GLENEAGLE SECTOR IV C

POR. NORTH 1/2 SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ASIA INTERNATIONAL LIMITED, A WASHINGTON CORPORATION D/B/A/ SEBASTIAN HOMES, 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, 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.

TRACT A IS HEREBY DEDICATED TO LOTS 31 AND 32 FOR ROAD PURPOSES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 22nd DAY OF October, 1996

BY: ASIA INTERNATIONAL LIMITED, A WASHINGTON CORPORATION D/B/A SEBASTIAN HOMES

BY: [signature]
ITS:

BY: SEATTLE MORTGAGE COMPANY

BY: [signature]
ITS: Pres

BY: [signature]
ITS: Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT K.B. Chang IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Asia International TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-22-96
SIGNATURE OF NOTARY PUBLIC: [signature]
PRINTED NAME: [illegible]
TITLE: Project Admin. for
MY APPOINTMENT EXPIRES: 03-03-98

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [illegible] IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Exec V.P. & V.P. OF [illegible] Mtg TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-23-96
SIGNATURE OF NOTARY PUBLIC: [signature]
PRINTED NAME: [illegible]
TITLE: NOTARY
MY APPOINTMENT EXPIRES: 04-13-97

APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF November, 1996 AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY.

[signature]
CITY ENGINEER
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 14 DAY OF NOVEMBER 1996 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 14 DAY OF November, 1996 AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY.

[signature]
CITY ENGINEER,
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 18 DAY OF November, 1996 DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES.

[signature]
CITY ENGINEER
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 18 DAY OF November, 1996 THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF GLENEAGLE SECTOR IV C 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: Kathy Peterson, CITY CLERK

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1997 TAXES.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

Ronda L. Wheeler November 18, 1996
DEPUTY TREASURER, SNOHOMISH COUNTY

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF GLENEAGLE SECTOR IV C 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 FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUES AND REGULATIONS GOVERNING PLATTING.

[signature] 10/17/96
GUY B. OSTERBACK, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18094
TRIAD ASSOCIATES, PHONE: (206)821-8448
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034

EXPIRES: 9/06/98

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Asia International Limited THIS 18th DAY OF November, 1996 AT 00 MINUTES PAST 5 P.M., AND RECORDED IN VOLUME 62 OF PLATS, PAGE(S) 177-180, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BY: Bob Terwilliger
AUDITOR

BY: Berry Case
DEPUTY COUNTY AUDITOR

AF # 9611185007

28/6 SF

PORTION OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, IN SNOHOMISH COUNTY, WASHINGTON.

VOL./PG. 177

A.F. NO. 9611185007

JOB NO. 96-126

SHEET 1 OF 4 SHEETS

GLENEAGLE SECTOR IV C

POR. NORTH 1/2 SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL D, GLENEAGLE GOLF COURSE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 61 OF PLATS, PAGES 209 THROUGH 224, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS

THIS PLAT IS SUBJECT TO THE GLENEAGLE DECLARATION OF RESTRICTIVE COVENANTS, RECORDED UNDER AUDITOR'S FILE NO. 9302080064 AND MODIFIED BY INSTRUMENTS UNDER AUDITOR'S FILE NO. 9405120713.

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 IS DUE 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 COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND TCI CABLE TV COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN, 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 TV, 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 PUBLIC STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET OR AS SHOWN ON PLAT, ON EACH SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE PUBLIC STORM DRAINAGE SYSTEM. AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC SANITARY SEWER LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT-OF-WAY AND TO A WIDTH OF FIVE FEET OR AS SHOWN ON PLAT, ON EACH SIDE OF SUCH PUBLIC SANITARY SEWER LINE, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC SANITARY SEWER LINE.

GENERAL NOTES

1) INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET 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) BASIS OF BEARING AND SECTION SUBDIVISION DATA FROM PLAT OF GLENEAGLE DIVISION IIB PHASE 1, VOLUME 54, PAGES 9-16, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23 IS THE HELD BEARING.

4) REFER TO THE PLATS OF GLENEAGLE GOLF COURSE VOLUME 61, PAGES 209-224, GLENEAGLE SECTOR IV A VOLUME 57, PAGES 185-192 AND GLENEAGLE SECTOR 11A VOLUME 52, PAGES 273-276 FOR FURTHER TIES TO EXISTING PLAT MONUMENTS.

5) THE PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE MAP PAGES OF THIS PLAT ARE NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM INDIVIDUAL LOT ROOF AND FOOTING DRAINS, TO BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION. FOR MAINTENANCE AND REPAIR, RESPONSIBILTY REFERENCE C C & R's UNDER SNOHOMISH COUNTY REC. NO. 9302080064.

6) STORM DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION, HOWEVER, THE CITY OF ARLINGTON HAS THE RIGHT OF ACCESS FOR THE PURPOSES OF MAKING EMERGENCY REPAIRS OR MAINTENANCE OF ANY STORM DRAINAGE FACILITIES WITHIN THE PLAT.

7) THE SANITARY SEWER EASEMENTS AS SHOWN HEREON ARE TO THE CITY OF ARLINGTON FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SANITARY SEWER STRUCTURES.

8) PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENTS.

9) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION, AND MAY BE REDUCED OR ELIMINATED BY THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.

10) POND AND SLOPE EASEMENT OVER LOTS 37, 38, AND 39 TO GLENEAGLE HOMEOWNERS ASSOCIATION FOR STORM DRAINAGE FACILITIES.

11) THE 5.0' WIDE IRRIGATION EASEMENT OVER LOTS 17 AND 18 AND LOTS 37 AND 38, TO BENEFIT THE OWNERS OF GLENEAGLE GOLF COURSE, IS FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING ANY IRRIGATION FACILITIES.

12) THE EXISTING 15.0 FOOT WIDE SANITARY SEWER EASEMENT WITHIN THE RIGHT-OF-WAY OF NEWPORT DRIVE WILL BE RELINQUISHED UPON RECORDING OF THIS PLAT.

Unofficial Copy

JOB NO. 96-126

TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WA. 98034
(206)821-8448

SHEET 2 OF 4

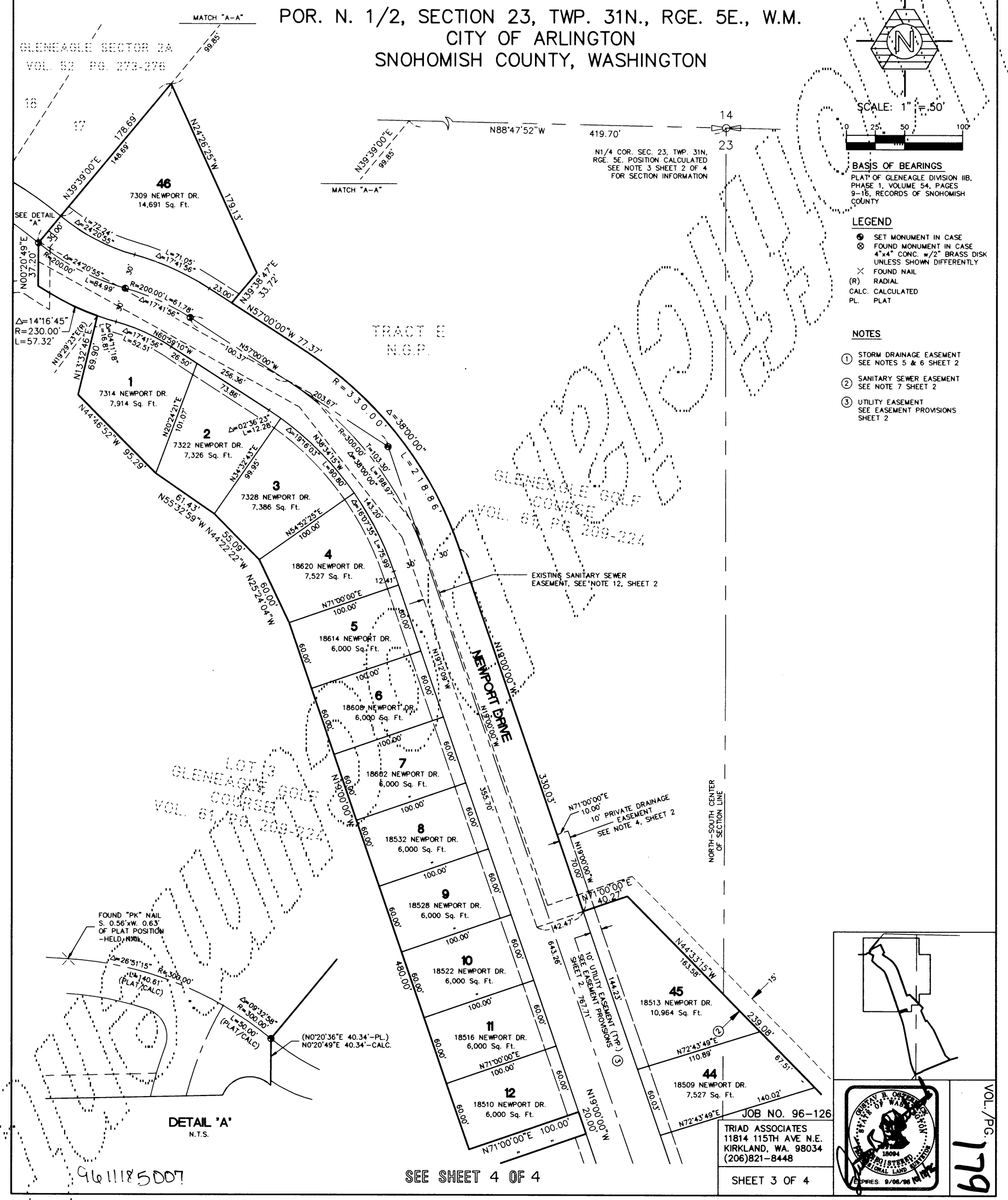
9611185007
A.F. NO. _____

GUSTAV B. OSTERGREN
STATE OF WASHINGTON
18094
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/06/96

VOL./PG. 178

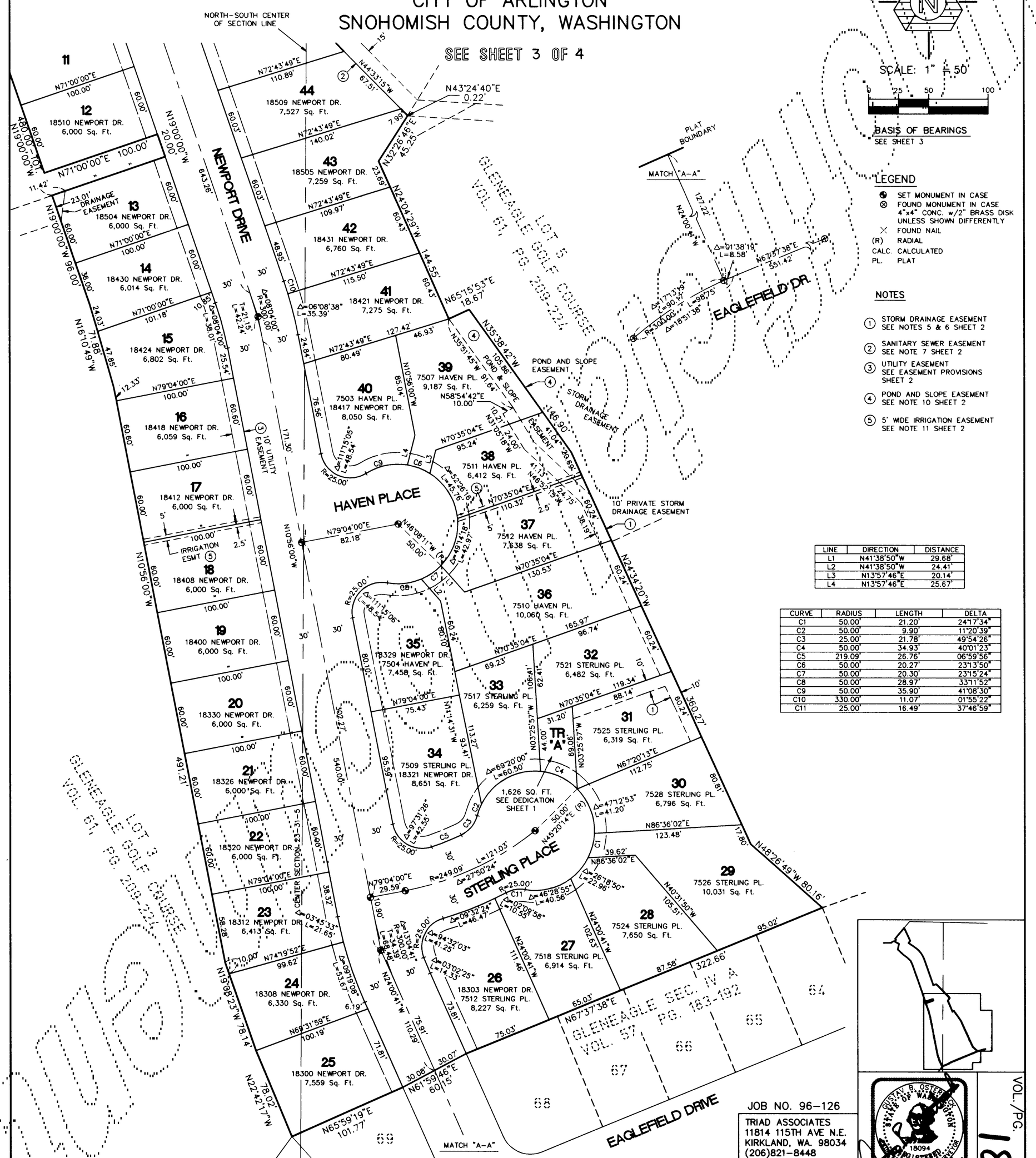
GLENEAGLE SECTOR IV C

POR. N. 1/2, SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON



GLENEAGLE SECTOR IV C

POR. NORTH 1/2 SECTION 23, TWP. 31N., RGE. 5E., W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON


SEE SHEET 3 OF 4
NORTH-SOUTH CENTER OF SECTION LINE
SCALE: 1" = 50'
BASIS OF BEARINGS
SEE SHEET 3
LEGEND
SET MONUMENT IN CASE
FOUND MONUMENT IN CASE 4"x4" CONC. w/2" BRASS DISK UNLESS SHOWN DIFFERENTLY
FOUND NAIL
(R) RADIAL
CALC. CALCULATED
PL. PLAT
NOTES
1 STORM DRAINAGE EASEMENT SEE NOTES 5 & 6 SHEET 2
2 SANITARY SEWER EASEMENT SEE NOTE 7 SHEET 2
3 UTILITY EASEMENT SEE EASEMENT PROVISIONS SHEET 2
4 POND AND SLOPE EASEMENT SEE NOTE 10 SHEET 2
5 5' WIDE IRRIGATION EASEMENT SEE NOTE 11 SHEET 2
NEWPORT DRIVE
HAVEN PLACE
STERLING PLACE
EAGLEFIELD DR.
PLAT BOUNDARY
MATCH "A-A"
POND AND SLOPE EASEMENT
STORM DRAINAGE EASEMENT
10' PRIVATE STORM DRAINAGE EASEMENT
10' UTILITY EASEMENT
IRRIGATION ESMT
23.01' DRAINAGE EASEMENT
TR "A"
1,626 SQ. FT. SEE DEDICATION SHEET 1
CENTER SECTION 23-31-5
GLENEAGLE LOT 3 VOL. 61 PG. 209-221
GLENEAGLE SEC. IV A VOL. 57 PG. 183-192
11 N71°00'00"E 100.00'
12 18510 NEWPORT DR. 6,000 Sq. Ft.
13 18504 NEWPORT DR. 6,000 Sq. Ft.
14 18430 NEWPORT DR. 6,014 Sq. Ft.
15 18424 NEWPORT DR. 6,802 Sq. Ft.
16 18418 NEWPORT DR. 6,059 Sq. Ft.
17 18412 NEWPORT DR. 6,000 Sq. Ft.
18 18408 NEWPORT DR. 6,000 Sq. Ft.
19 18400 NEWPORT DR. 6,000 Sq. Ft.
20 18330 NEWPORT DR. 6,000 Sq. Ft.
21 18326 NEWPORT DR. 6,000 Sq. Ft.
22 18320 NEWPORT DR. 6,000 Sq. Ft.
23 18312 NEWPORT DR. 6,413 Sq. Ft.
24 18308 NEWPORT DR. 6,330 Sq. Ft.
25 18300 NEWPORT DR. 7,559 Sq. Ft.
26 18303 NEWPORT DR. 7512 STERLING PL. 8,227 Sq. Ft.
27 7518 STERLING PL. 6,914 Sq. Ft.
28 7524 STERLING PL. 7,650 Sq. Ft.
29 7526 STERLING PL. 10,031 Sq. Ft.
30 7528 STERLING PL. 6,796 Sq. Ft.
31 7525 STERLING PL. 6,319 Sq. Ft.
32 7521 STERLING PL. 6,482 Sq. Ft.
33 7517 STERLING PL. 6,259 Sq. Ft.
34 7509 STERLING PL. 18321 NEWPORT DR. 8,651 Sq. Ft.
35 18329 NEWPORT DR. 7504 HAVEN PL. 7,458 Sq. Ft.
36 7510 HAVEN PL. 10,060 Sq. Ft.
37 7512 HAVEN PL. 7,638 Sq. Ft.
38 7511 HAVEN PL. 6,412 Sq. Ft.
39 7507 HAVEN PL. 9,187 Sq. Ft.
40 7503 HAVEN PL. 18417 NEWPORT DR. 8,050 Sq. Ft.
41 18421 NEWPORT DR. 7,275 Sq. Ft.
42 18431 NEWPORT DR. 6,760 Sq. Ft.
43 18505 NEWPORT DR. 7,259 Sq. Ft.
44 18509 NEWPORT DR. 7,527 Sq. Ft.
N43°24'40"E 0.22'
N32°26'46"E 45.25'
N65°15'53"E 18.67'
N35°38'42"W 105.86'
N24°34'20"W 360.27'
N48°26'49"W 80.16'
N19°98'23"W 78.14'
N22°42'17"W 78.02'
N65°59'19"E 101.77'
N61°59'46"E 60.15'
N67°37'38"E 322.66'
N19°00'00"W 480.00'
N19°00'00"W 96.00'
N16°10'49"W 71.88'
N19°00'00"W 491.21'
N19°00'00"W 540.00'
N19°00'00"W 302.27'
N10°56'00"W 171.30'
N10°56'00"W 76.56'
N10°56'00"W 85.04'
N10°56'00"W 50.00'
N24°04'29"W 144.55'
N24°00'41"W 146.90'
N24°00'41"W 102.63'
N24°00'41"W 111.46'
N24°00'41"W 110.29'
N24°00'41"W 75.91'
N24°00'41"W 73.81'
N24°00'41"W 75.03'
N24°00'41"W 65.03'
N24°00'41"W 87.58'
N24°00'41"W 95.02'
N24°00'41"W 105.31'
N40°31'50"W 105.31'
N67°20'13"E 112.75'
N86°36'02"E 123.48'
N86°36'02"E 39.62'
N45°20'14"E (R) 50.00'
N67°37'38"E 65.03'
N67°37'38"E 75.03'
N67°37'38"E 87.58'
N67°37'38"E 95.02'
N67°37'38"E 322.66