

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT OLYMPIC VISTA DEVELOPMENT NW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED DECLARES THIS PLAT AND DEDICATES 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 59TH DRIVE FROM LOTS NUMBERED 1 OR 23 NOR SHALL THE CITY OF MARYSVILLE OR ANY OTHER LOCAL GOVERNMENTAL AGENCY EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

TRACT 998, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, IS HEREBY GRANTED TO THE OLYMPIC VISTA ESTATES OWNERS ASSOCIATION (HOA) UPON 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 HOA. 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 OF MARYSVILLE REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. IN THE EVENT THE HOA SHOULD BE DISSOLVED THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT. IN THE EVENT THAT THE CITY OF MARYSVILLE SHALL BE REQUIRED TO MAKE CHANGES TO DRAINAGE OR DETENTION FACILITIES, CITY RIGHTS SHALL BE PRIMARY AND HOLD PRECEDENCE OVER THE RIGHTS RESERVED BY THE HOA. THE CITY MAY TAKE ALL SUCH ACTS AS ARE REASONABLY REQUIRED TO PRESERVE, PROTECT, AND MAINTAIN THESE IMPROVEMENTS.

TRACT 999 IS FOR WATER QUALITY AND IS HEREBY GRANTED AND CONVEYED ALONG WITH ALL MAINTENANCE OBLIGATIONS TO THE OLYMPIC VISTA ESTATES OWNERS 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 ESTATES, 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 ESTATES, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER 202312110306

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 30th DAY OF November, 2023.

OLYMPIC VISTA DEVELOPMENT NW, LLC., A WASHINGTON LIMITED LIABILITY COMPANY

BY: J. B. EVP IT'S: EXECUTIVE VICE PRESIDENT
JOSEPH LONG

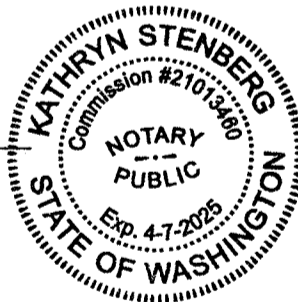
REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF SNOHOMISH } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH LONG 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 EXECUTIVE VICE PRESIDENT 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.

Kathryn Stenberg
 NOTARY SIGNATURE
Kathryn Stenberg
 (PRINT NAME) DATED: 11/30/23

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Stamwood
 MY APPOINTMENT EXPIRES: 4/7/25



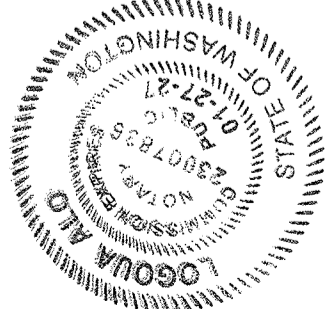
SURVEYOR ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF KING } SS

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.

Wolova Ato
 NOTARY SIGNATURE
Wolova Ato
 (PRINT NAME) DATED: 11/29/2023

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT MAPLE VALLEY
 MY APPOINTMENT EXPIRES: 02/27/2027



LEGAL DESCRIPTION

THAT PORTION OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
 BEGINNING AT A POINT 555.38 FEET SOUTH OF QUARTER CORNER ON NORTH BOUNDARY OF SECTION;
 THENCE EAST 1292.9 FEET;
 THENCE SOUTH 230 FEET;
 THENCE WEST 1919.7 FEET TO THE BANK OF EBEB SLOUGH;
 THENCE NORTH 2'24' EAST 50 FEET;
 THENCE NORTH 33'51' WEST 210 FEET;
 THENCE EAST 740 FEET TO THE POINT OF BEGINNING;
 BEING PART OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTH LINE OF THAT PARCEL UNDER SPECIAL WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200012010675, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH MEASURES SOUTH 2'47'23" WEST, A DISTANCE OF 555.38 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 251.97 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE WEST LINE OF THE SOUTHERLY EXTENSION OF 59TH DRIVE NE (FORMERLY 44TH ST. NE), AS DESCRIBED PER THE PLAT OF WESTVIEW AT SUNNYSIDE II AS RECORDED UNDER AUDITOR'S FILE NO. 9808075002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
 THENCE SOUTH 01°05'04" WEST, ALONG THE SAID WEST LINE OF THE SOUTHERLY EXTENSION OF 59TH DRIVE NE, A DISTANCE OF 230.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL;
 THENCE NORTH 89°07'08" WEST, A DISTANCE OF 866.93 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE HIGH ORDINARY WATER MARK LINE OF EBEB SLOUGH AS FIELD LOCATED 5/4/2005;
 THENCE NORTH 23°30'55" WEST, A DISTANCE OF 39.85 FEET ALONG SAID ORDINARY HIGH WATER MARK LINE;
 THENCE NORTH 30°05'05" WEST, A DISTANCE OF 142.63 FEET ALONG SAID ORDINARY HIGH WATER MARK LINE;
 THENCE CONTINUING ALONG SAID ORDINARY HIGH WATER MARK LINE NORTH 43°28'19" WEST, A DISTANCE OF 99.86 FEET TO THE NORTH LINE OF SAID PARCEL;
 THENCE SOUTH 89°07'08" EAST, A DISTANCE OF 775.43 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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)
- SUBJECT TO EASEMENT FOR UNDERGROUND UTILITIES INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 202310020473 (AS SHOWN)
- SUBJECT TO EASEMENT FOR PUD UTILITY DISTRIBUTION INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 202311080112 (AS SHOWN)

CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS 4TH DAY OF DECEMBER, 2023
Max J. P...
 CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS 4TH DAY OF DECEMBER, 2023
Kayli Miller
 COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 5 DAY OF December, 2023

Jan DeL...
 MAYOR, CITY OF MARYSVILLE
Jana Br...
 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 ad val TAXES.

Brian Sullivan EXISTING PARCEL NO. 29050300102200
 TREASURER, SNOHOMISH COUNTY
 BY: Deputy 12/11/23
 DEPUTY COUNTY TREASURER



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS 11th DAY OF Dec, 2023, AT 3:16 MINUTES PAST 3 PM, AND RECORDED IN VOLUME 1 OF PLATS, PAGES 1, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garrin Fell
 AUDITOR, SNOHOMISH COUNTY
 BY: Deputy
 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 ESTATES 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 CEILING 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
 J.R. MEIER
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 20123171



A.F. NO. 2023 12 115002

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 ESTATES 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 11.29.23
SCALE NONE		JOB NO. 21-2494

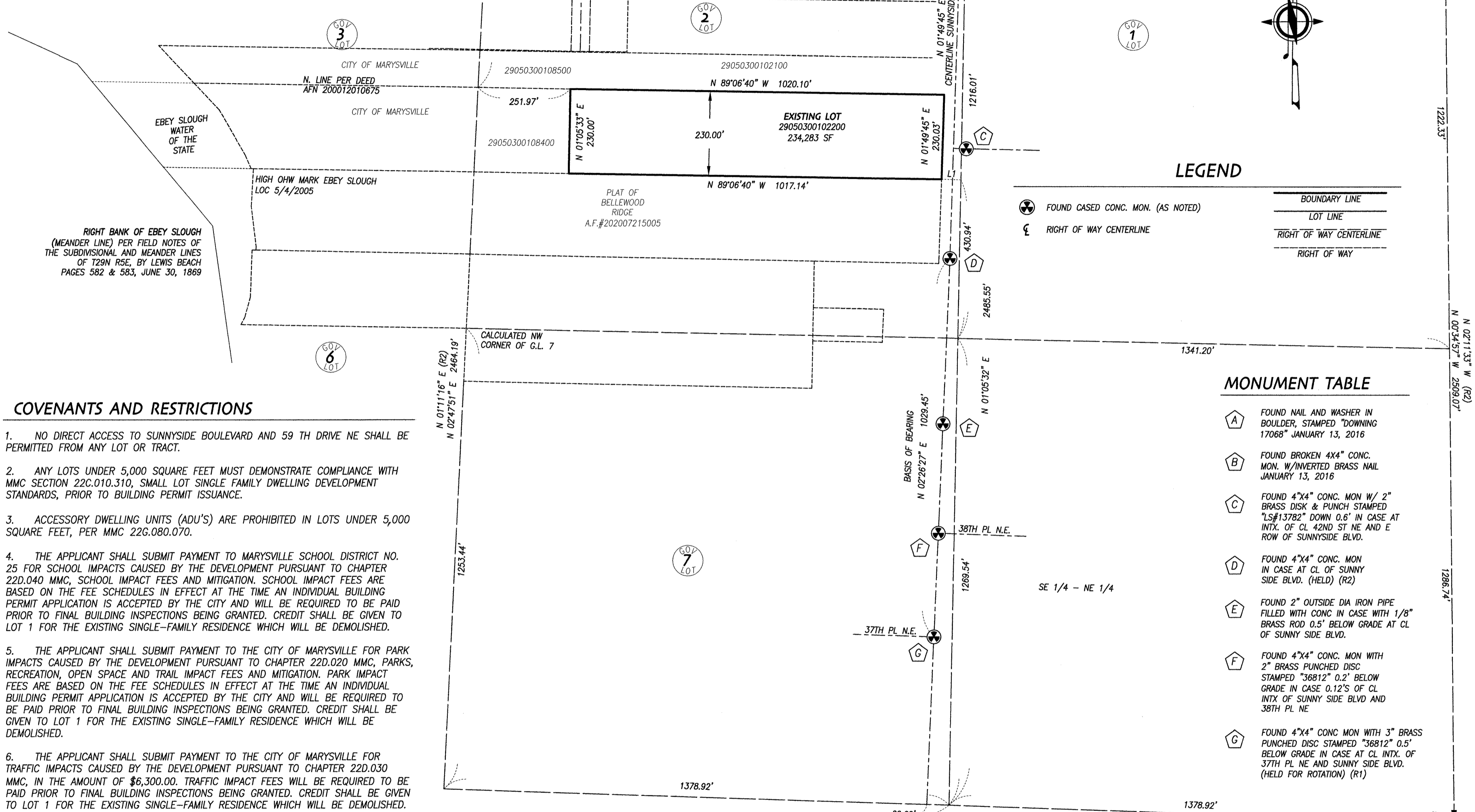
CONTROL DIAGRAM

SURVEY REFERENCES

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

LINE TABLE

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



LEGEND

- FOUND CASD CONC. MON. (AS NOTED)
- RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY

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)

COVENANTS AND RESTRICTIONS

1. NO DIRECT ACCESS TO SUNNYSIDE BOULEVARD AND 59 TH DRIVE NE SHALL BE PERMITTED FROM ANY LOT OR TRACT.
2. 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.
3. ACCESSORY DWELLING UNITS (ADU'S) ARE PROHIBITED IN LOTS UNDER 5,000 SQUARE FEET, PER MMC 22C.080.070.
4. 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.
5. 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.
6. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR TRAFFIC IMPACTS CAUSED BY THE DEVELOPMENT PURSUANT TO CHAPTER 22D.030 MMC, IN THE AMOUNT OF \$6,300.00. TRAFFIC IMPACT FEES 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.
7. IN ORDER TO OBTAIN THE DENSITY SHOWN FOR THE PRD/BSP, THE PROJECT'S DEVELOPER INSTALLED PERIMETER, QUALITY SIGHT OBSCURING FENCING ALONG THE NORTH AND SOUTH BOUNDARIES OF THE PLAT. SAID FENCING SHALL BE CONTINUOUSLY MAINTAINED IN GOOD CONDITION, CONSISTENT WITH THE APPROVED PLAN. FENCING THAT IS IN DISREPAIR MUST BE REPLACED TO MATCH EXISTING FENCING OR AS OTHERWISE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
8. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE. THE SALE OF 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.
9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, AND THE TERMS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 2023 1211 0308.

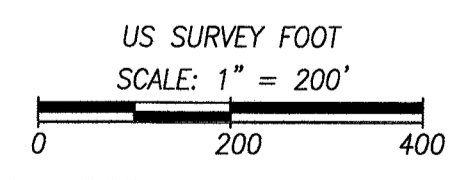
EQUIPMENT & PROCEDURES

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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 MILL CREEK, WA 98082
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 www.PCSurveys.net

OLYMPIC VISTA ESTATES 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	11.29.23	212494fpm.DWG	1"=200'	21-2494

SHEET 2 of 3

2023 12 11 5002

PLAT LAYOUT

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.

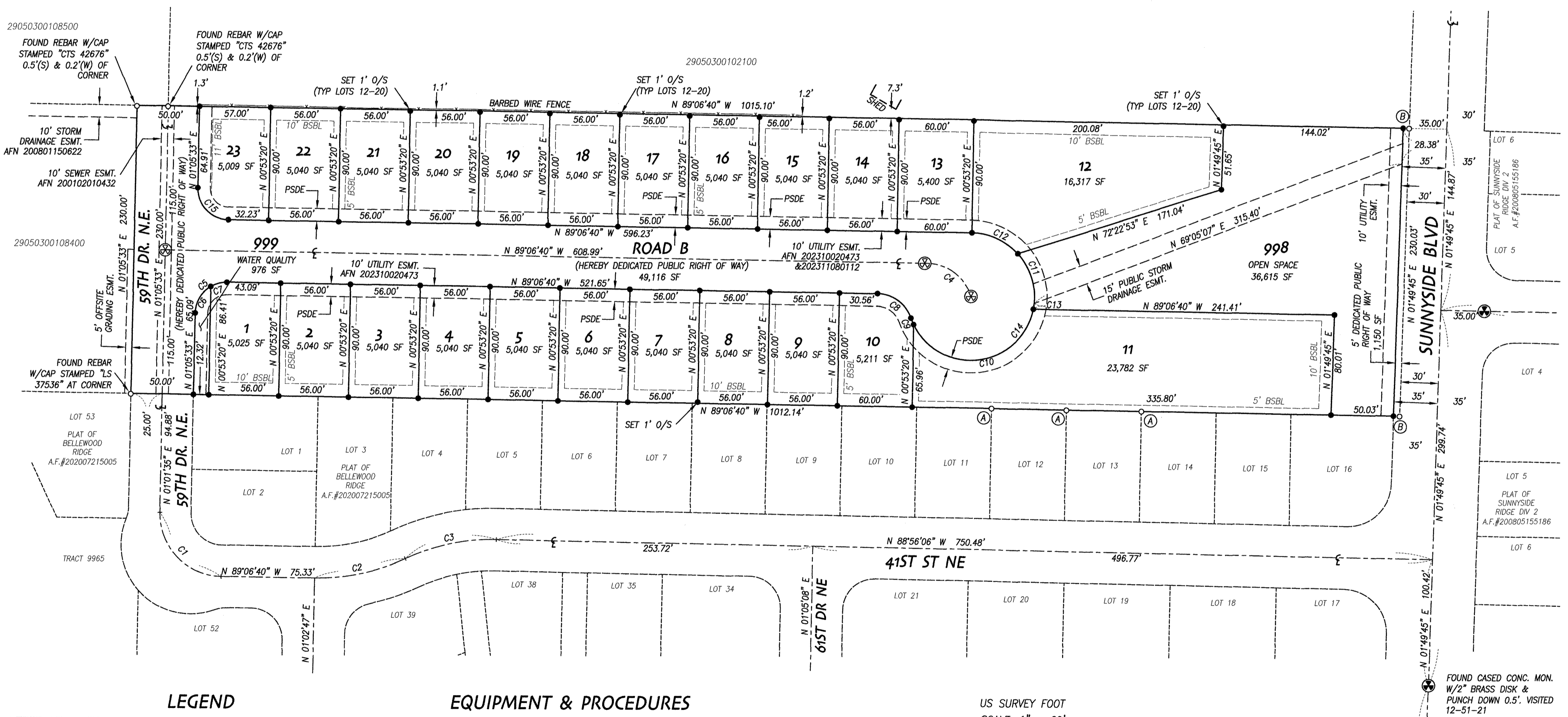
BURDENED LOTS	BENEFITED LOTS
1-3	2-4
5-7	6-9
11	10
13	12
15	14
17-19	16-18
21-23	20-22

EASEMENT PROVISIONS

1. 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.
2. 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.
3. 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.

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°47'46"
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	4.52	51.00	5°04'29"
C14	222.09	51.00	249°30'37"
C15	39.36	25.00	90°12'12"



LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
 - FOUND REBAR & CAP AS NOTED
 - Ⓐ FOUND REBAR & CAP STAMPED "PCS 37536"
 - Ⓑ FOUND REBAR & CAP STAMPED "CTS 42676"
 - ⊗ SET CASED CONC. MON. STAMPED "PCS - 37536"
 - ℄ RIGHT OF WAY CENTERLINE
- | | |
|-------|------------------------------|
| — | BOUNDARY LINE |
| - - - | LOT LINE |
| —+— | RIGHT OF WAY CENTERLINE |
| — — | RIGHT OF WAY |
| —U— | UTILITY EASEMENT |
| —B— | BUILDING SETBACK LINE (BSBL) |

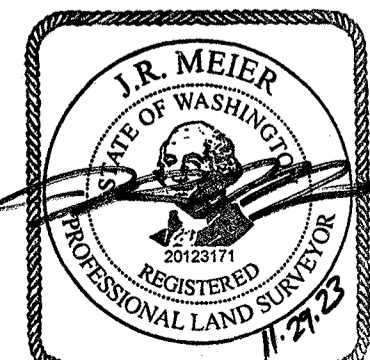
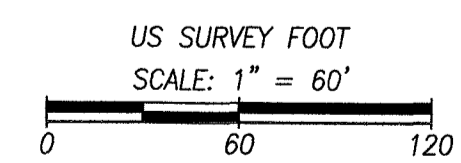
EQUIPMENT & PROCEDURES

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

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



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 LAND SURVEYING & MAPPING
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202312115002
SHEET 3 of 3
OLYMPIC VISTA ESTATES 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: 11.29.23 DRAWING FILE NAME: 212494fpm.DWG SCALE: 1"=60' JOB NO.: 21-2494