

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT **ARLINGTON SOUTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED HEREBY DECLARE THIS SHORT PLAT APPROVED AS CITY OF SULTAN SHORT PLAT NO. SP2018-001 ON _____ BY THE PLANNING DIRECTOR OF THE CITY OF SULTAN, AND ACKNOWLEDGE THIS SHORT PLAT IN ACCORDANCE WITH OUR FREE WILL AND DESIRES.

THIS DEDICATION INCLUDES CONVEYANCE OF ROADS, TRACTS, UTILITY AND STORM DRAINAGE INFRASTRUCTURE, AND OTHER AREAS OF RIGHT-OF-WAY INTENDED FOR PUBLIC USE AND/OR ANY OWNERSHIP AS SHOWN ON OR OTHERWISE REFERENCED BY THE PLAT. **ARLINGTON SOUTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** HEREBY WAIVES ALL CLAIMS AGAINST THE CITY OF SULTAN AND/OR ANY OTHER GOVERNMENTAL AUTHORITY FOR DAMAGES WHICH MAY OCCUR TO THE ADJACENT LAND AS A RESULT OF THE CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SUCH FACILITIES AND IMPROVEMENTS.

TRACT 999 IS FOR ACCESS AND UTILITIES AND IS HEREBY ESTABLISHED AS A LIMITED COMMON ELEMENT ALLOCATED TO ALL OF THE LOTS OF THE PLAT, AND THE MAINTENCE THEREOF SHALL BE AS SET FORTH IN THE DECLARATION OF DRURY LANE SHORT PLAT.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED DRURY LANE, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT. SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR DRURLY LANE SHORT PLAT, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER _____

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2020.

ANDY REAVES DATED: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANDY REAVES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF ARLINGTON SOUTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

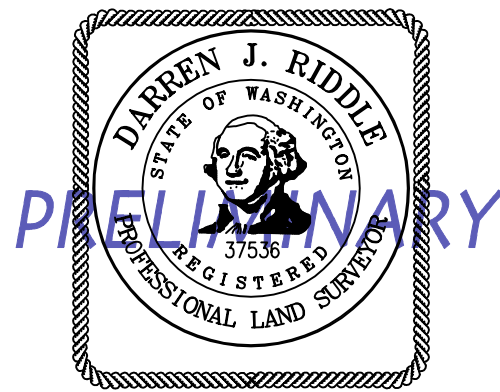
NOTARY SIGNATURE DATED: _____

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ARLINGTON SOUTH LLC IN JANUARY 2020.

PROFESSIONAL LAND SURVEYOR 37536 _____ DATE
CERTIFICATE NO.



LEGAL DESCRIPTION

LOT 2, CITY OF SULTAN SHORT PLAT NO. SP2018-002 RECORDED UNDER RECORDING NO. 201902065002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NO. 500082629C, DATED JANUARY 6, 2020.

- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 9806265001 (NO PLOTTABLE ENCUMBRANCES).
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF SULTAN FILE NO. BLA2018-003, RECORDED UNDER RECORDING NUMBER 201812205003 (UTILITY EASEMENT AS SHOWN).
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF SULTAN FILE NO. SP2018-002, RECORDED UNDER RECORDING NUMBER 201902065002 (UTILITY EASEMENT AS SHOWN).

CONDITIONS

- THE PRELIMINARY SHORT SUBDIVISION MAP RECEIVED BY THE CITY OF SULTAN ON OCTOBER 9, 2018 SHALL BE THE APPROVED PRELIMINARY SHORT PLAT MAP UNDER TITLE 19 SMC. ANY DISCREPANCIES BETWEEN THE APPROVED SHORT SUBDIVISION MAP AND THE SMC SHALL BE RESOLVED IN THE FAVOR OF THE SMC.
- THE APPLICANT SHALL APPLY FOR ALL NECESSARY PERMITS, AND SUBMIT CONSTRUCTION PLANS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTING PLAT IMPROVEMENTS WHICH INCLUDE BUT ARE NOT LIMITED TO, WATER, SEWER, STREETS, AND STORM SYSTEMS.
- A LOOP SHALL BE PROVIDED FOR THE WATER SYSTEM TO AVOID CREATING A DEAD END.
- THE PROponent SHALL DEDICATE RIGHT-OF-WAY FOR STREETS, AS SHOWN ON THE APPROVED SHORT PLAT MAP PRIOR TO OR AT THE TIME OF RECORDING OF THE FINAL PLAT MAP.
- A ROAD WILL BE CONSTRUCTED TO CITY STANDARDS AND DEDICATED TO THE PUBLIC TO SERVE THE PROPOSED LOTS.
- FRONTAGE IMPROVEMENTS SHALL BE CONSTRUCTED FOR THE FRONTAGE OF THIS SHORT SUBDIVISION AS WELL AS LOT 1 OF SP18-002. ANY DRAINAGE IMPACTS OF THE FRONTAGE IMPROVEMENTS SHALL BE ADDRESSED THROUGH THE CIVIL IMPROVEMENTS OF THIS PROJECT.
- PRIOR TO APPROVAL OF THE CIVIL PLANS THE APPLICANT SHALL DEMONSTRATE THAT THE DEVELOPMENT COMPLIES WITH ALL REQUIREMENTS OF THE APPLICABLE STORMWATER REGULATIONS.
- PARK, TRAFFIC AND SCHOOL IMPACT FEES ASSESSED IN ACCORDANCE WITH SMC CHAPTERS 16.72 AND 16.74 SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THE WATER GENERAL FACILITIES CHARGE, IN ACCORDANCE WITH SMC SECTION 13.12.080(B)(2) SHALL BE REQUIRED AND PAID PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND/OR INSTALLATION.
- THE SEWER GENERAL FACILITIES CHARGE, IN ACCORDANCE WITH SMC SECTION 13.08.030 SHALL BE REQUIRED AND PAID PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND/OR INSTALLATION.
- MAIL ROUTES, INCLUDING MAILBOX TYPES AND LOCATIONS, SHALL BE APPROVED BY THE POSTMASTER PRIOR TO CONSTRUCTION.
- THE APPLICANT SHALL OBTAIN ALL THE NECESSARY PERMITS ASSOCIATED WITH THE PROJECT FROM THE CITY.

STREET FRONTAGE UTILITY EASEMENTS

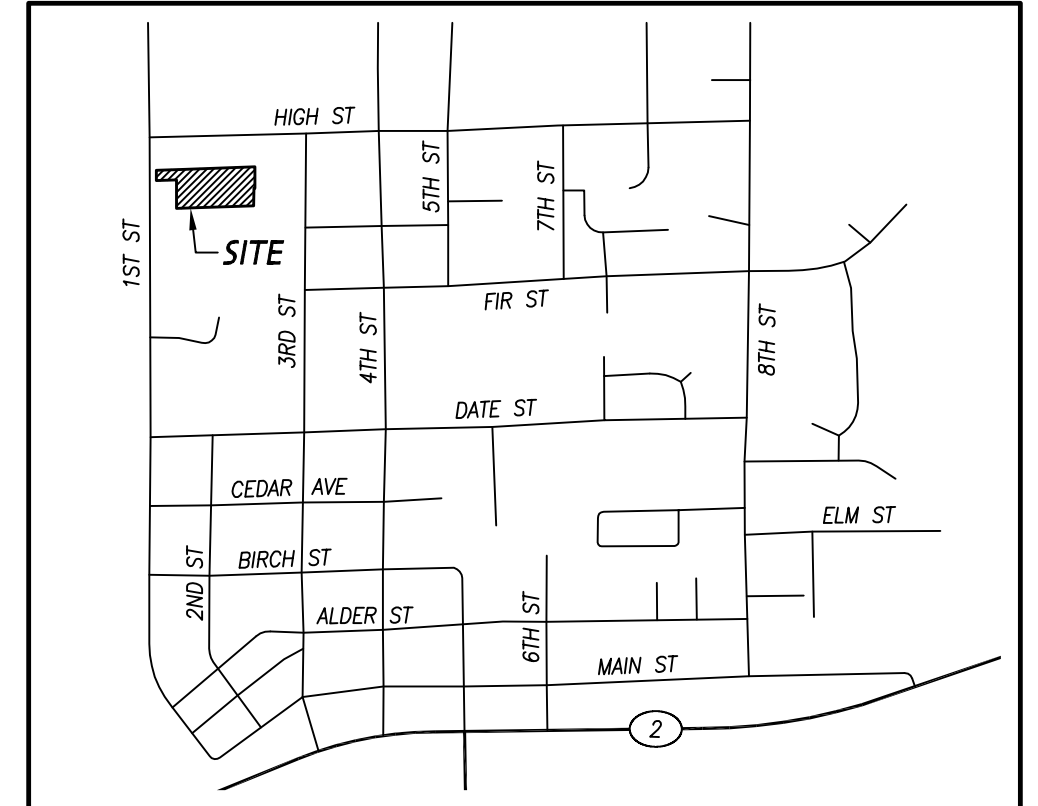
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT SHORT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE PRIVATE ROAD (TRACT 998) FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SHORT SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED: PROVIDED, THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE ROAD SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE COUNTY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DARREN J. RIDDLE, THIS ____ DAY OF _____ 20____, AT ____ MINUTES PAST ____ M, AND RECORDED IN VOLUME ____ OF SHORT PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR



VICINITY MAP

NOT TO SCALE

CITY OF SULTAN APPROVALS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR ANY OTHER PUBLIC USES HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED,

APPROVED THIS ____ DAY OF _____, 2020.

DIRECTOR OF FINANCE

I HEREBY CERTIFY THAT THIS FINAL SHORT PLAT IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY SHORT PLAT APPROVAL,

APPROVED THIS ____ DAY OF _____, 2020.

PUBLIC WORKS DIRECTOR

ON THE BASIS OF THE REPRESENTATIONS HEREBY SUBMITTED, I CONCLUDE THAT THE PROPOSED FINAL SHORT PLAT IS CONSISTENT WITH APPLICABLE CITY PLANS AND DEVELOPMENT REGULATIONS AND THAT THE PROPOSED FINAL SHORT PLAT IS APPROVED UNDER THE PROVISIONS OF CHAPTER 19, SULTAN MUNICIPAL CODE.

APPROVED THIS ____ DAY OF _____, 2020.

PLANNING DIRECTOR

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 _____ TAXES.

TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER

PARCEL NUMBER: 28083200319500
TAX PARCEL NUMBER MAY CHANGE AFTER RECORDING, THE NUMBER LISTED HERE IS FOR THE ORIGINAL PARCEL BEING SUBDIVIDED OR ALTERED

A.F. NO. _____ SHEET 1 of 2

Pacific Coast Surveys, Inc. LAND SURVEYING & MAPPING P.O. BOX 13619 MILL CREEK, WA 98082 PH. 425.512.7099 FAX 425.512.7099 www.PCSurveys.net	DRURY LANE SHORT PLAT FILE NO. SP2018-001 NW 1/4 SW 1/4, SEC.32, T.28N., R.8E., W.M.		
	DRAWN BY DATE IGM 2.3.20	DRAWING FILE NAME 191771fsp.dwg	SCALE N/A

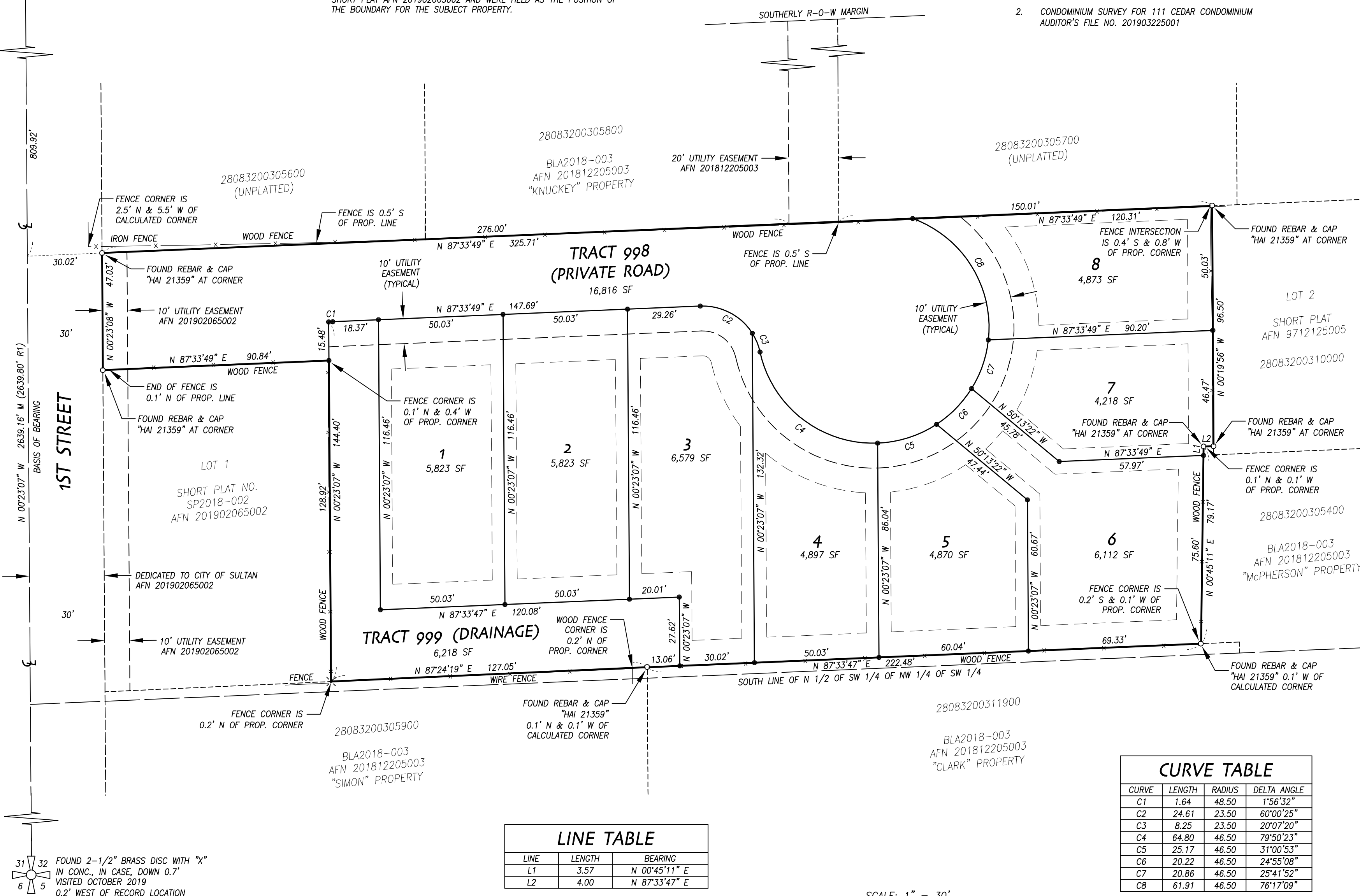
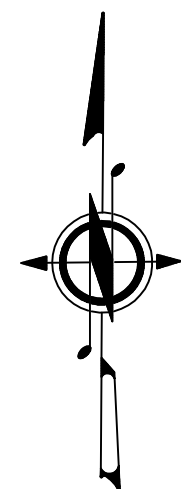
31
32
FOUND 1-1/2" BRASS DISC WITH PUNCH
IN CONC., IN CASE, DOWN 0.7'
VISITED OCTOBER 2019
0.6' SOUTH & 0.2' WEST OF RECORD LOCATION
PREVIOUS SURVEYS (R1 & R2) FOUND A NAIL
IN CONC. TILE HERE

NARRATIVE

SEVEN REBARS WITH CAPS SET BY HARMSEN AND ASSOCIATES WERE RECOVERED ALONG THE BOUNDARY OF THE SUBJECT PROPERTY. THESE WERE SET FOR BOUNDARY LINE ADJUSTMENT AFN 201812205003 AND SHORT PLAT AFN 201902065002 AND WERE HELD AS THE POSITION OF THE BOUNDARY FOR THE SUBJECT PROPERTY.

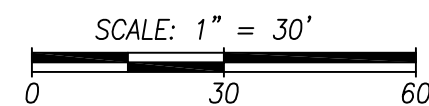
REFERENCES

- CITY OF SULTAN SHORT PLAT FILE NO. SP2018-002 FOR STACY MACGREGOR, AUDITOR'S FILE NO. 201902065002 (INCLUDES BREAKDOWN OF SW 1/4, SEC. 32, T28N, R8E)
- CONDOMINIUM SURVEY FOR 111 CEDAR CONDOMINIUM AUDITOR'S FILE NO. 201903225001



LINE	LENGTH	BEARING
L1	3.57	N 00°45'11" E
L2	4.00	N 87°33'47" E

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	1.64	48.50	1°56'32"
C2	24.61	23.50	60°00'25"
C3	8.25	23.50	20°07'20"
C4	64.80	46.50	79°50'23"
C5	25.17	46.50	31°00'53"
C6	20.22	46.50	24°55'08"
C7	20.86	46.50	25°41'52"
C8	61.91	46.50	76°17'09"



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

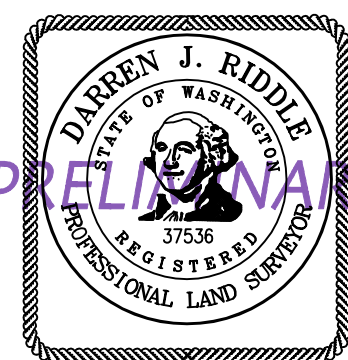
INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE WEST LINE OF SECTION 32 BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER, AS THE BEARING OF N 00°23'07" W, PER CITY OF SULTAN SHORT PLAT FILE NO. SP2018-002, AFN 201902065002.

LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
 - FOUND REBAR & CAP AS NOTED
 - ✕ SET LEAD AND TACK
 - ℄ RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
 - - - LOT LINE
 - - - RIGHT OF WAY CENTERLINE
 - - - RIGHT OF WAY
 - - - UTILITY EASEMENT
 - - - BUILDING SETBACK LINE



Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.512.7099
www.PCSurveys.net

A.F. NO. _____ SHEET 2 of 2
DRURY LANE SHORT PLAT
FILE NO. SP2018-001
NW 1/4 SW 1/4, SEC.32, T.28N., R.8E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
IGM 2.3.20 191771fsp.dwg N/A 19-1771