DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RHONDA AND STEVEN GRIFFIN, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY SHORT PLATTED, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER 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.

IN WITNESS WHEREO	F, WE SET O	OUR HANDS	AND SEA	.S THE	DAY OF	, 2024.
RHONDA L. GRIFFIN					STEVEN GRIFFIN	

INDIVIDUAL ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

CICNATUDE.

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

USES AND PURPOSES THEREIN MENTIONED.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF ______, 20____. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RHONDA GRIFFIN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

FSEAL OR STAMPT

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN. NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

(PRINT NAME)				
NOTARY PUBLIC		E OF	WASHINGTON	

) SS.

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20___. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN GRIFFIN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE—WRITTEN. NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

SIGNATURE:						[SEAL	OR	STAMP]
(PRINT NAME) NOTARY PUBLIC	EOD	TUE	CTATE	OF.	WASHINGTON	,		

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 29:

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.

RESTRICTIONS

- 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 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 AVENUE 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 COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

APPROVALS					
EXAMINED AND APPROVED THIS	DAY OF		2024.		
CITY ENGINEER, CITY OF MARYSVILLE					
EXAMINED AND APPROVED THIS	DAY OF	, 20	024.		
COMMUNITY DEVELOPMENT DIRECTOR,	CITY OF MARYSVILLE				
EXAMINED, FOUND TO BE IN CONFORM	WITY WITH APPLICABLE	E ZONING AND OTHE	TR LAND USE CONT	ROLS, AND APPROVE	D THIS
MAYOR					
ATTEST: CITY CLERK					
TREASURER'S CERTIFICATE	=				
I HEREBY CERTIFY THAT ALL STAT ACCORDING TO THE BOOKS AND REC	E AND COUNTY TAX ORDS OF BY OFFICE,	XES HERETOFORE LE HAVE BEEN FULLY I	EVIED AGAINST THE PAID AND DISCHAR	PROPERTY DESCRI FED, INCLUDING 2020	BED HEREIN, TAXES.
TAX ACCOUNT NUMBER: 004652-	001-008-00				
BRIAN SULLIVAN TREASURER SNOHOMISH COUNTY		DEPUTY COU	NTY TREASURER		
AUDITOR'S CERTIFICATE					
FILED FOR RECORD AT THE REQU	EST OF ORCA LAND	D SURVEYING THIS	DAY OF		, 2024, AT

______M., AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE(S) _____ , RECORDS OF SNOHOMISH COUNTY,

DEPUTY COUNTY AUDITOR

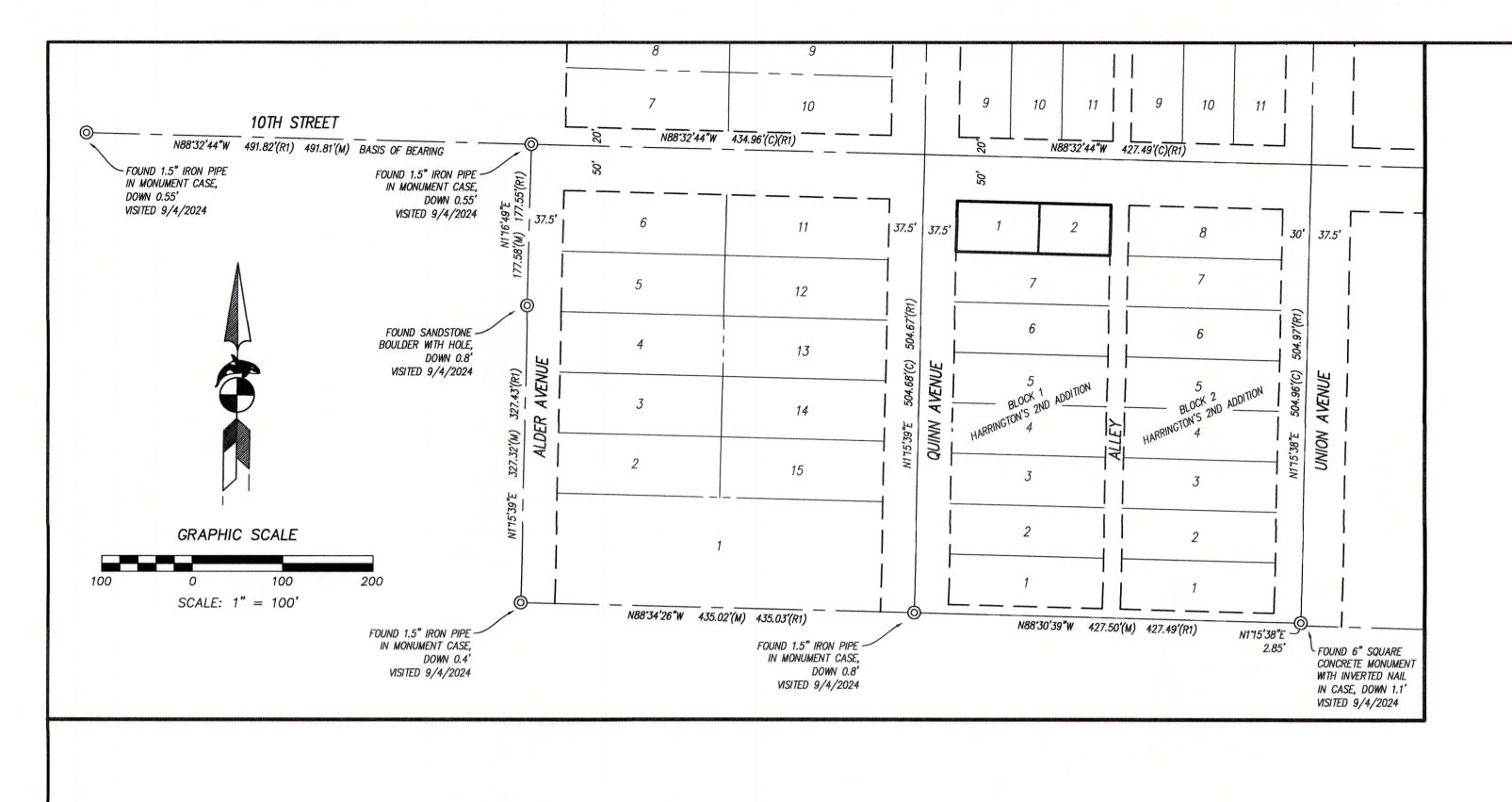
QUINN AVENUE FINAL SHORT PLAT SP23-002

WASHINGTON.

GARTH FELL

AUDITOR, SNOHOMISH COUNTY

SHEET 1 of 2



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:

(R1) RECORD OF SURVEY AFN 200807155004

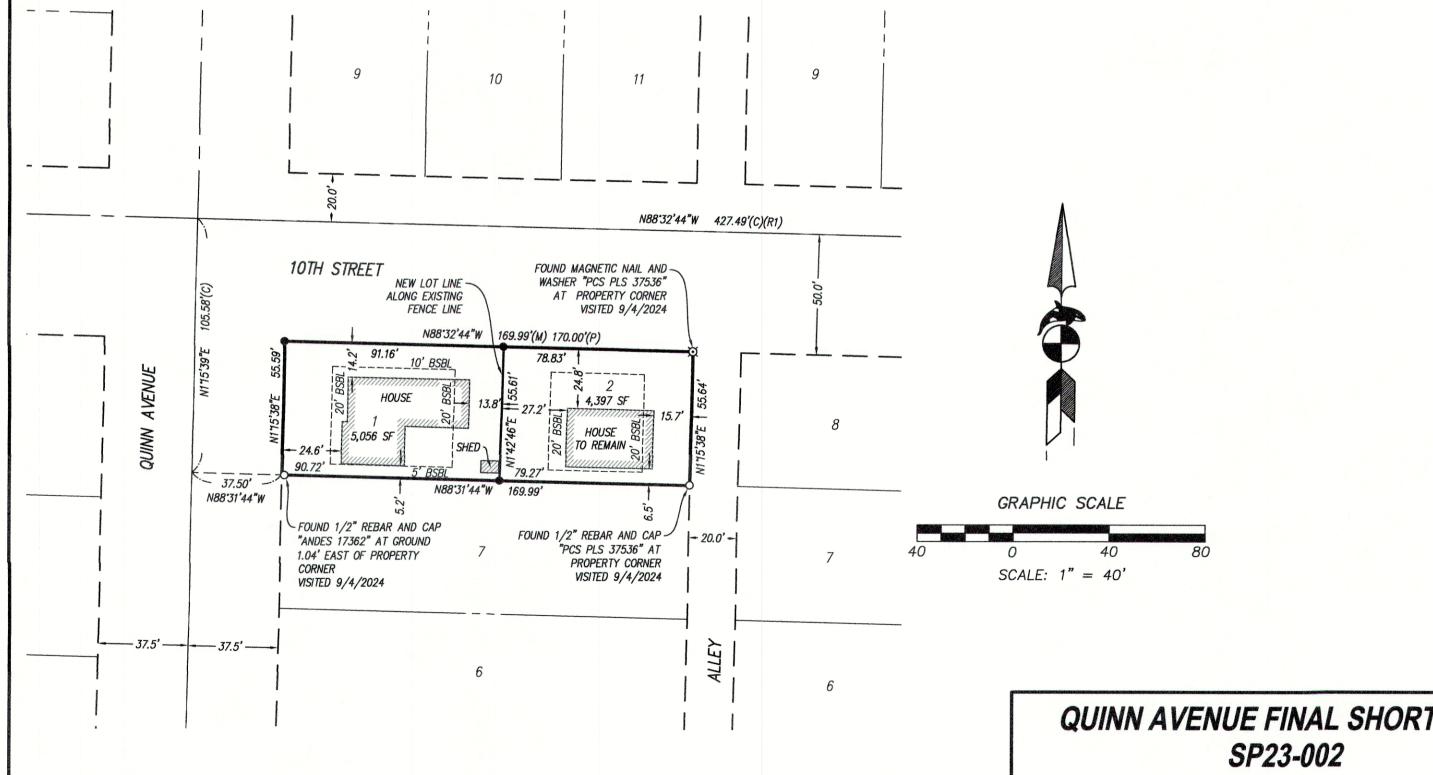
RECORD OF SURVEY AFN 201512215002

HARRINGTON'S 2ND ADDITION TO MARYSVILLE

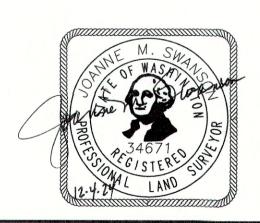
LEGEND

- 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
- BSBL BUILDING SET BACK LINE

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: 12/4/2024 DWG BY: JMS/SMW SHEET 2 of 2