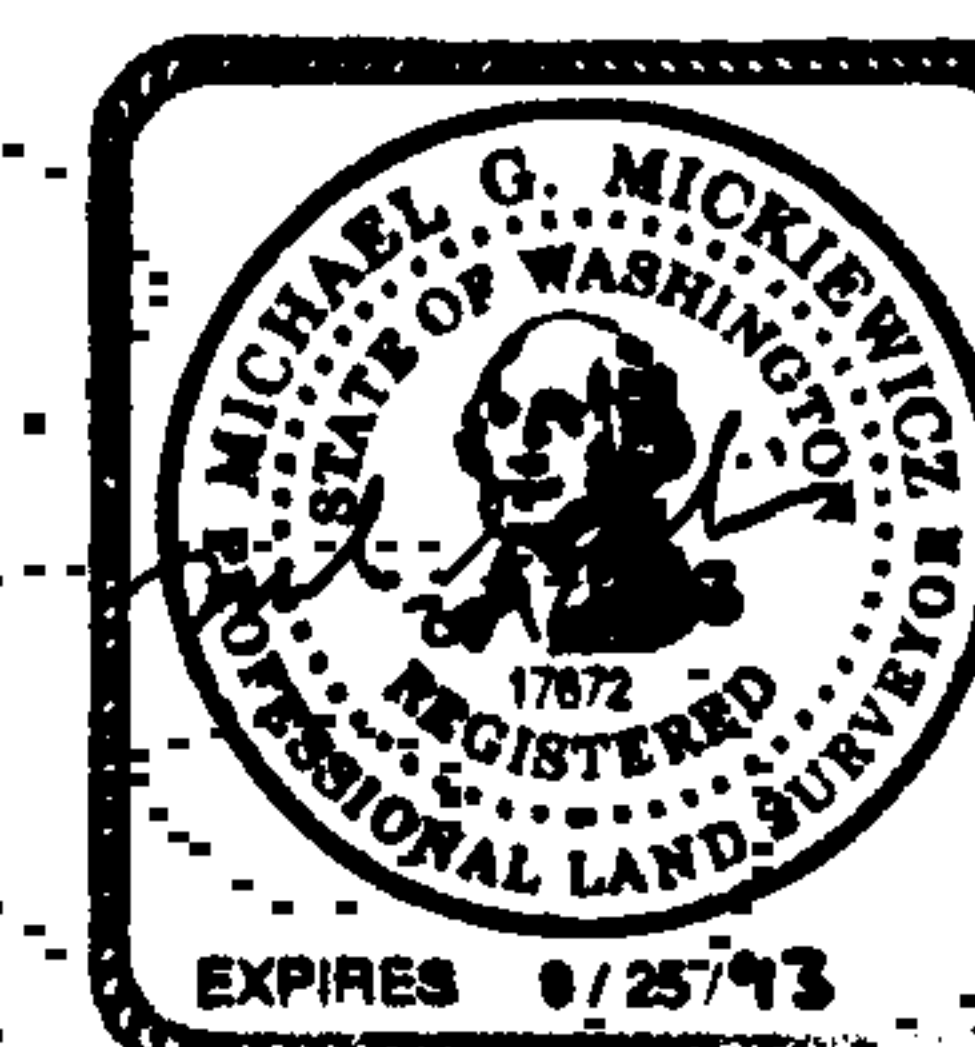


DETAIL A  
NTS

WOODLANDS  
DIVISION C SECTOR 1  
VOL. 46 PAGES 37 THRU 42



DETAIL B  
NTS



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SHEET 5 OF 6 SHEETS

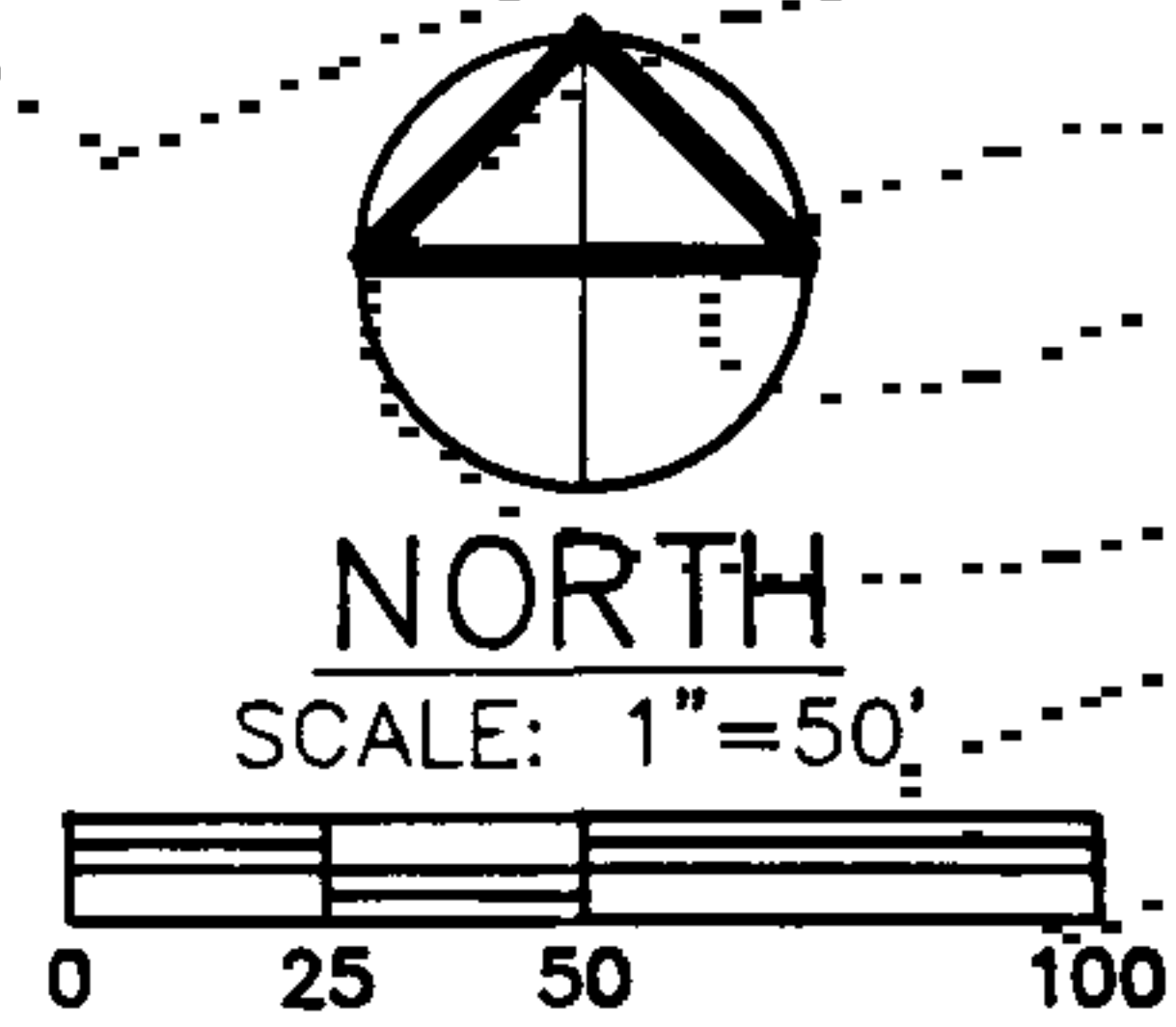
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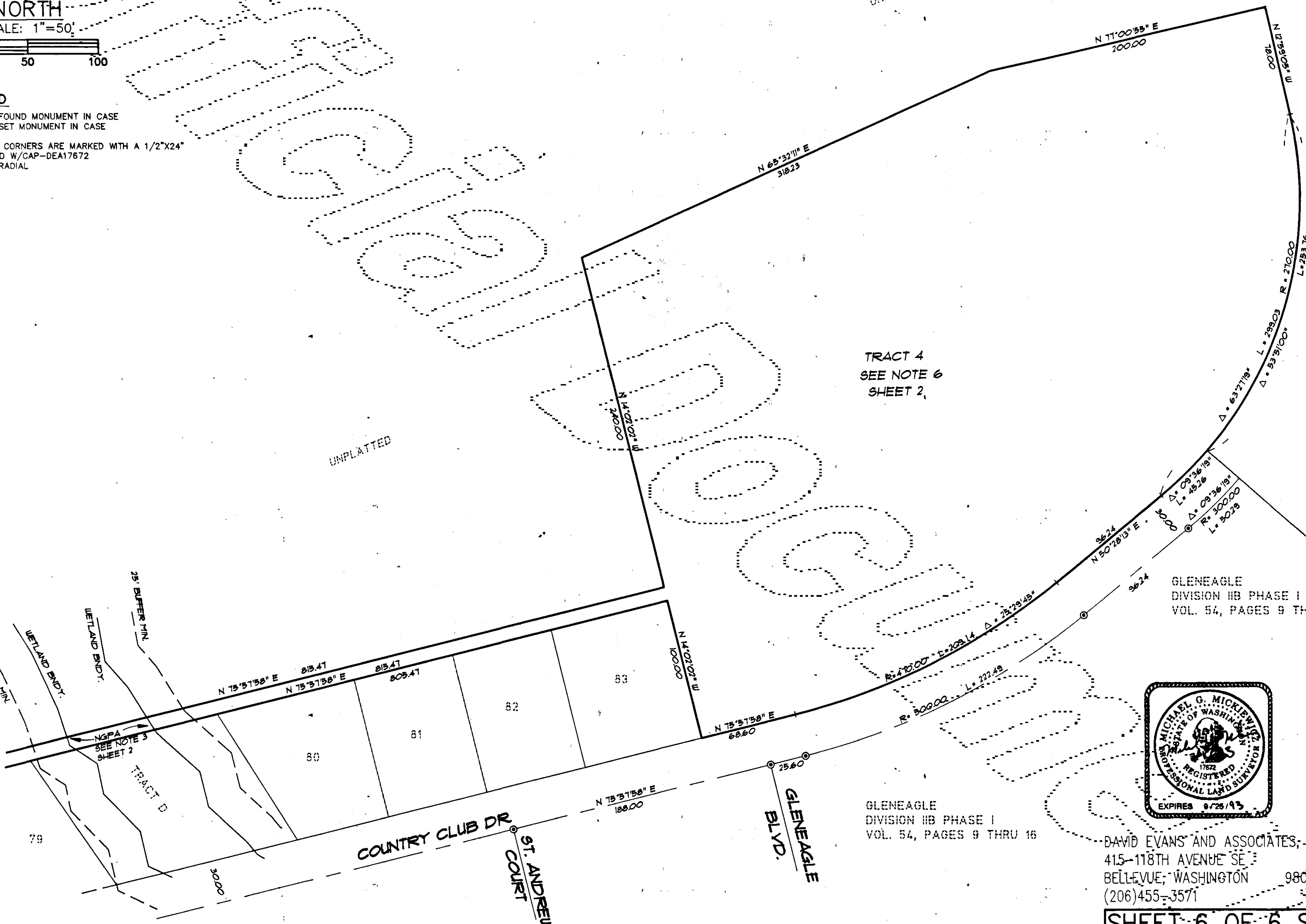


### LEGEND

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- ⊙ SET MONUMENT IN CASE

ALL LOT CORNERS ARE MARKED WITH A 1/2"X24"  
IRON ROD W/CAP-DEA17672  
R RADIAL

SEE SHEET 3



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

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SHEET 6 OF 6 SHEETS

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