

PLAT OF:
AUTUMN PARK
PORTION OF THE NE 1/4, SEC. 14, T. 31 N., R. 5 E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

BEGINNING AT A POINT 1402.5 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 858 FEET; THENCE WEST 246 FEET; THENCE NORTHWESTERLY 858 FEET, MORE OR LESS TO THE NORTH SECTION LINE AT A POINT 363 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST TO POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE CITY OF ARLINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9310050107.

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PROPERTY OWNERS, RAYMOND C. MADDEN AND JANET M. MADDEN, ONTIME DEVELOPMENT, INC. AND FRONTIER BANK

DO HEREBY DEDICATE TO THE CITY OF ARLINGTON, FOREVER, 48 FEET OF RIGHT-OF-WAY PARALLEL WITH AND CONTIGUOUS TO THE CENTERLINE OF 78TH DRIVE N.E., AS SHOWN ON SHEET 2 OF THIS PLAT.

WAIVER OF CLAIMS

OWNERS AND ANY AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, DO HEREBY AGREE THAT THE CITY OF ARLINGTON SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE OR OTHER 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 SPECIFIC OMISSION OF SAID CITY.

RESTRICTIONS

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR 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.

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 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.

OWNERS CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PROPERTY OWNERS HEREBY CERTIFY THAT THIS SUBDIVISION, INCLUDING DEDICATIONS AND WAIVER OF CLAIMS, IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

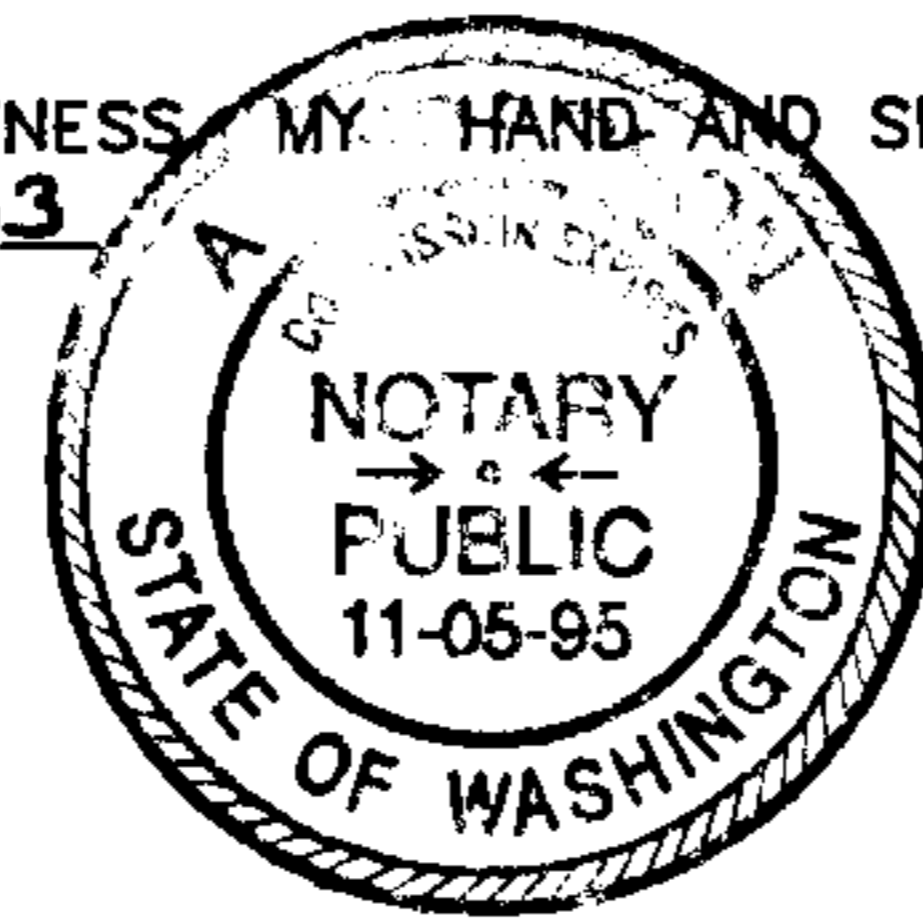
Raymond C. Madden Janet M. Madden
RAYMOND C. MADDEN JANET M. MADDEN
David S. Turner James W. Ries
DAVID S. TURNER AUTHORIZED AGENT OF
PRES., SEC., TRES., FRONTIER BANK
ONTIME DEVELOPMENT, INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS.
COUNTY OF Snohomish

ON THIS DAY PERSONALLY APPEARED BEFORE ME RAYMOND C. MADDEN & JANET M. MADDEN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND SEAL THIS 8th DAY OF December 1993.



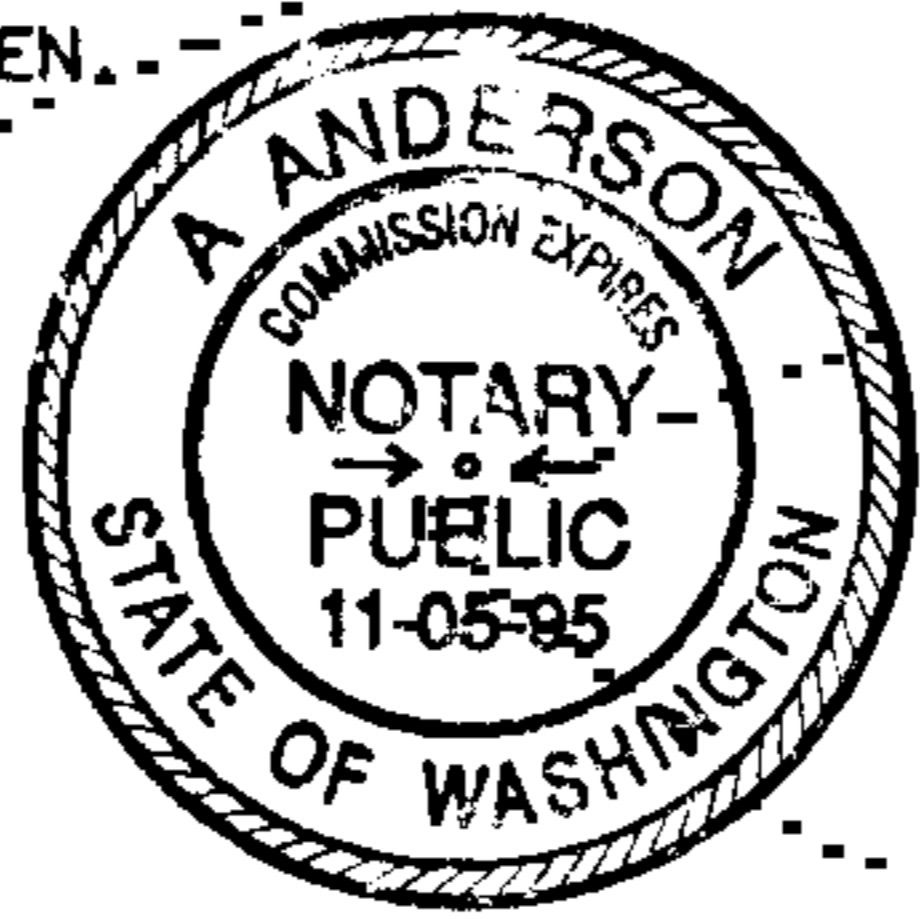
Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT MARYSVILLE COMMISSION EXPIRES 11-05-95

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS.
COUNTY OF Snohomish

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF November, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID S. TURNER, TO ME KNOWN TO BE THE PRESIDENT OF ONTIME DEVELOPMENT, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.



Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, residing at Marysville COMMISSION EXPIRES: 11-05-95

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS.
COUNTY OF Snohomish

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF February, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED James W. Ries/line President OF FRONTIER BANK, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT he SIGNED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

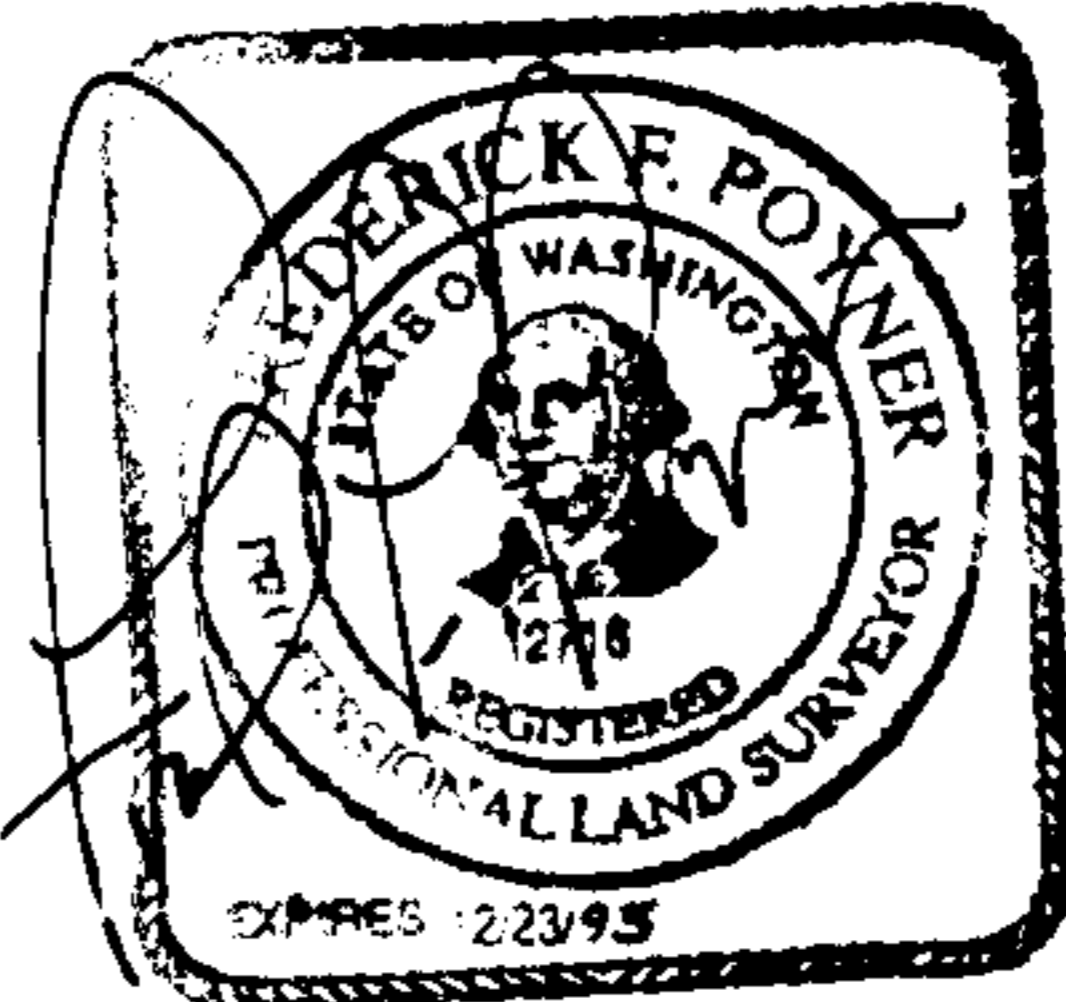
WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.

Linda Baker
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, residing at Everett COMMISSION EXPIRES: 5-20-97

AUDITOR'S FILE NO.: 9402185003

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF AUTUMN PARK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



IN THE MONTH OF FEBRUARY 1994
Frederick F. Poyner
SIGNATURE AND SEAL LS.12716

APPROVALS

EXAMINED AND APPROVED THIS 17th DAY OF February, 1994, A.D.

CITY OF ARLINGTON PLANNING COMMISSION
BY: Bob Anderson
CHAIRMAN

EXAMINED AND APPROVED THIS 18th DAY OF February, 1994, A.D., THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF AUTUMN PARK IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

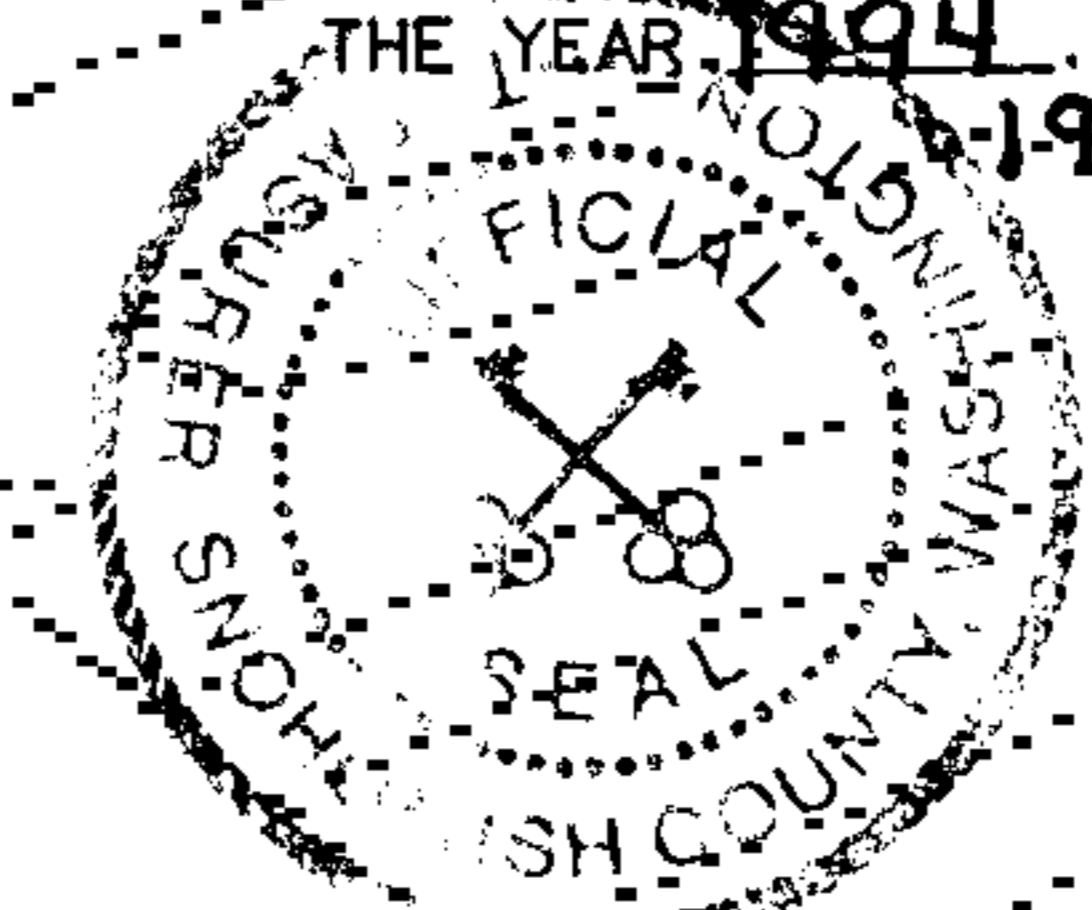
CITY COUNCIL, CITY OF ARLINGTON
BY: Robert Kasker
MAYOR
ATTEST: Benny Peterson
CITY CLERK

EXAMINED AND APPROVED THIS _____ DAY OF _____, 19____ 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.

Ed McMillan
CITY ENGINEER

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 1994, February 18, 1994



Kirke Sievers
SNOHOMISH COUNTY TREASURER
Valerie D. G...
SNOHOMISH COUNTY DEPUTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF February, 1994 AT 09 MINUTES PAST 9 O'CLOCK P.M. IN VOLUME 56 OF PLATS ON PAGE(S) 159-160 UNDER AUDITOR'S FILE NO. 9402185003 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
SNOHOMISH COUNTY AUDITOR

SHEET 1 OF 2



PLAT OF:
AUTUMN PARK
PORTION OF THE NE 1/4, SEC. 14, T. 31 N., R. 5 E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

- LEGEND**
- - DENOTES REBAR AND CAP SET THIS SURVEY, LS 12716, 3/8" X 24".
 - - DENOTES CONCRETE MON. W/ BRASS DISK STAMPED LS 12716, SET THIS SURVEY.
 - ⊙ - DENOTES CON. MON. IN CASE W/ BRASS DISK STAMPED LS 12716 SET THIS SURVEY.
 - ▨ - DENOTES NATIVE GROWTH PROTECTION AREA (N.G.P.A.)
 - - - DENOTES BUILDING SETBACK LINE (B.S.B.L.)
 - - - DENOTES EASEMENT
 - - - DENOTES LINES STAKED THIS SURVEY.
- SURVEY INSTRUMENT: LIETZ 5" TOTAL STATION.
SURVEY METHOD: CLOSED TRAVERSE.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	640.00'	92.32'	46.24'	08°15'53"
B	25.00'	36.08'	21.99'	82°40'41"
C	25.00'	38.77'	24.51'	88°51'30"
D	640.00'	40.61'	20.31'	03°38'09"
E	25.00'	19.88'	10.50'	45°34'23"
F	45.00'	62.94'	37.85'	80°08'19"
G	45.00'	43.54'	23.64'	55°26'04"
H	45.00'	69.19'	43.53'	88°05'46"
I	45.00'	37.29'	19.79'	47°28'37"
J	25.00'	19.88'	10.50'	45°34'23"

LINE DATA

#	DIRECTION	DISTANCE
1	N 01°09'28" W	60.23'
2	N 26°32'08" W	6.00'
3	S 25°20'21" W	49.22'
4	S 10°44'40" E	44.75'
5	N 44°12'33" W	14.57'
6	S 10°42'12" W	29.04'
7	S 10°42'12" W	21.05'
8	S 20°32'06" E	24.99'
9	S 00°01'13" E	35.89'
10	S 18°57'43" W	32.19'
11	S 04°19'43" W	49.76'
12	N 04°19'43" E	31.94'
13	S 47°04'24" E	22.25'
14	N 45°25'35" E	7.72'
15	N 02°01'07" W	27.56'
16	S 02°01'07" E	44.75'
17	N 27°11'41" E	14.87'
18	N 01°10'01" E	22.07'
19	S 01°10'01" W	48.59'
20	S 37°03'39" E	39.26'
21	S 38°52'55" E	102.45'
22	N 89°46'39" E	91.67'
23	N 89°46'39" E	89.54'
24	N 89°46'39" E	68.33'
25	N 89°46'39" E	70.69'
26	N 89°46'39" E	39.26'

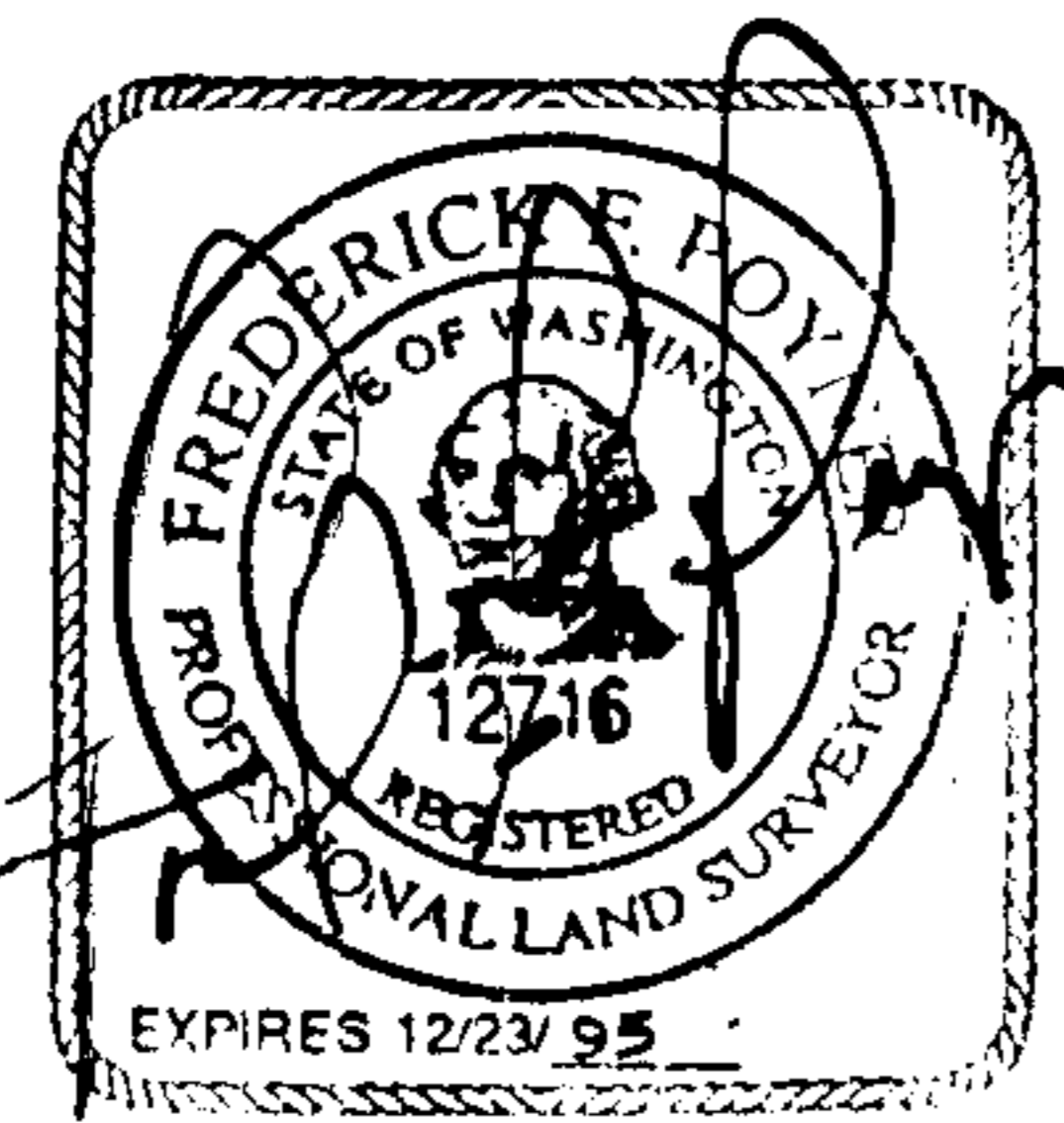
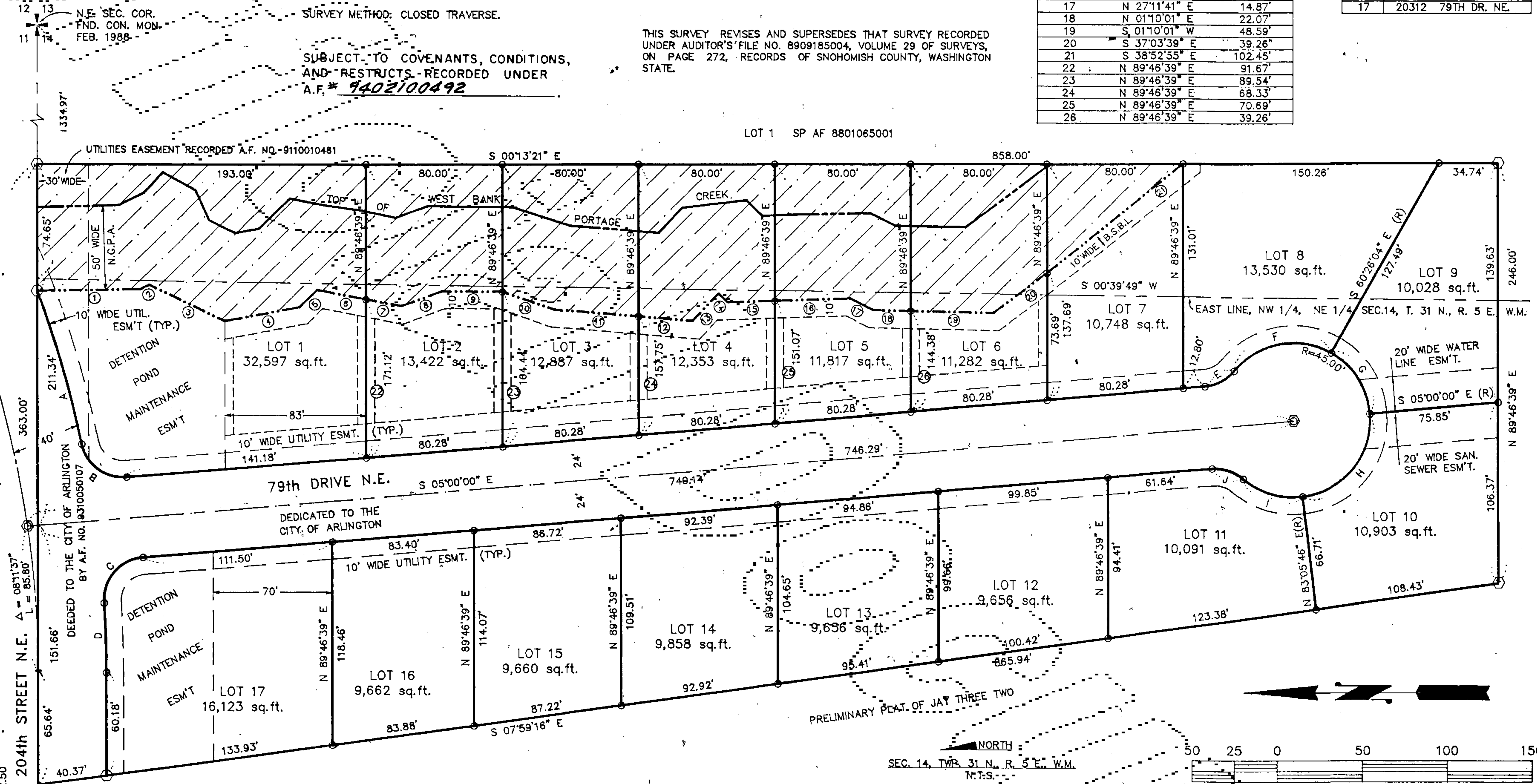
ADDRESSES

LOT #	ADDRESS
1	20315 79TH DR. NE.
2	20305 79TH DR. NE.
3	20301 79TH DR. NE.
4	20219 79TH DR. NE.
5	20213 79TH DR. NE.
6	20207 79TH DR. NE.
7	20201 79TH DR. NE.
8	20121 79TH DR. NE.
9	20113 79TH DR. NE.
10	20112 79TH DR. NE.
11	20120 79TH DR. NE.
12	20202 79TH DR. NE.
13	20210 79TH DR. NE.
14	20218 79TH DR. NE.
15	20300 79TH DR. NE.
16	20304 79TH DR. NE.
17	20312 79TH DR. NE.

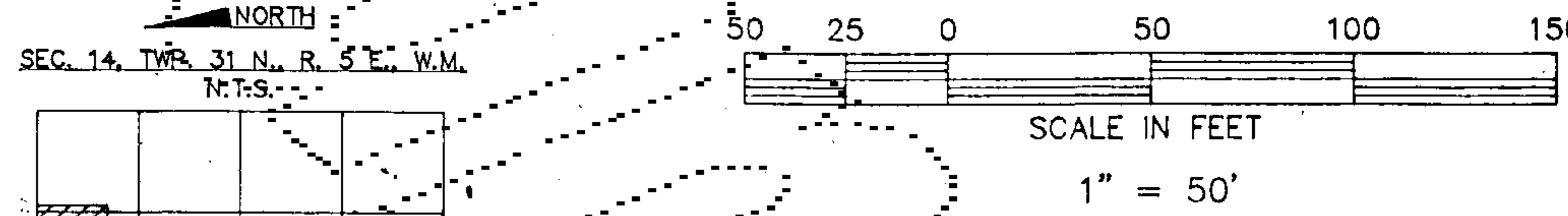
SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER A.F. # 9402100492

THIS SURVEY REVISES AND SUPERSEDES THAT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8909185004, VOLUME 29 OF SURVEYS, ON PAGE 272, RECORDS OF SNOHOMISH COUNTY, WASHINGTON STATE.

CL. CURVE DATA
R = 2012.54'
L = 600.00'
T = 106.96'
L = 211.69'



RESTRICTIONS:
NO CLEARING, GRADING, OR FILLING OF ANY KIND, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN ANY "NATIVE GROWTH PROTECTION AREA" EXCEPT FOR NECESSARY UTILITY INSTALLATIONS AND SUPPLEMENTAL PLANTING OF NATIVE TREES AND SHRUBS. REMOVAL OF TREES BY THE PROPERTY OWNER SHALL BE LIMITED TO THOSE WHICH ARE DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT OF THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED BY THE CITY OF ARLINGTON.



BASIS OF BEARINGS: ASSUMED MAGNETIC NORTH
SURVEY ACCURACY: MEETS OR EXCEEDS 1:10,000
FOR COMPLETE SUBMISSION DETAIL-SEE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8909185004, VOLUME 29 OF SURVEYS, ON PAGE 272, RECORDS OF SNOHOMISH COUNTY, WASHINGTON STATE.

AUDITOR'S FILE NO.: 9402185003

SHEET 2 OF 2



7939 & 10443