

**GROVE ESTATES**  
**CITY OF ARLINGTON NO. MJ-97-0011-LP**  
**SNOHOMISH COUNTY, WASHINGTON**

**GENERAL NOTES AND RESTRICTIONS**

1. THE NATIVE GROWTH PROTECTION AREA (NSPA) IS INTENDED TO PROTECT PORTAGE CREEK FROM THE IMPACTS OF DEVELOPMENT. UNDER NO CIRCUMSTANCE IS THE NSPA TO BE CUT, PLANTED, DEVELOPED, OR OTHERWISE DISTURBED WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ARLINGTON, DEPARTMENT OF COMMUNITY DEVELOPMENT. THE CITY WILL ROUTINELY ENFORCE THIS REGULATION AND CITE VIOLATORS.
2. LOT OWNERS ARE HEREBY ADVISED THAT THIS PROPERTY IS LOCATED WITHIN AN AREA THAT MAY BE IMPACTED BY NOISE FROM THE LOCAL AIRPORT.
3. A PER LOT/UNIT FEE IN THE AMOUNT OF \$1,343.00 SHALL BE PAID FOR MITIGATION OF IMPACTS ON THE ARLINGTON SCHOOL DISTRICT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. 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.
5. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR ROAD PURPOSES.
6. ALL EXISTING TREES WITHIN THE NSPA SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO TREES WHICH ARE DEAD, DISEASED OR HAZARDOUS.
7. 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.
8. THE WELL PROTECTION COVENANT AS SET FORTH IN AUDITOR'S FILE NUMBER 8312050093, IS HEREBY RESCINDED AND EXTINGUISHED BY THE RECORDING OF THIS PLAT OF GROVE ESTATES. THE EXISTING WELL MAY BE RETAINED FOR NON-POTABLE USE ONLY.
9. SUBJECT TO BOUNDARY ISSUES ARISING FROM PAST AND FUTURE SHIFTS OR CHANGES IN THE COURSE OF PORTAGE CREEK.

**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, REPAIR, 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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT JOHN O. GROVE AND MYRTLE P. GROVE THE OWNERS 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 29 DAY OF July, 1998

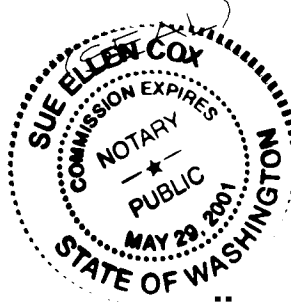
John O. Grove Myrtle P. Grove  
 JOHN O. GROVE MYRTLE P. GROVE

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON )  
 COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN GROVE, AND MYRTLE GROVE, HUSBAND AND WIFE, 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.

DATED July 29, 1998

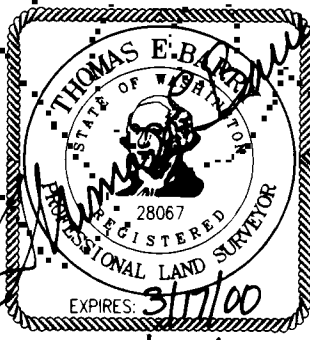


Sue Ellen Cox  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 (NOTARY NAME TO BE PRINTED):  
 RESIDING AT Marjuelle  
 MY APPOINTMENT EXPIRES May 29, 2001

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF GROVE ESTATES, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; 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.

Thomas E. Barry DATE: 7/28/98  
 THOMAS E. BARRY, PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 28067



**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 1998 TAXES.

DATED Sept. 28, 1998, 1998

Bob Dartini  
 Bob Dartini  
 TREASURER, SNOHOMISH COUNTY  
T. Bowen  
 DEPUTY TREASURER, SNOHOMISH COUNTY

**CITY PLANNING COMMISSION APPROVAL**

EXAMINED AND APPROVED THIS 22 DAY OF September, 1998, AS BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION.

Beth E. Gonzales  
 Beth E. Gonzales  
 CHAIRMAN, CITY OF ARLINGTON  
 PLANNING COMMISSION

**DIRECTOR OF PUBLIC WORKS APPROVAL**

EXAMINED AND APPROVED THIS 31 DAY OF SEPTEMBER, 1998, AS TO THE ADEQUACY OF THE MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY.

John H. Baird  
 John H. Baird  
 DIRECTOR OF PUBLIC WORKS  
 CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 23 DAY OF SEPTEMBER, 1998, AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY.

John H. Baird  
 John H. Baird  
 DIRECTOR OF PUBLIC WORKS  
 CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 23 DAY OF SEPTEMBER, 1998, DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES.

John H. Baird  
 John H. Baird  
 DIRECTOR OF PUBLIC WORKS  
 CITY OF ARLINGTON

**CITY COUNCIL APPROVAL**

EXAMINED AND APPROVED THIS 22 DAY OF SEPTEMBER, 1998, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF GROVE ESTATES IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

John Pankter  
 John Pankter  
 CITY COUNCIL RESPONSIBLE OFFICIAL  
 CITY OF ARLINGTON  
Bob Rankin  
 Bob Rankin  
 MAYOR

ATTEST: Kathy Peterson  
 Kathy Peterson  
 CLERK

AFN 9809285005 REV: 01 R.J.D. 7/28/98

CITY OF ARLINGTON FILE NO. MJ-97-0011-LP

**PLAT OF GROVE ESTATES**

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 28 DAY OF September, 1998, AT 21 MINUTES PAST 2 P.M., AND RECORDED UNDER AUDITOR'S FILE NUMBER 9809285005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger  
 Bob Terwilliger  
 AUDITOR, SNOHOMISH COUNTY  
 BY: W. J. H.  
 DEPUTY COUNTY AUDITOR

**METRON**  
 and ASSOCIATES INC.

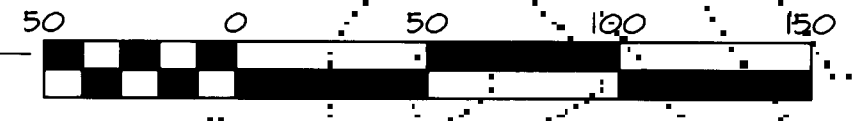
LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822

DATE: 6/5/98 BY: R.J.D. SCALE: 1" = 50 FEET  
 PROJECT NO. 98046 F.B. T31N, R5E, BK 11

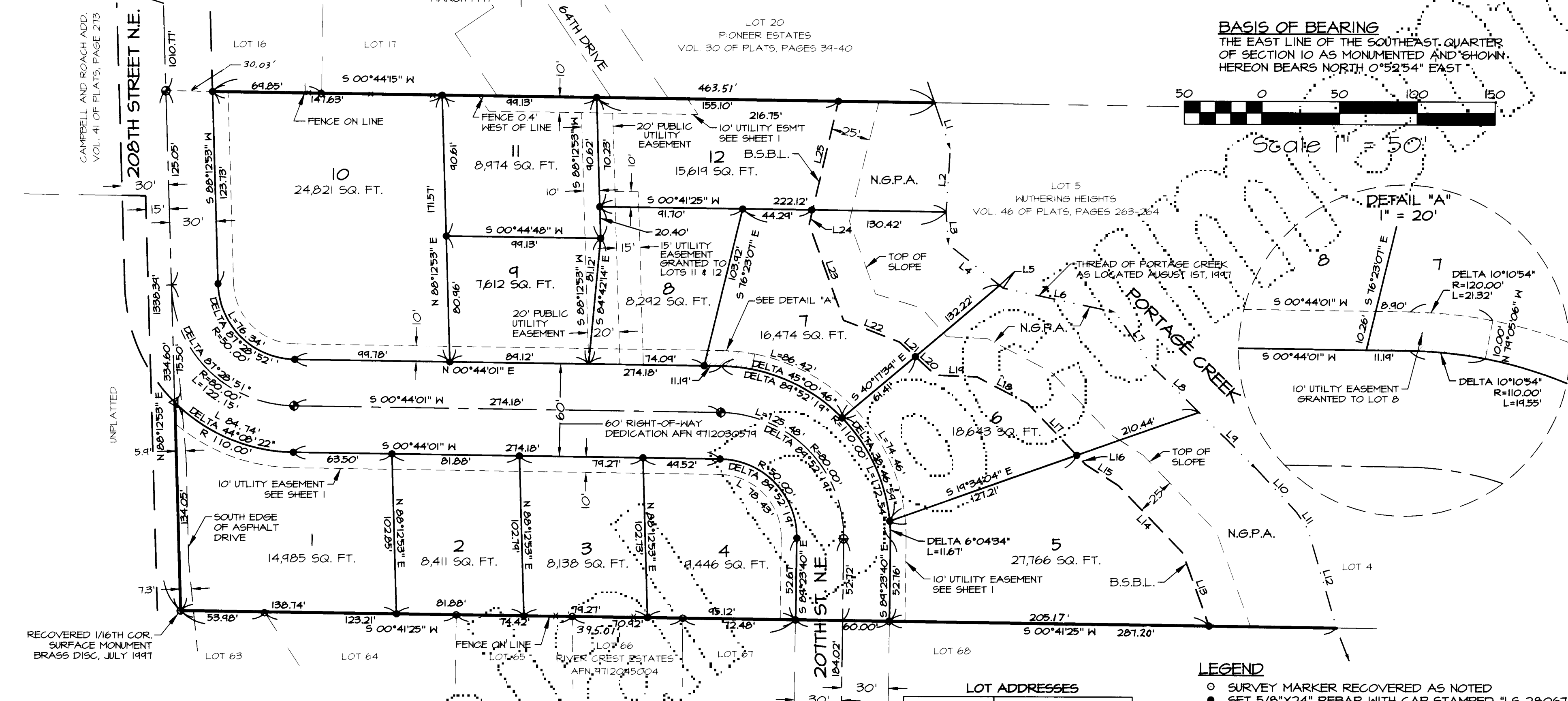
**GROVE ESTATES**  
**CITY OF ARLINGTON NO. MJ-97-0011-LP**  
**SNOHOMISH COUNTY, WASHINGTON**

**BASIS OF BEARING**  
 THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10 AS MONUMENTED AND SHOWN HEREON BEARS NORTH 0°52'54" EAST

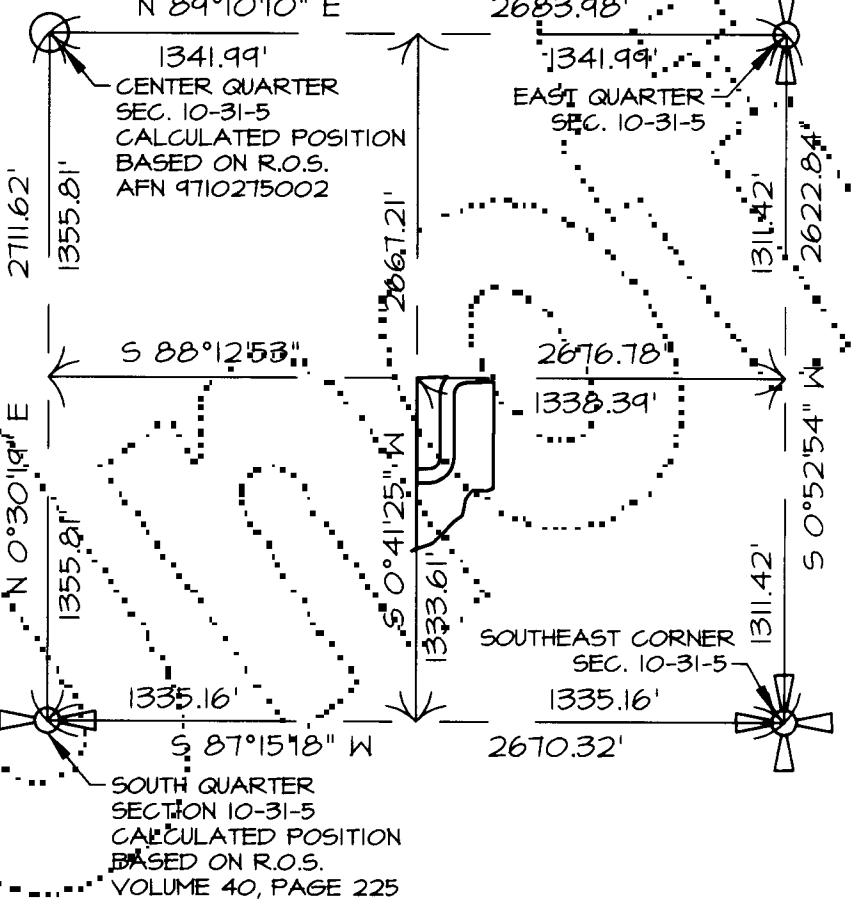


Scale 1" = 50'

DETAIL "A"  
 1" = 20'



**SUBDIVISION SOUTHEAST QUARTER SECTION 10, TWP. 31 N., RGE. 5 E., W.M. (NOT TO SCALE)**



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 71°10'18" W	31.47'
L2	N 86°18'35" W	40.37'
L3	S 85°52'30" W	20.97'
L4	S 38°36'32" W	42.27'
L5	S 38°36'32" W	2.78'
L6	S 11°52'28" W	73.60'
L7	S 85°53'25" W	42.63'
L8	S 44°21'09" W	41.79'
L9	S 44°21'09" W	52.05'
L10	S 46°44'04" W	37.84'
L11	S 56°15'59" W	13.25'
L12	S 73°46'04" W	65.91'
L13	N 70°07'28" E	44.94'
L14	N 46°06'12" E	54.72'
L15	N 32°26'15" E	24.96'
L16	N 46°34'11" E	8.34'
L17	N 46°34'11" E	45.97'
L18	N 27°31'27" E	36.85'
L19	N 02°20'42" E	26.50'
L20	N 42°29'12" E	17.60'
L21	N 42°29'12" E	13.72'
L22	N 21°08'30" E	38.51'
L23	N 70°08'31" E	65.44'
L24	S 79°48'15" E	4.50'
L25	S 76°22'52" E	71.86'

**LOT ADDRESSES**

LOT NUMBER	ADDRESS
LOT 1	6908 208TH STREET N.E.
LOT 2	20726 GROVE PLACE
LOT 3	20720 GROVE PLACE
LOT 4	20714 GROVE PLACE
LOT 5	20707 GROVE PLACE
LOT 6	20701 GROVE PLACE
LOT 7	20711 GROVE PLACE
LOT 8	20723 GROVE PLACE
LOT 9	20729 GROVE PLACE
LOT 10	6930 208TH STREET N.E.
LOT 11	20712 64TH PLACE
LOT 12	20704 64TH PLACE

**LEGAL DESCRIPTION**

THAT PORTION OF THE WEST 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING NORTHERLY OF PORTAGE CREEK; EXCEPT 208TH STREET N.E.; AND EXCEPT ANY PORTION LYING WITHIN THE PLAT OF WITHERING HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46 OF PLATS, PAGES 263 AND 264, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND EXCEPT THOSE PORTIONS DEEDED TO THE CITY OF ARLINGTON BY DEED RECORDED UNDER RECORDING NO. 9712030574. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**LEGEND**

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8"X24" REBAR WITH CAP STAMPED "LS 28067"
- ⊕ RECOVERED 4"X4" CONC. MON. WITH BRASS DISC MARKED "X" IN MONUMENT CASE
- ⊙ SET 4"X4" CONC. MON. WITH BRASS DISC STAMPED "28067 MAY 1998 X" IN MONUMENT CASE
- △ SET PK NAIL
- ✕ EXISTING FENCE

**FIELD PROCEDURES AND INSTRUMENTATION**

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE  
 PRECISION RATIO: GREATER THAN 1 PART IN 5000  
 FIELD EQUIPMENT: TOPCON GTS 301D ELECTRONIC TOTAL STATION  
 LEAST COUNT ANGLE: 5 SECONDS  
 STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

**RESEARCH DOCUMENTS**

VOLUME 41 OF PLATS, PAGE 273  
 VOLUME 30 OF PLATS, PAGES 39-40  
 VOLUME 46 OF PLATS, PAGES 263-264  
 RIVER CREST ESTATES, AFN 9712045004  
 VOLUME 40 OF SURVEYS, PAGE 225  
 R.O.S. AFN 9710215002

AFN 9809285005 REV: 01 R.J.D. 7/28/98

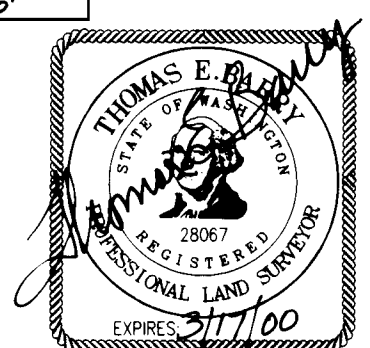
CITY OF ARLINGTON FILE NO. MJ-97-0011-LP

**METRON**  
 and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822

DATE: 6/5/98 BY: R.J.D. SCALE: 1" = 50 FEET  
 PROJECT NO. 98046 F.B. T31N, R5E, BK 11



**PLAT OF GROVE ESTATES**

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON