

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KEYSTONE LAND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE 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 ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS 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 AN 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.

PUBLIC DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE DRAINAGE EASEMENTS, FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

THE HOMEOWNERS ASSOCIATION (HOA) ESTABLISHED FOR SERENITY TRAILS SHALL BE RESPONSIBLE FOR MAINTENANCE OF PLANTER AREAS WITHIN ALL RIGHTS-OF-WAY AND FOR THE COMMON OPEN SPACE PARKS AND FOR FREE AND CLEAR ACCESS THROUGH THE ACCESS TRACTS TO THE PROPERTIES SERVED BY THEM. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE MAINTENANCE OF COMMON AREAS AND PLANTER AREAS WITHIN THE RIGHTS-OF-WAY PREVIOUSLY OWNED BY THE HOA. 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.

TRACTS 999 IS RESERVED FOR OPEN SPACE AND STORM WATER, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, ARE HEREBY GRANTED TO THE SERENITY TRAILS HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT, SUBJECT TO BOTH AN EMERGENCY AND ROUTINE MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. OWNERSHIP AND EXTERIOR MAINTENANCE OF SAID TRACT CONSISTENT WITH THE CITY OF MARYSVILLE CODE SHALL BE THE RESPONSIBILITY OF THE SERENITY TRAILS HOA. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE OWNERS OF ALL LOTS WITHIN THE PLAT SHALL COMPLY WITH THOSE CITY OF MARYSVILLE REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. IN THE EVENT THAT THE CITY OF MARYSVILLE SHALL BE REQUIRED TO MAKE CHANGES TO THE DRAINAGE OR DETENTION FACILITIES, CITY RIGHTS SHALL BE PRIMARY AND HOLD PRECEDENCE OVER THE RIGHTS RESERVED BY SERENITY TRAILS HOA. THE CITY WILL TAKE ALL SUCH ACTS AS ARE REASONABLY REQUIRED TO PRESERVE, PROTECT AND MAINTAIN THESE IMPROVEMENTS. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACT. IN THE EVENT 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. THIS TRACT 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 AN INTEREST IN THE TRACTS OR LOTS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED SERENITY TRAILS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT. SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR SERENITY TRAILS, RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 202304100309.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2024.

_____, KEYSTONE LAND LLC, ITS:

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOE LONG IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE OR SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE EXECUTIVE VICE PRESIDENT OF KEYSTONE LAND, 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.

_____, DATED: _____

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

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

EXISTING PARCEL NUMBER(S):
00590700028500

BY: _____
DEPUTY COUNTY TREASURER

LEGAL DESCRIPTION

LOT 2, SHORT PLAT NO. SP349 (9-76), RECORDED UNDER RECORDING NO. 7610150317, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 285, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SERENITY TRAILS

A PLAT COMMUNITY

FILE NO.: PA 24-001

NW 1/4, SW 1/4, SEC.01, T.29N., R.05E., W.M.

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

- 1. NO FURTHER SUBDIVISION OF ANY LOTS IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION
2. 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.
3. ALL POWER LINES, TELEPHONE WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES OR LINE SHALL BE PLACED UNDERGROUND EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCTS PROVIDING SERVICE TO EACH BUILDING.
4. RESIDENTIAL FIRE SPRINKLERS SHALL BE REQUIRED FOR LOTS 5, 11, 12, 13 AND 14, UNLESS ADEQUATE ALTERNATIVE PROVISIONS ARE REVIEWED AND APPROVED BY MARYSVILLE FIRE MARSHAL.
5. CONSTRUCTION OF THE SUBDIVISION AND SINGLE-FAMILY UNITS WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE STANDARDS OUTLINED THE EAST SUNNYSIDE-WHISKEY RIDGE DESIGN STANDARDS AND GUIDELINES.
6. PURSUANT TO MMC 22C.010.090(1,3), THE PROPOSED DEVELOPMENT SHALL UTILIZE THE BULK AND DIMENSIONAL STANDARDS OF THE R-8 ZONE. COMPLIANCE WITH THIS PROVISION SHALL BE DEMONSTRATED AT TIME OF BUILDING PERMIT SUBMITTAL.
7. ANY LOTS UNDER 5,000 SQUARE FEET MUST DEMONSTRATE COMPLIANCE WITH MMC SECTION 22C.010.310, SMALL LOT SINGLE FAMILY DWELLING DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
8. THE MAXIMUM HEIGHT OF SOLID (MORE THAN 50% OPAQUE) FREE-STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND THE FACADE SHALL BE 3 1/2 UNLESS A TALLER WALL IS REQUIRED, PER THE COMMUNITY DEVELOPMENT DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
9. IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3 1/2 SHALL BE SETBACK AT LEAST 5' FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE.
10. THE APPLICANT SHALL SUBMIT PAYMENT TO LAKE STEVENS SCHOOL DISTRICT NO. 4 FOR SCHOOL IMPACTS CAUSED BY THE DEVELOPMENT IN ACCORDANCE WITH MMC CHAPTER 22D.040, SCHOOL IMPACT FEES AND MITIGATION. SCHOOL MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE UNLESS DEFERRED UNTIL A TIME PRECEDING FINAL BUILDING INSPECTIONS BEING GRANTED.
11. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR PARK IMPACTS CAUSED BY THE DEVELOPMENT IN ACCORDANCE WITH MMC CHAPTER 22D.020, PARKS, RECREATION, OPEN SPACE AND TRAIL IMPACT FEES AND MITIGATION. PARK MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE UNLESS DEFERRED UNTIL A TIME PRECEDING FINAL BUILDING INSPECTIONS BEING GRANTED.

EASEMENTS AND COVENANTS

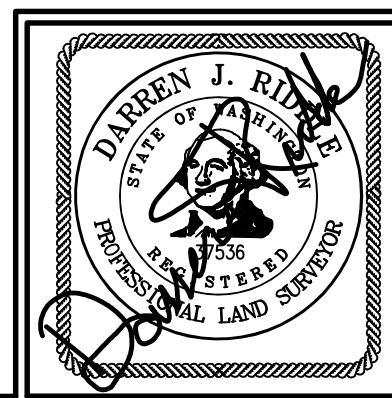
PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 500151710 DATED MAY 31ST, 2024

- 1. SUBJECT TO AN EASEMENT TO PUD NO.1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS RECORDED UNDER AUDITOR'S FILE NO. 7605030252. (AS SHOWN HEREON)
2. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT PLAT NO. SP 349 (9-76) AS RECORDED UNDER AUDITOR'S FILE NO. 7610150317. (NO PLOTTABLE ENCUMBRANCES)
3. SUBJECT TO AN AFFIDAVIT OF SHORT SUBDIVISION AND THE TERMS AND CONDITIONS THEREOF ACCORDING TO THE AS RECORDED UNDER AUDITOR'S FILE NO. 9310150135. (NO PLOTTABLE ENCUMBRANCES)
4. SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN DEED TO GTE NORTHWEST AS SET FORTH ON DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9311100519. (NO PLOTTABLE LEGAL DESCRIPTION)
5. SUBJECT TO AN EASEMENT TO LAKE STEVENS SEWER DISTRICT AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN DOCUMENT UNDER AUDITOR'S FILE NO. 9602290317. (NOT PLOTTABLE, BLANKET EASEMENT)
6. SUBJECT TO A DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF RECORDED IN DOCUMENT UNDER AUDITOR'S FILE NO. 200311191080. (NOT PLOTTABLE)

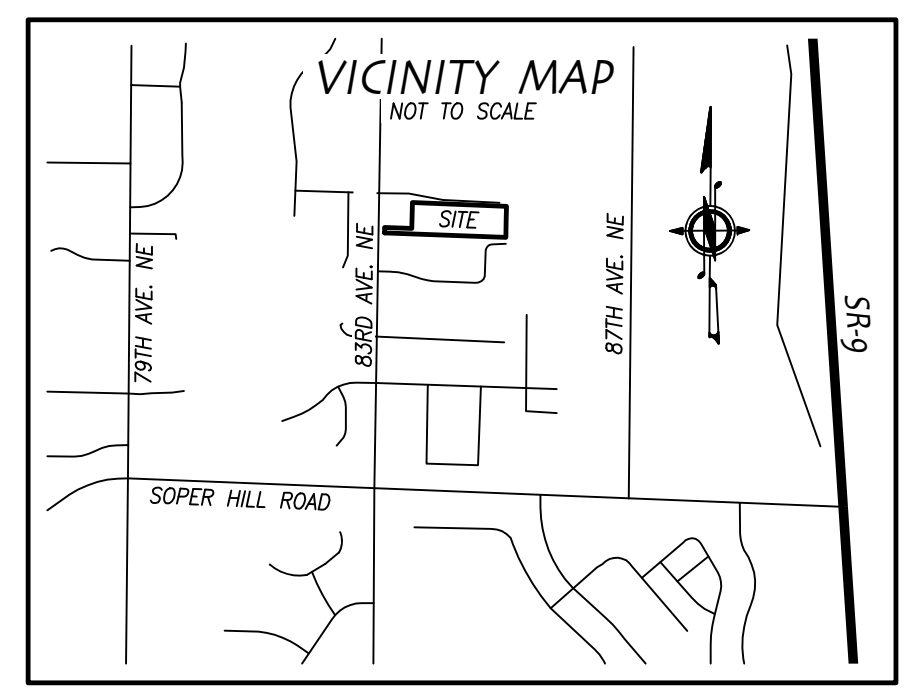
LAND SURVEYOR'S CERTIFICATE

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 KEYSTONE LAND, LLC IN MAY, 2024. I HEREBY CERTIFY THAT THIS PLAT OF SERENITY TRAILS IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536



PACIFIC COAST SURVEYS INC
SCANNING | MAPPING | SURVEY
P 425.512.7099 | F 425.357.3577
www.PCSurveys.net
5131 Colby Ave. Everett, WA 98203



CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

_____,
CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS _____ DAY 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, CITY OF MARYSVILLE

_____,
ATTEST: CITY CLERK

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS _____ DAY OF _____ 2024, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

_____,
AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

SURVEYOR'S VERIFICATION

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

DARREN J. RIDDLE, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 2024.

_____,
NOTARY SIGNATURE

(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

PLAT MAP FOR:
SERENITY TRAILS
NW 1/4, SW 1/4, SEC.01, T.29N., R.05E., W.M.
DRAWING FILE # 233181fpm.dwg TAX ID # 00590700028500 DRAWN DATE CCF 07.23.24 SCALE NA JOB # 23-3181

SERENITY TRAILS

A PLAT COMMUNITY

FILE NO.: PA 24-001

NW 1/4, SW 1/4, SEC.01, T.29N., R.05E., W.M.

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

OBLITERATED 1/4 CORNER
CALCULATED FROM PREVIOUS
SURVEY (06/13)

FOUND 3" BRASS DISC
W/PUNCH, "LS 32441", DOWN
0.4" IN MONUMENT CASE.
HELD FOR SECTION LINE

FOUND 3" BRASS DISC
W/PUNCH, "LS 32441", DOWN
0.6" IN MONUMENT CASE

83RD AVENUE

BASIS OF BEARING
N 01°10'09" E 2648.20'

1324.10'

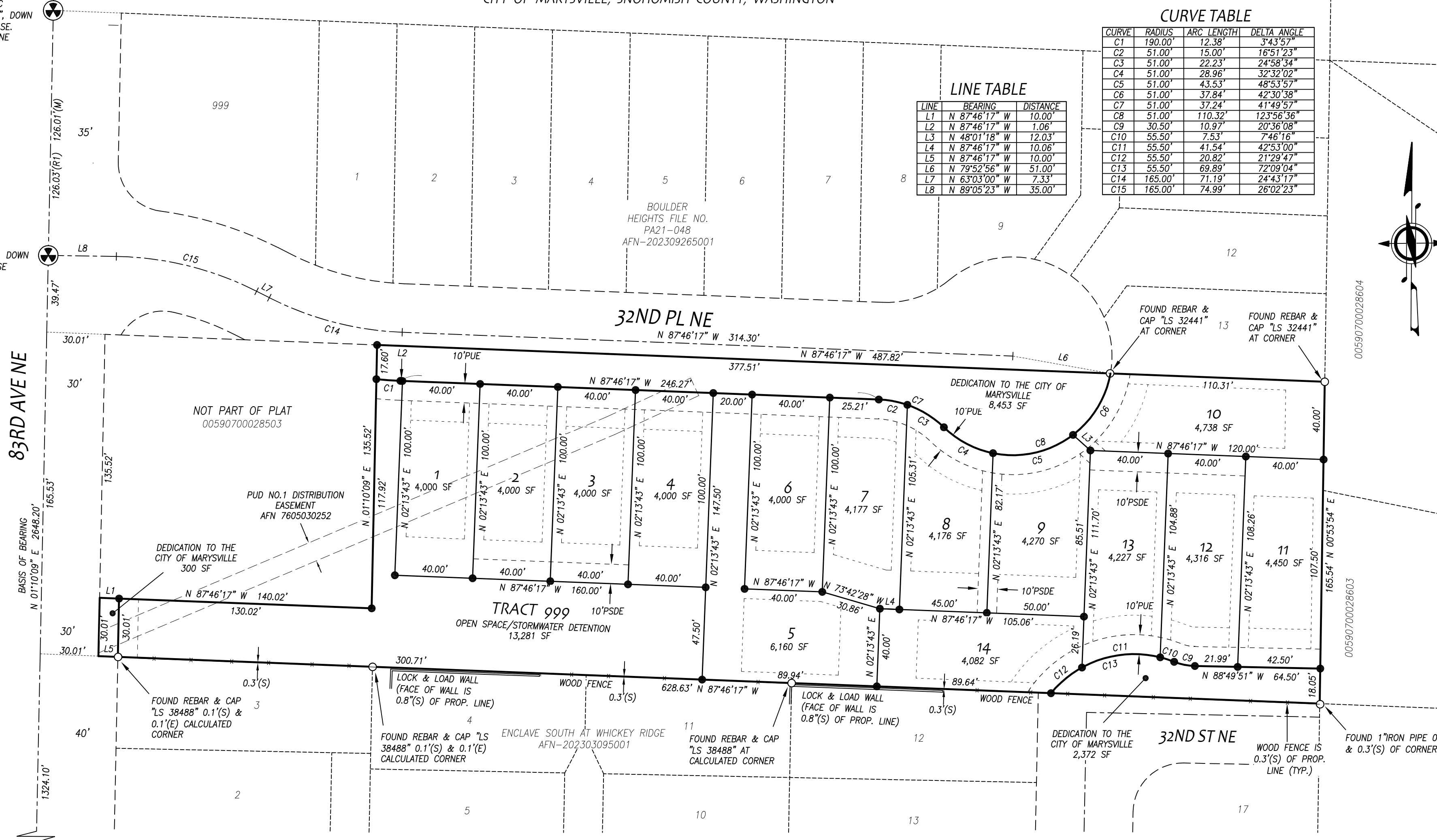
FOUND 3" BRASS DISC W/+ &
STAMPED W/APPROPRIATE TOWNSHIP,
RANGE & SECTIONS, "LS 45174",
2013, DOWN 0.3" IN MONUMENT CASE.
HELD FOR POSITION, ACCEPTED AS
SECTION CORNER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	190.00'	12.38'	3°43'57"
C2	51.00'	15.00'	16°51'23"
C3	51.00'	22.23'	24°58'34"
C4	51.00'	28.96'	32°32'02"
C5	51.00'	43.53'	48°53'57"
C6	51.00'	37.84'	42°30'38"
C7	51.00'	37.24'	41°49'57"
C8	51.00'	110.32'	123°56'36"
C9	30.50'	10.97'	20°36'08"
C10	55.50'	7.53'	7°46'16"
C11	55.50'	41.54'	42°53'00"
C12	55.50'	20.82'	21°29'47"
C13	55.50'	69.89'	72°09'04"
C14	165.00'	71.19'	24°43'17"
C15	165.00'	74.99'	26°02'23"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°46'17" W	10.00'
L2	N 87°46'17" W	1.06'
L3	N 48°01'18" W	12.03'
L4	N 87°46'17" W	10.06'
L5	N 87°46'17" W	10.00'
L6	N 79°52'56" W	51.00'
L7	N 63°03'00" W	7.33'
L8	N 89°05'23" W	35.00'



PRIVATE STORM DRAINAGE EASEMENTS

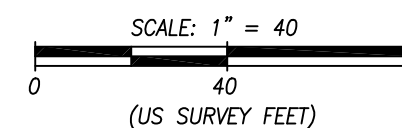
PRIVATE STORM DRAINAGE EASEMENTS OVER, UNDER AND ACROSS THE BURDENED LOTS, AS SET FORTH IN THE FOLLOWING TABLES AND SHOWN ON SHEET 2 OF 2, ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE BENEFITED LOTS AS SHOWN ON THE FOLLOWING TABLE.

THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

BURDENED LOTS	BENEFITED LOTS
2, 3	1, 4
8, 9	14
9, 10, 12, 13	11, 12, 13

SURVEY REFERENCES

- (R1) - PLAT OF BOULDER HEIGHTS AFN-202309265001
- (R2) - VILLAGE AT WHISKEY RIDGE AFN-202306285002
- (R3) - ENCLAVE SOUTH AT WHISKEY RIDGE AFN-202303095001
- (R4) - METRON SHORT PLAT AFN-200108025002

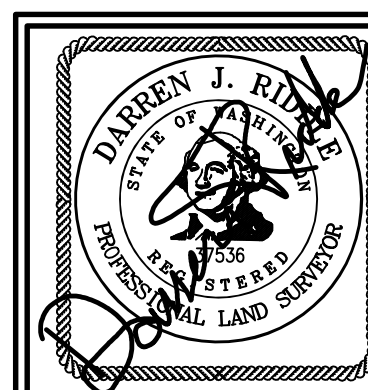


LEGEND

- SET 1/2" X 24" REBAR W/CAP "PCS 37536"
- EXISTING CORNER MONUMENT AS NOTED
- ✕ SET NAIL AND WASHER "PCS 37536"
- ✕ EXISTING NAIL NOTED
- SET PROPERTY LINE STAKE
- ⊙ EXISTING MONUMENT AS NOTED
- ℄ RIGHT OF WAY CENTERLINE
- (C) CALCULATED
- (M) MEASURED
- (D) DEED (SEE REF.)
- (P) PLAT (SEE REF.)

FRONTAGE UTILITY EASEMENT

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT 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 PURPOSE HEREIN STATED.



PACIFIC COAST SURVEYS INC
SCANNING | MAPPING | SURVEY

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PLAT MAP FOR:

SERENITY TRAILS

NW 1/4, SW 1/4, SEC.01, T.29N., R.05E., W.M.

DRAWING FILE #	TAX ID #	DRAWN	DATE	SCALE	JOB #
233181fpm.dwg	00590700028500	CCF	07.23.24	1" = 40'	23-3110