

**CITY OF MONROE
ORDINANCE NO. 010/2016**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT FOR THE
EVERGREEN HEIGHTS SUBDIVISION (FPLPRD2016-02);
SETTING FORTH SUPPORTIVE FINDINGS; PROVIDING
FOR SEVERABILITY; AND FIXING A TIME WHEN THE
SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat and preliminary PRD of Holzerland was granted by the Monroe City Council on May 19, 2015, pursuant to the Council's adoption of Resolution No. 010/2015; and

WHEREAS, the preliminary plat/preliminary PRD approved as "Holzerland" has been renamed by the applicant as "Evergreen Heights;" and

WHEREAS, the project applicant of the preliminary plat and PRD has applied for final plat and final PRD approval in accordance with Chapter 17.28 and 18.84 Monroe Municipal Code (MMC), which has been reviewed and approved by all relevant City departments; and

WHEREAS, the applicant has completed and/or submitted appropriate financial guarantees for all required improvements, and all necessary inspections pursuant to Chapter 18.84 MMC have occurred; and

WHEREAS, the applicant has submitted for review and approval by the City Council a final plat/PRD application and the final plat/PRD map contained in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, City of Monroe staff has determined that all conditions of the preliminary plat/PRD have either been met or bonded for and will be satisfied prior to building permit issuance and has recommended that final plat and final PRD be granted; and

WHEREAS, the Community Development Director has determined that the final plat and final PRD application and map comply with all applicable standards and requirements, and has recommended approval by the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Monroe City Council hereby incorporates the above recitals as findings in support of this ordinance. The City Council further enters the following additional findings:

- A. The final plat and final PRD for the subdivision known as "Evergreen Heights" conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Resolution No. 010/2015, approved May 19, 2015.
- B. The final plat/PRD meets the requirements of the state laws and the Monroe Municipal Code that was in effect at the time of Preliminary Plat/PRD application, specifically including without limitation the PRD approval criteria codified at MMC 18.84.080 as provided in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.
- C. All required plat/PRD improvements have either been constructed or have been financially secured as approved by the City Council in amounts specified by the City Engineer.
- D. The final plat/PRD has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The final plat/PRD is in conformance with all applicable zoning and other land use controls.
- F. The final plat/PRD is supported by all applicable owner, staff and agency approvals, attestations, certifications and/or recommendations as required by state and local regulations.

Section 2. Final Plat/PRD Approval. Based upon the above findings, the City Council hereby approves the final plat and PRD for the Evergreen Heights subdivision (FPLPRD2016-02); the Mayor, Community Development Director, and/or other appropriate City of Monroe staff members are authorized and directed to take all actions necessary in order to effectuate said approval, including without limitation issuance of any required notices.


Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 20th day of June, 2016.

First Reading: June 28, 2016
Final Reading: June 28, 2016
Published: July 5, 2016
Effective: July 10, 2016

CITY OF MONROE, WASHINGTON:

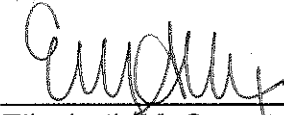


Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, MMC, City Clerk



J. Zachary Lell, City Attorney

CITY OF MONROE
ORDINANCE NO. 010/2016
EXHIBIT A

Findings of the Monroe City Council
Final Plat and Planned Residential Development (PRD)
Evergreen Heights (formerly known as "Holzerland")

The Monroe City Council finds as follows:

- A. The Final Planned Residential Development (PRD) complies with the requirements in MMC 18.84.080.
- B. The PRD is required to pay park impact fees in accordance with MMC 20.10 as a condition of approval of the preliminary plat and preliminary PRD, and complies with MMC 18.84.080(D).
- C. The Final PRD HOA bylaws comply with assessment requirements as set forth in MMC 18.84.080(E).
- D. The Final PRD complies with the Housing Standards as set forth in MMC 18.84.080(G).
- E. The Final PRD complies with the Street and Site Design Standards as set forth in MMC 18.84.080(H).
- F. The Final PRD complies with the requirements for Park and Recreational Useable Open Space as set forth in MMC 18.84.080(I).
- G. The Final PRD complies with the Landscaping Design Standards as set forth in MMC 18.84.080(J).
- H. The Final PRD complies with the PRD Density Determination as set forth in MMC 18.84.080(K).
- I. The minimum lot size of the PRD is 3,700 square feet or larger as set forth in MMC 18.84.080(L).
- J. The PRD contains a minimum of three sizes of lots separated by a one thousand square foot threshold and no single lot size makes up more than 50 percent or less than 15 percent of the total lots as set forth in MMC 18.84.080 (N).
- K. The Final PRD conforms to the approved preliminary development plan as set forth in MMC 18.84.130.
- L. The applicant submitted a final development plan pursuant to MMC 18.84.070(B), which was reviewed and approved by all relevant City departments.

- M. The Final PRD for the subdivision commonly known as "Evergreen Heights" conforms to all terms of the preliminary plat and PRD approval granted by City of Monroe Resolution No. 010/2015, approved by the City Council on May 19, 2015.
- N. The Final PRD meets the requirements of all applicable state laws and the Monroe Municipal Code that were in effect at the time of preliminary PRD application.
- O. All PRD improvements have either been constructed or have been financially secured as approved by the City Council in the amounts specified by the City Engineer.
- P. The Final PRD has been reviewed concurrently with the final plat map for the underlying project.



City of Monroe
 806 West Main Street
 Monroe, WA 98272
 Phone: (360) 794-7400
 Fax: (360) 794-4007

Applications will be accepted
 by the Permit Department
 Monday through Friday
 8:00 am – 12:00 pm and
 1:00 pm – 5:00 pm

Final Plat Application

- Subdivision
- Planned Residential Development

| FOR OFFICE USE ONLY | |
|-----------------------|--|
| Permit type & number: | FPLPRD-2016-02 |
| Rec'd By | KIM S. Date Rec'd 4/15/2016 |
| Fee Paid | \$3354.25/\$1650.00 x 2/\$85.00 - F.D./ \$169.25 Tech. |

Site Address or Property Location: West terminus of White Mountain Road, south of Bear Mountain Road SE and east of Roosevelt Road SE

Assessor's tax parcel #(s): 280626-00301300, 280635-00201000

Size of site (acre/square feet): 15.0 acres / 652,523 sf Number of Lots: 71

Applicant/Agent: The Quadrant Corporation (Applicant), c/o CPH Consultants (agent) Phone #: (425) 285-2390

*Signature: *[Signature]* Printed Name: Matthew J. Hough, PE

Mailing Address: 11431 Willows Road NE, Suite 120 Fax #: (425) 285-2389

City: Redmond State: WA Zip: 98052 E-mail: matt@cphconsultants.com

Property Owner: same as Applicant Phone #: ()
 (if different from applicant)

*Signature: Printed Name:

Mailing Address: Fax #: ()

City: State: Zip: E-mail:

2ND Property Owner: Phone #: ()
 (if applicable)

*Signature: Printed Name:

Mailing Address: Fax #: ()

City: State: Zip: E-mail:

Attach a separate sheet with the above requested information if there are additional property owners or parcels.

*Applicant/Agent/: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.

**Property Owner(s): By your signature above, you hereby certify that you have authorized the above Applicant and/or Agent to make application and act on your behalf for this application. A property owner is any person, corporation, or financial institution that has ownership of all or of a portion or percentage of a property as shown on a Title Certificate for said property.

City of Monroe
Final Plat/Subdivision Application

List mitigation as required by SEPA Determination and date of compliance.
per City File Nos. 14-SDPL-0002 and 14-PLPR-0002, see attached letter (CPH Consultants, 1/19/2016)

Please list how all applicable conditions of decision have been met (Attach separate letter if necessary):

per City File Nos. 14-SDPL-0002 and 14-PLPR-0002, see attached letter (CPH Consultants, 1/19/2016)

All documents outlined in the Submittal Checklist must be attached.

NOTE:

FEES: All application fees are due at the time of submittal of this Final Plat Application. Please refer to the current Fees Resolution to determine the fee associated with this application.

APPLICATION SUBMITTAL: All applications **MUST BE SUBMITTED TO AND RECEIVED BY THE PERMIT DEPARTMENT** during submittal hours noted on previous page. Applications will not be accepted at the reception desk.

EVERGREEN HEIGHTS

VOLUME: PAGE:

A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4, OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOWN BY ALL MEN PRESENT THAT THE QUADRANT CORPORATION, A WASHINGTON CORPORATION DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, THE RIGHT TO HAVE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND WAYS OVER ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OR ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE CONVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD, RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE, 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 SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

THE CITY'S APPROVAL OF THE PLAT AND ITS ACCEPTANCE OF THE DEDICATION HEREIN SET FORTH IS WITHOUT PREJUDICE TO THE RESPONSIBILITY AND/OR LIABILITY OF THE QUADRANT CORPORATION AND/OR ANY OTHER PARTIES WITH RESPECT TO ANY THIRD PARTY CLAIMS, SUITS, AND/OR CAUSES OF ACTION THAT HAVE BEEN OR MAY IN THE FUTURE BE ASSERTED WITH RESPECT TO ALLEGED DAMAGES ARISING OUT OF OR OTHERWISE RELATED TO THE INSTALLATION AND/OR CONSTRUCTION OF THE WATER, SEWER AND STORMWATER/STORM SEWER FACILITIES LOCATED WITHIN THE ROOSEVELT ROAD PUBLIC RIGHT-OF-WAY BY OR ON BEHALF OF THE QUADRANT CORPORATION. THE QUADRANT CORPORATION EXPRESSLY ACKNOWLEDGES THAT, TO THE EXTENT IT IS RESPONSIBLE AND/OR LIABLE FOR ANY SUCH DAMAGES, ITS RESPONSIBILITY AND/OR LIABILITY IS NOT AFFECTED OR OTHERWISE LIMITED IN ANY MANNER BY THE CITY'S APPROVAL OF THE PLAT AND THE CITY'S ACCEPTANCE OF THIS DEDICATION. THE CITY EXPRESSLY RESERVES ALL RIGHTS, INCLUDING WITHOUT LIMITATION THE RIGHT IN ITS SOLE DISCRETION TO TENDER ANY SUCH CLAIM, SUIT OR CAUSE OF ACTION TO THE QUADRANT CORPORATION AND/OR THE QUADRANT CORPORATION'S CONTRACTOR(S). THE QUADRANT CORPORATION EXPRESSLY ACKNOWLEDGES THAT THE CITY'S DEDICATION AND ACCEPTANCE OF THE ABOVE-REFERENCED WATER, SEWER, AND STORMWATER/STORM SEWER FACILITIES IS WITHOUT PREJUDICE TO THIS EXCEPTION AND RESERVATION.

TRACTS 051, 052, 053, PRT. 1TH AND 1TH ARE HEREBY GRANTED AND CONVEYED TO THE EVERGREEN HEIGHTS HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT, OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE AND ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS DESCRIBED HEREON OR AS MAY BE SEPARATELY RECOVERED SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALLOCATION. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION 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 TRACTS PREVIOUSLY OWNED BY THE HOA, AS WELL AS RESPONSIBILITY FOR MAINTAINING SAID 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 OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 2016.

THE QUADRANT CORPORATION, A WASHINGTON CORPORATION.

BY: _____
ITS: _____

AUDITOR'S FILE NO.:

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF THE QUADRANT CORPORATION, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

LEGAL DESCRIPTION

PARCEL 1 (TPN: 28062600301300)
THE SOUTH 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.
EXCEPT THE SOUTH 185 FEET OF THE WEST 200 FEET THEREOF,
AND EXCEPT COUNTY ROAD ON WEST SIDE THEREOF.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 2 (TPN: 28063500201000)
LOT B OF CITY OF MONROE, BOUNDARY LINE ADJUSTMENT FILE NO. 15-BLA-0001, RECORDED UNDER AUDITOR'S FILE NO. 201505195003, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER SEPARATE INSTRUMENT AS SNOHOMISH COUNTY AUDITOR'S FILE NO. _____

SUBDIVISION BY

THE QUADRANT CORPORATION
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WASHINGTON 98006

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF AXIS SURVEYING AND MAPPING, INC.
THIS _____ DAY OF _____, 2016, AT _____ MINUTES PAST _____
AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____
AEN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
BY: _____
AUDITOR, SNOHOMISH COUNTY

CITY APPROVALS

CITY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.
CITY ENGINEER _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.
SUBDIVISION ADMINISTRATOR _____ DATE _____
CITY OF MONROE MAYOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.
MAYOR _____ ATTEST: _____ CITY CLERK

TREASURER'S CERTIFICATE

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

TREASURER, SNOHOMISH COUNTY
BY: _____
DEPUTY COUNTY TREASURER

LAND SURVEYOR'S CERTIFICATE

I, STEPHEN H. PHILLIPS, JR., A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF EVERGREEN HEIGHTS IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES, ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

STEPHEN H. PHILLIPS, JR. PLS.
49916
CERTIFICATE NO. DATE



CITY OF MONROE REF. FILE NO. FP2016-02

Axis Survey & Mapping
15241 NE 90TH ST
REDMOND, WA 98052
TEL 425-823-6700
FAX 425-823-6700

A PORTION NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

EVERGREEN HEIGHTS

A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4, OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

VOLUME: PAGE:

LEGAL DESCRIPTION/TITLE REPORT NOTES

LEGAL DESCRIPTION AND EASEMENTS PURSUANT TO:

CHICAGO TITLE INSURANCE COMPANY - TITLE ORDER NO. 500025912 DATED DECEMBER 22, 2015 AT 8:00 A.M.

UPDATE 2 - ORDER NO. 500025912, DATED APRIL 7, 2016 AT 8:00 A.M.

SCHEDULE B ITEMS

1 NO SEARCH HAS BEEN MADE AS TO PROPERTY TAXES AND ASSESSMENTS. PROPERTY TAXES AND ASSESSMENTS WILL BE SEARCHED UPON REQUEST.

2 PERTAINS TO AN EASEMENT FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO THE PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, AFFECTING A PORTION OF PARCEL 1 AND OTHER PROPERTY AND RECORDED UNDER RECORDING NUMBER 2235373. (TO BE EXTINGUISHED UPON RECORDING OF THIS PLAT)

3 PERTAINS TO MATTERS CONTAINED IN A DOCUMENT ENTITLED "AGREEMENT FOR TEMPORARY TURNAROUND EASEMENT" AFFECTING A PORTION OF PARCEL 2 AND RECORDED UNDER RECORDING NUMBER 9209250459. (TO BE EXTINGUISHED UPON RECORDING OF THIS PLAT)

4 PERTAINS TO MATTERS CONTAINED IN A DOCUMENT ENTITLED "AGREEMENT FOR TEMPORARY SLOPE EASEMENT" AFFECTING A PORTION OF PARCEL 2 AND RECORDED UNDER RECORDING NUMBER 9209250460. (TO BE EXTINGUISHED UPON RECORDING OF THIS PLAT)

5 SUBJECT TO AN EASEMENT FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO THE PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND SITE NORTHWEST, INC. FOR THE PURPOSE OF AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTING A PORTION OF PARCEL 2 AND RECORDED UNDER RECORDING NUMBER 9209250460. (TO BE EXTINGUISHED UPON RECORDING OF THIS PLAT)

6 PERTAINS TO COVENANTS, CONDITIONS, RESTRICTIONS, RECYCLES, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATES, 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 LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW, AFFECTING PARCEL 2, AS SET FORTH ON CITY OF MONROE SHORT PLAT NO. 159-009 AS RECORDED UNDER RECORDING NUMBER 9204105007. (SHORT PLAT CONTAINS THE FOLLOWING EASEMENTS: A BLANKET UTILITY EASEMENT, AN OFF-SITE ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT THAT IS NOT SUFFICIENT TO PLOT AND A DRAINAGE DITCH EASEMENT THAT DOESN'T EFFECT SITE.)

7 SUBJECT TO AN EASEMENT FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO PUGET SOUND ENERGY, INC. FOR THE PURPOSE OF NATURAL GAS DISTRIBUTION AFFECTING A PORTION OF PARCEL 2 AND RECORDED UNDER RECORDING NUMBER 9204300057. (AS CONSTRUCTED - APPROXIMATE LOCATION OFF-SITE)

8 PERTAINS TO COVENANTS, CONDITIONS, RESTRICTIONS, RECYCLES, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AFFECTING PARCEL 2, AS SET FORTH ON CITY OF MONROE BOUNDARY LINE ADJUSTMENT 15-6A-001 AND RECORDED UNDER RECORDING NUMBER 201505150001. (CONTAINS SCHEDULE B ITEMS 1, 2 & 3. OTHER EASEMENTS SHOWN ON BLA ARE OFF-SITE.)

9 PERTAINS TO AN AGREEMENT FOR RECIPROCAL TEMPORARY ROADWAY AND CONSTRUCTION EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AFFECTING A PORTION OF PARCEL 1 AND RECORDED UNDER RECORDING NUMBER 20150806469. (PLOTTED)

10 PERTAINS TO AN EASEMENT FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT GRANTED TO PUGET SOUND ENERGY, INC. FOR THE PURPOSE OF A GAS AND/OR ELECTRIC DISTRIBUTION SYSTEM, AFFECTING A PORTION OF SAID PREMISES AS RECORDED UNDER RECORDING NUMBER 201605160219. (TO BE EXTINGUISHED UPON RECORDING OF THIS PLAT)

TRACT NOTES

1 UPON THE RECORDING OF THIS PLAT, TRACT PA1, AS SHOWN ON SHEET 5 OF 7, A PRIVATE ACCESS AND UTILITY TRACT IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 55, 54 & 53 OF THIS PLAT, FOR PRIVATE UTILITIES AND DRAINAGE FACILITIES. THE COST OF MAINTENANCE OF THE PRIVATE UTILITY AND DRAINAGE FACILITIES OVER SAID TRACT, IF ANY, SHALL BE BOURNE BY THE OWNERS OF THE LOTS BENEFITING FROM THE USE OF SAID FACILITIES.

2 UPON THE RECORDING OF THIS PLAT, TRACTS PR1 AND TR1, RECREATIONAL OPEN SPACES, A TRAIL, AND OTHER PRIVATE AMENITIES THEREIN, ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE EVERGREEN HEIGHTS HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS IN INTEREST.

3 TRACTS OS1, OS2, AND OS3, ALL BEING CRITICAL AREA TRACTS, ARE HEREBY GRANTED AND CONVEYED TO THE EVERGREEN HEIGHTS HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS IN INTEREST TOGETHER WITH ALL MAINTENANCE RIGHTS AND RESPONSIBILITIES REGARDING THE AREAS CONTAINED WITHIN THESE TRACTS SHALL BE MAINTAINED IN THEIR NATURAL STATE AND WITHOUT ADDITIONAL DISTURBANCE OR DEVELOPMENT FROM THAT EXISTING AT THE TIME OF CONVEYANCE. PERIODIC BUFFER MONITORING AND VEGETATION MANAGEMENT MEASURES, INCLUDING ESTABLISHMENT OF ENHANCEMENT PLANTINGS, MAY BE REQUIRED BY THE HOMEOWNERS ASSOCIATION TO MAINTAIN THESE CRITICAL AREAS IN ACCORDANCE WITH THE APPROVED CRITICAL AREAS STUDY AND BUFFER MITIGATION AND BALD EAGLE MANAGEMENT PLAN AS CONTAINED WITHIN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT. IT SHALL BE THE SOLE RIGHT AND RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN AND PROTECT THE NATIVE CONDITION OF THE CRITICAL AREA TRACTS. THE CITY OF MONROE MAY ENTER UPON AND INSPECT THE CONDITION OF PRIVATE CRITICAL AREA TRACTS WITHIN THIS PLAT TO ENSURE COMPLIANCE WITH APPLICABLE MUNICIPAL CODES AND CERTAIN PROVISIONS OF THE CRITICAL AREAS STUDY AND BUFFER MITIGATION AND BALD EAGLE MANAGEMENT PLAN FOR THE PLAT.

ALL LOTS ADJOINING SEPARATE TRACTS IDENTIFIED AS CRITICAL AREA TRACTS ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE TRACTS MAINTENANCE INCLUDES INCLUDING THAT NO ALTERATION OCCUR ON ANY OF THE SEPARATE TRACTS AND THAT VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN PERMISSION OF THE CITY OF MONROE HAS BEEN RECEIVED.

4 UPON THE RECORDING OF THIS PLAT, TRACT U1, A PUBLIC UTILITY TRACT, IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE EVERGREEN HEIGHTS HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS IN INTEREST. A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF MONROE, A WASHINGTON MUNICIPAL CORPORATION OVER SAID TRACT FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING PUBLIC SANITARY SEWER SYSTEMS, INCLUDING PIPELINES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THERE FROM.

5 UPON THE RECORDING OF THIS PLAT, TRACT PA2, AS SHOWN ON SHEET 5 OF 7, A PRIVATE ACCESS AND UTILITY TRACT IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 13, 14 & 15 OF THIS PLAT, FOR PRIVATE UTILITIES AND DRAINAGE FACILITIES. THE COST OF MAINTENANCE OF THE PRIVATE UTILITY AND DRAINAGE FACILITIES OVER SAID TRACT, IF ANY, SHALL BE BOURNE BY THE OWNERS OF THE LOTS BENEFITING FROM THE USE OF SAID FACILITIES.

SURVEYOR NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-050/050.

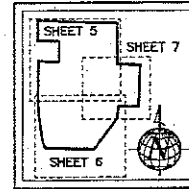
LOT CORNERS, TRACT CORNERS, AND LOT LINE INTERSECTION POINTS HAVE BEEN MONUMENTED WITH CONCRETE WITH YELLOW CAP, MARKED "AXIS NO. 0891C" UNLESS OTHERWISE SPECIFIED.

SNOHOMISH COUNTY STANDARD MONUMENTS HAVE BEEN PLACED AT ROAD CENTERLINE AT POINT OF CURVATURE, POINT OF INTERSECTION, POINT OF TANGENCY AND INTERSECTION, AS NOTED ON THE FACE OF THE PLAT.

REFERENCES

1. THE FOOTMILLS DIVISION NO. 4, DATED DECEMBER 31ST, 1997 AND RECORDED UNDER RECORDING NUMBER 9712215004, RECORDS OF SNOHOMISH COUNTY.
2. SHORT PLAT NO. 159-009 FOR DAVID W. HOLZERLAND RECORDED IN VOLUME 4, PAGES 83-84 UNDER RECORDING NUMBER 9204105007, RECORDS OF SNOHOMISH COUNTY.
3. RECORD OF SURVEY BY LOVELL-SAUERLAND & ASSOCIATES INC. 4, RECORDED UNDER AFN 201009029001, RECORDS OF SNOHOMISH COUNTY.
4. RECORD OF SURVEY FOR ADJUDICATORY FILE #2010-03, RECORDED UNDER AFN 201008165001, RECORDS OF SNOHOMISH COUNTY.
5. RECORD OF SURVEY FOR DAVE REMLINGER, RECORDED UNDER AFN 200708275124, RECORDS OF SNOHOMISH COUNTY.
6. HOLZERLAND BOUNDARY LINE ADJUSTMENT FILE NO. 15-6A-001, RECORDED UNDER AFN 201505150003, RECORDS OF SNOHOMISH COUNTY.

INDEX MAP (NOT TO SCALE)



A UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AN UPON THE EXTERIOR TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREA IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WREPS 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 MONROE, 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.

THE LOCATION OF SAID EASEMENT IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS THIS SYMBOL [A].

B DRAINAGE VAULT & ACCESS EASEMENT

A STORM DRAINAGE VAULT, TREATMENT VAULT, ALL ASSOCIATED PIPES, AND CATCH BASIN STRUCTURES AND ACCESS EASEMENT AS SHOWN OVER LOTS 25, 27 & 28 ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF MONROE. THE CITY SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND REGULAR MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN THE EASEMENT AREA IN ACCORDANCE WITH THE OPERATIONS AND MAINTENANCE MANUAL AND OTHER APPLICABLE PROVISIONS CONTAINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

THE LOCATION OF SAID EASEMENT IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS THIS SYMBOL [B].

C MONUMENT SIGN EASEMENT

A MONUMENT SIGN EASEMENT AS SHOWN OVER LOT 67 IS HEREBY GRANTED AND CONVEYED TO THE EVERGREEN HOMEOWNERS ASSOCIATION FOR LANDSCAPING AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID LANDSCAPING WITHIN SAID EASEMENT.

THE LOCATION OF SAID EASEMENT IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS THIS SYMBOL [C].

D ROOSEVELT ROAD LANDSCAPING MAINTENANCE PROVISIONS

LANDSCAPING IMPROVEMENTS INSTALLED WITH THIS PROJECT WITHIN THE ROOSEVELT ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED BY THE CITY OF MONROE. THE EVERGREEN HEIGHTS HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID RIGHT-OF-WAY LANDSCAPE UNLESS AND UNTIL SUCH TIME AS THE CITY OF MONROE ACCEPTS MAINTENANCE RESPONSIBILITIES FOR THE IMPROVEMENTS.

THE LOCATION OF SAID EASEMENT IS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS THIS SYMBOL [D].

CITY OF MONROE REF. FILE NO. FP2016-02

| | | |
|--|---|--|
| | 15241 NE 90TH ST REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700 | |
| | A PORTION NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON JOB NO. 15-110 SHEET 2 OF 7 | |

EVERGREEN HEIGHTS

A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4, OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

VOLUME: PAGE:

PRIVATE STORM DRAINAGE EASEMENTS

- 1 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 2 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1 & 3. THE OWNERS OF LOTS 1, 2 & 3 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 2 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 5, 6 & 7 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 4, 5, 6, 7 & 8. THE OWNERS OF LOTS 4 THROUGH 8 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 3 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 10 & 11 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 9, 10, 11 & 12. THE OWNERS OF LOTS 9 THROUGH 12 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 4 THE 20 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 13, 14 & TRACT PA2 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 13, 14 & 15. THE OWNERS OF LOTS 13, 14 & 15 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 5 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 17 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 16 & 17. THE OWNERS OF LOTS 16 & 17 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 6 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 19, 20 & 21 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 18, 19, 20 & 21. THE OWNERS OF LOTS 18 THROUGH 21 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 7 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 23, 24 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 22, 23, 24 & 25. THE OWNERS OF LOTS 22 THROUGH 25 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 8 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 29 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 28 & 29. THE OWNERS OF LOTS 28 & 29 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 9 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 31 & 32 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 30, 31, 32 & 33. THE OWNERS OF LOTS 30 THROUGH 33 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 10 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 34, 35 & TRACT UT1 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 33, 35, 36 & TRACT UT1. THE OWNERS OF LOTS 34 THROUGH 36 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 11 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 37 IS HEREBY GRANTED AND CONVEYED TO THE OWNER OF LOT 36. THE OWNER OF LOT 37 & 38 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 12 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 40, 41 & 42 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 40, 41, 42 & 43. THE OWNERS OF LOTS 40 THROUGH 43 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 13 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 45, 46, 47, 48 & 49 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 44, 45, 46, 47, 48, 49 & 50. THE OWNERS OF LOTS 44 THROUGH 50 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

PRIVATE STORM DRAINAGE EASEMENTS - CONTINUED

- 14 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 51 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOT 52. THE OWNERS OF LOTS 51 & 52 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 15 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 55, 56 & TRACT PH1 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 53, 54, 55, 56 & 57. THE OWNERS OF LOTS 53 THROUGH 57 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 16 THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 47 ALONG THE COMMON LINE WITH LOT 48, AND ALONG THE REAR YARD AREA OF LOTS 44, 45, 46, 47, AND 51 ARE HEREBY CONVEYED TO THE OWNERS OF LOTS 44, 45, 46, 47, AND 51 IN COMMON. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING IN GOOD WORKING ORDER THE PRIVATE DRAINAGE EASEMENT AREA AND STORM DRAINAGE FACILITIES CONTAINED THEREON ON THEIR INDIVIDUAL PARCEL. ALL LOT OWNERS SHALL SHARE THE RESPONSIBILITY AND COST OF MAINTENANCE OF ALL STORM DRAINAGE FACILITIES USED IN COMMON.
- 17 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 60 & 61 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 59, 60, 61 & 62. THE OWNERS OF LOTS 59 THROUGH 62 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 18 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 65 & 66 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 63 THROUGH 67. THE OWNERS OF LOTS 63 THROUGH 67 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 19 THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON THE FRONT OF LOTS 69 & 70, AND THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT OVER THE REAR YARD AREA OF LOTS 69, 70, AND 71 ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 69, 70 & 71. THE OWNERS OF LOTS 69 THROUGH 71 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE STORM DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 20 ALL LOTS ARE HEREBY SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ADJUTING ALL INTERIOR LOT LINES AND A MINIMUM OF 60 FEET IN WIDTH PARALLEL WITH AND ADJUTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT A LOT LINE ADJUSTMENT IS APPROVED BY THE CITY AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS AND/OR TRACTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES, WALLS OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN.

PRIVATE ACCESS EASEMENTS

- A 20' PRIVATE ACCESS AND UTILITY EASEMENT OVER THAT PORTION OF LOT 14 AND TRACT PA2, AS GRAPHICALLY DEPICTED HEREIN, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 13, 14 & 15 UPON RECORDING OF THE PLAT. THE MAINTENANCE OF THE ROADWAY WITHIN SAID EASEMENT IS THE RESPONSIBILITY OF LOTS 13, 14 & 15.
- A 15' PRIVATE ACCESS AND UTILITY EASEMENT OVER THAT PORTION OF LOT 27 OF THIS PLAT, AS GRAPHICALLY DEPICTED HEREIN, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 26 & 27 UPON RECORDING OF THE PLAT. THE MAINTENANCE OF THE ROADWAY WITHIN SAID EASEMENT IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 26 & 27.
- A PRIVATE ACCESS AND UTILITY EASEMENT OVER TRACT PA1 OF THIS PLAT, AS GRAPHICALLY DEPICTED HEREIN, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 53, 54 & 55 UPON RECORDING OF THE PLAT. THE MAINTENANCE OF THE ROADWAY WITHIN SAID EASEMENT IS THE RESPONSIBILITY OF LOTS 53, 54 & 55.


PRIVATE SANITARY SEWER EASEMENTS

- 1 A PRIVATE SANITARY SEWER EASEMENT AS SHOWN ON LOT 6 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF ADJACENT TAX PARCEL NUMBER 28062600301800 FOR THE PURPOSE OF ALLOWING A SANITARY SEWER SERVICE EXTENSION FROM THE PUBLIC SEWER MAIN OVER THAT PORTION OF LOT 6, THE PRIVATE SEWER SERVICE FACILITIES WITHIN THIS EASEMENT AREA ARE SHARED WITH COMMON OWNERSHIP AND EQUAL MAINTENANCE RESPONSIBILITIES BETWEEN THE OWNERS OF LOT 6 AND TAX PARCEL NUMBER 28062600301800. IN THE EVENT THAT TAX PARCEL NUMBER 28062600301800 IS FURTHER SUBDIVIDED, THIS PRIVATE SANITARY SEWER EASEMENT AND FACILITIES THEREON SHALL CONVERT TO PUBLIC OWNERSHIP WITH ALL STANDARD AND APPLICABLE TERMS AND CONDITIONS, INCLUDING ACCESS ROADWAY WIDTH AND SURFACING MATERIALS UPON DEMAND BY THE CITY OF MONROE PUBLIC WORKS DEPARTMENT.
- 2 A 20' PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOT 14 & TRACT PA2 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 13, 14 & 15. THE OWNERS OF LOTS 13, 14 & 15 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE SANITARY SEWER DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE SANITARY SEWER DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 3 A PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOTS 27 & 28 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 25, 27 & 28. THE OWNERS OF LOTS 25, 27 & 28 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE SANITARY SEWER DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE SANITARY SEWER DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- 4 A PRIVATE SANITARY SEWER EASEMENT SHOWN OVER TRACT PA1 IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 53, 54 & 55. THE OWNERS OF LOTS 53, 54 & 55 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE SANITARY SEWER DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE SANITARY SEWER DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

LOT ADDRESSES

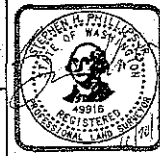
| LOT ADDRESS | LOT ADDRESS |
|-------------------------------|-------------------------------|
| 1 18325 131ST STREET SE | 38 13305 165TH AVE SE |
| 2 18332 131ST STREET SE | 39 13312 165TH AVE SE |
| 3 18338 131ST STREET SE | 39 18530 WHITE MOUNTAIN RD SE |
| 4 18345 131ST STREET SE | 40 18540 WHITE MOUNTAIN RD SE |
| 5 13124 164TH AVE SE | 41 18544 WHITE MOUNTAIN RD SE |
| 6 13135 164TH AVE SE | 42 18548 WHITE MOUNTAIN RD SE |
| 7 13142 164TH AVE SE | 43 18552 WHITE MOUNTAIN RD SE |
| 8 13154 164TH AVE SE | 44 18556 WHITE MOUNTAIN RD SE |
| 9 13160 164TH AVE SE | 45 18560 WHITE MOUNTAIN RD SE |
| 10 13176 164TH AVE SE | 46 18564 WHITE MOUNTAIN RD SE |
| 11 13184 164TH AVE SE | 47 18568 WHITE MOUNTAIN RD SE |
| 12 13202 164TH AVE SE | 48 18572 WHITE MOUNTAIN RD SE |
| 13 13216 164TH AVE SE | 49 18576 WHITE MOUNTAIN RD SE |
| 14 18337 WHITE MOUNTAIN RD SE | 50 18580 WHITE MOUNTAIN RD SE |
| 15 18333 WHITE MOUNTAIN RD SE | 50 13201 165TH AVE SE |
| 16 18331 WHITE MOUNTAIN RD SE | 51 13210 165TH AVE SE |
| 17 18329 WHITE MOUNTAIN RD SE | 52 13191 165TH AVE SE |
| 18 13242 164TH AVE SE | 53 13185 165TH AVE SE |
| 19 13250 164TH AVE SE | 54 13181 165TH AVE SE |
| 20 13268 164TH AVE SE | 55 13177 165TH AVE SE |
| 21 13278 164TH AVE SE | 56 13180 165TH AVE SE |
| 22 13294 164TH AVE SE | 57 13185 165TH AVE SE |
| 23 13310 164TH AVE SE | 58 13212 165TH AVE SE |
| 24 13316 164TH AVE SE | 59 16439 WHITE MOUNTAIN RD SE |
| 25 13338 164TH AVE SE | 60 16425 WHITE MOUNTAIN RD SE |
| 26 13342 164TH AVE SE | 61 13209 164TH AVE SE |
| 27 13354 134TH STREET SE | 62 13203 164TH AVE SE |
| 28 16372 134TH STREET SE | 63 13189 164TH AVE SE |
| 29 16388 134TH STREET SE | 64 13185 164TH AVE SE |
| 30 16404 134TH STREET SE | 65 13143 164TH AVE SE |
| 31 16420 134TH STREET SE | 66 13137 164TH AVE SE |
| 32 16436 134TH STREET SE | 67 13131 164TH AVE SE |
| 33 16448 134TH STREET SE | 67 16520 131TH STREET SE |
| 34 13203 165TH AVE SE | 68 16427 134TH STREET SE |
| 35 13347 165TH AVE SE | 69 16409 134TH STREET SE |
| 36 13331 165TH AVE SE | 70 16391 131TH STREET SE |
| 37 13315 165TH AVE SE | 71 16379 134TH STREET SE |

CITY OF MONROE REF. FILE NO. FP2016-02



Axis
Survey & Mapping

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REDMOND, WA 98052
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A PORTION NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

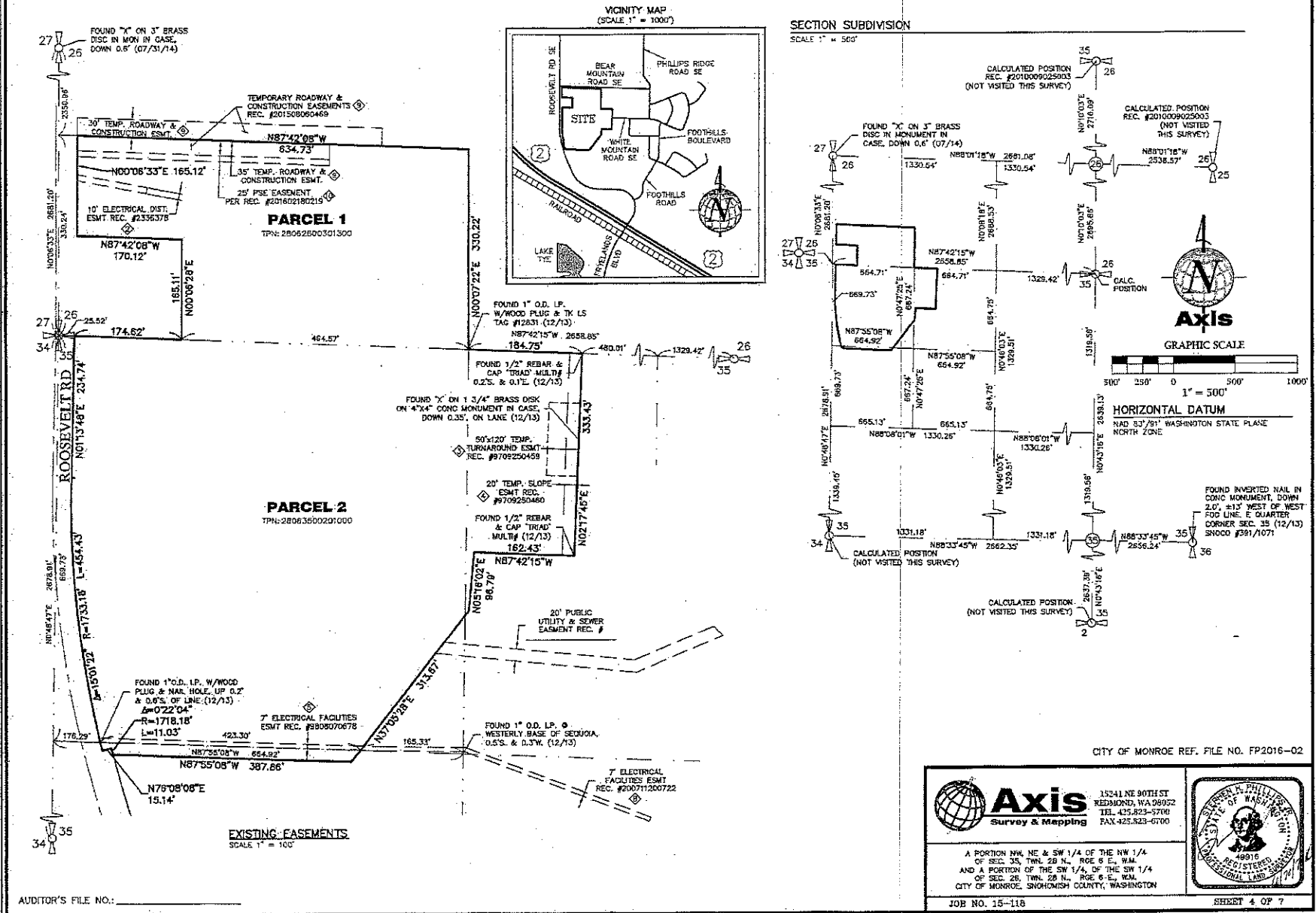
JOB NO. 16-118
SHEET 3 OF 7

AUDITOR'S FILE NO.:

EVERGREEN HEIGHTS

A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4, OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

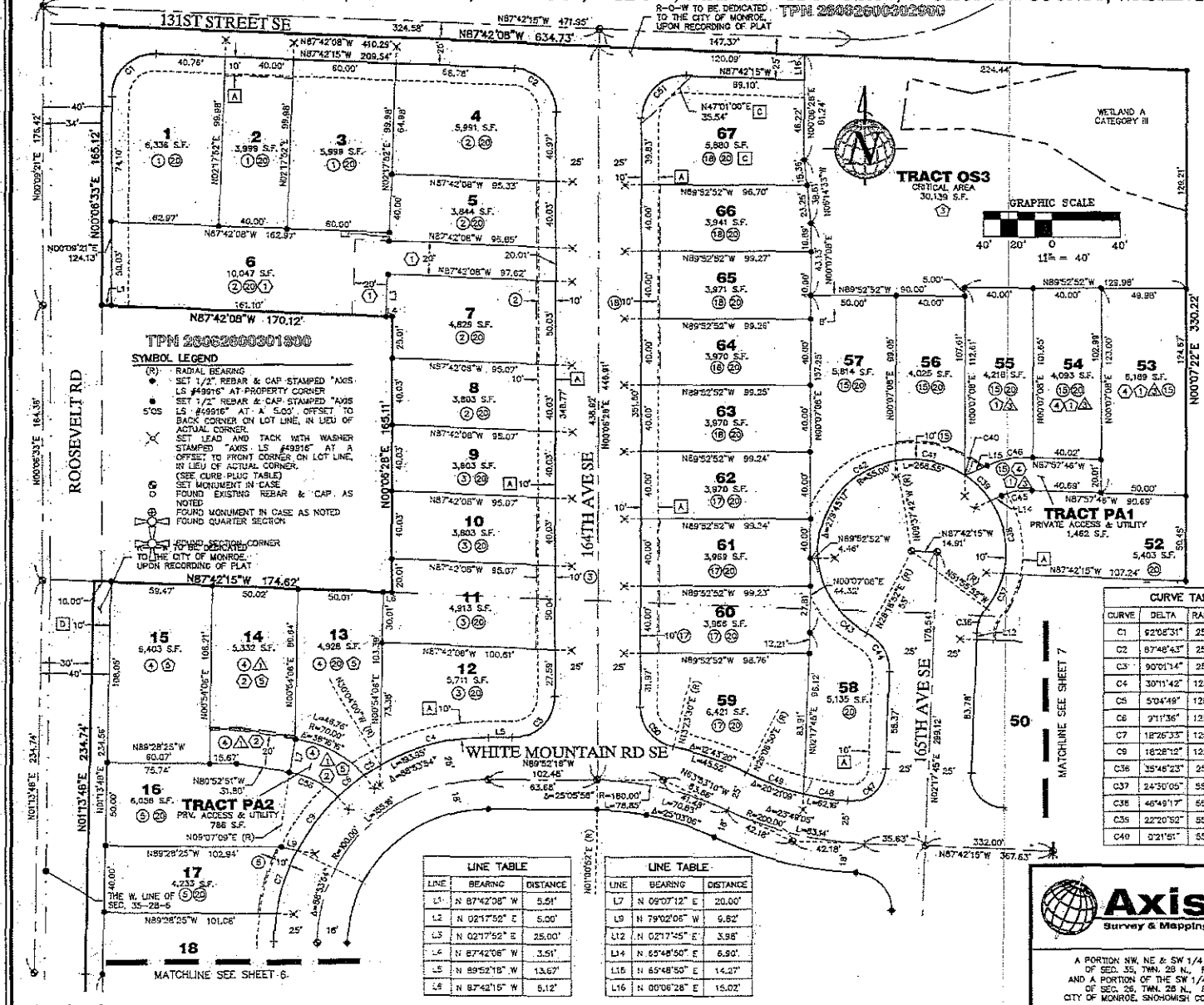
VOLUME: PAGE:



EVERGREEN HEIGHTS

A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

VOLUME: PAGE:



BASIS OF BEARINGS
 HELD SECTION 26 BREAKDOWN PER PLAT OF ROOSEVELT RIDGE, AS REFERENCED IN RECORD OF SURVEY AS RECORDED UNDER RECORD NUMBER 201009026003 & SECTION 35 BREAKDOWN PER SHORT PLAT NUMBER 196009 AS RECORDED UNDER RECORDING NUMBER 9704105057.

- PROPOSED EASEMENT LEGEND**
- ① PRIVATE STORM DRAINAGE EASEMENT
 - ② PRIVATE ACCESS & UTILITY EASEMENT
 - ③ PRIVATE SANITARY SEWER EASEMENT
 - ④ PUBLIC UTILITY EASEMENT
 - ⑤ DRAINAGE VAULT & ACCESS EASEMENT
 - ⑥ MONUMENT & SIGNAGE EASEMENT
 - ⑦ TRACT NOTES

CURB PLUG TABLE

| LOT(S) | O/S DIST | LOT(S) | O/S DIST |
|--------|----------|--------|----------|
| 1/2 | 9.74' | 49/50 | 9.60' |
| 2/3 | 9.73' | 50/51 | 9.63' |
| 3/4 | 9.74' | 51/52 | 10.10' |
| 4/5 | 9.73' | 52/PA1 | 10.11' |
| 5/8 | 9.74' | 55/56 | 12.54' |
| 6/7 | 9.75' | 56/57 | 9.97' |
| 7/8 | 9.80' | 57/58 | 9.81' |
| 8/9 | 9.85' | 58/59 | 9.81' |
| 9/10 | 9.82' | 59/60 | 9.89' |
| 10/11 | 9.81' | 60/61 | 9.72' |
| 11/12 | 9.78' | 61/62 | 9.73' |
| 12/13 | 11.53' | 62/63 | 9.68' |
| 13/PA2 | 9.77' | 63/64 | 9.75' |
| PA2/16 | 10.10' | 64/65 | 9.71' |
| 16/17 | 10.54' | 65/66 | 9.70' |
| 17/18 | 10.07' | 66/67 | 9.68' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|------------|--------|--------|
| C1 | 62°05'31" | 25.00 | 40.20 |
| C2 | 67°46'43" | 25.00 | 38.32 |
| C3 | 90°01'14" | 25.00 | 39.28 |
| C4 | 30°11'42" | 125.00 | 65.88 |
| C5 | 50°44'49" | 125.00 | 11.08 |
| C6 | 91°13'36" | 125.00 | 20.06 |
| C7 | 182°06'33" | 125.00 | 40.24 |
| C8 | 182°28'12" | 125.00 | 40.30 |
| C36 | 35°46'23" | 25.00 | 15.61 |
| C37 | 24°30'05" | 55.00 | 23.52 |
| C38 | 46°49'17" | 55.00 | 44.95 |
| C39 | 22°20'52" | 55.00 | 21.45 |
| C40 | 0°21'51" | 55.00 | 0.35 |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C41 | 43°09'46" | 55.00 | 61.91 |
| C42 | 84°25'02" | 55.00 | 81.03 |
| C43 | 57°35'24" | 55.00 | 55.33 |
| C44 | 63°58'54" | 25.00 | 27.92 |
| C45 | 26°13'24" | 40.00 | 19.31 |
| C46 | 26°13'24" | 60.00 | 27.48 |
| C47 | 93°27'57" | 20.00 | 32.63 |
| C48 | 82°38'37" | 175.00 | 26.40 |
| C49 | 11°42'32" | 175.00 | 35.76 |
| C50 | 76°42'58" | 25.00 | 33.47 |
| C51 | 90°36'13" | 25.00 | 39.53 |
| C56 | 37°07'24" | 55.00 | 32.40 |

CITY OF MONROE REF. FILE NO. FP2016-02

TPN 200626000301900

SYMBOL LEGEND

- (R) RADIAL BEARING
- SET 1/2" REBAR & CAP STAMPED "ACIS LS #49916" AT PROPERTY CORNER
- SET 1/2" REBAR & CAP STAMPED "AXIS LS #49916" AT A 5.00' OFFSET TO BACK CORNER ON LOT LINE, IN LIEU OF ACTUAL CORNER
- SET LEAD AND TACK WITH WASHER STAMPED "AXIS LS #49916" AT A OFFSET TO FRONT CORNER ON LOT LINE, IN LIEU OF ACTUAL CORNER.
- (SEE CURB PLUG TABLE)
- SET MONUMENT IN CASE FOUND EXISTING REBAR & CAP. AS NOTED
- FOUND MONUMENT IN CASE AS NOTED FOUND QUARTER SECTION.

REBAR SECTION CORNER TO THE CITY OF MONROE, UPON RECORDING OF PLAT

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 87°42'08" W | 5.51' |
| L2 | N 02°17'52" E | 5.00' |
| L3 | N 02°17'52" E | 25.00' |
| L4 | N 87°42'08" W | 3.51' |
| L5 | N 89°52'18" W | 13.62' |
| L6 | N 87°42'16" W | 5.12' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L7 | N 09°07'12" E | 20.00' |
| L8 | N 79°02'06" W | 6.82' |
| L12 | N 02°17'52" E | 3.98' |
| L14 | N 65°48'50" E | 6.50' |
| L18 | N 65°48'50" E | 14.27' |
| L16 | N 00°06'28" E | 15.02' |

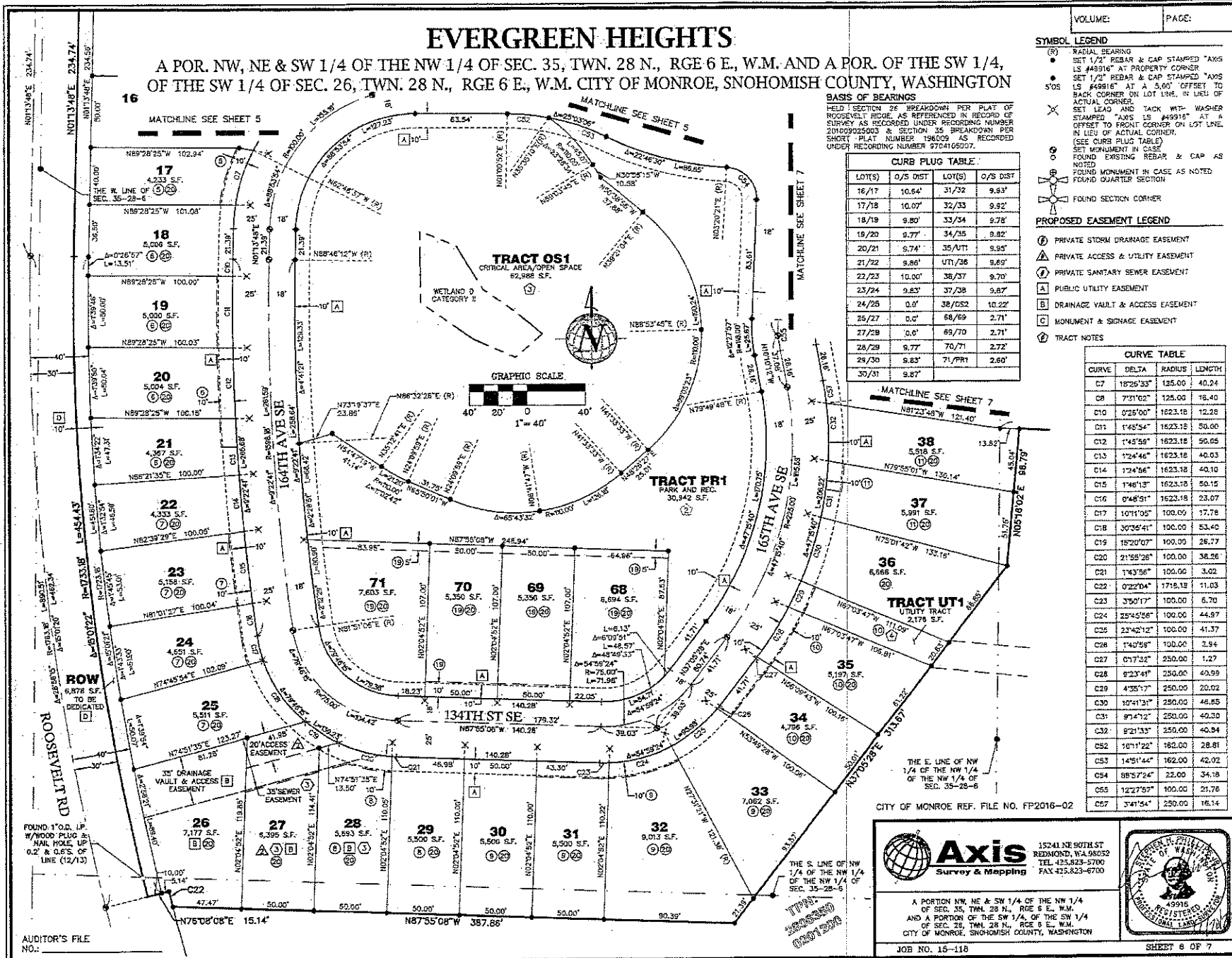
Axis
 Survey & Mapping
 15341 NE 90TH ST
 REDMOND, WA 98052
 TEL: 425.823-5700
 FAX: 425.823-0700

A PORTION NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



EVERGREEN HEIGHTS

A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4, OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON



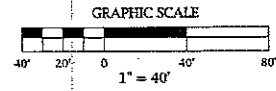
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A POR. NW, NE & SW 1/4 OF THE NW 1/4 OF SEC. 35, TWN. 28 N., RGE 6 E., W.M. AND A POR. OF THE SW 1/4, OF THE SW 1/4 OF SEC. 26, TWN. 28 N., RGE 6 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

BASIS OF BEARINGS
 HELD SECTION 26 BREAKDOWN PER PLAT OF ROOSEVELT BLOCK AS REFERENCED IN RECORD OF SURVEY AS RECORDED UNDER RECORDING NUMBER 201009025003 & SECTION 35 BREAKDOWN PER SHORT PLAT NUMBER 196009 AS RECORDED UNDER RECORDING NUMBER 9704105007.

- SYMBOL LEGEND**
- (R) RADIAL BEARING
 - SET 1/2" REBAR & CAP STAMPED "AXIS LS #49916" AT PROPERTY CORNER
 - SET 1/2" REBAR & CAP STAMPED "AXIS LS #49918" AT A 3.00' OFFSET TO BACK CORNER ON LOT LINE, IN LIEU OF ACTUAL CORNER.
 - ⊗ SET LEAD AND TACK WITH WASHER STAMPED "AXIS LS #49916" AT A OFFSET TO FRONT CORNER ON LOT LINE, IN LIEU OF ACTUAL CORNER.
 - (S) (SEE CURB PLUG TABLE)
 - SET MONUMENT IN CASE FOUND EXISTING REBAR & CAP AS NOTED
 - FOUND MONUMENT IN CASE AS NOTED FOUND QUARTER SECTION
 - ⊗ FOUND SECTION CORNER

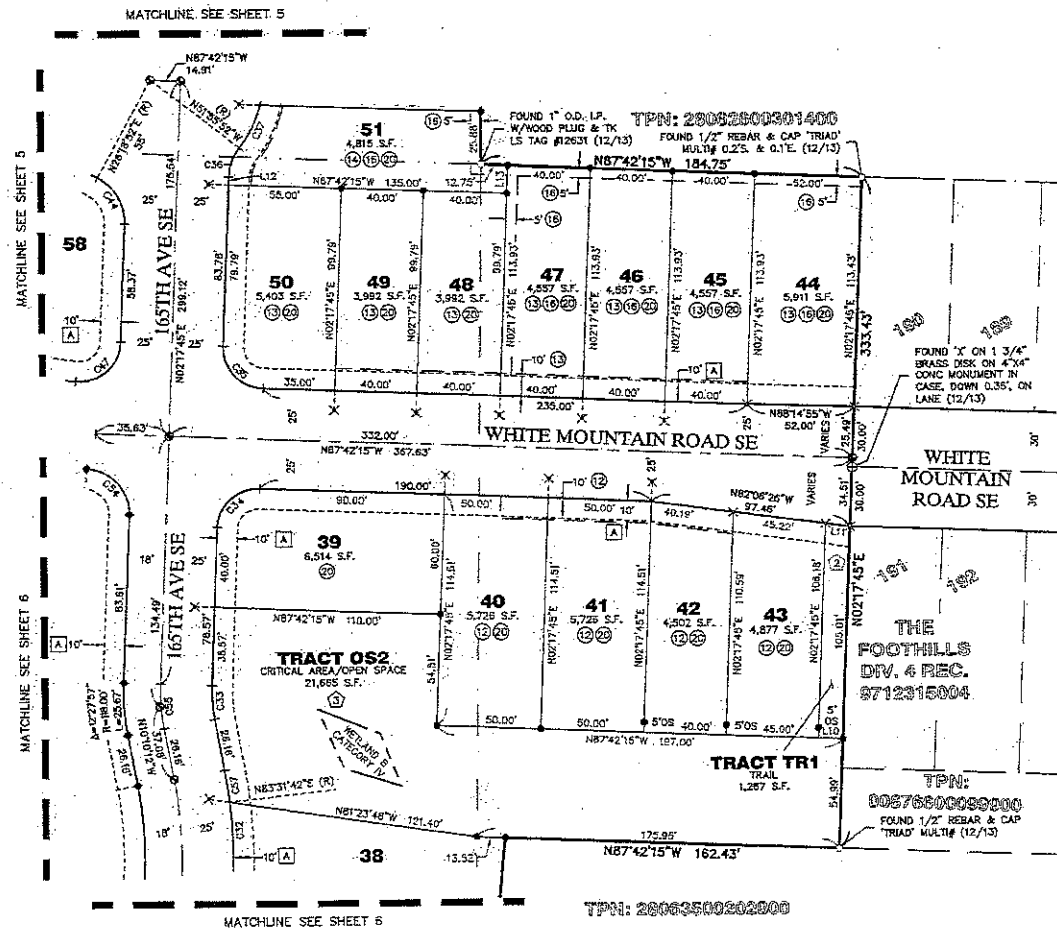
- PROPOSED EASEMENT LEGEND**
- Ⓜ PRIVATE STORM DRAINAGE EASEMENT
 - Ⓜ PRIVATE ACCESS & UTILITY EASEMENT
 - Ⓜ PRIVATE SANITARY SEWER EASEMENT
 - Ⓜ PUBLIC UTILITY EASEMENT
 - Ⓜ DRAINAGE VAULT & ACCESS EASEMENT
 - Ⓜ MONUMENT & SIGNAGE EASEMENT
 - Ⓜ TRACT NOTES



| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C12 | 9°21'33" | 250.00 | 40.84 |
| C33 | 12°27'57" | 75.00 | 16.32 |
| C14 | 9°00'00" | 20.00 | 31.42 |
| C16 | 9°00'00" | 20.00 | 31.42 |
| C35 | 32°45'23" | 25.00 | 15.61 |
| C37 | 24°30'05" | 55.00 | 23.52 |
| C44 | 6°38'54" | 25.00 | 27.92 |
| C47 | 8°37'57" | 20.00 | 32.63 |
| C54 | 8°57'24" | 22.00 | 34.16 |
| C55 | 12°27'57" | 100.00 | 21.78 |
| C57 | 3°41'54" | 250.00 | 18.14 |

| CURB PLUG TABLE | | | |
|-----------------|-----------|-------|----------|
| LOTS) | O/S DIST | LOTS) | O/S DIST |
| 38/OS2 | 10.22' | 44/45 | 0.0' |
| OS2/39 | 8.80' | 45/46 | 9.72' |
| C54 | 8°57'24" | 46/47 | 9.58' |
| C55 | 12°27'57" | 47/48 | 9.64' |
| 41/42 | 9.84' | 48/49 | 9.65' |
| 42/43 | 0.0' | 49/50 | 9.60' |
| 43/TR1 | 0.0' | 50/51 | 9.63' |
| TR1/54 | 0.0' | 51/52 | 10.10' |
| 5NDY/44 | 0.0' | | |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L10 | N 87°42'15" W | 12.00' |
| L11 | N 82°06'21" W | 12.06' |
| L12 | N 02°17'45" E | 3.98' |
| L13 | N 02°17'45" E | 14.14' |



AUDITOR'S FILE NO.:

CITY OF MONROE REF. FILE NO. FP2016-02

Axis
Survey & Mapping

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JOB NO. 15-118
SHEET 7 OF 7