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**PLAT OF THE WOODLANDS SECTOR I**  
**SEC. 23, TWP. 31 N., RGE. 5 E., W.M.**  
**CITY OF ARLINGTON, WASH.**  
**SNOHOMISH COUNTY, WASH.**

**RESTRICTIONS**

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 and ordinances of the city of Arlington.

This plat is subject to The Woodlands Declaration of Restrictive Covenants, recorded under auditor's file number 8503450154

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 proper 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 on 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 seven (7) 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.

An easement is hereby reserved for The Woodlands Homeowners Association and the city of Arlington along each component of the storm drainage system and to a width of five feet either side of the center line of each component of the storm drainage system for the purpose of maintenance, repair or improvement to the storm drainage system.

An easement is hereby reserved for the City of Arlington along each sanitary sewer line not located within a dedicated road right-of-way and to a width of five feet either side of such sanitary sewer line, for the purpose of installing, constructing, renewing, operating, repairing and maintaining said sanitary sewer line.

**APPROVALS**

"Examined and approved this 10<sup>th</sup> day of April, 1985 as to the adequacy of the proposed means of sewage disposal and water supply."

Jerry L. Coats  
 Director of Public Works of the  
 City of Arlington

"Examined and approved this 10<sup>th</sup> day of April, 1985 as being in compliance with all terms of the preliminary approval of the proposed subdivision."

P. Richard H. Larson  
 Chairman, City of Arlington  
 Planning Commission

"Examined and approved this 10<sup>th</sup> day of April, 1985 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"

Ostergaard-Robinson & Assoc. Inc.  
Dave O. Ostergaard  
 Ostergaard & Associates,  
 City Engineer

"Examined and approved this 10<sup>th</sup> day of April, 1985. The City Council finds in addition that the Plat of The Woodlands Sector I is in conformance with the applicable city zoning and all other land use controls presently in effect."

City Council  
 City of Arlington  
John D. Jam Mayor  
Atty. Kelly Campbell, City Clerk

**DEDICATION AND CERTIFICATE**

Know all men by these presents that Robert G. Ludwick, Inc. as trustee in bankruptcy for Woodlands-Sector 1, Inc. and Canus Investments Corporation, the undersigned owner, in fee simple of the land hereby-platted, Canadian Commercial Bank, as mortgagee thereof, and the following lien holders by and through their attorney-in-fact, Arthur H. McKean; Kenneth B. Rice, KIBO Properties, Ltd., Arlington Builders Corporation, Seattle First National Bank, Cuz Concrete Products, Inc., Associated Sand and Gravel, Builders Distributors Sand and Gravel, Inc., Arlington Sand and Gravel Co., Stanwood Redi-Mix, Inc., Ja-Ca-Nel Properties, Inc., Airport 37 Investors, a limited partnership, Ronald A. Baker and Joyce A. Baker, Eugene C. Sprout, William E. Popp Associates, Canadian Imperial Bank of Commerce, Carroll J. Jacobson, et ux. 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 or off the plat, and all water 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 3 day of April, 1985.

ROBERT G. LUDWICK, INC., as trustee in  
 bankruptcy for Woodlands-Sector 1, Inc.  
 and Canus Investments Corporation

Robert G. Ludwick  
 CANADIAN COMMERCIAL BANK

Kenneth B. Rice, KIBO Properties, Ltd., Arlington Builders Corporation, Seattle First National Bank, Cuz Concrete Products, Inc., Associated Sand and Gravel, Builders Distributors Sand and Gravel, Inc., Arlington Sand and Gravel Co., Stanwood Redi-Mix, Inc., Ja-Ca-Nel Properties, Inc., Airport 37 Investors, a limited partnership, Ronald A. Baker and Joyce A. Baker, Eugene C. Sprout, William E. Popp Associates, Canadian Imperial Bank of Commerce, Carroll J. Jacobson, et ux.

Arthur H. McKean  
 Their Attorney-in Fact

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat of The Woodlands is based upon an actual survey and subdivision of Section 23, Township 31 North, Range 5 East, Willamette Meridian, 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 provisions of state and local statutes and regulations governing platting.

Eugene C. Sprout  
 Licensed Land Surveyor # 5690



**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON } ss.  
 COUNTY OF KING }

This is to certify that on the 3 day of April, 1985, before me, the undersigned, a Notary Public, personally appeared Robert G. Ludwick, the president of Robert G. Ludwick, Inc., a Washington corporation, to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

Marlene Moen  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at  
Snohomish

STATE OF WASHINGTON } ss.  
 COUNTY OF KING }

This is to certify that on the 3<sup>rd</sup> day of February, 1985, before me, the undersigned, a Notary Public, personally appeared J. B. Vance, the Assistant Vice President of Canadian Commercial Bank, a bank chartered under the laws of Canada, to me known to be the individual who executed the within dedication and certificate and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

J. B. Vance  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at Vancouver, B.C.

STATE OF WASHINGTON } ss.  
 COUNTY OF KING }

This is to certify that on the 3 day of April, 1985, before me, the undersigned, a Notary Public, personally appeared Arthur H. McKean, to me known to be the individual who executed the within dedication and certificate as attorney-in-fact for Kenneth B. Rice, KIBO Properties, Ltd., Arlington Builders Corporation, Seattle First National Bank, Cuz Concrete Products, Inc., Associated Sand and Gravel, Builders Distributors Sand and Gravel, Inc., Arlington Sand and Gravel Co., Stanwood Redi-Mix, Inc., Ja-Ca-Nel Properties, Inc., Airport 37 Investors, a limited partnership, Ronald A. Baker and Joyce A. Baker, Eugene C. Sprout, William E. Popp Associates, Canadian Imperial Bank of Commerce, Carroll J. Jacobson, et ux. and acknowledged to me that he signed the same as his voluntary act and deed as attorney-in-fact for Kenneth B. Rice, KIBO Properties, Ltd., Arlington Builders Corporation, Seattle First National Bank, Cuz Concrete Products, Inc., Associated Sand and Gravel, Builders Distributors Sand and Gravel, Inc., Arlington Sand and Gravel Co., Stanwood Redi-Mix, Inc., Ja-Ca-Nel Properties, Inc., Airport 37 Investors, a limited partnership, Ronald A. Baker and Joyce A. Baker, Eugene C. Sprout, William E. Popp Associates, Canadian Imperial Bank of Commerce, and Carroll J. Jacobson, et ux. for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

Marlene Moen  
 NOTARY PUBLIC in and for the State  
 of Washington, residing at  
Snohomish

**TREASURER'S CERTIFICATE**

I, Kirke Swann, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year of 1985

\$103<sup>50</sup>  
 SF 1350

Zee Culerson  
 Snohomish County Treasurer

**RECORDING CERTIFICATE**

Filed for record at the request of Robert G. Ludwick this 3 day of April, 1985 at 20 minutes past 2 p.m., and recorded in Vol. 46 of plats, pages 47 & 48 under Auditor's File No. 8504035005. Records of Snohomish County, Washington.

Deav V. Williams by: Betty Davidson  
 Auditor, Snohomish County SHEET 1 OF 6

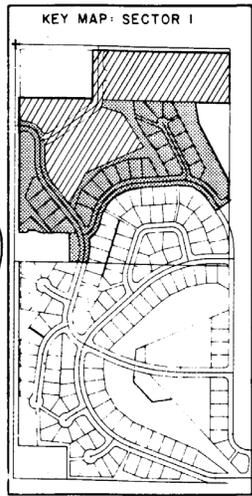
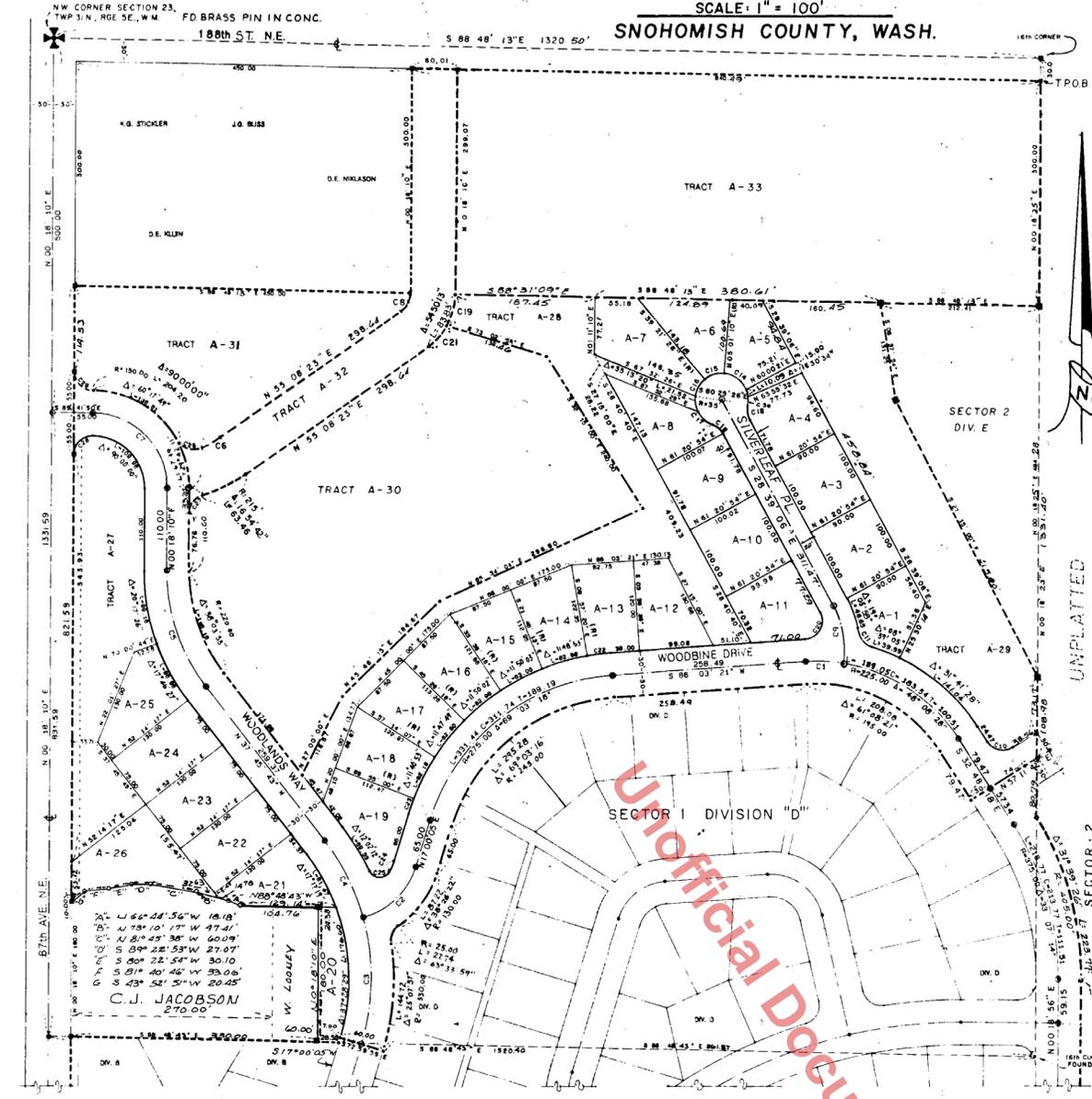
Official Document



PLAT OF THE WOODLANDS DIV. A, SECTOR I  
 SEC. 23, TWP. 31 N., RGE. 5 E. W.M.  
 CITY OF ARLINGTON, WASH.  
 SNOHOMISH COUNTY, WASH.

ENGINEERING:  
 SPROUT ENGINEERS  
 607 SW GRADY WAY  
 RENTON, WASH.

SCALE: 1" = 100'



**LEGEND:**  
 CENTERLINE: ————  
 RIGHT OF WAY: ————  
 DIV. BOUNDARY: - - - -  
 SEC. SUBDIVISION: - - - -  
 CONCRETE MONUMENT: ■  
 MONUMENT IN CASE: ●  
 LOT CORNER: ————  
 SECTOR BOUNDARY: - - - -

**NOTE:**  
 ALL MONUMENTS & PINS WILL  
 BE SET BY SPROUT ENGINEERS  
 No. 9690

BUILDING SET-BACKS PER CITY  
 ORD. No. 20.19.050

**CURVE TABLE**

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C1	225.00	12 59' 53"	51.04	59.93
C2	100.00	58 19' 47"	101.80	97.48
C3	300.00	54 45' 48"	284.74	275.95
C4	300.00	22 04' 51"	115.82	114.90
C5	250.00	38 03' 53"	166.09	163.05
C6	155.00	10 13' 54"	27.68	27.64
C7	100.00	90 00' 00"	157.08	141.42
C8	27.29	54 50' 13"	26.41	25.41
C9	119.94	37 42' 19"	78.93	77.51
C10	25.00	90 00' 00"	39.27	35.38
C11	25.00	63 55' 43"	27.89	26.47
C12	25.00	41 24' 35"	19.07	17.88
C13	35.00	18 01' 58"	9.78	9.78
C14	35.00	62 16' 50"	38.05	36.20
C15	35.00	44 22' 36"	27.11	26.44
C16	35.00	41 04' 01"	25.09	24.55
C17	35.00	44 24' 54"	27.13	26.45
C18	25.00	41 24' 35"	18.07	17.88
C19	87.29	29' 33' 14"	47.15	44.68
C20	25.00	14' 42' 27"	5.05	4.60
C21	87.59	25' 16' 59"	38.45	36.54
C22	305.00	06 00' 41"	32.06	31.99
C23	305.00	04 04' 55"	21.73	21.72
C24	70.00	13 41' 38"	18.78	18.68
C25	15.00	123 34' 38"	32.35	28.44
C26	25.00	90 00' 00"	39.27	35.38
C27	25.00	71 44' 55"	31.31	29.30
C28	25.00	85 13' 42"	37.19	33.85
C29	25.00	90 00' 00"	39.27	35.38
C30	35.00	18' 54' 55"	11.58	11.52

NOTE: CURVE TABLE CODE LABELS PERTAIN ONLY TO CURVES  
 IN THIS PLAT.

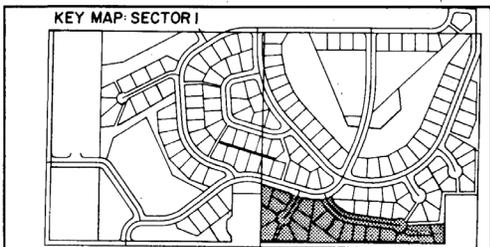
LONG CHORD DATA:  
 C2 - N 46° 09' 59" E  
 C8 - N 63° 40' 56" E  
 C9 - N 09° 47' 57" W

# 8504035005

PLAT OF **THE WOODLANDS** DIV. B, SECTOR I  
 SEC. 23, TWP. 31N., RGE. 5E., W.M.  
 CITY OF ARLINGTON, WASH.

ENGINEERING:  
 SPROUT ENGINEERS  
 607 SW GRADY WAY  
 RENTON, WASH.

SCALE: 1" = 100'  
 SNOHOMISH COUNTY, WASH.



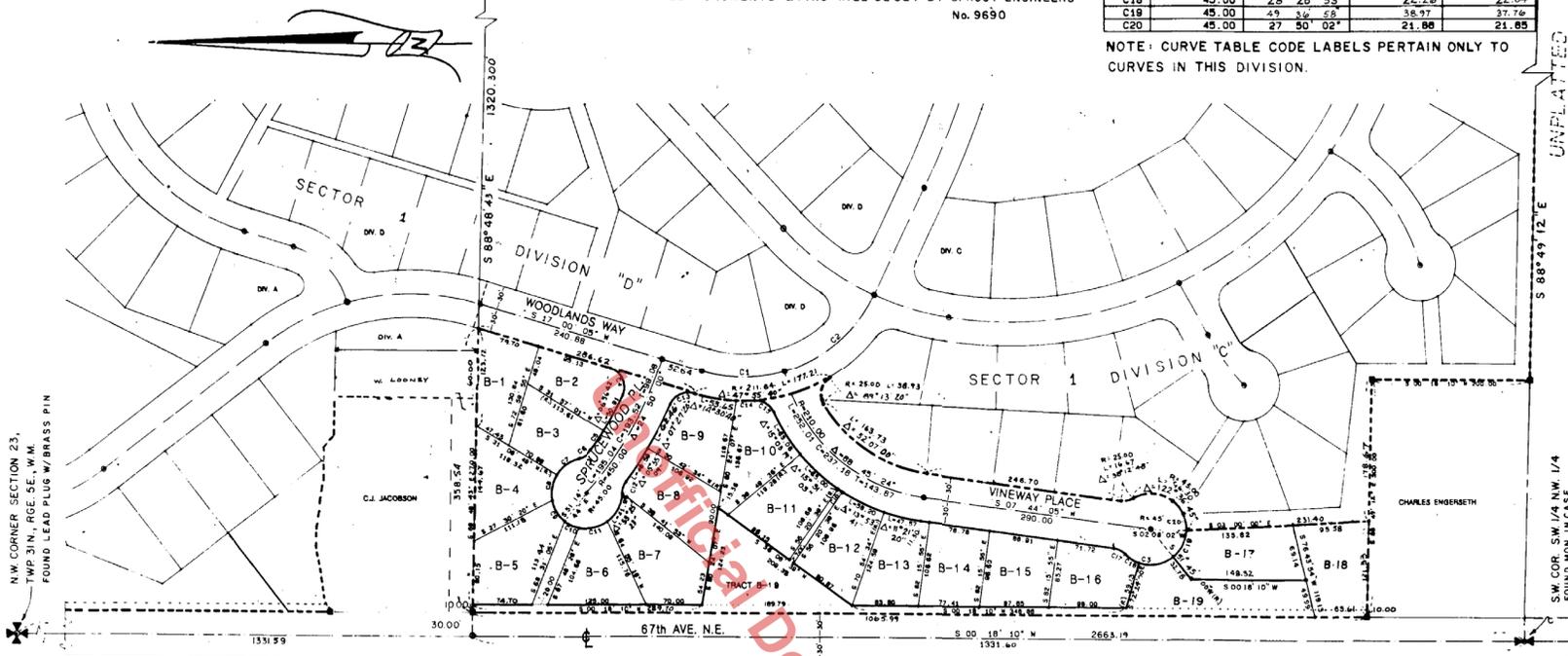
- LEGEND:**
- CENTERLINE: ————
  - RIGHT OF WAY: ————
  - DIV. BOUNDARY: ————
  - SECTION LINE: - - - - -
  - CONCRETE MONUMENT: ■
  - MONUMENT IN CASE: ○
  - LOT CORNER: L L
  - SECTOR BOUNDARY: - - - - -

NOTES:  
 BUILDING SET-BACKS PER CITY ORD. No. 20.19.050

ALL MONUMENTS & PINS WILL BE SET BY SPROUT ENGINEERS  
 No. 9690

CURVE TABLE				
LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C1	181.84	33 28' 28"	108.24	104.74
C2	181.84	48 27' 38"	153.80	149.28
C3	45.00	55 51' 00"	43.84	42.15
C4	25.00	98 00' 14"	42.78	37.74
C5	420.00	03 58' 50"	29.30	28.30
C6	25.00	41 15' 10"	18.00	17.61
C7	45.00	46 02' 12"	38.18	35.19
C8	45.00	42 24' 33"	33.31	32.55
C9	45.00	40 00' 00"	31.42	30.78
C10	45.00	25 41' 15"	20.17	20.01
C11	45.00	48 42' 02"	38.29	37.11
C12	25.00	35 41' 07"	15.57	15.32
C13	25.00	23 54' 11"	34.61	33.43
C14	211.84	08 18' 38"	23.33	23.32
C15	25.00	88 53' 38"	30.06	28.28
C16	240.00	01 40' 15"	7.00	7.00
C17	25.00	38 12' 48"	18.87	18.37
C18	45.00	28 20' 53"	22.24	22.04
C19	45.00	49 34' 58"	38.97	37.74
C20	45.00	27 50' 02"	24.88	24.65

NOTE: CURVE TABLE CODE LABELS PERTAIN ONLY TO CURVES IN THIS DIVISION.



N.W. CORNER SECTION 23,  
 TWP. 31N., RGE. 5E., W.M.  
 FOUND LEAD PLUS W/ BRASS PIN

S.W. COR. SW 1/4 NW 1/4  
 FOUND MON. IN CASE

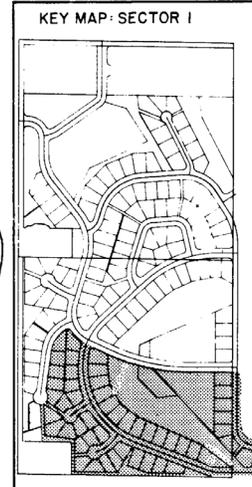
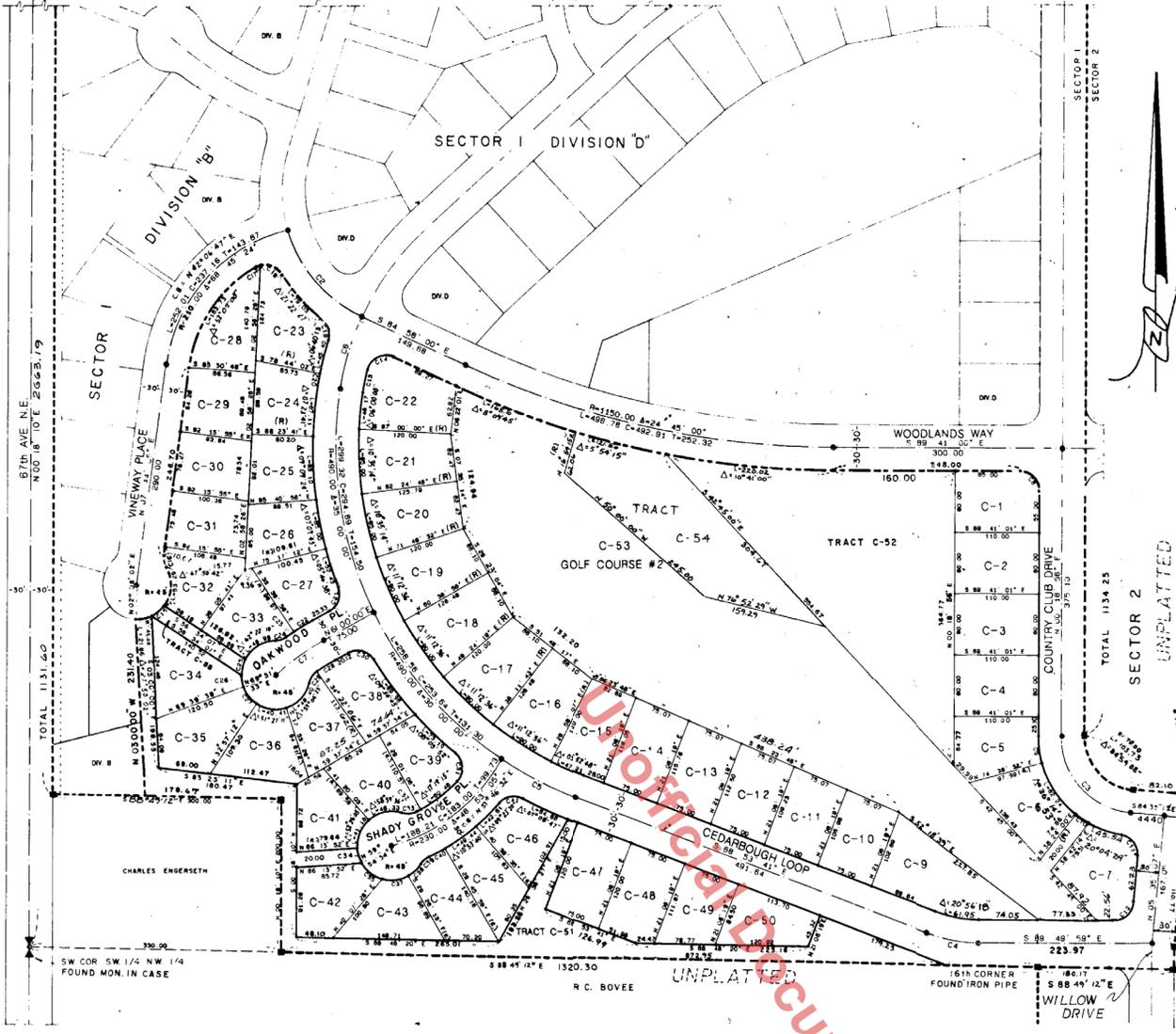
UNPLATTED

\*P504035205

PLAT OF **THE WOODLANDS** DIV. C, SECTOR I  
 SEC. 23, TWP. 31 N., RGE. 5 E. W.M.  
 CITY OF ARLINGTON, WASH.  
 SCALE: 1" = 100'  
 SNOHOMISH COUNTY, WASH.

ENGINEERING:  
 SPROUT ENGINEERS  
 607 SW GRADY WAY  
 RENTON, WASH.

NW CORNER SECTION 23  
 TWP. 31 N., RGE. 5 E., W.M.  
 FOUND LEAD PLUG W/ BRASS PIN



**LEGEND:**

CTR LINE: \_\_\_\_\_  
 ROW: \_\_\_\_\_  
 DIV. BOUNDARY: \_\_\_\_\_  
 SECTION: \_\_\_\_\_  
 CONC. MON: ■  
 MON. IN CASE: ⊙  
 LOT CORNER: L L  
 SECTOR BOUNDARY: \_\_\_\_\_

**NOTE:**  
 ALL MONUMENTS &  
 PINS WILL BE SET  
 BY SPROUT ENG.  
 No. 9690

**CURVE TABLE**

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C2	181.84	48 27' 36"	153.80	149.28
C3	100.00	84 54 08"	148.18	134.99
C4	199.31	20 56 18"	72.91	72.51
C5	480.00	12 53 41"	110.28	110.04
C6	360.00	15 42 33"	98.70	98.38
C7	325.00	13 45 04"	78.00	77.81
C8	25.00	88 58 58"	28.27	33.33
C8	130.00	15 40 04"	35.55	35.44
C10	130.00	08 55 54"	20.27	20.24
C11	25.00	82 17 25"	27.67	27.66
C12	25.00	84 34 54"	16.90	13.54
C13	330.00	05 14 50"	30.23	30.22
C14	25.00	100 48 05"	43.99	38.53
C15	45.00	28 58 31"	21.18	20.98
C16	25.00	38 12 48"	18.67	18.37
C17	25.00	14 04 28"	8.14	8.13
C18	25.00	78 08 52"	32.78	30.48
C19	25.00	70 14 13"	30.65	28.78
C20	330.00	02 15 58"	15.42	15.42
C21	25.00	81 29 28"	35.58	32.63
C22	335.00	04 38 58"	28.91	28.90
C23	335.00	02 01 14"	12.52	12.52
C24	25.00	34 48 08"	15.19	14.88
C25	45.00	27 28 38"	21.54	21.35
C26	45.00	18 28 38"	15.30	15.22
C27	45.00	38 17 50"	28.03	28.03
C28	285.00	05 22 08"	27.84	27.83
C29	25.00	42 38 55"	18.58	18.18
C30	25.00	86 54 45"	37.92	34.38
C31	25.00	93 43 31"	40.90	38.48
C32	200.00	01 50 45"	8.44	8.44
C33	25.00	44 48 53"	18.58	18.07
C34	45.00	28 18 58"	20.87	20.48
C35	45.00	44 33 48"	35.00	34.12
C37	45.00	44 48 21"	35.20	34.31
C38	45.00	28 38 07"	22.48	22.28
C39	25.00	33 37 50"	14.87	14.48
C40	280.00	05 18 14"	23.97	23.98
C41	25.00	78 18 01"	34.18	31.57

**NOTE:** CURVE TABLE CODE LABELS PERTAIN ONLY TO CURVES IN THIS PLAT.

LONG CHORD DATA:  
 C2 - S 40° 12' 12" E  
 C6 - N 16 51' 16" E

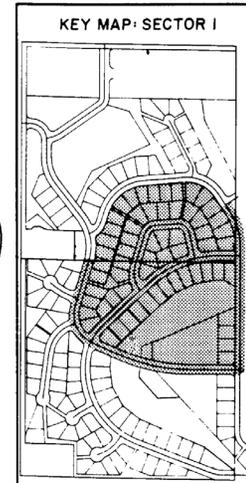
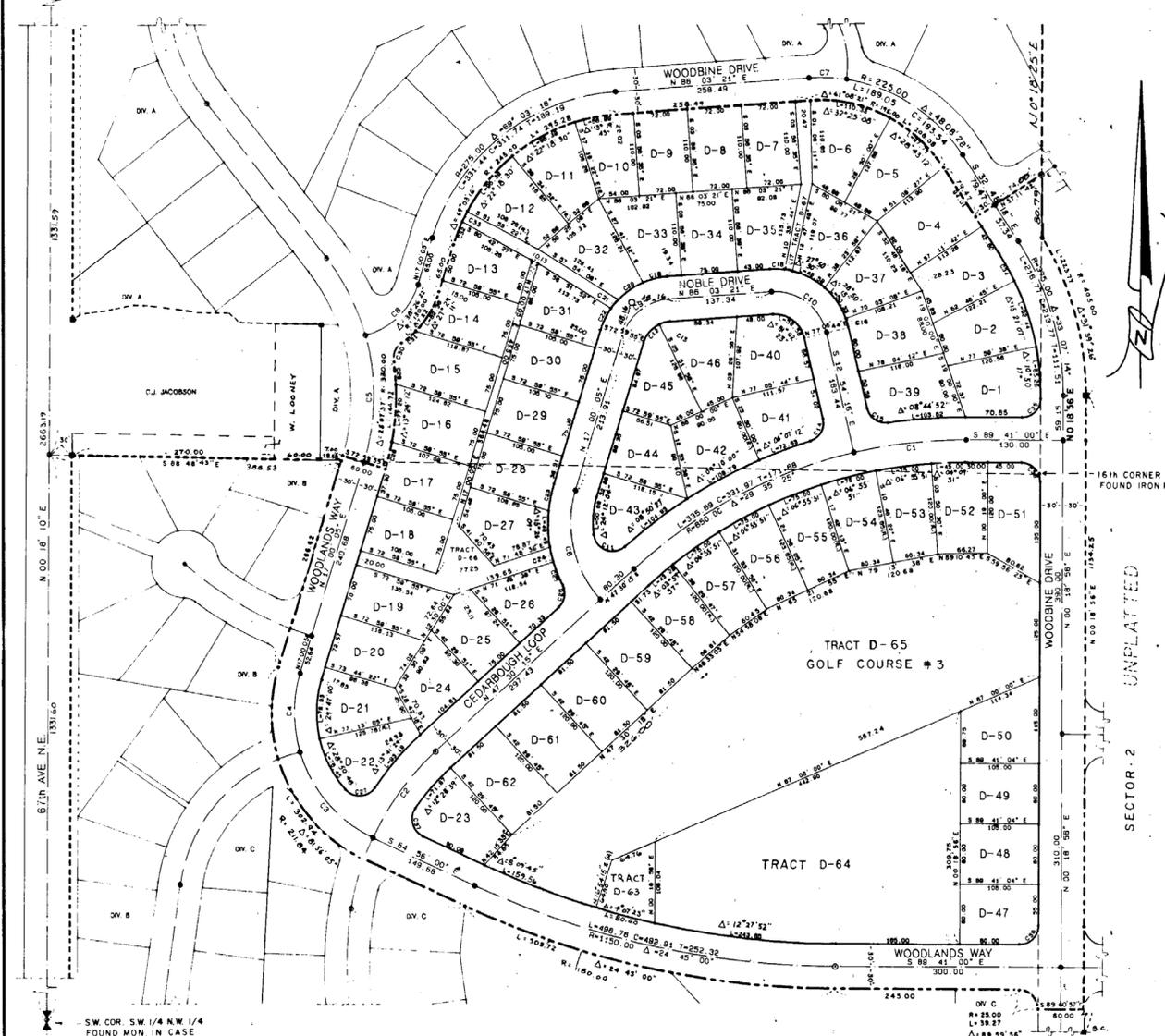
BUILDING SET-BACKS PER CITY ORD. NO. 20.19.050

PLAT OF **THE WOODLANDS** DIV. D, SECTOR I  
 SEC. 23, TWP. 31N., RGE. 5E. W.M.  
 CITY OF ARLINGTON, WASH.

ENGINEERING:  
 SPROUT ENGINEERS  
 607 SW GRADY WAY,  
 RENTON, WASH.

SCALE: 1" = 100'  
 SNOHOMISH COUNTY, WASH.

NW CORNER SECTION 23,  
 TWP. 31N., RGE. 5E., W.M.  
 FOUND LEAD PLUG W/ BRASS PIN



LEGEND:

- CTR. LINE: ————
- R.O.W.: ————
- DIV. BOUNDARY: - - - - -
- SECTION: ————
- CONC. MON.: ■
- MON. IN CASE: ●
- PROP. CORNER: L L
- SECTOR BOUNDARY: - - - - -

ALL MONUMENTS & PINS  
 WILL BE SET BY: SPROUT  
 ENGINEERS No. 9690

BUILDING SET-BACKS PER CITY ORD. No. 20.19.050

CURVE TABLE

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH
C1	850.00	13 13' 20"	150.00	149.87
C2	360.00	22 47' 42"	143.23	142.28
C3	181.84	48 27' 38"	153.80	149.28
C4	181.84	33 28' 28"	108.24	104.74
C5	300.00	32 40' 57"	171.12	168.81
C6	100.00	58 18' 47"	101.80	87.48
C7	225.00	12 58' 53"	51.04	50.83
C8	150.00	58 28' 00"	153.76	148.88
C9	70.00	89 03' 18"	84.37	78.35
C10	70.00	81 02' 23"	96.01	90.98
C11	25.00	124 18' 29"	54.24	44.21
C12	40.00	47 07' 58"	32.81	31.98
C13	40.00	21 55' 17"	15.30	15.21
C14	25.00	85 31' 28"	37.32	33.85
C15	25.00	85 31' 38"	37.32	33.85
C16	100.00	07 02' 38"	12.28	12.28
C17	100.00	05 43' 46"	10.00	9.99
C18	100.00	11 33' 15"	20.22	20.19
C19	100.00	18 07' 41"	33.38	33.23
C20	100.00	22 58' 08"	40.00	39.73
C21	100.00	08 35' 40"	15.00	14.88
C22	100.00	18 24' 50"	32.14	32.00
C23	180.00	11 33' 56"	38.33	38.27
C24	180.00	08 21' 58"	20.00	19.89
C25	180.00	19 53' 58"	33.18	33.15
C26	25.00	74 27' 07"	32.49	30.25
C27	25.00	104 33' 31"	45.82	38.55
C28	330.00	08 27' 20"	37.18	37.18
C29	330.00	05 18' 04"	30.34	30.33
C30	25.00	83 33' 59"	27.74	26.34
C31	130.00	10 57' 11"	24.88	24.81
C32	245.00	07 38' 04"	32.50	32.48
C33	245.00	03 30' 28"	15.00	15.00
C34	345.00	08 55' 54"	41.74	41.71
C35	29.15	89 59' 56"	45.79	41.22
C36	25.00	90 00' 04"	39.27	35.38
C37	25.00	98 57' 38"	43.82	38.28
C38	25.00	90 00' 00"	38.27	35.36

NOTE: CURVE TABLE LABELS PERTAIN ONLY TO CURVES IN THIS PLAT.

LONG CHORD DATA:  
 C1 - 744' 07" 09" E  
 C2 - N 36° 06' 24" E  
 C3 - N 40° 42' 12" W

#250403.5005