THE YARMUTH PLAT

IN-THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 12, TOWNSHIP 31 N, RANGE 5 E. W.M. CITY-OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS THAT-J. MICHAEL DAVIS AND JANICE A. DAVIS, HUSBAND AND WIFE, AND RICHARD YARMUTH AND LOUISE A. YARMUTH, HUSBAND AND WIFE; THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE PROPERTY HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, SEWERL& WATER LINES -& EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT- AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS ETC. SHOWN ON THIS PLATIN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, TAVENUES, PLACES, EASEMENTS, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND-ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL -AUTHORITY ARE WAIVED -WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID REQUIRED IMPROVEMENTS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE-SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. -THE OWNER -OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATIONS IN THE DRAINAGE-SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND REGEIVE APPROVALEFROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY-ENCLOSING OF DRAINAGE WATERS IN CULVERIS 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. IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS THIS AL DAY OF MOV

J. MICHAEL DAVIS

ICHARD YARMUTH

LOUISE A. YARMUTH

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES, TOGETHER WITH NECESSARY FACILITIES AND OTHER 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.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE YARMUTH PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDAN 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 FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

ROBERT B. HUEY, PLS CERTIFICATE NO. 15655

12/1995

AUDITOR'S CERTIFICATE 9512015001

Bob Terwilliaer SNOHOMISH COUNTY AUDITOR

ACKNOWLEDGEMENTS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. MICHAEL DAVIS AND JANICE A. DAVIS ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(SEAL OR STAMP)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD YARMUTH AND LOUISE A. YARMUTH ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(SEAL OR STAMP)

<u>_NO FURTHER-SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.</u>

THE SALE ORILEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 OF ARLINGTON CITY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF ARLINGTON CITY CODE.

ALL_LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO -CITY TROAD -PURPOSES.

PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF ARLINGTON ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTION, INCLUDING FENCES, ARE LOCATED WITHIN A DRAINAGE EASEMENT, DELINEATED FLOOD PLAIN-AREA OR DRAINAGE SWALE.

THIS PLAT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OF RECORD, INCLUDING -A.F.NO'S.: 355401.

-___SEE_SURVEYS_-OF RECORD A.F.NO'S.: -8403305035, 9011075003. FOR INFORMATION ON PRIOR SURVEYS OF THIS AND ADJACENT SITES.

THERE_-ARE NO EXISTING ENCROACHMENTS OF FENCES, BUILDINGS, OR OTHER MAN MADE STRUCTURES ON THIS SITE.

MY TYNO EXPIRES: JULY 18, 1996 DATE: 9/12/95

Huey Surveying & Land Consulting, Inc. 23407 135th Avenue N.S. --- -- Arlington, Washington 98223

> Tel:(360) 435-4566 Fax: (360) 435-5599

DRAWN BY: R. HUEY FIELD_BOOKS: 176, 129,-DATA DISC-_789FPET.DWG JOB NO: 789

DATE: 8/12/95

CORNER OBLITERATED. LOCATION COMPUTED.

SEE R.O.S. BOOK 25, PAGE 129.

2565.42

PT: 48-47-54 5/2/1984

1/4 CORNER

FOUND 3 1/2" SQUARE CONCRETE

MONUMENT WITH 1 1/8" IRON BOLT

PT: 48-46-51 5/2/1984

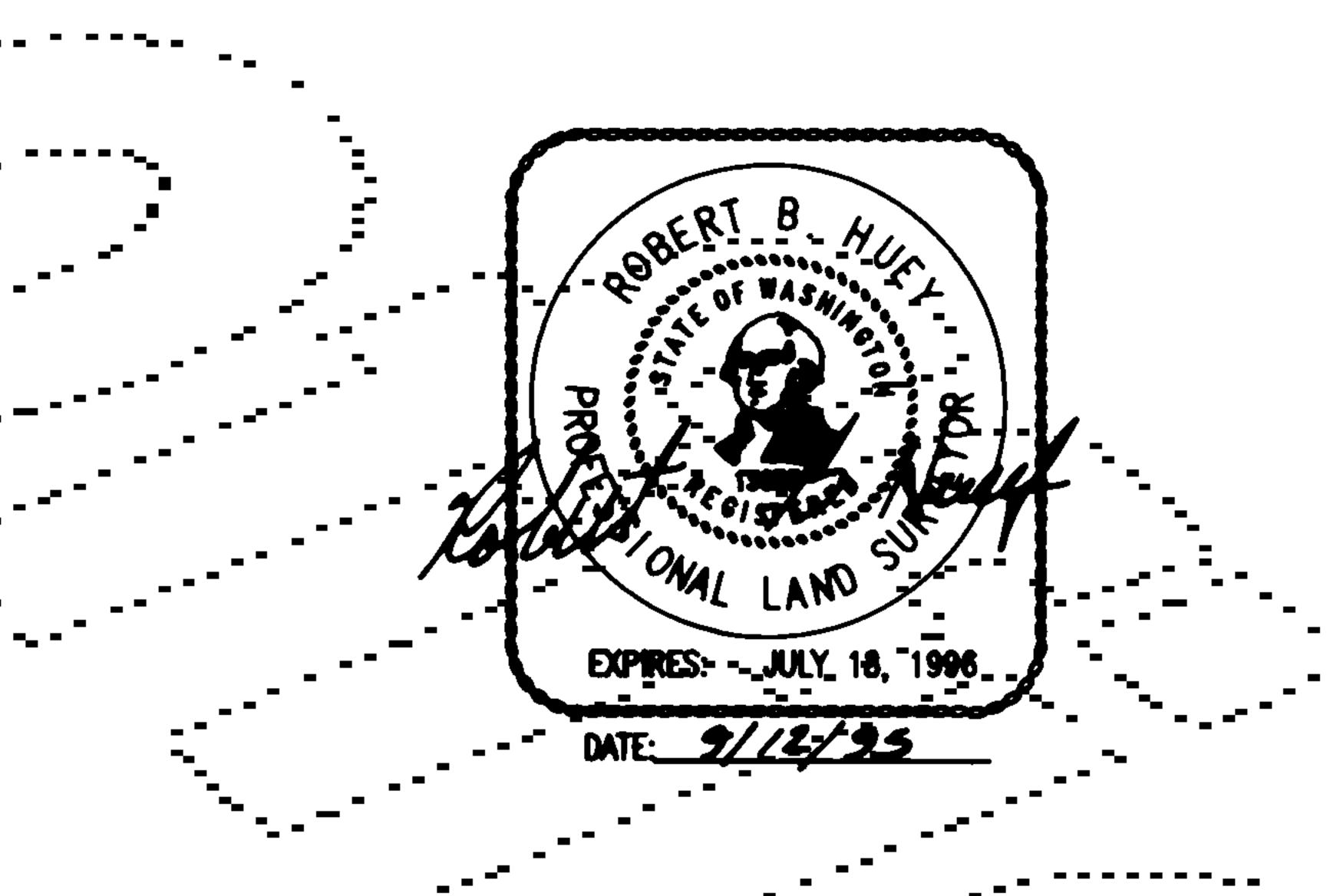
FOUND 3/4" OUTSIDE DIAMETER IRON

PIPE EXPOSED 7" WITH PLUG & TACK.

1/4 CORNER

THE YARMUTH PLAT

IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 12, TOWNSHIP 31 N, RANGE 5 E. W.M. CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON



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SUMMARY OF EASEMENTS AND RESTRICTIONS

1) EASEMENT AND TERMS AND CONDITIONS THEREOF:

GRANTOR: FRED VAN IDERSTINE AND SARAH VAN IDERSTINE GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY LOCATION: ALONG THE WESTERLY LINE OF SUBJECT PROPERTY DATED: AUGUST 23, 1924 RECORDED: APRIL 21, 1925 RECORDING NUMBER: 355401 PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES, AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.

CERTIFICATES, RECOMMENDATIONS, APPROVAL

SNOHOMISH COUNTY HEALTH DISTRICT CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY ARE ADEQUATE TO THIS PLAT.

SNOHOMISH COUNTY HEALTH OFFICER

CITY OF ARLINGTON ENGINEER

I HEREBY DETERMINE THAT THE YARMUTH PLAT SURVEY DATA, STREET LAYOUT, OTHER RIGHTS-OF-WAY, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEMS, AND OTHER PUBLIC IMPROVEMENTS, INCLUDING STORM DRAINAGE, CONFORM TO THE CITY OF ARLINGTON REQUIREMENTS. I HEREBY RECOMMEND APPROVAL OF THIS PLAT TO THE ARLINGTON CITY COUNCIL. EXAMINED AND ASSOMMENTED FOR APPROVAL THIS 21 DAY OF NOV

CITY OF ARLINGTON PLANNING COMMISSION

THE CITY OF ARLINGTON PLANNING COMMISSION HEREBY DETERMINES THAT THE YARMUTH PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT, AND ALL CONDITIONS OF PRELIMINARY APPROVAL. THE PLANNING COMMISION HEREBY RECOMMENDS APPROVAL TO THE ARLINGTON CITY COUNCIL.

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 28 DAY OF LOWIND 195

CITY OF ARLINGTON APPROVAL

THE ARLINGTON CITY COUNCIL HEREBY APPROVES THE FINAL YARMUTH PLAT.

EXAMINED AND APPROVED THIS 28 DAY OF Joeky Keterson CITY OF ARLINGTON CLERK

N 88'59'27" E 1312.03 656.01 654.37 S 89"28'54" W 654.37 THE YARMUTH PLAT 652.78 1305.57 N 89'58'29" E FOUND CASING WITH CONCRETE MONUMENT · -----SECTION_12, TOWNSHIP 31-NORTH, RANGE 5 EAST, W.M. SUBDIVISION

SECTION CORNER

PT: 113-13-2 12/29/1992

SET 3/8" IRON BAR & CAP "LS15655"

FROM TIES TO THE BURGOYNE PLAT.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE, COUNTY, AND CITY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1996 TAXES.

Herke Tievers TREASURER, SNOHOMISH COUNTY

Ronda d. Wheeler 12-1-95

DEPUTY TREASURER, SNOHOMISH COUNTY

SCALE: 1"=500'

- - - - -_ -

LANCE RECEIVED AND ARTER MAY USE SECRETARY ADVANCE TAXES FUR THE NEXT YEAR.

Huey Surveying & Land Consulting, Inc. -- Arlington, Washington 98223

Tel:(360) 435-4566 Fax: (360) 435-5599

-DATE: 8/12/1995-----DRAWN BY: R. HUEY FIELD BOOKS: 116, 129-DATA DISC: 789FPLT.DWG JOB- NO: 789

A.F.No.: 95/201.5001

DATE: 8/12/95

FOR INDEXING: SW 1/4, NW 1/4, SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

THE YARMUTH PLAT

IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 12, TOWNSHIP 31 N, RANGE 5 E. W.M. CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF THE PUGET-SOUND-POWER AND LIGHT COMPANY TRANSMISSION LINE RIGHT-OF-WAY. LEXICEPT THE SOUTH 320 FEET THEREOF.

EXCEPT ROAD ON THE EAST SIDE OF PROPERTY.
-- SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RADIUS ARC LENGTH 44'01'34"

LEGEND

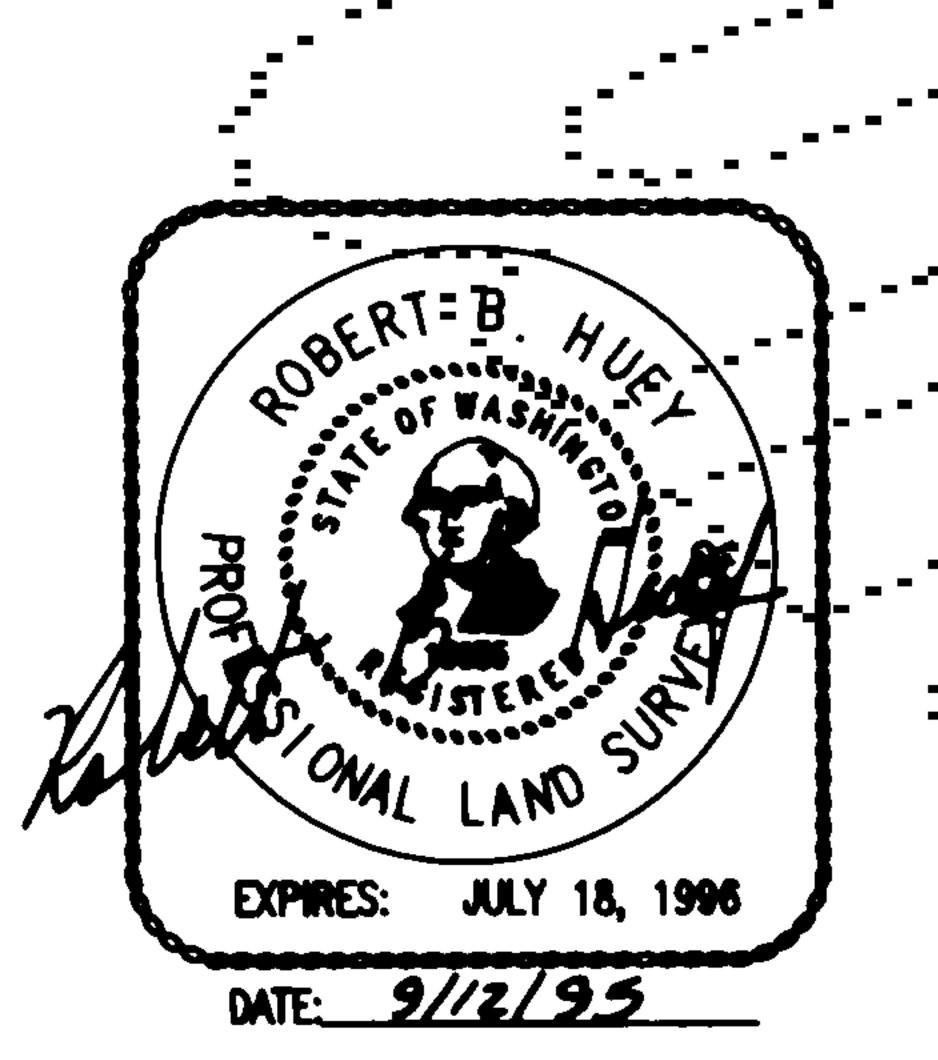
L1	S 5"29"38" W	20.11
L2	S 5'29'38" W	20.09
L3	S 5'29'38" W	20.09
L4	N 89"28'54" E	13.42
L5	S 89"28'54" W	15.52
L6	S 89"28'54" W	51.41
L7	N 5'29'38" E	5.03
L8	N 89"28"54" E	42.16
L9	S 23°27′54" W	120.39
L10	S 23°27′54″ W	114.92
L11	S 23°27'54" W	83.72
L12	S 23°27′54" W	80.47
L13	S 9'46'44" W	33.32
L14	S 9'46'44" W	36.25
L15	S 9'46'44" W	33.15
L16	S 9'46'44" W	29.43
L17	N 68°56′18″ W	21.82
L18	N 8'57'13" E	49.08
L19	S 89"58'29" W	69.18
L20	N 2"28'17" E	10.01
L21	S 89"58'29" W	141.88
L22	N 4'27'51" W	49.78
L23	N 87"3'16" W	44.17
L24	S 14°05'17" W	25.04
L25	N 68°56'18" W	4.88
L26	N 89"58'29" E	63.62
L27	N 89"58" E	10.15
L28	N 89'58'29" E	206.32
L29	N 89"28"54" E	110.29
L30	N 89"28'54" E	10.94
L31	N 89'28'54" E	60.39

10' UTILITIES EASEMENT - - - --- S 89*28'54- W 348.60 -- -30' TO BE DEEDED TO THE CITY OF ARLINGTON AT RECORDING. 21320-874 Que NE--LOT 6 AREA=25007 sq ft //3/0 242.37 S 89"28'54" W - ~ L29 ~~ 181.63 LOT 5 LOT 2 AREA=21168 sq ft AREA=10016 sq ft 19 21312-814/ Jan NE S 89'58'29" W -- L26-- - _ 280.08 N 89'58'29" E N 89'58'29" E LOT 4 LL17 AREA=17153 sq ft 21303-874 auri 21308-8m 40 NE LOT 3 AREA=9721 sq ft DRAINAGE EASEMENT 30.14 ___ N 89'58'29" E 292.97 - ---

SET STANDARD CONCRETE MONUMENT STAMPED "15655" AS PART OF THIS SURVEY.

SET 3/8" X 24" REBAR WITH CAP "HUEY 15655" THIS SURVEY

METHOD OF SURVEY: CONVENTIONAL RANDOM TRAVERSE USING GTS-2 TOPCON 10" DIRECT READING INSTRUMENT, AND ITS-1 TOPCON 1" DIGITAL TOTAL STATION INSTRUMENT. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130 FOR ACCURACY.



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JOB NO:-_789

DATE: 8/12/95

SCALE: 1"=50'