

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT **OLYMPIC VISTA DEVELOPMENT NW, 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 ESTABLISHED 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 AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

TRACT 998 IS HEREBY GRANTED AND CONVEYED ALONG WITH ALL MAINTENANCE OBLIGATIONS TO THE OLYMPIC VISTA HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE ALONG THE PUBLIC STORM DRAINAGE EASEMENT IN TRACT 998 IS HEREBY GRANTED TO THE CITY OF MARYSVILLE. TRACT 998 FOR OPEN SPACE AND IS SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. RESPONSIBILITY OF THE HOA SHALL REMAIN IN EXISTANCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE 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.

TRACT 999 IS FOR WATER QUALITY AND IS HEREBY GRANTED AND CONVEYED ALONG WITH ALL MAINTENANCE OBLIGATIONS TO THE OLYMPIC VISTA HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. AN EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE IN TRACT 999 IS HEREBY GRANTED TO THE CITY OF MARYSVILLE.

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 OLYMPIC VISTA, 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 OLYMPIC VISTA, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER _____

BY: _____
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.
OLYMPIC VISTA DEVELOPMENT NW, LLC., A WASHINGTON LIMITED LIABILITY COMPANY

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
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 THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF **OLYMPIC VISTA DEVELOPMENT NW, 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.

(PRINT NAME) _____
NOTARY SIGNATURE _____
DATED: _____

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

SURVEYOR ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J.R. MEIER 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 TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE _____
DATED: _____
(PRINT NAME) _____

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

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 455.34 FEET SOUTH OF THE QUARTER CORNER ON THE NORTH BOUNDARY OF THE SECTION;
THENCE EAST 1294.3 FEET;
THENCE SOUTH 00'05' WEST FOR 100 FEET;
THENCE WEST 2032.9 FEET TO THE BANK OF EBEBY SLOUGH;
THENCE NORTH 53'51' WEST FOR 110 FEET;
THENCE NORTH 40'22' WEST FOR 40 FEET;
THENCE EAST FOR 857.5 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF SUNNYSIDE BOULEVARD;

TOGETHER WITH TRACT 998, WESTVIEW AT SUNNYSIDE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO.9808075002, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED PROPERTY;

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PARCEL UNDER STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9207010592, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH MEASURES SOUTH 02°47'23" WEST, A DISTANCE OF 455.34 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;
THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 274.00 FEET ALONG SAID NORTH LINE TO THE CENTERLINE OF 59TH DRIVE N.E. (FORMERLY 44TH STREET N.E.), PER PLAT OF WESTVIEW AT SUNNYSIDEII AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE SOUTH 01°05'04" WEST, ALONG THE SOUTHERLY PROJECTED CENTERLINE OF SAID 59TH DRIVE N.E., A DISTANCE OF 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 89°07'08" WEST, A DISTANCE OF 1052.40 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE HIGH ORDINARY WATER MARK LINE OF EBEBY SLOUGH AS FIELD LOCATED 5/3/2005;
THENCE NORTH 49°39'27" WEST, A DISTANCE OF 42.18 FEET ALONG SAID ORDINARY HIGH WATER MARK LINE;
THENCE CONTINUING ALONG SAID HIGH WATER MARK LINE NORTH 40°54'16" WEST, A DISTANCE OF 98.16 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 876.74 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF TRACT 998, PLAT OF WESTVIEW AT SUNNYSIDE II, AS RECORDED UNDER AUDITOR'S FILE NUMBER 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF SAID 59TH DRIVE N.E.;

TITLE EXCEPTIONS

- SUBJECT TO 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 BOUNDARY AGREEMENT RECORDED UNDER RECORDING NUMBER 1363427 (AS SHOWN)
- SUBJECT TO EASEMENT(S) FOR SEWER UTILITY EASEMENT (TRUNK D LINE) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 200102010432 (AS SHOWN)
- SUBJECT TO EASEMENT FOR STORM DRAINAGE PIPELINE INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 200801150622 (AS SHOWN)

COVENANTS AND RESTRICTIONS

- ALL UNITS IN THE DEVELOPMENT SHALL HAVE RESIDENTIAL FIRE SPRINKLERS INSTALLED, UNLESS OTHERWISE WAIVED BY THE MARYSVILLE FIRE MARSHALL.
- NO DIRECT ACCESS TO SUNNYSIDE BOULEVARD AND 59 TH DRIVE NE SHALL BE PERMITTED FROM ANY LOT OR TRACT.
- 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.
- THE APPLICANT SHALL SUBMIT PAYMENT TO MARYSVILLE SCHOOL DISTRICT NO. 25 FOR SCHOOL IMPACTS CAUSED BY THE DEVELOPMENT PURSUANT TO CHAPTER 22D.040 MMC, SCHOOL IMPACT FEES AND MITIGATION. SCHOOL IMPACT FEES ARE 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 FINAL BUILDING INSPECTIONS BEING GRANTED. CREDIT SHALL BE GIVEN TO LOT 1 FOR THE EXISTING SINGLE-FAMILY RESIDENCE WHICH WILL BE DEMOLISHED.
- THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR PARK IMPACTS CAUSED BY THE DEVELOPMENT PURSUANT TO CHAPTER 22D.020 MMC, PARKS, RECREATION, OPEN SPACE AND TRAIL IMPACT FEES AND MITIGATION. PARK IMPACT FEES ARE 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 FINAL BUILDING INSPECTIONS BEING GRANTED. CREDIT SHALL BE GIVEN TO LOT 1 FOR THE EXISTING SINGLE-FAMILY RESIDENCE WHICH WILL BE DEMOLISHED.

CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

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 _____, 20____.

MAYOR, CITY OF MARYSVILLE

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 _____ EXISTING PARCEL NO. _____
29050300102200

BY: _____
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

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 **OLYMPIC VISTA DEVELOPMENT NW, LLC** IN AUGUST, 2023. THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND. I HEREBY CERTIFY THAT THIS PLAT OF **OLYMPIC VISTA** 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, HAVE BEEN 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.

J.R. MEIER
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 20123171

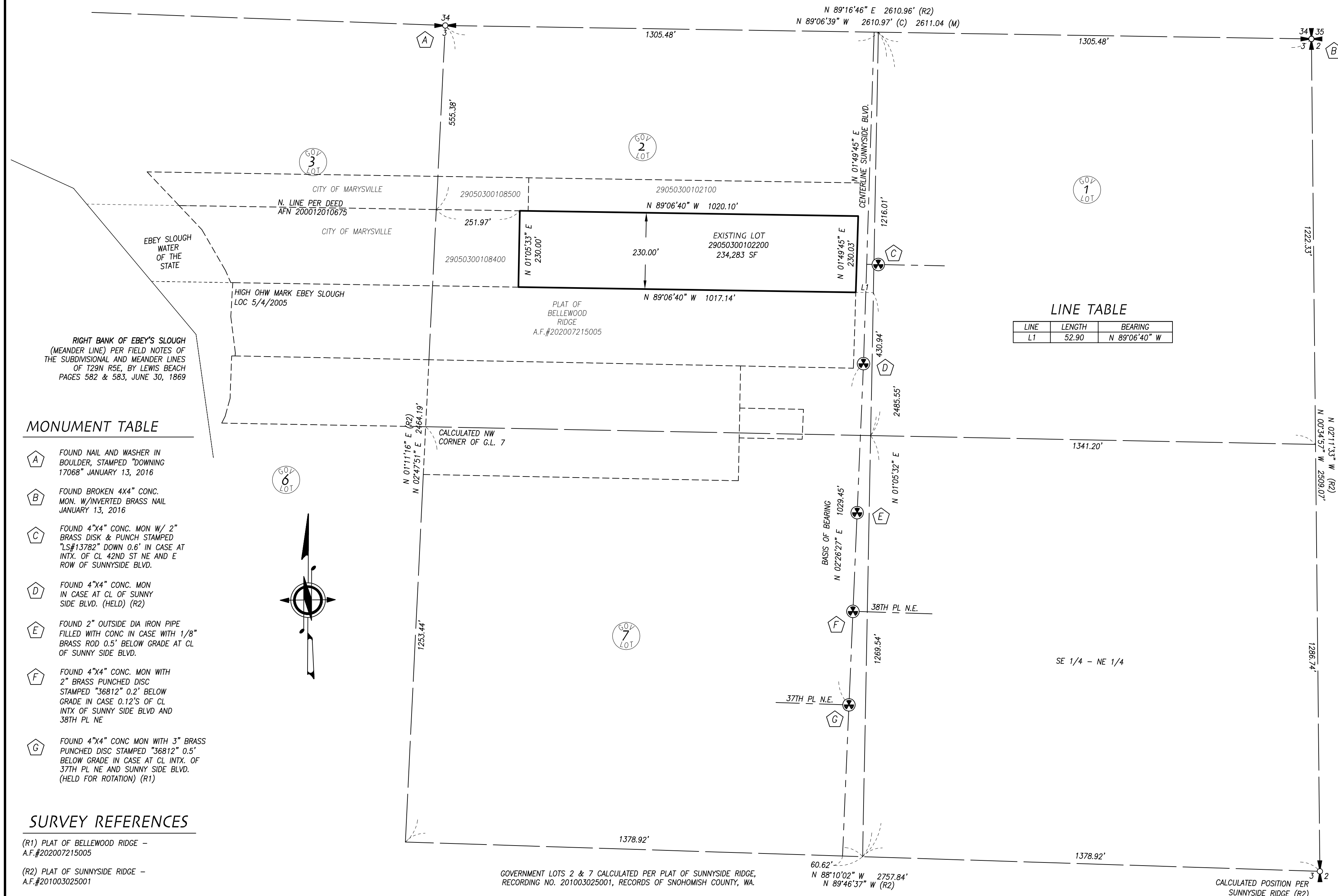


DATE

A.F. NO. _____ SHEET 1 of 3

Pacific Coast Surveys, Inc. LAND SURVEYING & MAPPING P.O. BOX 13619 MILL CREEK, WA 98082 PH. 425.512.7099 FAX 425.357.3577 www.PCSurveys.net	OLYMPIC VISTA PRD FILE NO: PA 22-044 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA NW 1/4, NE 1/4, SEC.3, T.29N., R.5E., W.M.	
	DRAWN BY JRM DATE 9.5.23	DRAWING FILE NAME 212494fpm.DWG SCALE NONE

CONTROL DIAGRAM



LINE TABLE

LINE	LENGTH	BEARING
L1	52.90	N 89°06'40" W

MONUMENT TABLE

- A** FOUND NAIL AND WASHER IN BOULDER, STAMPED "DOWNING 17068" JANUARY 13, 2016
- B** FOUND BROKEN 4x4" CONC. MON. W/INVERTED BRASS NAIL JANUARY 13, 2016
- C** FOUND 4"x4" CONC. MON W/ 2" BRASS DISK & PUNCH STAMPED "LS#13782" DOWN 0.6' IN CASE AT INTX. OF CL 42ND ST NE AND E ROW OF SUNNYSIDE BLVD.
- D** FOUND 4"x4" CONC. MON IN CASE AT CL OF SUNNY SIDE BLVD. (HELD) (R2)
- E** FOUND 2" OUTSIDE DIA IRON PIPE FILLED WITH CONC IN CASE WITH 1/8" BRASS ROD 0.5' BELOW GRADE AT CL OF SUNNY SIDE BLVD.
- F** FOUND 4"x4" CONC. MON WITH 2" BRASS PUNCHED DISC STAMPED "36812" 0.2' BELOW GRADE IN CASE 0.12'S OF CL INTX OF SUNNY SIDE BLVD AND 38TH PL NE
- G** FOUND 4"x4" CONC MON WITH 3" BRASS PUNCHED DISC STAMPED "36812" 0.5' BELOW GRADE IN CASE AT CL INTX. OF 37TH PL NE AND SUNNY SIDE BLVD. (HELD FOR ROTATION) (R1)

SURVEY REFERENCES

(R1) PLAT OF BELLEWOOD RIDGE - A.F.#202007215005
 (R2) PLAT OF SUNNYSIDE RIDGE - A.F.#201003025001

LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- ⊗ SET NAIL WITH WASHER STAMPED "L.S. 37536"
- FOUND REBAR & CAP AS NOTED
- Ⓐ FOUND REBAR & CAP STAMPED "PCS 37536"
- ⊗ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ⌒ RIGHT OF WAY CENTERLINE

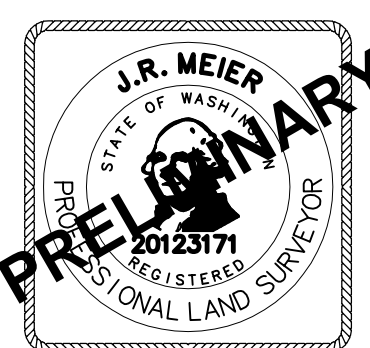
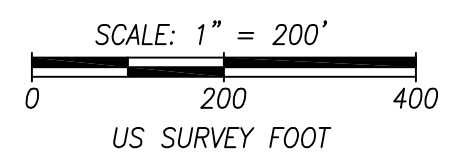
EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF SUNNYSIDE BLVD AS THE BEARING OF N 02°26'27" E.



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A.F. NO. _____ SHEET 2 of 3

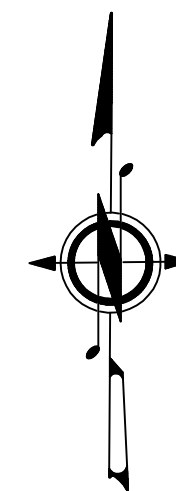
OLYMPIC VISTA PRD
 FILE NO: PA 22-044
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA
 NW 1/4, NE 1/4, SEC.3, T.29N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	9.5.23	212494fpm.DWG	1"=200'	21-2494

PLAT LAYOUT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	78.66	50.00	90°08'15"
C2	74.61	164.99	25°54'30"
C3	75.12	164.99	26°05'04"
C4	49.06	37.11	75°43'46"
C5	39.18	25.00	89°47'48"
C6	25.61	25.00	58°42'07"
C7	13.57	25.00	31°05'41"
C8	35.18	29.00	69°30'40"
C9	5.67	51.00	6°22'11"
C10	127.26	51.00	142°58'29"
C11	47.71	51.00	53°36'02"
C12	41.45	51.00	46°33'55"
C13	5.31	51.00	5°58'11"
C14	222.09	51.00	249°30'37"
C15	39.36	25.00	90°12'12"



PRIVATE STORM DRAINAGE EASEMENTS

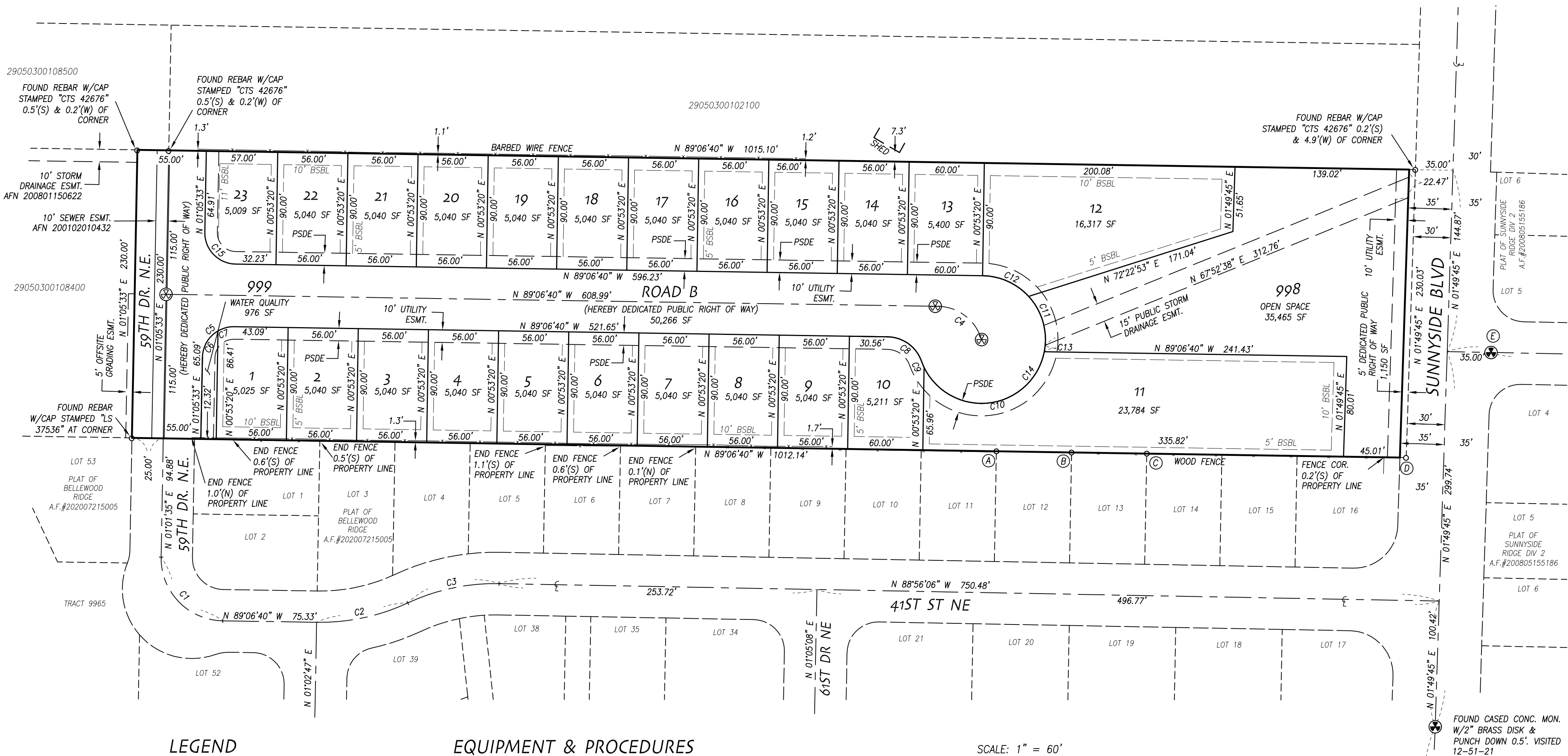
PRIVATE STORM DRAINAGE EASEMENTS OVER, UNDER AND ACROSS THE BURDENED LOTS, AS SET FORTH IN THE FOLLOWING TABLES AND SHOWN ON SHEETS 3 OF 3, ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE BENEFITED LOTS AS SHOWN ON THE FOLLOWING TABLE.

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
1-3	2-4
5-7	6-9
11	10
13	12
15	14
17-19	16-18
21-23	20-22

EASEMENT PROVISIONS

- 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 PURPOSES HEREIN STATED.
- UNLESS OTHERWISE DEDICATED DRAINAGE AND ACCESS EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE, 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.
- A 15.00 FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT AS SHOWN HEREON OVER TRACT 998 IS HEREBY CONVEYED TO THE CITY OF MARYSVILLE, UPON THE RECORDING OF THIS PLAT.



LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- ⊗ SET NAIL WITH WASHER STAMPED "L.S. 37536"
- FOUND REBAR & CAP AS NOTED
- Ⓐ FOUND REBAR & CAP STAMPED "PCS 37536"
- ⊗ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ℄ RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY
- UTILITY EASEMENT
- BUILDING SETBACK LINE (BSBL)

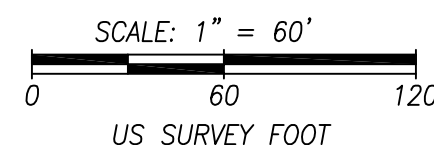
EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 172ND STREET AS THE BEARING OF N 87°31'48" W, PER AFN-201206275001.



A.F. NO. _____

SHEET
3 of 3



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OLYMPIC VISTA PRD
FILE NO: PA 22-044
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA
NW 1/4, NE 1/4, SEC.3, T.29N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	9.5.23	212494fpm.DWG	1"=60'	21-2494