DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RHONDA AND STEVEN GRIFFIN, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY SHORT PLATTED, HEREBY DECLARE THIS SHORT PLAT AND DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY.

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 PRIOR ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE SHORT 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.

| IN WITNESS WHEREOF, | WE SET OUR HANDS AND SE | TALS THE DAY OF | , 2024. |
|---------------------|-------------------------|-----------------|---------|
| RHONDA L. GRIFFIN | | STEVEN GRIFFIN | |

INDIVIDUAL ACKNOWLEDGMENT

| STATE OF WASHINGTON |) |
|---------------------|-------|
| COUNTY OF SNOHOMISH |) SS. |

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RHONDA AND STEVEN GRIFFIN ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

| DATED: | |
|--|----------------|
| SIGNATURE: | [SEAL OR STAMP |
| (PRINT NAME) NOTARY PUBLIC IN AND FOR THE STATE OF WASHIN | |
| MY APPOINTMENT FYPIRES | |

LEGAL DESCRIPTION

LOT 8, BLOCK 1, HARRINGTON'S 2ND ADDITION TO MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 29, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONDITIONS OF APPROVAL

THE PRELIMINARY CONDITIONS OF APPROVAL FOR THIS SHORT PLAT STATE THE FOLLOWING:

- 1. THE PRELIMINARY SHORT PLAT MAP (EXHIBIT 017) SHALL BE THE APPROVED SITE LAYOUT.
- 2. THE SIDEWALK ON 10TH STREET IS SUBSTANDARD AND WILL BE REQUIRED TO BE REPLACED WITH A 5 FOOT WIDE ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS) COMPLIANT SIDEWALK, PRIOR TO RECORDING THE FINAL SHORT PLAT
- 3. STREET TREES PLANTED 1 PER 30 FEET OF FRONTAGE ALONG QUINN AVENUE AND 10TH STREET INSTALLED IN ACCORDANCE WITH EDDS SP 3-504-001 AND MMC 22C.120.140 SHALL BE REQUIRED, PRIOR TO RECORDING THE FINAL SHORT PLAT
- 4. PRIOR TO RECORDING THE FINAL SHORT PLAT, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE THE EXISTING ACCESSORY STRUCTURE ON THE SOUTHEAST CORNER OF LOT 1 WAS LEGALLY PERMITTED, AND COMPLIES WITH THE NON-CONFORMING STRUCTURE PROVISIONS, OR IT SHALL BE REMOVED OR RELOCATED TO COMPLY THE MINIMUM 5 FOOT SIDE AND REAR YARD SETBACKS REQUIRED FOR ACCESSORY STRUCTURES.

RECORD MATTERS

A PLAT CERTIFICATE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, THEIR ORDER NO. 500142913, WAS RELIED UPON FOR RECORD MATTERS THAT AFFECT THIS SITE. ACCORDING TO SAID PLAT CERTIFICATE, THIS SITE IS SUBJECT TO:

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, 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, AS SET FORTH ON THE PLAT OF HARRINGTON'S 2ND ADDITION TO MARYSVILLE, SNOHOMISH COUNTY, WASH., RECORDED IN VOLUME 12 OF PLATS, PAGE 20.

RECORDING NO: 814449

2. COVENANTS, CONDITIONS AND RESTRICTIONS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: MARCH 8, 1993 RECORDING NO.: 9303080562

3. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

DECLARATION OF SHORT SUBDIVISION COVENANTS AND RESTRICTIONS

- 1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR A FORMAL PLAT OR REVISED SHORT PLAT CONSISTENT WITH TITLE 22 OF THE MARYSVILLE MUNICIPAL CODE.
- 2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 22 OF THE MARYSVILLE MUNICIPAL CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 22 OF THE MARYSVILLE MUNICIPAL CODE.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE QUINN AVE SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 5 EAST, WM AS REQUIRED BY THE STATE STATUES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPILED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

JOANNE M. SWANSON, PLS, CFEDS CERTIFICATE NUMBER 34671

10-21-24 DATE



| APPROVALS |
|---|
| EXAMINED AND APPROVED THISDAY OF, 2024. |
| CITY ENGINEER, CITY OF MARYSVILLE |
| EXAMINED AND APPROVED THISDAY OF, 2024. |
| COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE |
| EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS DAY OF, 2024. |
| 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 BY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2020 TAXES. |
| TAX ACCOUNT NUMBER: 004652-001-008-00 |
| BRIAN SULLIVAN TREASURER SNOHOMISH COUNTY DEPUTY COUNTY TREASURER |
| AUDITOR'S CERTIFICATE |
| FILED FOR RECORD AT THE REQUEST OF ORCA LAND SURVEYING THIS DAY OF, 2024, ATM., AND RECORDED IN VOLUME OF SHORT PLATS, PAGE(S), RECORDS OF SNOHOMISH COUNTY, WASHINGTON. |
| |

QUINN AVENUE FINAL SHORT PLAT

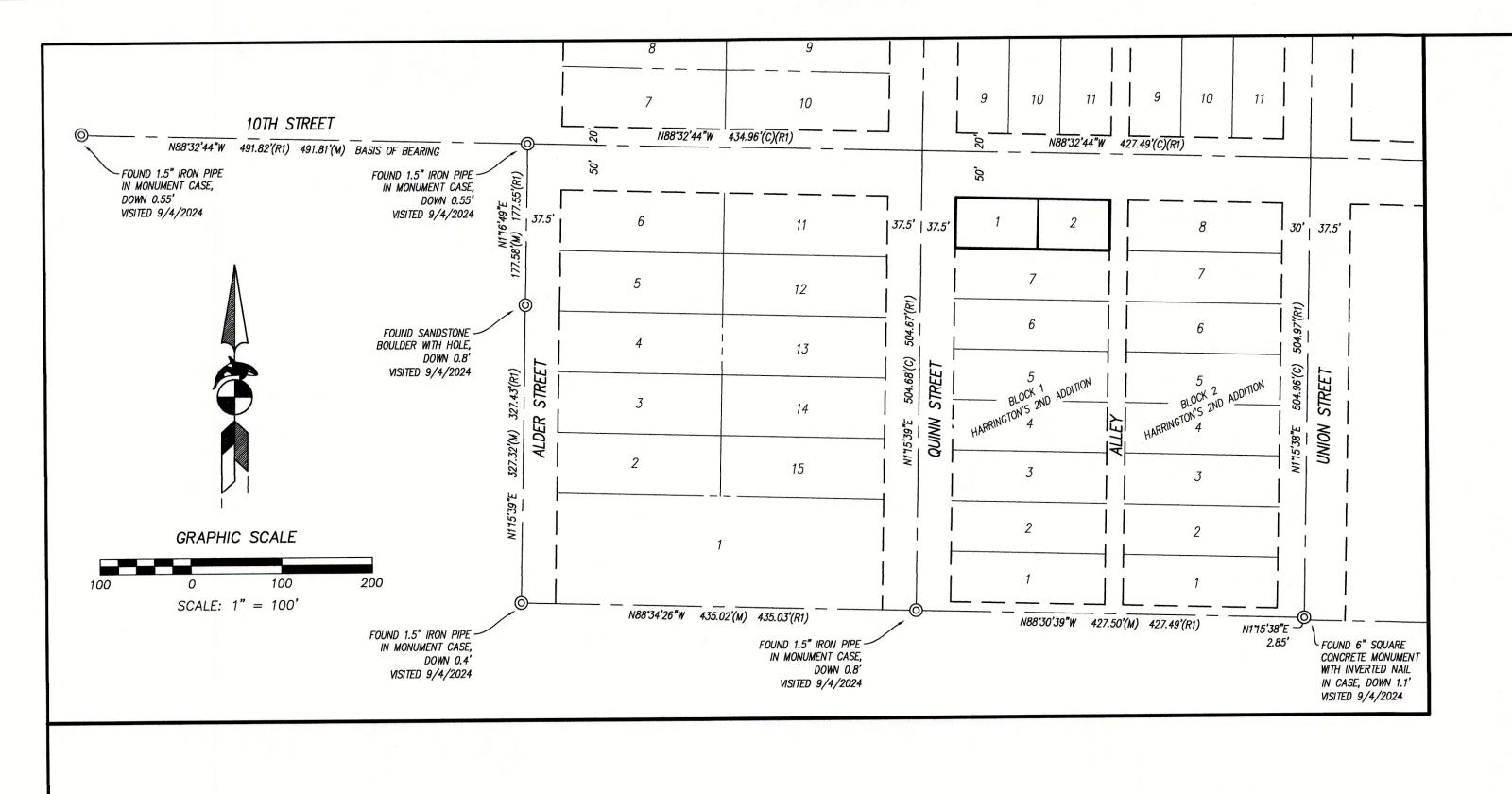
GARTH FELL

AUDITOR, SNOHOMISH COUNTY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TWP. 30N., RGE. 5E., W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



DEPUTY COUNTY AUDITOR



EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: CONVENTIONAL FIELD TRAVERSE

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-080, -090, -100, AND -110 REQUIREMENTS

BASIS OF BEARINGS: N88'32'44"W BETWEEN FOUND MONUMENTS ALONG 10TH STREET AS GRAPHICALLY DEPICTED ON THE MAP

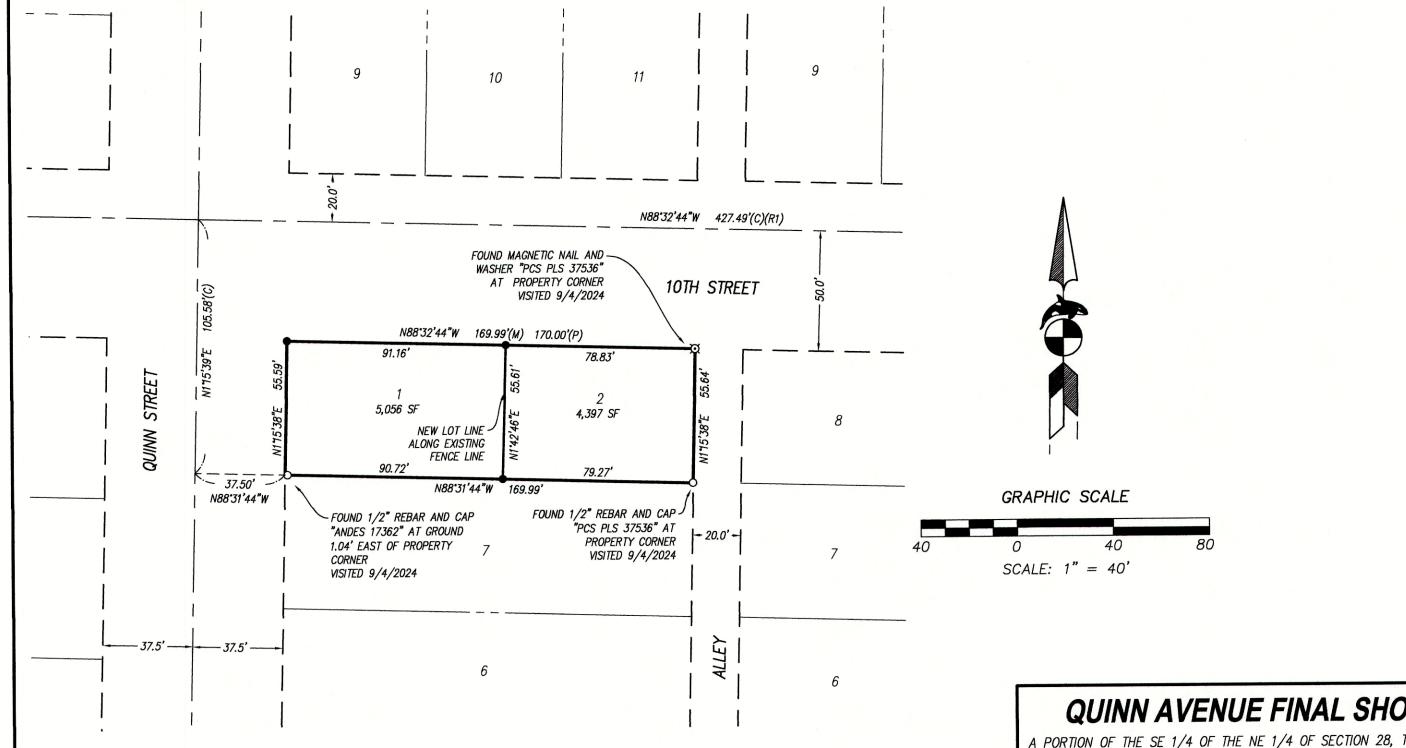
REFERENCES:

RECORD OF SURVEY AFN 200807155004 RECORD OF SURVEY AFN 201512215002 HARRINGTON'S 2ND ADDITION TO MARYSVILLE

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" X 24" REBAR WITH PLASTIC CAP "ORCA 34671"
- FOUND MAG NAIL AND WASHER, AS NOTED
- FOUND REBAR WITH CAP AS NOTED

TOTAL SITE AREA: 9,453 SQUARE FEET



AUDITOR'S FILE NUMBER: __



QUINN AVENUE FINAL SHORT PLAT

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TWP. 30N., RGE. 5E., W.M. CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



JOB NO. 2024-078 DATE: 10/1/2024 DWG BY: JMS/SMW SHEET 2 of 2