

December 29, 2023
June 10, 2024 (underline)



**JAC Planned Unit Development Pre-Development Meeting
6406 208th St SW Lynnwood, WA 98036
Project Narrative**

Please accept the following narrative and attached plans in support of the proposed JAC Planned Unit Development. The purpose of the narrative is to provide supplemental information in alignment with the regulations of the Lynnwood Zoning Code and the goals, objectives, and policies of the City of Lynnwood Comprehensive Plan, adopted June 22nd, 2015, and updated December 13, 2021.

Site Description

The subject site is currently zoned RS-8 and has a total of 1.71 acres with a shallow drop of grade change from the ROW to the Southern rear lot line. The grade then drops 6-8 feet relatively quickly in alignment of the piped stream that enters just at midway along the eastern lot line. There is currently an established use two-story single-family residence with an attached garage built in 2018 and one-story detached accessory dwelling unit with an attached garage built in 1957. Each structure is located on the northern third of the lot. The access to each unit is through a shared driveway directly from 208th St along the western lot line. The southern third of the lot contains a Category III Wetland and a Type F stream. The adjacent zoning is RS-8 to the east, RMM to the west, with LI to the south and southeast. Across 208th St SW there are additional properties zoned RMM and the Estates at Pinebrook Zoned RS-7.

The southern half of the property is heavily forested with evergreen trees, deciduous trees, low growing vegetation and other plant material. The entire southern half of the property will be retained in its natural vegetative state. Vegetation along the northern half of the property consists of residential lawn and ornamental landscaping with screening hedges along the north and west property line.

Description of Existing and Proposed Uses

As noted in the site description the existing uses consist of a detached single-family residence and a detached accessory dwelling unit. The proposed uses include two detached single-family residences.

The City of Lynnwood Planned Unit Development Checklists referenced LMC 21.24.200 and the requirement to list operational information. The code citation directs the user to the application, notice, and hearing requirements for a Conditional Use Permit. The Planned Unit Development checklist was used in preparing this application. It is assumed that the review process will follow that of the Planned Unit Development and not a Conditional Use Permit. As requested, information regarding operational information; the Planned Unit Development will consist of development similar to a three-lot residential short subdivision. Three detached single-family residences will operate within the Planned Unit Development. The three lots will be occupied on a 24-hour basis and function like a residential project. No commercial activity or uses are proposed and hours of operation are not relevant to this project.

Address

The address of the Planned Unit Development is 6406 208th St SW Lynnwood, WA 98036.

Compliance with the Lynnwood Municipal Code.

The Titles of the Lynnwood Municipal Code relevant to this project are Title 19: Subdivision and Title 21: Zoning

Zoning

Chapter 21.30 Planned Unit Development

A planned unit development is a mechanism by which the city may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety, and welfare. A planned unit development allows for innovations and special features in site development, including the location of structures, conservation of natural land features, conservation of energy, and efficient utilization of open space.

The owner of all property involved has initiated the application for the Planned Unit Development

Before approval of the Planned Unit Development, the city's hearing examiner shall determine that such plans comply with the development policies of the comprehensive plan, the purpose of zoning code, and provisions of the Planned Unit Development Chapter. The purpose of this written narrative is to show compliance with these requirements and to assist the city staff and hearing examiner in approving the Planned Unit Development.

The application documents include a Site Map, this written narrative, and other supporting documents to assist city staff in their review. No area of the Planned Unit Development is being retained for public purposes.

The proposal is for residential uses and no commercial uses are being proposed. The proposed uses are similar in nature and character to the permitted uses of the underlying RS-8. They are not in contradiction with the objectives of the comprehensive plan because single family residences are the primary uses in the SF-1 Comprehensive Plan land use designation. Additional compatibility with the Comprehensive Plan is discussed further in the application.

The proposed Planned Unit Development is requesting several permissive variations in requirements as allowed in LMC 21.30.950.

Yards & Site Screening: Site screening is not required by the underlying zone if the project were being developed under regular zoning requirements. The residential zone with a single-family residential use does not require a landscape buffer per Table 21.08.08. This proposal is requesting variations in the side yard setback. The RS-8 zone requires that the sum of the two setbacks equal 15 feet with one side being no less than 5 feet. The request is for the two setbacks to be 5-feet and the sum of the two setbacks to be 10 feet. The proposal would be consistent with the RS-7 zone which demonstrates that it could be acceptable in a single-family zone. The RMM zone property to the west would have greater protection because of the existing driveway that serves proposed lot 3. The effective setback from the west property boundary would be over 20 feet. The property to the east would have equal protection because the underlying zone would allow a 5-

foot side yard setback as proposed. It is also beneficial that the developed property to the east also has a driveway that increases the separation between structures.

Number & Type of Dwelling Units. The proposal includes single family residence which is a permitted use of the RS-8 underlying zone. The number of dwelling units permitted in any R zone shall be determined by dividing the net development area by the minimum lot area per dwelling unit required in the zone in which the area is located. The net development area is the sum of the three proposed lots: 63,450 square feet. The minimum lot area per dwelling unit in the RS-8 zone is 8,400 square feet. $63,450 / 8,400 = 7.5$. Three lots are being proposed for a total of 4 units.

Permitted Residential Site Coverage. The percentage of coverage by residential buildings and structures for the net development area does not exceed the percentage of coverage permitted in the RS-8 zone as detailed on the Cover Sheet.

Off-Street Parking. No variation from required parking is proposed. Two parking stalls for each residence will be provided off-street in garages and driveways.

Lot Size Requirements. The single-family residential zones are intended to provide for detached housing with densities and styles consistent with the goals, objectives, and policies of the Lynnwood comprehensive plan. The subject property is within the SF-1 land use designation with a typical density of 4-5 dwelling units per acre. To achieve the density required by the comprehensive plan, the Planned Unit Development proposes lot sizes smaller than the minimum 8,400 square feet. LMC 21.300.100 Planned Unit Development Purpose, *"is a mechanism by which the city may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety, and welfare."* The city may permit a coordination of project characteristics of a particular site. The lot size and lot width characteristics of this project are being reduced to achieve the net density requirements of the SF-1 land use designation.

Historically the city has allowed, and the Hearing Examiner has approved Planned Unit Developments with lots smaller than the minimum 8,400 square feet and lots narrower than the minimum required 70' required in the RS-8 zone. Attached to this narrative are four previous Planned Unit Developments that were approved by the city and constructed. All four of them have lots smaller than 8,400 square feet and three of the four approved developments have lots narrower than 70'.

Chapter 21.42 Single Family Zones

The single-family residential zones are intended to provide detached housing with densities and styles consistent with the goals, objectives, and policies of the Lynnwood comprehensive plan. The proposed Planned Unit Development proposes detached housing at a net development density consistent with the density of the SF-1 land use designation. The proposed detached single-family dwelling units are permitted uses in the RS-8 zone.

Single family residential development is not subject to design review. With the exception of the permissive variations discussed above, the Planned Unit Development meets the development standards of the RS-8 zone.

Compliance with the Lynnwood Municipal Code.

Comprehensive Plan – Land Use Element

The Planned Unit Development is located within the SF-1 land use designation on the Future Land Use Map. The following are applicable policies of the Land use Element that apply to this project.

Policy LU-3. *Comprehensive Plan land use designations are as provided by Table LU-3 below.*

The proposed Planned Unit Development will be a low density development consisting of single family homes on individual parcels with a net density of 4.8 dwelling units per acre.

Policy LU-10. *Applications for planned unit developments, which may allow variation from certain development regulations, shall be evaluated to ensure that the design and development of the development further the goals, objectives and policies of the Comprehensive Plan.*

This written narrative and project plans provide substantial evidence that the proposal furthers the goals of the Comprehensive Plan.

Policy LU-24. *Land use regulations should encourage infill housing and redevelopment of underutilized housing sites.*

The subject property is underutilized largely due to the encumbrance of critical area. The Planned Unit Development process includes regulations that encourage infill housing and development of the underutilized property.

Policy LU-25. *Innovative-housing regulations should be considered to promote housing infill, diversity and affordability. Such regulations may include small-lot subdivisions, zero-lot-line housing, duplexes, and accessory dwellings.*

The Planned Unit Development regulations are applicable regulations to promote the development that will provide infill development.

Policy LU-31. *Subdivision regulations and standards shall promote public health, safety, aesthetics, and general welfare. Such regulations and standards shall allow for efficient use of land, minimize adverse impacts on surrounding development, provide adequate public utilities, proper access and traffic circulation, streets, sidewalks, and other public facilities.*

By approving the Planned Unit Development, the city is allowing the property to utilize the property in an efficient way to allow permissible density on a large lot that is largely covered in critical areas.

Comprehensive Plan – Housing Element

Policy H-14. *Provide for diverse, safe, and decent housing opportunities that meet local housing needs without encroachment into established single-family neighborhoods.*

Approving the Planned Unit Development will increase the availability of housing opportunities that meet local housing needs.

Policy H-18. *Allow developers the use of the most efficient state-of-the-art design and development tools to produce new homes and neighborhoods that are consistent with regional housing market trends and sustainable building practices.*

The Planned unit Development design flexibility is a tool that is widely used in Snohomish County to allow developers to produce new homes.

Subarea Plan – South Lynwood Neighborhood Plan

The South Lynwood Neighborhood Plan (SLNP) adopted December 14, 2021 provides guidelines in opportunities to enhance centralized urban development of housing similar to the subject proposal. This project meets multiple criteria established in the plan including the below.

- Policy 2 – The development proposal to construct two new units will fall within an easily recognizable neighborhood and small village feel.
- Policy 3 – Provide housing that meets the demographic for all ages including larger families
- Policy 4 – Abuts an existing sidewalk with clear easy access for public to navigate the neighborhood
- Policy 5 - Retaining the existing two structures will allow future opportunities for affordability and safe living for people to stay in Lynwood.
- Policy 6 – The current residents are protected from displacement.
- Policy 7 – The two new lots and houses will feel connected to the street and public ROW
- Protection of the potentially designated wetland and stream, providing more canopy coverage and connection with nature.

Additional Permits

No concurrent permits are being requested as part of the Planned Unit Development. Other permits required as part of the project include Short subdivision, Civil Construction Drawing Permits, and Building Permits.

Request for Development Standards Relaxation

The list of development standards for which the applicant is requesting relaxation include:

1. Side Yard Setbacks
2. Minimum Lot Size
3. Minimum Lot Width (Lot 1)

See the previous section titled **Chapter 21.30 Planned Unit Development** for the reason and justification of the request. See the submitted Site Plan for additional zoning and relaxation information.

Phasing/Timeline

The Planned Unit Development is expected to be submitted December 2023 or January 2024. Approval of the Preliminary Planned Unit Development is expected by Fall 2024. Construction drawings for site improvements would be submitted in Winter 2024, with Building Permits being submitted in Spring 2025 and beginning in Summer 2025. No Phasing is being proposed.

A PORTION OF THE S.W.1/4, S.W.1/4 AND THE S.E.1/4, S.W. 1/4 OF SEC.10, T.27 N. R.4E., W.M. SNOHOMISH COUNTY, WASHINGTON.

DECLARATION:

KNOW ALL MEN (PEOPLE) BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, PURSUANT TO RCW 58.17.040 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLANNED UNIT DEVELOPMENT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLANNED UNIT DEVELOPMENT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC. IN WHICH CASE WE DO DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF LYNNWOOD, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COST OF DEFENSE, CLAIMED BY PEOPLE WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OF SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF LYNNWOOD, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF LYNNWOOD, ITS SUCCESSORS AND ASSIGNS.

THE RECREATION TRACT HEREBY GRANTED AND CONVEYED TO THE ARIANNA PLACE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLANNED UNIT DEVELOPMENT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF LYNNWOOD. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH CITY'S CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS AND WITHIN THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED PURSUANT TO A PLANNED UNIT DEVELOPMENT REVISION. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED PLANNED UNIT DEVELOPMENT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THIS PLANNED UNIT DEVELOPMENT SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF THE PLANNED UNIT DEVELOPMENT APPROVAL SPECIFIED ON THE PLANNED UNIT DEVELOPMENT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS PLANNED UNIT DEVELOPMENT HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACT OR LOTS.

THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS FOR THE ARIANNA PLACE HOME OWNERS ASSOCIATION AS RECORDED UNDER AF# N/A

THIS SUBDIVISION, DEDICATION, WAIVER OR CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 25th DAY OF JUNE, 2018.

BEST HARBOUR DEVELOPMENT, LLC

BY: Greg Chandler
GREG CHANDLER, MEMBER

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF Snohomish) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GREG CHANDLER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF BEST HARBOUR DEVELOPMENT, 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.

DATE: June 25, 2018
Michaela
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DIANE M. BARLOW
NOTARY NAME TO BE PRINTED
RESIDING AT: Mill Creek
MY APPOINTMENT EXPIRES: 8/3/21



LEGAL DESCRIPTION: # ~~00372~~ 00372 700301202

PARCEL 2, CITY OF LYNNWOOD BOUNDARY LINE ADJUSTMENT NO. BLA-003244-2015 RECORDED UNDER RECORDING NO. 201604285005 RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF LOT 12, BLOCK 3, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

RESTRICTION AND COVENANTS:

1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 LMC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF LYNNWOOD MUNICIPAL CODE.
3. ALL LANDSCAPE AREAS IN THE PUBLIC RIGHT-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 ROAD PURPOSES.
4. PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURE, FILL OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENTS, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.

EASEMENTS PROVISIONS:

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLANNED UNIT DEVELOPMENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLANNED UNIT DEVELOPMENT AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION, CABLE AND OTHER UTILITY SERVICES, 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 CITY.
2. SUBJECT TO A UTILITY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 201805230334.
3. SUBJECT TO PUGET SOUND ENERGY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 201703140447. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT ITS EXACT LOCATION.
4. SUBJECT TO A 10 FOOT PUBLIC UTILITY EASEMENT OVER AND ACROSS THAT PORTION OF LOT 5 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
5. SUBJECT TO A 15 FOOT PUBLIC WATERLINE EASEMENT OVER AND ACROSS THAT PORTION OF LOT 6 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
6. SUBJECT TO A 30 FOOT PUBLIC UTILITIES EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 6, 7 AND 8 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
7. SUBJECT TO A 25 FOOT PUBLIC STORM DRAINAGE EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 7 AND 8 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
8. SUBJECT TO A 10 FOOT PUBLIC STORM DRAINAGE EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 8 AND 9 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
9. SUBJECT TO A 25 FOOT INGRESS AND EGRESS EASEMENT DEPICTED HEREIN ALONG THE NORTH LINE OF LOT 8 IS FOR THE BENEFIT OF LOTS 7 AND 8 WITHIN THIS SUBDIVISION IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR DRIVEWAY FACILITIES. THE OWNER(S) OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEY HAVE BENEFIT OF USE.
10. SUBJECT TO A WATERLINE EASEMENT DEPICTED HEREIN ALONG THE EAST FRONTAGE OF LOT 6 IS FOR THE BENEFIT OF LOTS 7 AND 8 WITHIN THIS SUBDIVISION IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR WATERLINE FACILITIES. THE OWNER(S) OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEY HAVE BENEFIT OF USE.
11. SUBJECT TO A SEWER LINE EASEMENT DEPICTED HEREIN ALONG THE EAST FRONTAGE OF LOT 6 IS FOR THE BENEFIT OF LOT 5 WITHIN THIS SUBDIVISION IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR SEWER LINE FACILITIES. THE OWNER(S) OF LOT 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

APPROVALS:

EXAMINED AND APPROVED THIS 22nd DAY OF June, A.D., 2018

William A. [Signature]
PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS 19th DAY OF June, A.D., 2018

Paul Krauss
COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 20th DAY OF June, A.D., 2018

CITY OF LYNNWOOD
J. Smith
MAYOR

ATTEST

ADMINISTRATIVE SERVICES DIRECTOR

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD THIS 26 DAY OF JUNE, 2018, AT 17 MINUTES PAST 11 O'CLOCK, A.M., AND RECORDED IN VOLUME 7 OF PLATS, ON PAGE 7, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Casim Weikel
AUDITOR, SNOHOMISH COUNTY

M. Z.
DEPUTY COUNTY AUDITOR

TREASURER'S CERTIFICATE:

I, Kirke Sievers, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2018.

Kirke Sievers
TREASURER, SNOHOMISH COUNTY

Att. Roben 6/25/18
DEPUTY COUNTY TREASURER

Att. Roben 6/26/18



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ARIANNA PLACE A PLANNED UNIT DEVELOPMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Jackie Siebert 5/31/18
DATE
JACKIE H. SIEBERT,
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 14490



201806265002

Tri-County Land Surveying Company 4610 200th St. S.W., Suite A Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850			A.F. NO. <u>201806265002</u>
DRAWN BY B.H.	DATE MAY, 2018	JOB NO. 15-120	PLT-004043-2016 ARIANNA PLACE A PLANNED UNIT DEVELOPMENT
CHECKED BY R.S.	SCALE N/A	SHEET 1 OF 5	CITY OF LYNNWOOD SNOHOMISH CO., WASHINGTON

Official Document

CLARITY COPY

A PORTION OF THE S.W.1/4, S.W.1/4 AND THE S.E.1/4, S.W. 1/4 OF SEC.10, T.27 N. R.4E., W.M. SNOHOMISH COUNTY, WASHINGTON.

DECLARATION:

KNOW ALL MEN (PEOPLE) BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, PURSUANT TO RCW 58.17.040 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLANNED UNIT DEVELOPMENT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLANNED UNIT DEVELOPMENT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC. IN WHICH CASE WE DO DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF ____ 2018.

BEST HARBOUR DEVELOPMENT, LLC

BY: _____ GREG CHANDLER, MEMBER

ACKNOWLEDGMENT:

STATE OF WASHINGTON) COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GREG CHANDLER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF BEST HARBOUR DEVELOPMENT, 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.

DATE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION:

PARCEL 2, CITY OF LYNNWOOD BOUNDARY LINE ADJUSTMENT NO. BLA-003244-2015 RECORDED UNDER RECORDING NO. 201604285005 RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF LOT 12, BLOCK 3, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

RESTRICTION AND COVENANTS:

- 1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 LMC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF LYNNWOOD MUNICIPAL CODE.
3. ALL LANDSCAPE AREAS IN THE PUBLIC RIGHT-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 ROAD PURPOSES.
4. PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURE, FILL OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENTS, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.

EASEMENTS PROVISIONS:

- 1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLANNED UNIT DEVELOPMENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLANNED UNIT DEVELOPMENT AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION, CABLE AND OTHER UTILITY SERVICES, 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 CITY.
2. SUBJECT TO A UTILITY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 201805230334.
3. SUBJECT TO PUGET SOUND ENERGY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBER 201703140447. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT ITS EXACT LOCATION.
4. SUBJECT TO A 10 FOOT PUBLIC UTILITY EASEMENT OVER AND ACROSS THAT PORTION OF LOT 5 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
5. SUBJECT TO A 15 FOOT PUBLIC WATERLINE EASEMENT OVER AND ACROSS THAT PORTION OF LOT 6 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
6. SUBJECT TO A 30 FOOT PUBLIC UTILITIES EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 6, 7 AND 8 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
7. SUBJECT TO A 25 FOOT PUBLIC STORM DRAINAGE EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 7 AND 8 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
8. SUBJECT TO A 10 FOOT PUBLIC STORM DRAINAGE EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 8 AND 9 AS SHOWN ON SHEET 5 OF 5 OF THIS PLANNED UNIT DEVELOPMENT.
9. SUBJECT TO A 25 FOOT INGRESS AND EGRESS EASEMENT DEPICTED HEREIN ALONG THE NORTH LINE OF LOT 8 IS FOR THE BENEFIT OF LOTS 7 AND 8 WITHIN THIS SUBDIVISION IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR DRIVEWAY FACILITIES. THE OWNER(S) OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEY HAVE BENEFIT OF USE.
10. SUBJECT TO A WATERLINE EASEMENT DEPICTED HEREIN ALONG THE EAST FRONTAGE OF LOT 6 IS FOR THE BENEFIT OF LOTS 7 AND 8 WITHIN THIS SUBDIVISION IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR WATERLINE FACILITIES. THE OWNER(S) OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE FACILITIES THEY HAVE BENEFIT OF USE.
11. SUBJECT TO A SEWER LINE EASEMENT DEPICTED HEREIN ALONG THE EAST FRONTAGE OF LOT 6 IS FOR THE BENEFIT OF LOT 5 WITHIN THIS SUBDIVISION IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THEIR SEWER LINE FACILITIES. THE OWNER(S) OF LOT 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

APPROVALS:

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 20__

PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 20__

COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, A.D., 20__

CITY OF LYNNWOOD

MAYOR

ATTEST

ADMINISTRATIVE SERVICES DIRECTOR

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD THIS ____ DAY OF _____, 20__, AT ____ MINUTES PAST ____ O'CLOCK, ____M., AND RECORDED IN VOLUME ____ OF PLATS, ON PAGE ____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

TREASURER'S CERTIFICATE:

I, _____, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20__.

TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ARIANNA PLACE A PLANNED UNIT DEVELOPMENT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Jackie H. Siebert 6/26/18 DATE REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 14490



DATE: 6/26/18

A.F. NO. 201806265002

Tri-County Land Surveying Company logo and contact info. Table with columns: DRAWN BY B.H., DATE MAY, 2018, JOB NO. 15-120, CHECKED BY R.S., SCALE N/A, SHEET 1 OF 5. Right side: PLT-004043-2016, ARIANNA PLACE A PLANNED UNIT DEVELOPMENT, CITY OF LYNNWOOD SNOHOMISH CO., WASHINGTON

A PORTION OF THE S.W.1/4, S.W.1/4 AND THE S.E.1/4, S.W. 1/4 OF SEC.10, T.27 N. R.4E., W.M. SNOHOMISH COUNTY, WASHINGTON.

NO. 2 - INFILTRATION

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash & Debris	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Poisonous/Noxious Vegetation	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Contaminants and Pollution	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rodent Holes	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Storage Area	Sediment	Water ponding in infiltration pond after initial rains and appropriate time allowed for infiltration. (A percolation test pit or test of facility indicates facility is only working at 90% of its design capabilities. If two inches or more sediment is present, remove.)	Sediment is removed and/or facility is cleaned so that infiltration system works according to design.
Fiber Bags (if applicable)	Filled with Sediment and Debris	Sediment and debris fill bag more than 1/2 full.	Filter bag is replaced or system is redesigned.
Rock Filters	Sediment and Debris	By visual inspection, little or no water flows through filter during heavy rain storms.	Gravel in rock filter is replaced.
Slope Slopes of Pond	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway and Berms over 4 feet in height.	Tree Growth	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Emergency Overflow Spillway	Piping	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Rock Missing	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
Pre-settling Ponds and Vaults	Erosion	See "Detention Ponds" (No. 1).	See "Detention Ponds" (No. 1).
	Facility or stump filled with sediment and/or debris	6" or designed sediment trap depth of sediment.	Sediment is removed.

NO. 3 - CLOSED DETENTION SYSTEMS (TANKS/VAULTS)

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
Storage Area	Plugged Air Vents	One-half of the cross section of a vent is blocked at any point or the vent is damaged.	Vents open and functioning.
	Debris and Sediment	Accumulated sediment depth exceeds 10% of the diameter of the storage area for 1/2 length of storage vault of any point depth exceeds 15% of diameter. (Example: 72-inch storage tank would require cleaning when sediment reaches depth of 7 inches for more than 1/2 length of tank.)	All sediment and debris removed from storage area.
	Joints Between Tank/Pipe Section	Any openings or voids allowing material to be transported into facility. (Will require engineering analysis to determine structural stability).	All joint between tank/pipe sections are sealed.
	Tank/Pipe Bent Out of Shape	Any part of tank/pipe is bent out of shape more than 10% of its design shape. (Review required by engineer to determine structural stability).	Tank/pipe repaired or replaced to design.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab.	Cracks wider than 1/2-inch and any evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determines that the vault is not structurally sound.	Vault replaced or repaired to design specifications and is structurally sound.
		Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or any evidence of soil particles entering the vault through the walls.	No cracks more than 1/4-inch wide at the joint of the inlet/outlet pipe.
Manhole	Cover Not in Place	Cover is missing or only partially in place. Any open manhole requires maintenance.	Manhole is closed.
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread (may not apply to self-locking lids).	Mechanism opens with proper tools.
	Cover Difficult to Remove.	One maintenance person cannot remove lid after applying normal lifting pressure. Intent is to keep cover from sealing off access to maintenance.	Cover can be removed and reinstalled by one maintenance person.
	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, misalignment, not securely attached to structure wall, rust, or cracks.	Ladder meets design standards. Allows maintenance person safe access.
Catch Basins	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).

NO. 4 - CONTROL STRUCTURE/FLOW RESTRICTOR

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash and Debris (Includes Sediment)	Material exceeds 25% of sump depth of 1 foot below orifice plate.	Control structure orifice is not blocked. All trash and debris removed.
	Structural Damage	Structure is not securely attached to manhole wall.	Structure securely attached to wall and outlet pipe.
		Structure is not in upright position (allow up to 10% from plumb).	Structure in correct position.
		Connections to outlet pipe are not watertight and show signs of rust.	Connections to outlet pipe are water tight; structure required or replaced and works as designed.
Cleanout Gate	Damaged or Missing	Any holes--other than designed holes--in the structure.	Structure has no holes other than designed holes.
		Cleanout gate is not watertight or is missing.	Gate is watertight and works as designed.
		Gate cannot be moved up and down by one maintenance person.	Gate moves up and down easily and is watertight.
		Chain/rod leading to gate is missing or damaged.	Chain is in place and works as designed.
Orifice Plate	Damaged or Missing	Gate is rusted over 50% of its surface area.	Gate is repaired or replaced to meet design standards.
		Control device is not working properly due to missing, out of place, or bent orifice plate.	Plate is in place and works as designed.
Overflow Pipe	Obstructions	Any trash, debris, sediment, or vegetation blocking the plate.	Plate is free of all obstructions and works as designed.
		Any trash or debris blocking (or having the potential of blocking) the overflow pipe.	Pipe is free of all obstructions and works as designed.
Manhole	See "Closed Detention Systems" (No. 3).	See "Closed Detention Systems" (No. 3).	See "Closed Detention Systems" (No. 3).
Catch Basin	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).

NO. 5 - CATCH BASINS

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No Trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 1/3 the depth.	No trash or debris in the catch basin.
		Measured from the bottom of basin to invert of the lowest pipe into or out of the basin.	
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
	Sediment	Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
		Sediment (in the basin) that exceeds 1/3 the dump depth.	No sediment in the catch basin.
	Structure Damage to Frame and/or Top Slab.	Measured from the bottom of basin to invert of the lowest pipe into or out of the basin.	
		Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin.)	No sediment in the catch basin.
	Fractures or Cracks in Basin Walls/Bottom	Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached.	Frame is sitting flush on the riser rings or top slab and firmly attached.
		Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.
Settlement/Misalignment	Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regouted and secure at basin wall.	
	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.	
Vegetation	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.	
	Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.	

NO. 5 - CATCH BASINS (continued)

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
Catch Basin Cover	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.
	Cover Not in Place.	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed.
	Locking Mechanism Not Working.	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
Ladder	Cover Difficult to Remove.	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is to keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (if Applicable)	Grate opening Unsafe.	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

NO. 8 - CONVEYANCE SYSTEMS (PIPES & DITCHES)

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
Pipes	Sediment & Debris	Accumulated sediment that exceeds 20% of the diameter of the pipe.	Pipe cleaned of all sediment and debris.
	Vegetation	Vegetation that reduces free movement of water through pipes.	All vegetation removed so water flows freely through pipes.
	Damaged	Protective coating is damaged; rust is causing more than 50% deterioration to any part of pipe. Any dent that decreases the cross section area of pipe by more than 20% or puncture that impacts performance.	Pipe repaired or replaced. Pipe repaired or replaced.
Open Ditches	Trash and Debris	See "Detention Ponds" (No. 1).	Trash and debris cleared from ditches.
	Sediment	Accumulated sediment that exceeds 20% of the design depth.	Ditch cleaned/flushed of all sediment and debris so that it matches design.
Catch Basins	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).
Debris Barriers (e.g., Trash Rack)	See "Debris Barriers" (No. 6).	See "Debris Barriers" (No. 6).	See "Debris Barriers" (No. 6).



Tri-County Land Surveying Company
 4610 200th St. S.W., Suite A
 Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H. DATE MAY, 2018 JOB NO. 15-120

CHECKED BY R.S. SCALE N/A SHEET

2 OF 5

A.F. NO. 201806265002

PLT-004043-2016
ARIANNA PLACE
A PLANNED UNIT DEVELOPMENT
 CITY OF LYNNWOOD
 SNOHOMISH CO., WASHINGTON

A PORTION OF THE S.W.1/4, S.W.1/4 AND THE S.E.1/4, S.W. 1/4 OF SEC.10, T.27 N. R.4E., W.M. SNOHOMISH COUNTY, WASHINGTON.

DRAINAGE FACILITY MAINTENANCE COVENANT:

GRANTOR HAS A RECORD INTEREST IN THE PROPERTY ENCUMBERED BY THE COVENANT AND AGREES THAT THE OBLIGATIONS OF THE GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED ON SHEET 1 AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF LYNNWOOD (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF CITY OF LYNNWOOD PROJECT/PLAT NO. PLT-004043-2016 RELATING TO THE REAL PROPERTY, DESCRIBED ON SHEET 1 AND IN CONSIDERATION OF OTHER VALUABLE CONSIDERATION, RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM AND MAINTENANCE FREQUENCIES AND THRESHOLDS PER THE FOLLOWING. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEMS, VAULTS, PIPES, FLOW REGULATION AND CONTROL STRUCTURES, INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEMS.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS INSPECTION AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. THE CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
2. IF THE CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, THE CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR THE GRANTOR TO PERFORM IT. IN THE EVENT THE GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, THE CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR.
3. IF THE CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, THE CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE THE CITY OR PAY THE CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGE AND EXPENSES IDENTIFIED IN THE CITY'S STATEMENT.
4. IF THE CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, THE CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCE THAT IN THE SOLE OPINION OF THE CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM DRAINAGE FACILITY.
5. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, THE CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
6. GRANTOR COVENANTS THAT THE OWNERS OF THE PROPERTY DESCRIBED HEREIN ARE THE PERSON OR PERSONS IDENTIFIED ON SHEET 1 AS GRANTORS, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.
7. OWNERS, AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY (1) AGREE THAT THE CITY OF LYNNWOOD SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM ON THE OWNER'S PROPERTY(S) AND (2) WAIVE AND RELEASE THE CITY OF LYNNWOOD FROM ANY AND ALL CLAIMS FOR DAMAGES AND INJUNCTIVE RELIEF WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, MAY THEMSELVES HAVE NOW OR IN THE FUTURE, BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM. ALL PROVISIONS OF THIS INSTRUMENT RUN WITH THE LAND AND ARE BINDING UPON ASSIGNS, SUCCESSORS, TENANTS.
8. THESE CONDITIONS AND COVENANTS ARE BINDING ON THE GRANTORS, THEIR HEIRS, ASSIGNS, GRANTEEES, TENANTS, AND ARE HEREBY AGREED TO BE COVENANTS RUNNING WITH THE LAND.

NO. 9 - TYPICAL BIOFILTRATION SWALE (continued)

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
	Erosion/Scouring	Eroded or scoured swale bottom due to flow channelization, or higher flows.	For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with crushed gravel. If bare areas are large, generally greater than 12 inches wide, the swale should be re-graded and re-seeded. For smaller bare areas, overseed when bare spots are evident, or take plugs of grass from the upper slope and plant in the swale bottom at 8-inch intervals.

NO. 9 - TYPICAL BIOFILTRATION SWALE

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.	Remove sediment deposits on grass treatment area of the bio-swale. When finished, swale should be level from side to side and drain freely toward outlet. There should be no areas of standing water once inflow has ceased.
	Standing Water	When water stands in the swale between storms and does not drain freely.	Any of the following may apply: remove sediment or trash blockages, improve grade from head to foot of swale, remove clogged check dams, add underdrains or convert to a wet biofiltration swale.
	Flow Spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire swale width.	Level the spreader and clean so that flows are spread evenly over entire swale width.
	Constant Baseflow	When small quantities of water continually flow through the swale, even when it has been dry for weeks, and an eroded, muddy channel has formed in the swale bottom.	Add a low-flow pea-gravel drain the length of the swale or bypass the baseflow around the swale.
	Poor Vegetation Coverage	When grass is sparse or bare or eroded patches occur in more than 10% of the swale bottom.	Determine why grass growth is poor and correct that condition. Re-plant with plugs of grass from the upper slope; plant in the swale bottom at 8-inch intervals. Or re-seed into loosened, fertile soil.
	Vegetation	When the grass becomes excessively tall (greater than 10-inches); when nuisance weeds and other vegetation starts to take over.	Mow vegetation or remove nuisance vegetation so that flow not impeded. Grass should be mowed to a height of 3 to 4 inches. Remove grass clippings.
	Excessive Shading	Grass growth is poor because sunlight does not reach swale.	If possible, trim back over-hanging limbs, remove brushy vegetation on adjacent slopes.
	Inlet/Outlet	Inlet/outlet areas clogged with sediment and/or debris.	Remove material so that there is no clogging or blockage in the inlet and outlet area.
	Trash and Debris Accumulation	Trash and debris accumulated in the bio-swale.	Remove trash and debris from bio-swale.

NO. 16 - STORMFILTER™ (LEAF COMPOST or OTHER COMPOSITION FILTER)

Maintenance Component	Defect	Conditions when Maintenance is Needed	Results Expected When Maintenance is Performed
Below Ground Vault	Sediment Accumulation on Media	Sediment depth exceeds 0.25-inches.	No sediment deposits which would impede permeability of the compost media.
	Sediment Accumulation in Vault	Sediment depth exceeds 6-inches in first chamber.	No sediment deposits in vault bottom of first chamber.
	Trash/Debris Accumulation	Trash and debris accumulated on compost filter bed.	Trash and debris removed from the compost filter bed.
	Sediment in Drain Pipes/Clean-Outs	When drain pipes, clean-outs, become full with sediment and/or debris.	Sediment and debris removed.
	Damaged Pipes	Any part of the pipes that are crushed damaged due to corrosion and/or settlement.	Pipe repaired and/or replaced.
	Access Cover Damaged/Not Working	Cover cannot be opened, one person cannot open the cover using normal lifting pressure, corrosion/deformation of cover.	Cover repaired to proper working specifications or replaced.
	Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab.	Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound.	Vault replaced or repairs made so that vault meets design specifications and is structurally sound.
		Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks.	Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe.
		Baffles corroding, cracking warping, and/or showing signs of failure as determined by maintenance/inspection person.	Baffles repaired or replaced to specifications.
Below Ground Cartridge Type	Access Ladder Damaged	Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned.	Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel.
	Compost Media	Drawdown of water through the media takes longer than 1 hour, and/or overflow occurs frequently.	Media cartridges replaced.
	Short Circuiting	Flows do not properly enter filter cartridges.	Filter cartridges replaced.



Tri-County Land Surveying Company
 4610 200th St. S.W., Suite A
 Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H.	DATE MAY, 2018	JOB NO. 15-120
CHECKED BY R.S.	SCALE N/A	SHEET 3 OF 5

A.F. NO. 201806265002

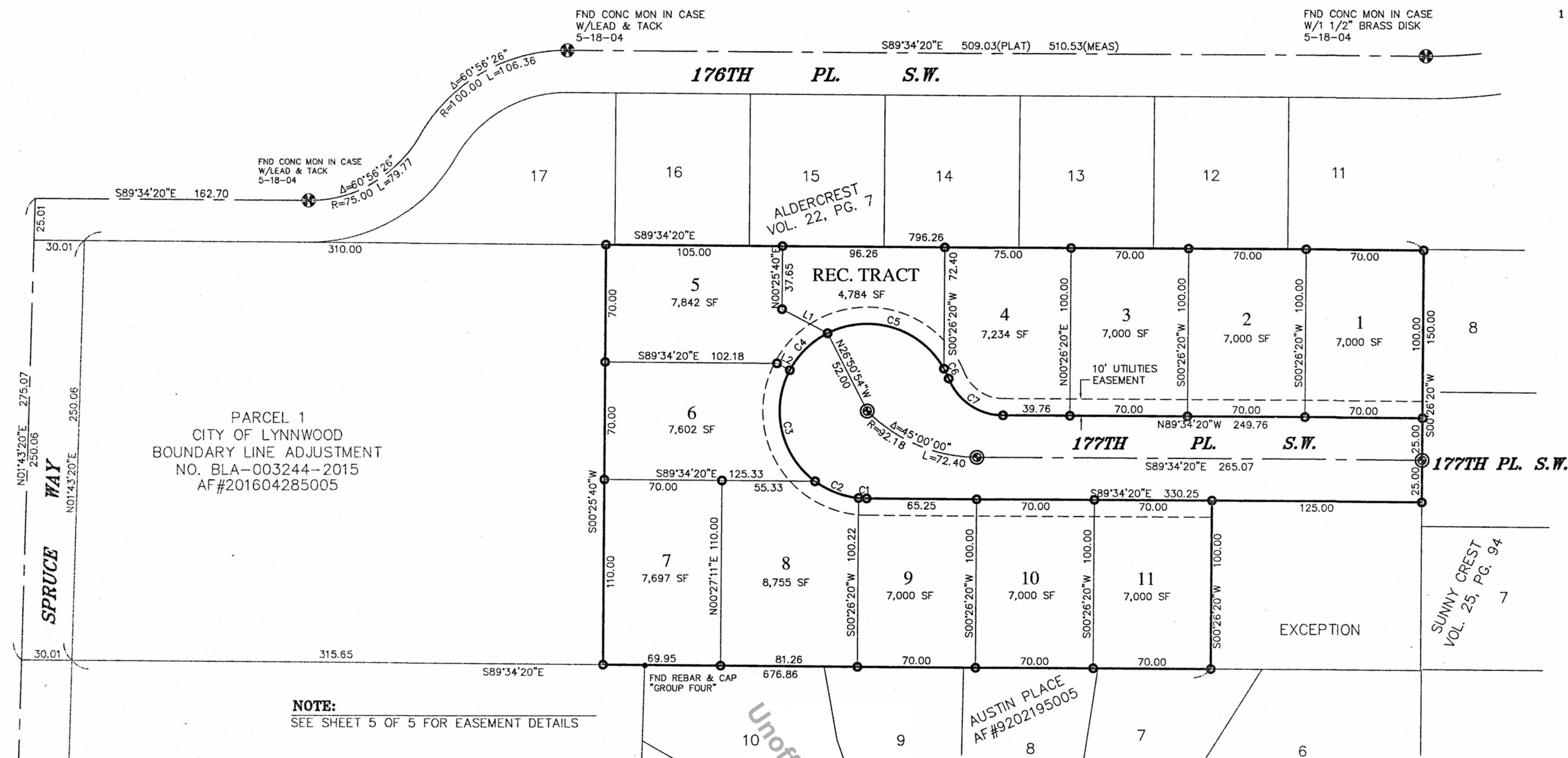
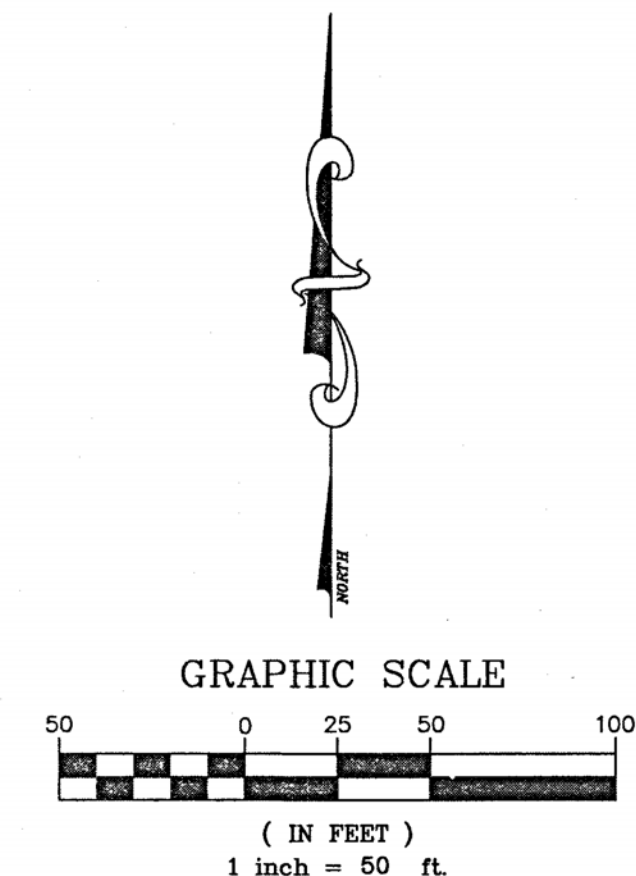
PLT-004043-2016
ARIANNA PLACE
A PLANNED UNIT DEVELOPMENT
 CITY OF LYNNWOOD
 SNOHOMISH CO., WASHINGTON

A PORTION OF THE S.W.1/4, S.W.1/4 AND THE
S.E.1/4, S.W. 1/4 OF SEC.10, T.27 N. R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON.

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.61	N62°04'58"W
L2	8.65	N62°04'58"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	4.76	52.00	5°14'29"
C2	28.03	52.00	30°52'49"
C3	73.85	52.00	81°22'04"
C4	31.98	52.00	35°14'04"
C5	79.68	52.00	87°47'25"
C6	6.53	52.00	7°11'42"
C7	41.36	35.00	67°42'33"

- LEGEND**
- ⊕ FOUND MONUMENT AS DESCRIBED
 - FOUND REBAR & CAP AS DESCRIBED
 - ⊙ SET CONC. MON W/2" BRASS DISC IN CASE "TRI-COUNTY L.S. NO. 14490"
 - SET REBAR & CAP LS#14490
 - (PLAT) DENOTES PLAT OF ALDERCREST VOL. 22, PG. 7
 - (MEAS) DENOTES MEASURED DISTANCE



NOTE:
SEE SHEET 5 OF 5 FOR EASEMENT DETAILS

BASIS OF BEARINGS:
THE MONUMENTED CENTERLINE OF 176TH PL. S.W. REFERENCE PLAT OF ALDERCREST RECORDED IN VOLUME 22, PAGE 7 CENTERLINE BEING NORTH 89°34'20" WEST

UTILITIES:
SEWER AND WATER CITY OF LYNNWOOD

INSTRUMENTATION NOTE:
INSTRUMENTATION FOR THIS SURVEY WAS A ONE SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.



Tri-County Land Surveying Company
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Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H.	DATE MAY, 2018	JOB NO. 15-120
CHECKED BY R.S.	SCALE 1" = 50'	SHEET 4 OF 5

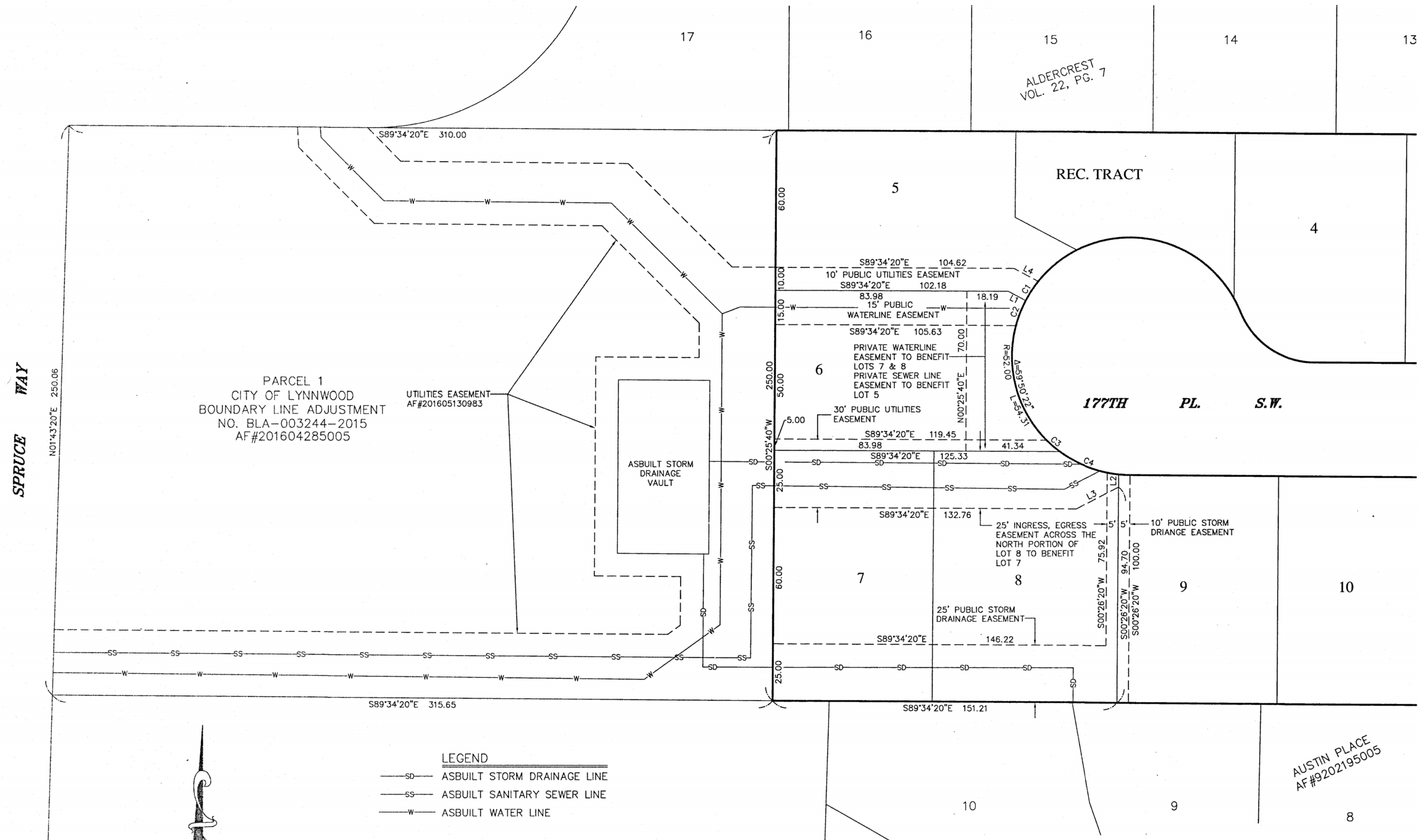
A.F. NO. 201806265002

PLT-004043-2016

ARIANNA PLACE
A PLANNED UNIT DEVELOPMENT

CITY OF LYNNWOOD
SNOHOMISH CO., WASHINGTON

A PORTION OF THE S.W.1/4, S.W.1/4 AND THE
S.E.1/4, S.W. 1/4 OF SEC.10, T.27 N. R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON.



PARCEL 1
CITY OF LYNNWOOD
BOUNDARY LINE ADJUSTMENT
NO. BLA-003244-2015
AF#201604285005

UTILITIES EASEMENT
AF#201605130983

ASBUILT STORM
DRAINAGE
VAULT

ALDERCREST
VOL. 22, PG. 7

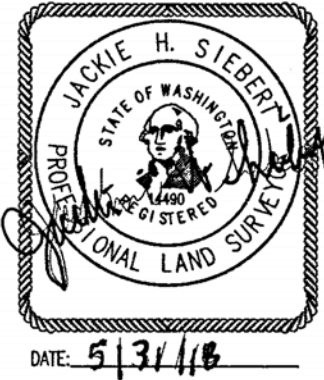
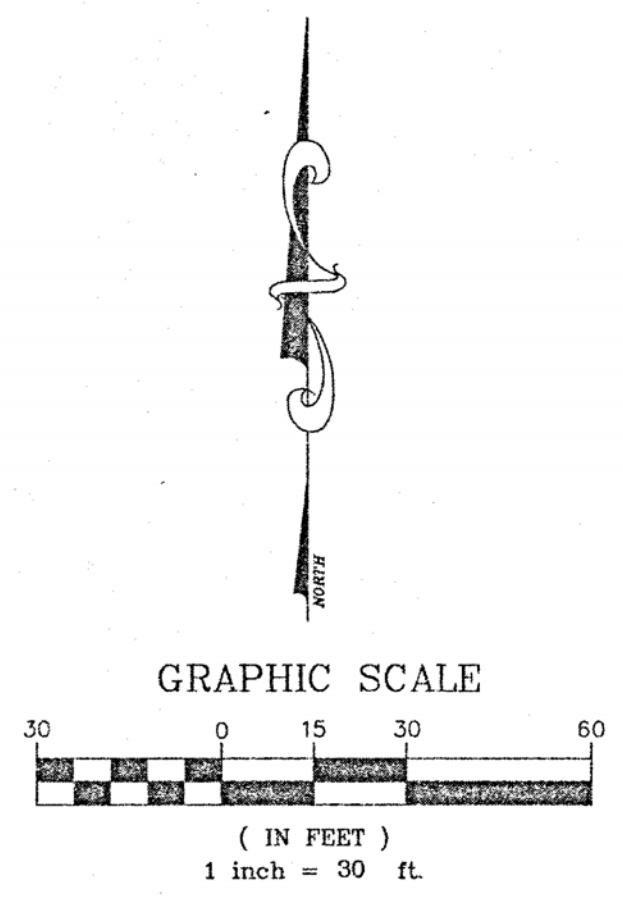
AUSTIN PLACE
AF#9202195005

LEGEND

- SD— ASBUILT STORM DRAINAGE LINE
- SS— ASBUILT SANITARY SEWER LINE
- W— ASBUILT WATER LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.06	52.00	11°05'15"
C2	11.81	52.00	13°00'58"
C3	7.73	52.00	8°30'43"
C4	28.03	52.00	30°52'49"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.65	N62°04'58"W
L2	5.51	S00°26'20"W
L3	20.87	N62°42'22"E
L4	12.07	N62°04'58"W



Tri-County Land Surveying Company
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Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H.	DATE MAY, 2018	JOB NO. 15-120
CHECKED BY R.S.	SCALE 1" = 30'	SHEET 5 OF 5

A.F. NO. 201806265002

PLT-004043-2016

ARIANNA PLACE
A PLANNED UNIT DEVELOPMENT

CITY OF LYNNWOOD
SNOHOMISH CO., WASHINGTON

DECLARATION

KNOW ALL MEN PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, PURSUANT TO RCW 58.17.040 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC. IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF LYNNWOOD, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, AND MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF LYNNWOOD, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OF SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF LYNNWOOD, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF LYNNWOOD, ITS SUCCESSORS AND ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

NORTHEND HOLDINGS I, LLC

BY: [Signature]
TITLE: Member

1ST SECURITY BANK OF WASHINGTON

BY: [Signature]
TITLE: CHIEF CREDIT OFFICER

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD CROSBY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE (TITLE) MEMBER OF NORTHEND HOLDINGS I, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

[Signature] DATED: 5-1-15

NOTARY SIGNATURE

[Signature]
(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Snohomish Co.
MY APPOINTMENT EXPIRES: 7/29/18



STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT FULLER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE (TITLE) CHIEF CREDIT OFFICER OF 1ST SECURITY BANK OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

[Signature] DATED: 5/1/15

NOTARY SIGNATURE

[Signature]
(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Snohomish Co.
MY APPOINTMENT EXPIRES: 7/29/18



LEGAL DESCRIPTION

NEW PARCEL 2 OF CITY OF LYNNWOOD BOUNDARY LINE ADJUSTMENT NO. 2003 BLA 002 RECORDED UNDER RECORDING NO. 200309160001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS AND COVENANTS

- NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 LMC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF LYNNWOOD MUNICIPAL 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 ROAD PURPOSES.
- PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.
- LOT 1 SHALL ONLY ACCESS 210TH STREET SW.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS, AND COMMON AREA AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONTRACT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH ELECTRIC, GAS, WATER, TELEPHONE, TELEVISION CABLE, AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES STATED.

SUBJECT TO AN EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS AND UTILITIES, AS RECORDED UNDER RECORDING NUMBER 1622815. SAID EASEMENT WAS PARTIALLY RELINQUISHED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200308291360.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, 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 OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF LYNNWOOD BOUNDARY LINE ADJUSTMENT NO. 2003 BLA 002, AS RECORDED UNDER RECORDING NO. 200309160001.

SUBJECT TO AN EASEMENT TO PHOENIX DEVELOPMENT, INC. FOR STORM DRAINAGE AS RECORDED UNDER RECORDING NO. 200309220628.

SUBJECT TO DRAINAGE FACILITY MAINTENANCE COVENANT HOLD HARMLESS AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NO. 201501140238.

SUBJECT TO AN EASEMENT AS RECORDED UNDER RECORDING NO. 8607210395.

SUBDIVIDER

NORTHEND HOLDINGS I LLC, A WASHINGTON LIMITED LIABILITY COMPANY
6209 202ND ST. S.W. LYNNWOOD, WA 98036

APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF April, A.D., 2015.
[Signature]
PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS 28 DAY OF April, A.D., 2015.
[Signature]
COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY OF April, A.D., 2015.
CITY OF LYNNWOOD
[Signature]
MAYOR

ATTEST
[Signature]
ADMINISTRATIVE SERVICES DIRECTOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD, THIS 1 DAY OF May 2015, AT 12 MINUTES PAST 12:00 AM, AND RECORDED IN VOLUME - OF PLATS, PAGES -, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

[Signature]
AUDITOR, SNOHOMISH COUNTY

BY: [Signature]
DEPUTY COUNTY AUDITOR

TREASURER'S CERTIFICATE

[Signature] TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR OF 2015.

[Signature] by Kim Huel 5-1-15
TREASURER, SNOHOMISH COUNTY

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 NORTHEND HOLDINGS I, LLC IN JANUARY, 2015.

[Signature] 37536 4-13-15
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. DATE



Official Document

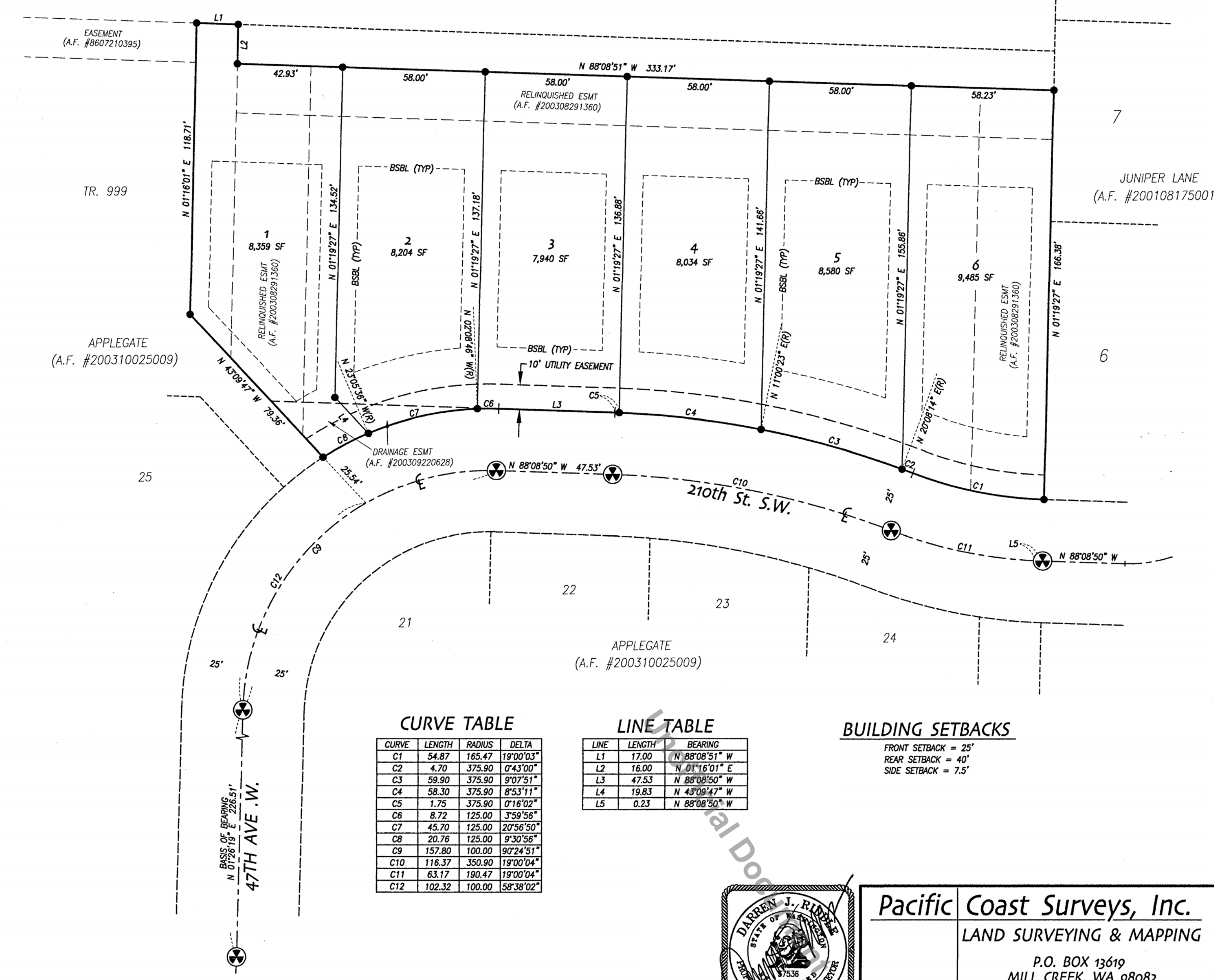
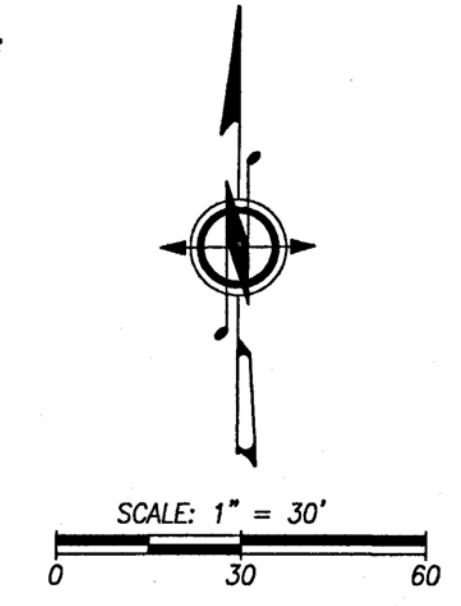
A.F. NO. 201505015002

SHEET 1 of 4

Pacific Coast Surveys, Inc. LAND SURVEYING & MAPPING P.O. BOX 13619 MILL CREEK, WA 98082 PH. 425.508.4951 FAX 425.357.3577 www.PCSurveys.net	PLANNED UNIT DEVELOPMENT FOR: CLARE PLT-001517-2014 RZN-001518-2014 SE 1/4, SE 1/4, SEC.21, T.27N., R.4E., W.M.			
	DRAWN BY MAH	DATE 4-10-15	DRAWING FILE NAME 14841fpm.dwg	SCALE 1" = 30'

CLARE PLANNED UNIT DEVELOPMENT
 CITY OF LYNNWOOD FILE #'S PLT-001517-2014 & RZN-001518-2014
 CITY OF LYNNWOOD
 SNOHOMISH COUNTY, WASHINGTON

BINDING SITE PLAN
 (A.F. #9102215001)
 REV. (A.F. #9205015002)



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
 LEICA TC RP 1201 ROBOTIC ELECTRONIC TOTAL STATION

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

BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF 47TH AVE. W.,
 AS THE BEARING OF N 01°26'19" E.

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊙ FOUND CASED CONCRETE MONUMENT W/ 1.75" BRASS DISK AND PUNCH "LS 29291" DOWN 0.4' NOVEMBER, 2014.
- ⊕ RIGHT OF WAY CENTERLINE

NOTES

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	54.87	165.47	19°00'03"
C2	4.70	375.90	0°43'00"
C3	59.90	375.90	9°07'51"
C4	58.30	375.90	8°53'11"
C5	1.75	375.90	0°16'02"
C6	8.72	125.00	3°59'56"
C7	45.70	125.00	20°56'50"
C8	20.76	125.00	9°30'56"
C9	157.80	100.00	90°24'51"
C10	116.37	350.90	19°00'04"
C11	63.17	190.47	19°00'04"
C12	102.32	100.00	58°38'02"

LINE TABLE

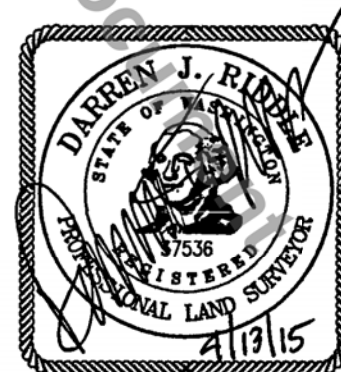
LINE	LENGTH	BEARING
L1	17.00	N 88°08'51" W
L2	16.00	N 01°16'01" E
L3	47.53	N 88°08'50" W
L4	19.83	N 43°08'47" W
L5	0.23	N 88°08'50" W

BUILDING SETBACKS

FRONT SETBACK = 25'
 REAR SETBACK = 40'
 SIDE SETBACK = 7.5'

A.F. NO. 201505015002

SHEET
 2 of 4



Pacific Coast Surveys, Inc.
 LAND SURVEYING & MAPPING
 P.O. BOX 13619
 MILL CREEK, WA 98082
 PH. 425.508.4951 FAX 425.357.3577
 www.PCSurveys.net

PLANNED UNIT DEVELOPMENT FOR:
CLARE
 PLT-001517-2014
 RZN-001518-2014
 SE 1/4, SE 1/4, SEC.21, T.27N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
MAH	4.10.15	14841fpm.dwg	1" = 30'	14-841

FACILITY SPECIFIC MAINTENANCE STANDARDS

THE FACILITY-SPECIFIC MAINTENANCE STANDARDS CONTAINED IN THIS APPENDIX ARE INTENDED TO BE MEASURES FOR DETERMINING IF MAINTENANCE ACTIONS ARE REQUIRED AS IDENTIFIED THROUGH INSPECTION. THEY ARE NOT INTENDED TO BE MEASURES OF THE FACILITY'S REQUIRED CONDITION AT ALL TIMES BETWEEN INSPECTIONS. IN OTHER WORDS, EXCEEDENCE OF THESE THRESHOLDS OR MEASURES AT ANY TIME BETWEEN INSPECTIONS AND/OR SCHEDULED MAINTENANCE DOES NOT CONSTITUTE A VIOLATION OF THESE STANDARDS.

NO. 1 - DETENTION PONDS

MAINTENANCE COMPONENT	DEFECT	CONDITIONS WHEN MAINTENANCE IS NEEDED	RESULTS EXPECTED WHEN MAINTENANCE IS PERFORMED
GENERAL	TRASH & DEBRIS	ANY TRASH AND DEBRIS WHICH EXCEED 5 CUBIC FEET PER 1,000 SQUARE FEET (THIS IS ABOUT EQUAL TO THE AMOUNT OF TRASH IT WOULD TAKE TO FILL UP ONE STANDARD SIZE GARBAGE CAN). IN GENERAL, THERE SHOULD BE NO VISUAL EVIDENCE OF DUMPING. IF LESS THAN THRESHOLD ALL TRASH AND DEBRIS WILL BE REMOVED AS PART OF NEXT SCHEDULED MAINTENANCE.	TRASH AND DEBRIS CLEARED FROM SITE.
	POISONOUS VEGETATION AND NOXIOUS WEEDS	ANY POISONOUS OR NUISANCE VEGETATION WHICH MAY CONSTITUTE A HAZARD TO MAINTENANCE PERSONNEL OR THE PUBLIC. ANY EVIDENCE OF NOXIOUS WEEDS AS DEFINED BY STATE OR LOCAL REGULATIONS. (APPLY REQUIREMENTS OF ADOPTED IPM POLICIES FOR THE USE OF HERBICIDES)	NO DANGER OF POISONOUS VEGETATION WHERE MAINTENANCE PERSONNEL OR THE PUBLIC MIGHT NORMALLY BE. (COORDINATE WITH LOCAL HEALTH DEPARTMENT) COMPLETE ERADICATION OF NOXIOUS WEEDS MAY NOT BE POSSIBLE. COMPLIANCE WITH STATE OR LOCAL ERADICATION POLICIES REQUIRED
	SETTLEMENT/MISALIGNMENT	IF FAILURE OF BASIN HAS CREATED A SAFETY, FUNCTION, OR DESIGN PROBLEM.	BASIN REPLACED OR REPAIRED TO DESIGN STANDARDS.
	VEGETATION	VEGETATION GROWING ACROSS AND BLOCKING MORE THAN 10% OF THE BASIN OPENING. VEGETATION GROWING IN INLET/OUTLET PIPE JOINTS THAT IS MORE THAN SIX INCHES TALL AND LESS THAN SIX INCHES APART.	NO VEGETATION BLOCKING OPENING TO BASIN. NO VEGETATION OR ROOT GROWTH PRESENT.
	CONTAMINATION AND POLLUTION	ANY EVIDENCE OF OIL, GASOLINE, CONTAMINANTS OR OTHER POLLUTANTS(COORDINATE REMOVAL/CLEANUP WITH LOCAL WATER QUALITY RESPONSE AGENCY).	NO POLLUTANTS PRESENT
	RODENT HOLES	ANY EVIDENCE OF RODENT HOLES IF FACILITY IS ACTING AS A DAM OR BERM, OR ANY EVIDENCE OF WATER PIPING THROUGH DAM OR BERM VIA RODENT HOLES.	RODENTS DESTROYED AND DAM OR BERM REPAIRED. (COORDINATE WITH LOCAL HEALTH DEPARTMENT; COORDINATE WITH ECOLOGY DAM SAFETY OFFICE IF POND EXCEEDS 10 ACRE-FEET.)
	BEAVER DAMS	DAM RESULTS IN CHANGE OR FUNCTION OF THE FACILITY.	FACILITY IS RETURNED TO DESIGN FUNCTION. (COORDINATE TRAPPING OF BEAVERS AND REMOVAL OF DAMS WITH APPROPRIATE PERMITTING AGENCIES)
	INSECTS	WHEN INSECTS SUCH AS WASPS AND HORNETS INTERFERE WITH MAINTENANCE ACTIVITIES.	INSECTS DESTROYED OR REMOVED FROM SITE. APPLY INSECTICIDES IN COMPLIANCE WITH ADOPTED IPM POLICIES
	TREE GROWTH AND HAZARD TREES	TREE GROWTH DOES NOT ALLOW MAINTENANCE ACCESS OR INTERFERES WITH MAINTENANCE ACTIVITY (I.E., SLOPE MOWING, SILT REMOVAL, VACTORING, OR EQUIPMENT MOVEMENTS). IF TREES ARE NOT INTERFERING WITH ACCESS OR MAINTENANCE, DO NOT REMOVE IF DEAD, DISEASED, OR DYING TREES ARE IDENTIFIED (USE A CERTIFIED ARBORIST TO DETERMINE HEALTH OF TREE OR REMOVAL REQUIREMENTS)	TREES DO NOT HINDER MAINTENANCE ACTIVITIES. HARVESTED TREES SHOULD BE RECYCLED INTO MULCH OR OTHER BENEFICIAL USES (E.G., ALDERS FOR FIREWOOD). REMOVE HAZARD TREES
SIDE SLOPES OF POND	EROSION	ERODED DAMAGE OVER 2 INCHES DEEP WHERE CAUSE OF DAMAGE IS STILL PRESENT OR WHERE THERE IS POTENTIAL FOR CONTINUED EROSION. ANY EROSION OBSERVED ON A COMPACTED BERM EMBANKMENT.	SLOPES SHOULD BE STABILIZED USING APPROPRIATE EROSION CONTROL MEASURE(S); E.G., ROCK REINFORCEMENT, PLANTING OF GRASS, COMPACTION. IF EROSION IS OCCURRING ON COMPACTED BERMS A LICENSED CIVIL ENGINEER SHOULD BE CONSULTED TO RESOLVE SOURCE OF EROSION.
STORAGE AREA	SEDIMENT	ACCUMULATED SEDIMENT THAT EXCEEDS 10% OF THE DESIGNED POND DEPTH UNLESS OTHERWISE SPECIFIED OR AFFECTS INLETTING OR OUTLETTING CONDITION OF THE FACILITY.	SEDIMENT CLEANED OUT TO DESIGNED POND SHAPE AND DEPTH; POND RESEDED IF NECESSARY TO CONTROL EROSION.
	LINER (IF APPLICABLE)	LINER IS VISIBLE AND HAS MORE THAN THREE 1/4-INCH HOLES IN IT.	LINER REPAIRED OR REPLACED. LINER IS FULLY COVERED.
POND BERMS (DIKES)	SETTLEMENTS	ANY PART OF BERM WHICH HAS SETTLED 4 INCHES LOWER THAN THE DESIGN ELEVATION. IF SETTLEMENT IS APPARENT, MEASURE BERM TO DETERMINE AMOUNT OF SETTLEMENT. SETTLING CAN BE AN INDICATION OF MORE SEVERE PROBLEMS WITH THE BERM OR OUTLET WORKS. A LICENSED CIVIL ENGINEER SHOULD BE CONSULTED TO DETERMINE THE SOURCE OF THE SETTLEMENT.	DIKE IS BUILT BACK TO THE DESIGN ELEVATION.
	PIPING	DISCERNABLE WATER FLOW THROUGH POND BERM. ONGOING EROSION WITH POTENTIAL FOR EROSION TO CONTINUE. (RECOMMEND A GEOTECHNICAL ENGINEER BE CALLED IN TO INSPECT AND EVALUATE CONDITION AND RECOMMEND REPAIR OF CONDITION.	PIPING ELIMINATED. EROSION POTENTIAL RESOLVED.

NO. 1 - DETENTION PONDS (CONT'D)

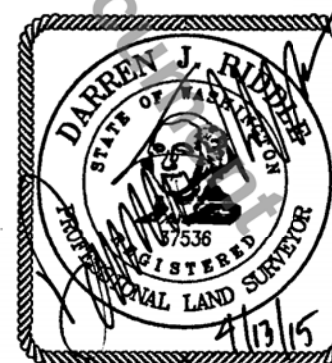
MAINTENANCE COMPONENT	DEFECT	CONDITIONS WHEN MAINTENANCE IS NEEDED	RESULTS EXPECTED WHEN MAINTENANCE IS PERFORMED
EMERGENCY OVERFLOW/SPILLWAY AND BERMS OVER 4 FEET IN HEIGHT.	TREE GROWTH	TREE GROWTH ON EMERGENCY SPILLWAYS CREATE BLOCKAGE PROBLEMS AND MAY CAUSE FAILURE OF THE BERM DUE TO UNCONTROLLED OVERTOPPING. TREE GROWTH ON BERMS OVER 4 FEET IN HEIGHT MAY LEAD TO PIPING THROUGH THE BERM WHICH COULD LEAD TO FAILURE OF THE BERM.	TREES SHOULD BE REMOVED. IF ROOT SYSTEM IS SMALL (BASE LESS THAN 4 INCHES) THE ROOT SYSTEM MAY BE LEFT IN PLACE. OTHERWISE THE ROOTS SHOULD BE REMOVED AND THE BERM RESTORED. A LICENSED CIVIL ENGINEER SHOULD BE CONSULTED FOR PROPER BERM/SPILLWAY RESTORATION.
	PIPING	DISCERNABLE WATER FLOW THROUGH POND BERM. ONGOING EROSION WITH POTENTIAL FOR EROSION TO CONTINUE. (RECOMMEND A GEOTECHNICAL ENGINEER BE CALLED IN TO INSPECT AND EVALUATE CONDITION AND RECOMMEND REPAIR OF CONDITION.	PIPING ELIMINATED. EROSION POTENTIAL RESOLVED.
EMERGENCY OVERFLOW/SPILLWAY	EMERGENCY OVERFLOW/SPILLWAY	ONLY ONE LAYER OF ROCK EXISTS ABOVE NATIVE SOIL IN AREA FIVE SQUARE FEET OR LARGER, OR ANY EXPOSURE OF NATIVE SOIL AT THE TOP OF OUT FLOW PATH OF SPILLWAY. (RIP-RAP ON INSIDE SLOPES NEED NOT BE REPLACED.)	ROCKS AND PAD DEPTH ARE RESTORED TO DESIGN STANDARDS.
	EROSION	SEE "SIDE SLOPES OF POND".	

NO. 2 - INFILTRATION

MAINTENANCE COMPONENT	DEFECT	CONDITIONS WHEN MAINTENANCE IS NEEDED	RESULTS EXPECTED WHEN MAINTENANCE IS PERFORMED
GENERAL	TRASH & DEBRIS	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
	POISONOUS/NOXIOUS VEGETATION	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
	CONTAMINANTS AND POLLUTION	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
	RODENT HOLES	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
STORAGE AREA	SEDIMENT	WATER PONDING IN INFILTRATION POND AFTER RAINFALL CEASES AND APPROPRIATE TIME ALLOWED FOR INFILTRATION. (A PERCOLATION TEST PIT OR TEST OF FACILITY INDICATES FACILITY IS ONLY WORKING AT 90% OF ITS DESIGNED CAPABILITIES. IF TWO INCHES OR MORE SEDIMENT IS PRESENT, REMOVE.)	SEDIMENT IS REMOVED AND/OR FACILITY IS CLEANED SO THAT INFILTRATION SYSTEM WORKS ACCORDING TO DESIGN.
FILTER BAGS (IF APPLICABLE)	FILLED WITH SEDIMENT AND DEBRIS	SEDIMENT AND DEBRIS FILL BAG MORE THAN 1/2 FULL	FILTER BAG IS REPLACED OR SYSTEM IS REDESIGNED.
ROCK FILTERS	SEDIMENT AND DEBRIS	BY VISUAL INSPECTION, LITTLE OR NO WATER FLOWS THROUGH FILTER DURING HEAVY RAIN STORMS	GRAVEL IN ROCK FILTER IS REPLACED.
SIDE SLOPES OF POND	EROSION	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
EMERGENCY OVERFLOW SPILLWAY AND BERMS OVER 4 FEET IN HEIGHT.	TREE GROWTH	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
	PIPING	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
EMERGENCY OVERFLOW SPILLWAY	ROCK MISSING	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
	EROSION	SEE "DETENTION PONDS" (NO. 1).	SEE "DETENTION PONDS" (NO. 1).
PRE-SETTLING PONDS AND VAULTS	FACILITY OR SUMP FILLED WITH SEDIMENT AND/OR DEBRIS	6" OR DESIGNED SEDIMENT TRAP DEPTH OF SEDIMENT.	SEDIMENT IS REMOVED

(FACILITY SPECIFIC MAINTENANCE STANDARDS CONTINUED ON SHEET 4 OF 4.)

A.F. NO. 201505015002



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PLANNED UNIT DEVELOPMENT FOR:
CLARE
 PLT-001517-2014
 RZN-001518-2014
 SE 1/4, SE 1/4, SEC.21, T.27N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
MAH	4.10.15	14841fpm.dwg	1" = 30'	14-841

NO. 5 - CATCH BASINS

MAINTENANCE COMPONENT	DEFECT	CONDITIONS WHEN MAINTENANCE IS NEEDED	RESULTS EXPECTED WHEN MAINTENANCE IS PERFORMED
GENERAL	TRASH AND DEBRIS	TRASH OR DEBRIS WHICH IS LOCATED IMMEDIATELY IN FRONT OF THE CATCH BASIN OPENING OR IS BLOCKING INLETING CAPACITY OF THE BASIN BY MORE THAN 10%.	NO TRASH OR DEBRIS LOCATED IMMEDIATELY IN FRONT OF CATCH BASIN OR GRATE OPENING.
	SEDIMENT	TRASH OR DEBRIS (IN THE BASIN) THAT EXCEEDS 1/3 THE DEPTH. MEASURED FROM THE BOTTOM OF BASIN TO INVERT OF THE LOWEST PIPE INTO OR OUT OF THE BASIN.	NO TRASH OR DEBRIS IN THE CATCH BASIN.
	STRUCTURE DAMAGE TO FRAME AND/OR TOP SLAB.	TOP SLAB HAS HOLES LARGER THAN 2 SQUARE INCHES OR CRACKS WIDER THAN 1/4 INCH. (INTENT IS TO MAKE SURE NO MATERIAL IS RUNNING INTO BASIN).	NO SEDIMENT IN THE CATCH BASIN.
		FRAME NOT SITTING FLUSH ON TOP SLAB, I.E., SEPARATION OF MORE THAN 3/4 INCH OF THE FRAME FROM THE TOP SLAB. FRAME NOT SECURELY ATTACHED.	FRAME IS SITTING FLUSH ON THE RISER RINGS OR TOP SLAB AND FIRMLY ATTACHED.
	FRACTURES OR CRACKS IN BASIN WALLS/BOTTOM	MAINTENANCE PERSON JUDGES THAT STRUCTURE IS UNSOUND.	BASIN REPLACED OR REPAIRED TO DESIGN STANDARDS.
		GROUT FILLET HAS SEPARATED OR CRACKED WIDER THAN 1/2 INCH AND LONGER THAN 1 FOOT AT THE JOINT OF ANY INLET/OUTLET PIPE OR ANY EVIDENCE OF SOIL PARTICLES ENTERING CATCH BASIN THROUGH CRACKS.	PIPE IS REGROUTED AND SECURE AT BASIN WALL.
	SETTLEMENT/MISALIGNMENT	IF FAILURE OF BASIN HAS CREATED A SAFETY, FUNCTION, OR DESIGN PROBLEM.	BASIN REPLACED OR REPAIRED TO DESIGN STANDARDS.
VEGETATION	VEGETATION GROWING ACROSS AND BLOCKING MORE THAN 10% OF THE BASIN OPENING. VEGETATION GROWING IN INLET/OUTLET PIPE JOINTS THAT IS MORE THAN SIX INCHES TALL AND LESS THAN SIX INCHES APART.	NO VEGETATION BLOCKING OPENING TO BASIN. NO VEGETATION OR ROOT GROWTH PRESENT.	
CONTAMINATION AND POLLUTION	SEE "DETENTION PONDS" (NO.1)	NO POLLUTANTS PRESENT	
CATCH BASIN COVER	COVER NOT IN PLACE	COVER IS MISSING OR ONLY PARTIALLY IN PLACE. ANY OPEN CATCH BASIN REQUIRES MAINTENANCE.	CATCH BASIN COVER IS CLOSED.
	LOCKING MECHANISM NOT WORKING.	MECHANISM CANNOT BE OPENED BY ONE MAINTENANCE PERSON WITH PROPER TOOLS. BOLTS INTO FRAME HAVE LESS THAN 1/2 INCH OF THREAD.	MECHANISM OPENS WITH PROPER TOOLS.
	COVER DIFFICULT TO REMOVE.	ONE MAINTENANCE PERSON CANNOT REMOVE LID AFTER APPLYING NORMAL LIFTING PRESSURE. (INTENT IS TO KEEP COVER FROM SEALING OFF ACCESS TO MAINTENANCE).	COVER CAN BE REMOVED BY ONE MAINTENANCE PERSON.
LADDER	LADDER RUNGS UNSAFE.	LADDER IS UNSAFE DUE TO MISSING RUNGS, NOT SECURELY ATTACHED TO BASIN WALL, MISALIGNMENT, RUST, CRACKS, OR SHARP EDGES.	LADDER MEETS DESIGN STANDARDS AND ALLOWS MAINTENANCE PERSON SAFE ACCESS.
METAL GRATES (IF APPLICABLE)	GRATE OPENING UNSAFE.	GRATE OPENING WIDER THAN 7/8 INCH.	GRATE OPENING MEETS DESIGN STANDARDS.
	TRASH AND DEBRIS	TRASH AND DEBRIS THAT IS BLOCKING MORE THAN 20% OF GRATE SURFACE INLETING CAPACITY.	GRATE FREE OF TRASH AND DEBRIS.
	DAMAGED OR MISSING.	GRATE MISSING OR BROKEN MEMBER(S) OF THE GRATE.	GRATE IS IN PLACE AND MEETS DESIGN STANDARDS.

NO. 8 - CONVEYANCE SYSTEMS (PIPES AND DITCHES)

MAINTENANCE COMPONENT	DEFECT	CONDITIONS WHEN MAINTENANCE IS NEEDED	RESULTS EXPECTED WHEN MAINTENANCE IS PERFORMED
PIPES	SEDIMENT AND DEBRIS	ACCUMULATED SEDIMENT THAT EXCEEDS 20% OF THE DIAMETER OF THE PIPE.	PIPE CLEANED OF ALL SEDIMENT AND DEBRIS.
	VEGETATION	VEGETATION THAT REDUCES FREE MOVEMENT OF WATER THROUGH PIPES.	ALL VEGETATION REMOVED SO WATER FLOWS FREELY THROUGH PIPES.
	DAMAGED	PROTECTIVE COATING IS DAMAGED; RUST IS CAUSING MORE THAN 50% DETERIORATION TO ANY PART OF PIPE.	PIPE REPAIRED OR REPLACED.
ANY DENT THAT DECREASES THE CROSS SECTION AREA OF PIPE BY MORE THAN 20% OR PUNCTURE THAT IMPACTS PERFORMANCE.		PIPE REPAIRED OR REPLACED.	
OPEN DITCHES	TRASH AND DEBRIS	SEE "DETENTION PONDS" (NO.1)	TRASH AND DEBRIS CLEARED FROM DITCHES.
	SEDIMENT	ACCUMULATED SEDIMENT THAT EXCEEDS 20% OF THE DESIGN DEPTH.	DITCH CLEANED/FLUSHED OF ALL SEDIMENT AND DEBRIS SO THAT IT MATCHES DESIGN.
CATCH BASINS	SEE "CATCH BASINS" (NO.5)	SEE "CATCH BASINS" (NO.5)	SEE "CATCH BASINS" (NO.5)
DEBRIS BARRIERS E.G. TRASH RACK	SEE "DEBRIS BARRIERS" (NO.6)	SEE "DEBRIS BARRIERS" (NO.6)	SEE "DEBRIS BARRIERS" (NO.6)

DRAINAGE FACILITY MAINTENANCE COVENANT

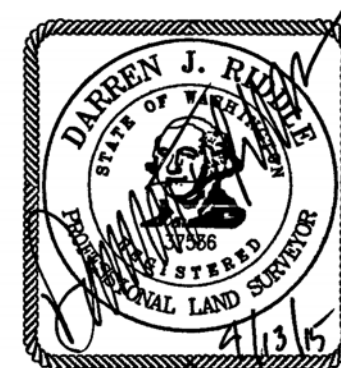
GRANTOR HAS A RECORD INTEREST IN THE PROPERTY ENCLUMBERED BY THE COVENANT AND AGREES THAT THE OBLIGATIONS OF THE GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED ON SHEET 1 AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. THE CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR IN CONSIDERATION OF THE APPROVAL OF CITY OF LYNNWOOD PROJECT/PLAT NO. 001517-2014 LOCATED AT 4620 209TH ST SW RELATING TO THE REAL PROPERTY, DESCRIBED ON SHEET 1 AND IN CONSIDERATION OF OTHER VALUABLE CONSIDERATION, RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCIES AND THRESHOLDS PER THE FOLLOWING. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- 1) THE CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
- 2) IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, THE CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR THE GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, THE CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR.
- 3) IF THE CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, THE CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE THE CITY OR PAY THE CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGE AND EXPENSES IDENTIFIED IN THE CITY'S STATEMENT.
- 4) IF THE CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, THE CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF THE CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
- 5) WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, THE CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
- 6) GRANTOR COVENANTS THAT THE OWNERS OF THE PROPERTY DESCRIBED HEREIN ARE THE PERSON OR PERSONS IDENTIFIED ON THE SIGNATURE SHEET OF THE PLAT AND THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.
- 7) OWNERS, AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY (1) AGREE THAT THE CITY OF LYNNWOOD SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM ON THE OWNER'S PROPERTY(IES) AND (2) WAIVE AND RELEASE THE CITY OF LYNNWOOD FROM ANY AND ALL CLAIMS FOR DAMAGES AND INJUNCTIVE RELIEF WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, MAY THEMSELVES HAVE NOW OR IN THE FUTURE, BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM. ALL PROVISIONS OF THIS INSTRUMENT RUN WITH THE LAND AND ARE BINDING UPON ASSIGNS, SUCCESSORS, TENANTS.
- 8) THESE CONDITIONS AND COVENANTS ARE BINDING ON THE GRANTORS, THEIR HEIRS, ASSIGNS, GRANTEEES, TENANTS, AND ARE HEREBY AGREED TO BE COVENANTS RUNNING WITH THE LAND.



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SHEET
4 of 4

PLANNED UNIT DEVELOPMENT FOR:
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DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
MAH	4.10.15	14841pm.dwg	1" = 30'	14-841

MAPLE VILLAGE

A REPLAT OF A PORTION OF LOTS 9, 10, 11 AND 12, BLOCK 6, ALDERWOOD MANOR NO. 2
SW1/4 SEC. 10 & NW1/4 SEC. 15, TWP. 27 N., RGE. 4 E., W.M.

CITY OF LYNNWOOD
SNOHOMISH COUNTY, WASHINGTON

DESCRIPTION

This plat of MAPLE VILLAGE embraces those portions of Lots 9, 10, 11 and 12, Block 6, Alderwood Manor No. 2, according to the plat thereof recorded in Volume 9 of Plats, page 72, Records of Snohomish County, Washington, described as follows:

BEGINNING at the intersection of the North line of the South half of said Lot 9 with the West line thereof; thence S89°11'00"E along said North line and the South boundary of the plat of Bash Addition No. 2, recorded in Volume 22 of Plats, page 74, Records of said county, a distance of 284.20 feet to the West line of the East 140.00 feet of said Lot 9; thence S1°43'04"W along said West line 124.57 feet to the South line of said Lot, as evidenced by an existing iron pipe; thence N89°11'00"W along said South line 20.00 feet to the West line of the East 160.00 feet of said Lot 10; thence S1°43'04"W along said West line 100.45 feet to the South line of the North 100.00 feet thereof; thence S89°11'00"E along said South line 160.02 feet to the westerly margin of Spruce Way; thence S1°43'04"W along said road margin 184.18 feet to its intersection with the northwesterly margin of Maple Road; thence S41°57'24"W along said northwesterly road margin 487.83 feet to an angle point thereon; thence S60°23'34"W along said road margin 10.25 feet to the East line of the West 88.00 feet of said Lot 11; thence N0°49'00"E along said East line 11.60 feet; thence N60°23'34"E 2.76 feet; thence N41°57'24"E 30.27 feet; thence N17°34'00"W 70.70 feet to return to the East line of the West 88.00 feet of said Lot 11; thence N0°49'00"E along said East line 34.43 feet; thence N89°11'00"W 88.00 feet to the West line of said Lot 11; thence S0°49'00"W along said West line 189.00 feet to return to said northwesterly road margin; thence S60°23'34"W along said road margin 214.31 feet to an angle point thereon; thence N83°42'59"W along said road margin in 33.35 feet to the West line of said Lot 12; thence N0°49'00"E along said West line 533.77 feet to the South line of the North 30.00 feet of said lot; thence S89°11'00"E along said South line and the South boundary of the plat of Ceda Park, recorded in Volume 21 of Plats, page 4, records of said county, a distance of 218.00 feet to the East boundary of said plat; thence N0°49'00"E along said plat boundary and the West line of said Lots 11, 10 and 9 a total distance of 405.00 feet to the POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to SNOHOMISH COUNTY P.U.D. NO. 1, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS, CABLE TV, and CITY OF LYNNWOOD (sewer and water) and their respective successors and assigns, under and upon the exterior 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 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. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located. No further subdivision of any lot without resubmitting for formal plat procedure.


DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple, and encumbrances of the land hereby platted, hereby declare this plat and dedicate(s) to the use of the public forever, all streets shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of MAPLE VILLAGE is based upon an actual survey and subdivision of Section 15, Twp. 27 N., Range 4 E., W.M., as required by state statutes; that the angles, courses and distances are shown correctly thereon; that the monuments shall be set and the lot and block corners shall be staked correctly on the ground and that I have fully complied with the provisions of the state and local statutes and regulations governing platting.


D. K. ROUPE, P.E., Land Surveyor
Certificate No. 9435
Group Four, Inc.
19502 56th Ave. W
Lynnwood, Wa. 98036
775-4581

APPROVALS

Examined and approved this 16th day of September, 1989.

Wm J. Sams, P.E.
Public Works Director

Examined and approved this 29th day of September, 1989.

Robert Henderson
Finance Director

Examined and approved this _____ day of _____, 19____.

City of Lynnwood

Attest:
Steve Cook
City Clerk/Finance Officer

TREASURER'S CERTIFICATE

I, KIRKE SLEWERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes of the above-described tract of land have been paid, up to and including the year 1989.

Kirke Siewers
Snohomish County Treasurer
Debra Bruner
Deputy Treasurer
10/11/89

RECORDING CERTIFICATE 8910115001

Filed for record at the request of Group Four this 17th day of October, 1989, at 47 minutes past 9 and recorded in Volume 49 of Plats, Pages 251-253 and records of Snohomish County, Washington.

By: *Debra Bruner*
Deputy Snohomish County Auditor

Harry J. Lundquist

SUNDQUIST HOMES, INC.

Robert C. Smith

PUGET SOUND BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This is to certify that on this 20th day of June, 1989, before me, the undersigned, a Notary Public personally appeared LARRY J. SUNDQUIST, a Washington Corporation to me known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed 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.

WITNESS my hand and official seal the day and year first above written.



Larry J. Sundquist
Notary Public in and for the State of Washington
Residing at _____

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This is to certify that on this 24th day of June, 1989, before me, the undersigned, a Notary Public personally appeared _____, respectively of _____, a Washington Corporation to me known to be the individual who executed the within act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument.

WITNESS my hand and official seal the day and year first above written.



Carl M. Smith
Notary Public in and for the State of Washington
Residing at _____

My commission expires 10-11-11

MAPLE VILLAGE

A REPLAT OF A PORTION OF LOTS 9, 10, 11 AND 12, BLOCK 6, ALDERWOOD MANOR NO. 2
SW 1/4 SEC. 10 & NW 1/4 SEC. 15, TWP. 27 N., RGE. 4 E., W.M.

CITY OF LYNNWOOD
SNOHOMISH COUNTY, WASHINGTON

COSTAS NICOLOUDAKIS and KARLA M. NICOLOUDAKIS, husband and wife

[Handwritten signatures of Costas and Karla Nicoloudakis]

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss
COUNTY OF SNOHOMISH)

This is to certify that on this 18th day of August, 1989, before me, the undersigned, a Notary Public personally appeared Costas & Karla M. Nicoloudakis to me known to be the person(s) who executed the foregoing dedication, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

[Notary Seal: Notary Public, State of Washington, Residing at ...]

EVERARDO J. ESPINOSA and EDNA H. ESPINOSA, husband and wife

[Handwritten signatures of Everardo and Edna Espinosa]

STATE OF WASHINGTON) ss
COUNTY OF SNOHOMISH)

This is to certify that on this 18th day of August, 1989, before me, the undersigned, a Notary Public personally appeared Everardo & Edna H. Espinosa to me known to be the person(s) who executed the foregoing dedication, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

[Notary Seal: Notary Public, State of Washington, Residing at ...]

AF # 8910115001

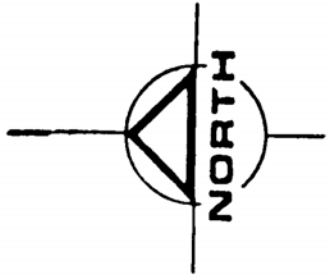
[Handwritten signature]

MAPLE VILLAGE

A REPLAT OF A PORTION OF LOTS 9, 10, 11 AND 12,
BLOCK 6, ALDERWOOD MANOR NO. 6
SW 1/4 SEC. 10 & NW 1/4 SEC. 15,
TWP. 27 N., RGE. 4 E., W.M.

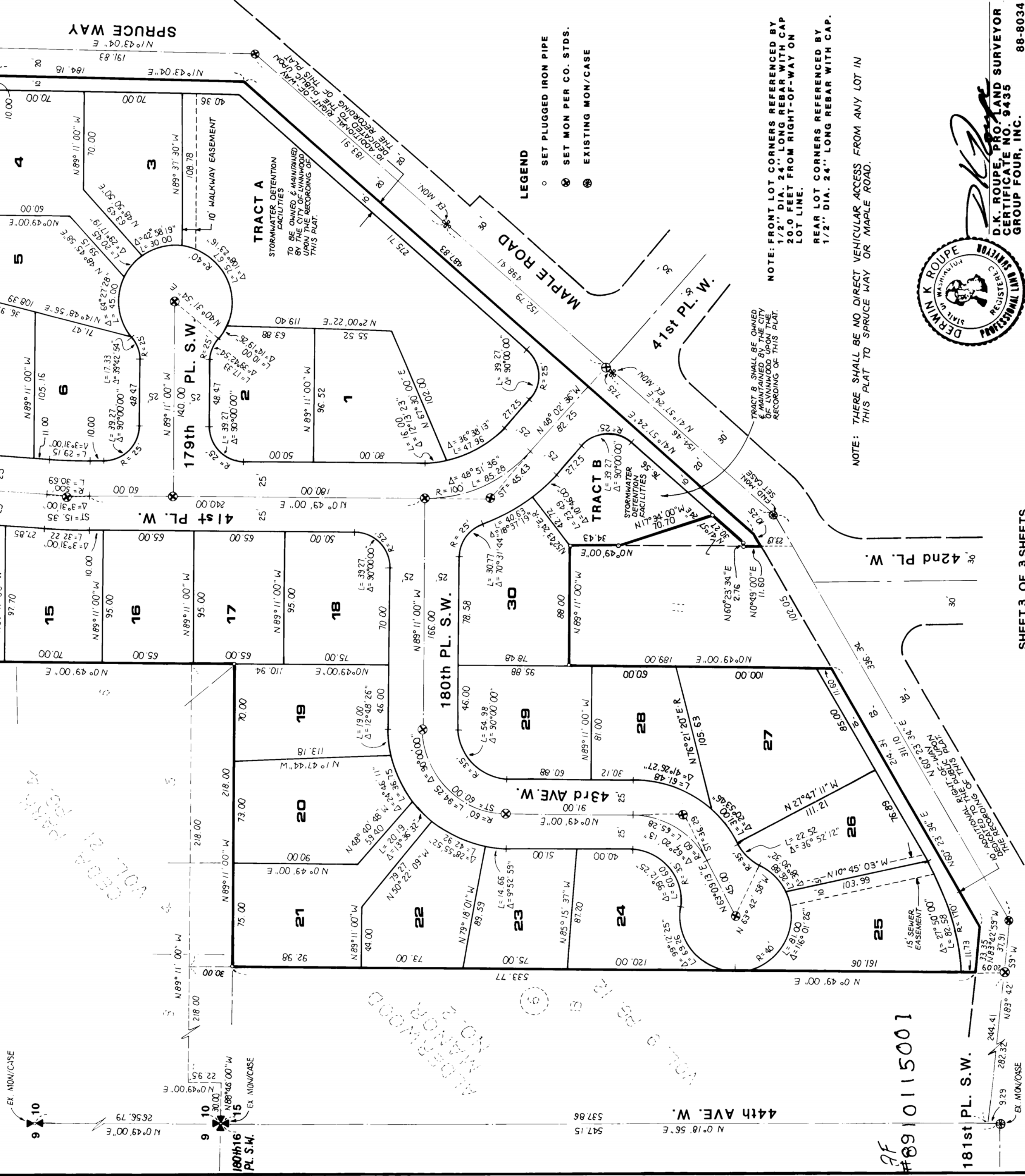
**CITY OF LYNWOOD
SNOHOMISH COUNTY, WASHINGTON**

SASH ADDITION
VOL 22 PG. 74



SCALE: 1" = 50'
0' 25' 50'

BASIS OF BEARING: ALDERWOOD MANOR NO. 2
VOL. 9, PG. 12



**SERENDIPITY RIDGE
PLAT & PLANNED UNIT DEVELOPMENT
CITY OF LYNNWOOD 95-PLT-0001/95-RZN-0001**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN GORMAN, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FRONTIER BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SENIOR EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE 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 PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, 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 ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN 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 ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. 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.

COVENANTS, CONDITIONS & RESTRICTIONS

TRACT 999 ("RECREATION TRACT") IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, INCLUDING LANDSCAPING, TO LOTS 1 THROUGH 6 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF LYNNWOOD. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. LOTS 1 THROUGH 6 WILL BE REQUIRED TO PURCHASE LIABILITY INSURANCE FOR THE USE OF TRACT 999 ("RECREATION TRACT").

TRACT 998 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 4, 5 & 6 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

LOTS 1 THROUGH 6 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND COST, WHICH WILL INCLUDE THE PAYMENT OF ELECTRICAL UTILITY BILLS, FOR THE STREET AND RECREATION TRACT LIGHTING. THE LIGHTING AS INSTALLED AT THE ACCEPTANCE OF THIS PLAT IS IN LIEU OF STREET LIGHTING REQUIRED BY THE CITY OF LYNNWOOD.

EACH INDIVIDUAL LOT, (LOTS 1 THROUGH 6), SHALL BE RESPONSIBLE FOR THE COST OF MAINTAINING LANDSCAPING AND FENCES LOCATED IN EACH INDIVIDUAL LOT AS SET FORTH IN P.U.D. REQUIREMENTS PER THE FINDINGS OF FACT AND CONCLUSIONS OF LAW ADOPTED AND APPROVED NOVEMBER 25, 1996, BY THE LYNNWOOD CITY COUNCIL, EXCEPT FOR LANDSCAPING WITH THE COMMON LANDSCAPE EASEMENT ACROSS LOT 1 & 2.

LOTS 1 THROUGH 6 SHALL BE RESPONSIBLE, (EQUAL AND UNDIVIDED), FOR THE MAINTENANCE AND COST IN MAINTAINING THE LANDSCAPING AND FENCES LOCATED IN THE COMMON LANDSCAPE EASEMENT ACROSS LOTS 1 & 2 PER THE APPROVED LANDSCAPE PLAN.

THE SPACING OF PROPOSED EVERGREEN AND DECIDUOUS TREES IN THE LANDSCAPE BUFFER ALONG THE EAST SIDE OF LOTS 4 AND 5 SHALL BE NO MORE THAN 15 FEET APART. THIS BUFFER SHALL TIE INTO AN EXISTING LANDSCAPE BUFFER ON THE ADJACENT APARTMENT PROPERTY TO THE EAST.

DRAINAGE SWALES ACROSS ANY LOT TO BE MAINTAINED AT GRADES AS SHOWN ON APPROVED CONSTRUCTION AS-BUILT PLANS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 27th DAY OF July 2000.

John C. Gorman
JOHN C. GORMAN

FRONTIER BANK

BY Michele Bye TITLE AVP/Commercial Loan Officer

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 12 FEET, UNLESS OTHERWISE NOTED, PARALLEL WITH AND ADJOINING THE STREET 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 SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LYNNWOOD, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

APPROVALS

EXAMINED AND APPROVED THIS 31st DAY OF October 2000.

William S. Welch, P.E.
PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS 2nd DAY OF NOVEMBER 2000.

James R. Buttle
COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 14th DAY OF NOVEMBER 2000.

CITY OF LYNNWOOD

Linda Roberts-Martinez
MAYOR

ATTEST:
M. J. ...
FINANCE OFFICER/CITY CLERK

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN C. GORMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 27, 2000.

Pamela S. Langness
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Pamela S. Langness
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Everett, WA

MY APPOINTMENT EXPIRES 10-11-2000

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michele Bye 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 TO AS THE Asst. V.P. OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 27, 2000.

Pamela S. Langness
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Pamela S. Langness
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Everett, Wa.

MY APPOINTMENT EXPIRES 10-11-2000

TREASURER'S CERTIFICATE

I Bob Dantoni, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2001. 11-11-2000

Bob Dantoni BY: Linda Peterson
TREASURER, SNOHOMISH COUNTY DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD THIS 17th OF November 2000, AT 35 MINUTES PAST 3P M, AND RECORDED IN VOLUME --- OF PLATS, PAGE(S) ---, A.F.N. 200011175006 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

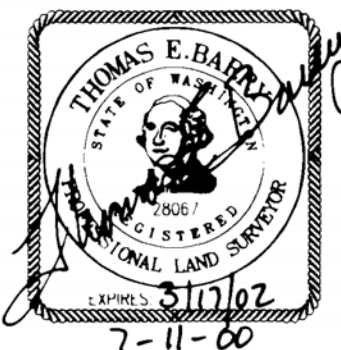
Bob Terwilliger BY: JERRAL GORMAN
AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

A.F.N. 200011175006 REV 01 JSM 5/1/00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SERENDIPITY RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND.

Thomas E. Barry DATE: 7-11-00
THOMAS E. BARRY, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067



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

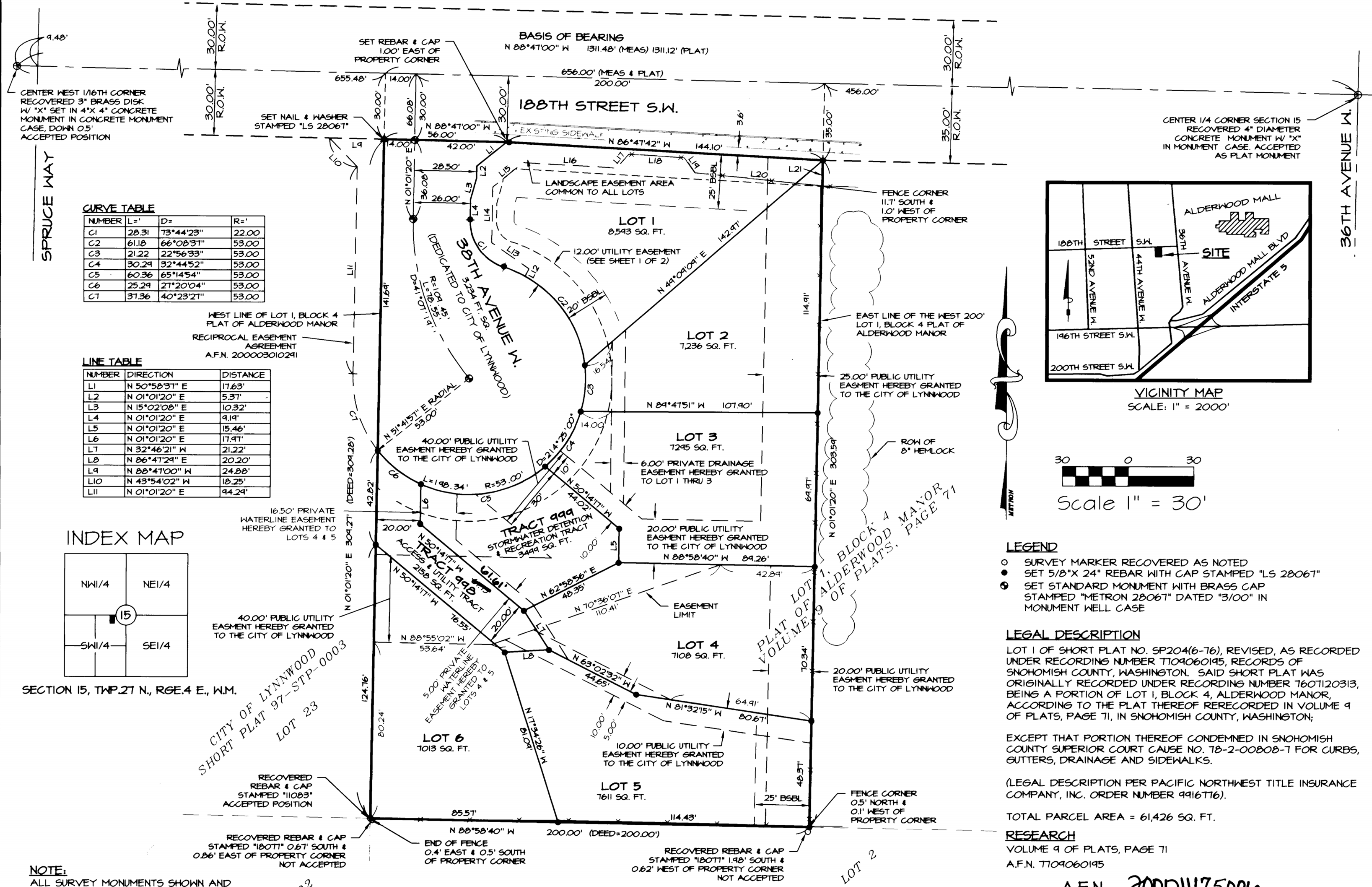
DATE: NOV. 1999 BY: J.S.M. SCALE: ---
PROJECT NO. 99166 F.B. 4-27

FILE NO. 95-PLT-0001/95-RZN-0001

**SERENDIPITY RIDGE
PLAT & PLANNED UNIT DEVELOPMENT**

FOR
JOHN GORMAN
17011 51ST AVENUE
BOTHELL, WASHINGTON 98020
A PORTION OF THE N.E.1/4, S.W.1/4 SECTION 15,
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON.

SERENDIPITY RIDGE
 PLAT & PLANNED UNIT DEVELOPMENT
 CITY OF LYNNWOOD 95-PLT-0001/95-RZN-0001

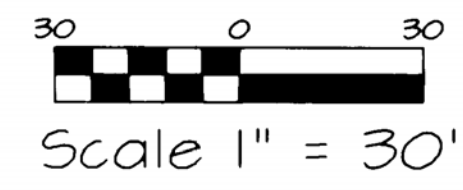
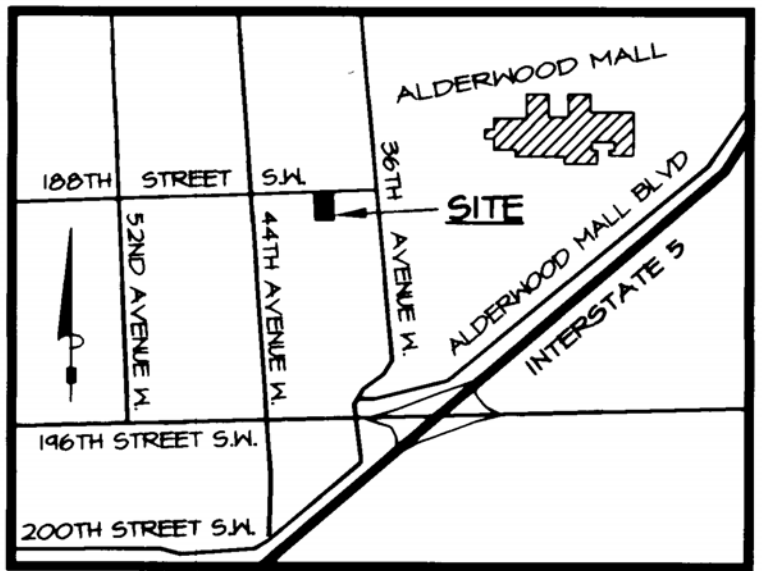
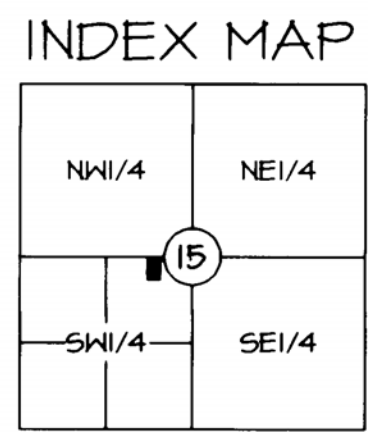


CURVE TABLE

NUMBER	L=	D=	R=
C1	28.31	73°44'23"	22.00
C2	61.18	66°08'37"	53.00
C3	21.22	22°56'33"	53.00
C4	30.24	32°44'52"	53.00
C5	60.36	65°14'54"	53.00
C6	25.24	27°20'04"	53.00
C7	31.36	40°23'27"	53.00

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 50°58'37" E	17.63'
L2	N 01°01'20" E	5.37'
L3	N 15°02'08" E	10.32'
L4	N 01°01'20" E	9.14'
L5	N 01°01'20" E	15.46'
L6	N 01°01'20" E	17.97'
L7	N 32°46'21" W	21.22'
L8	N 86°47'29" E	20.20'
L9	N 88°41'00" W	24.88'
L10	N 43°54'02" W	18.25'
L11	N 01°01'20" E	44.24'



LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8"x 24" REBAR WITH CAP STAMPED "LS 28067"
- ⊙ SET STANDARD MONUMENT WITH BRASS CAP STAMPED "METRON 28067" DATED "3/00" IN MONUMENT WELL CASE

LEGAL DESCRIPTION

LOT 1 OF SHORT PLAT NO. SP204(6-76), REVISED, AS RECORDED UNDER RECORDING NUMBER T104060195, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SAID SHORT PLAT WAS ORIGINALLY RECORDED UNDER RECORDING NUMBER T60T120313, BEING A PORTION OF LOT 1, BLOCK 4, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RERECORDED IN VOLUME 9 OF PLATS, PAGE 71, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 78-2-00808-7 FOR CURBS, GUTTERS, DRAINAGE AND SIDEWALKS.

(LEGAL DESCRIPTION PER PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. ORDER NUMBER 9916TT6).

TOTAL PARCEL AREA = 61,426 SQ. FT.

RESEARCH

VOLUME 9 OF PLATS, PAGE 71
A.F.N. T104060195

A.F.N. 200011175006

NOTE:
ALL SURVEY MONUMENTS SHOWN AND NOTED AS RECOVERED ON THIS DOCUMENT WERE LOCATED 11 NOVEMBER 1999.

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.)

LANDSCAPE EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L12	N 28°33'01" E	3.74'
L13	N 55°04'05" W	20.76'
L14	N 01°01'20" E	25.24'
L15	N 50°58'37" E	17.75'
L16	N 86°47'42" W	42.60'
L17	N 41°02'17" E	8.50'
L18	N 86°21'30" W	25.45'
L19	N 34°40'54" W	8.33'
L20	N 84°08'00" W	58.30'
L21	N 01°01'20" E	11.77'



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

DATE: NOV. 1999 BY: J.S.M. SCALE: 1" = 30'
 PROJECT NO. 99166 F.B. 4-27

FILE NO. 95-PLT-0001/95-RZN-0001
SERENDIPITY RIDGE
 PLAT & PLANNED UNIT DEVELOPMENT
 FOR
JOHN GORMAN
 17011 51ST AVENUE
 BOTHELL, WASHINGTON 98020
 A PORTION OF THE NE1/4, SW1/4 SECTION 15,
 TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,
 SNOHOMISH COUNTY, WASHINGTON.

SHEET 2 OF 2