



August 28, 2024

Ryan Larsen,
10515 20th St SE, Ste 202
Lake Stevens, WA 98258

Re: West Magnolia (FKA East Sunnyside) PRD/BSP – Final Plat *Technical Review 1*
PA22-033

Dear Mr. Larsen,

After reviewing the application materials for the above referenced proposal, the following technical review comments are provided below.

City of Marysville Community Development – Planning Division

Kathryn Bird, Associate Planner

(360) 363-8232

kbird@marysvillewa.gov

1. Amend the final plat as follows:
 - a. On Sheet 1, amend the 3rd paragraph to include a blank space to insert recording number for CC&Rs.
 - b. On Sheet 1, correct the overlapping text over "Acknowledgements".
 - c. On Sheet 2, since item 2 under *Restrictions of Record* is not included in the referenced title report as it has yet to be recorded, it should be moved under the heading of *Easement Provisions or Restrictions, Covenants*.
 - d. On Sheet 2, include an easement provision as follows: "A private access and utilities easement is hereby granted over Tract 999 to benefit parcel #00590700017503, recorded under AFN_____."
 - e. On Sheet 2, amend item 1 under *Restrictions, Covenants* to read "...resubmitting for formal plat procedure." See markup.
 - f. On Sheet 2, amend item 3 under *Restrictions, Covenants* to replace "West Magnolia Homeowners' Association" with "developer".
 - g. On Sheet 4:
 - i. Lot 13 is less than the minimum lot size of 3,500 square feet.
 - ii. Under Tracts 996 and 997, amend to read "private access and utilities".
 - iii. Depict Snohomish PUD easement and reference AFN#202401100143
 - iv. Label all assigned road names
2. Amend the access easement agreement benefitting parcel #00590700017503 to include utilities as well as access.

3. Amend the Covenants, Conditions and Restrictions to include street signs under section 6.2.3.

Prior to approval of final plat

4. The applicant demonstrated that the purchase of 12 RDI bonus units is proposed; the payment of \$300,000 (12 x \$25,000) shall be required.
5. All subdivisions or short subdivisions shall have all necessary power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts and, with the exception of the city fire alarm system, providing service to each lot or potential building site in the plat.
6. For the required street trees and any supplemental landscaping, a landscaping maintenance security in the form of a bond, assignment of funds or irrevocable letter of credit, in an amount equal to the cost of landscape work (materials and labor) will be required to be submitted (See [MMC Section 22G.040.040\(2\)](#)). The security shall be required for a minimum duration of two growing seasons (March through October).

Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be determined. The security will be required to be on forms provided by the Community Development Department and will be required to be submitted prior to Final Inspection.

7. The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final PRD/BSP approval.
8. Any existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. If applicable, a copy of the well contractor's decommissioning report(s) shall be submitted prior to final PRD/BSP approval.

City of Marysville Public Works – Development Services

Kacey Simon, Civil Plan Reviewer

(360) 363-8280

ksimon@marysvillewa.gov

9. The project is still under construction. The project has not received civil construction final approval as of this date. No final plat approval is to be granted prior to civil construction final approval.
10. The project has not submitted record drawings for review and acceptance. The record drawings could change the easements, boundaries, or road alignment shown on the site plans. No final plat approval is to be granted prior to final record drawings being submitted and accepted by the city.
11. Bills of sale for the water and sanitary sewer have not been submitted to date.
12. Maintenance/ warranty bonds have not been submitted.

City of Marysville Community Development – Building Division

Michael Snook, Building Official

(360) 363-8210

msnook@marysvillewa.gov

13. Applicant shall comply with any and or all provisions the 2021 Edition of the International Building, Residential, Mechanical, 2021 Uniform Plumbing Codes, and current Washington State Amendments.
14. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2021 Washington State Energy Code work sheets.
15. Contact our office if you have questions in regard to permit applications, checklists, or handouts that you or your design team will need to prepare plans for on your project.
16. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
17. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
18. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - a. Soil Classification
 - b. Required Drainage Systems
 - c. Soil Compaction Requirements
 - d. Type of Footings, Foundations, and Slabs Allowed
 - e. Erosion Control Requirements
 - f. Retaining Walls
 - g. Fill and Grade
 - h. Final Grade
19. The building structure will be required to be designed under the 2021 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
20. Please provide scaled floor plans with square footage.
21. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
22. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
23. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
24. All Electrical installations are to be permitted, inspected and approved through the City. The current code is the 2023 NEC. A separate application, plans, and plan review will be required.
25. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
26. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

Marysville Fire District

Brian Merkley, Assistant Fire Marshall

(360) 363-8500

bmerkley@mfdrrfa.org

27. General information

- a. The project shall comply with current fire code requirements (2021 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
- b. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

28. Water related

- a. **Sprinkler Requirements:** Based on the previous plan review letter dated September 7, 2023, the following items need to be addressed:
*"In addition to previous reviews, the following items require attention:
Due to distance from the public right of way, lots 20, 21, 26, and 27 will require fire sprinklers.
Autocourts require signage stating "NO PARKING – FIRE LANE" added to both sides. Please add detail to civil plans to be used in the field."*
- b. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
- c. **Fire Flow:** It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.
- d. **Fire Hydrants:** Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 300 feet apart for multi-family / commercial / industrial zones.
- e. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
- f. Fire hydrants with approved water supply must be in service prior to building construction. (2021 IFC 3313)

29. **Access Related**

- a. **Dead Ends:** Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5).
- b. **Access for firefighting operations** along all sides of all buildings is required. A minimum 5' wide access is required for MF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access. (2021 IFC 503.1.1)
- c. **Access road width with a hydrant:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. (2021 IFC D103.1)
- d. **Grade:** Fire apparatus access roads shall not exceed 10% grade. (2021 IFC 103.2)
- e. **Turning Radius:** The minimum inside turn radius shall be 25 feet. Outside turn radius shall be 45 feet. (2021 IFC D103.3)
- f. An adequate access route for fire apparatus must be in service prior to any building construction. (2021 IFC 3311)
- g. Address Identification: New construction shall have address posted in a clearly visible location for emergency response. (2021 IFC 505)
- h. **"NO PARKING - FIRE LANE"** signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2021 IFC Appendix D103.6.1) Roads more than 26 feet and less than 32 feet in width shall have signs placed on one side. (D103.6.2)
- i. The city address committee will determine road names and address numbers for the lots.

City of Marysville – Engineering

Kimberly Bournes, PLS, Engineering Technician

(360) 363-8106

kbournes@marysvillewa.gov

- 30. Several lots in the Lot Closures do not match the plat map
 - 31. Sheet 1, lower left corner has overlapping text.
 - 32. Sheet 4, distances along Road A right of way are missing.
 - 33. See attached "Site Plan Markups 2".
-

After you have had an opportunity to review the technical review comments outlined above, please let me know what comments you would like to discuss, so I can invite the applicable staff member(s) and schedule a technical review meeting. If you have any questions, please contact me at (360) 363-8232, or by e-mail at kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

E-Cc: Chris Holland, Planning Manager
Emily Morgan, Senior Planner
Jacob Prater, KB Home

Attached: Site Plan Markups 1
Site Plan Markups 2

WEST MAGNOLIA

A PLAT COMMUNITY

SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)

VOL/PAGE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KBHPNW LLC, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY 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 THE 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 ANY 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.

THE WEST MAGNOLIA HOMEOWNERS' ASSOCIATION ("HOA") ESTABLISHED FOR THE WEST MAGNOLIA PLAT TO ADHERE TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY.

THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE PLAT SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL PLAT APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS PLAT HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. 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 PLAT AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

TRACTS 996, 997, AND 998 ARE FOR ACCESS, UTILITIES, AND STORMWATER FACILITIES AND ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH AN EQUAL AND UNDIVIDED INTEREST TO THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION (HOA), SUBJECT TO AN EMERGENCY STORMWATER MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. OWNERSHIP AND AUTO COURT MAINTENANCE CONSISTENT WITH THE MARYSVILLE MUNICIPAL CODE AND THE CITY'S ENGINEERING DESIGN AND DEVELOPMENT STANDARDS SHALL BE THE RESPONSIBILITY OF THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION (HOA). IN THE EVENT THE HOA SHOULD BE DISSOLVED THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS.

TRACT 999 IS FOR OPEN SPACE, STORMWATER DETENTION, AND UTILITIES. TRACT 999, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, IS HEREBY GRANTED TO THE (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 TRACTS CONSISTENT WITH THE CITY OF MARYSVILLE CODE SHALL BE THE RESPONSIBILITY OF THE HOA. USE OF SAID TRACTS 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 THIS PLAT. IN THE EVENT THE HOA SHOULD BE DISSOLVED THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS. 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.

USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. 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 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 WEST MAGNOLIA, 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 WEST MAGNOLIA, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. _____.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ Adjust overlapping text

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

PARCEL A
ALL THAT PORTION OF TRACT 162, SUNNYSIDE FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 162;
THENCE WEST ALONG THE NORTH LINE THEREOF 360 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 162 TO THE SOUTH LINE OF SAID TRACT;
THENCE ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID TRACT 162;
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 162 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B
TRACT 162 OF SUNNYSIDE FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS ON PAGE 19, RECORDS OF SNOHOMISH COUNTY;


EXCEPT THE EAST 360 FEET AS MEASURED ALONG THE NORTH LINE AND PARALLEL TO THE EAST LINE.

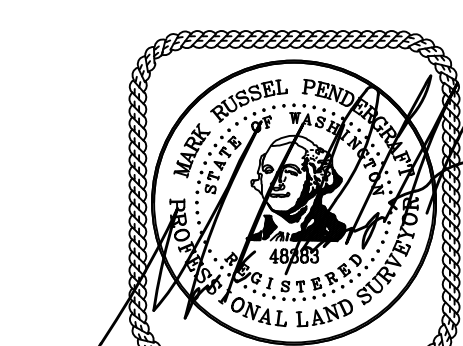
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Include a blank to insert recording number for CC&Rs

SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

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 KBHPNW LLC ON 6/13/2024. I HEREBY CERTIFY THAT THIS MAP FOR WEST MAGNOLIA 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 TO BE REFLECTED ON THE MAP 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.


MARK R. PENDERGRAFT
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 48383
DATE 6/13/2024



STATE OF WASHINGTON)

COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK RUSSEL PENDERGRAFT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE OF NOTARY) _____

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

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.

TAX ID(S) OF EXISTING PARCELS BEING HEREIN SUBDIVIDED: 00590700016201, 00590700016202.

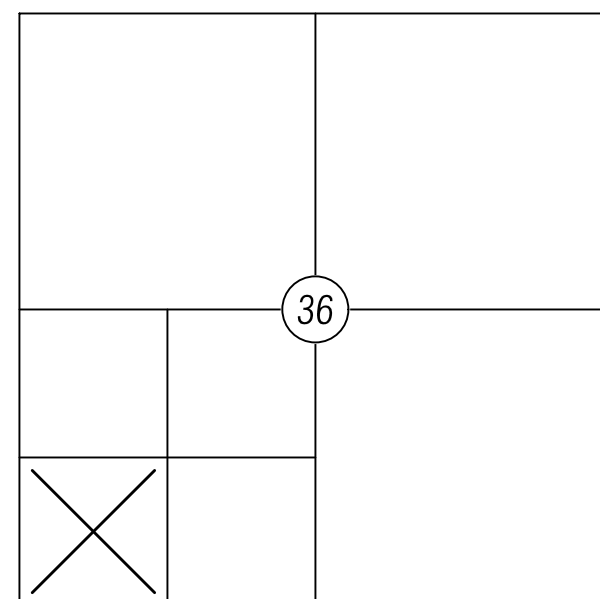
TREASURER, SNOHOMISH COUNTY _____ BY: _____ DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KBHPNW LLC THIS _____ DAY OF _____, 20__, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOL. _____ OF PLATS, PAGE(S) _____, AFN _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY _____ BY: _____ DEPUTY COUNTY AUDITOR

INDEXING
SECTION 36, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.



AFN _____

 **ATWELL**
P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 | WWW.ATWELL-GROUP.COM
PROJ. NO. 24027 SHEET 1 OF 4

VOL/PAGE

WEST MAGNOLIA

A PLAT COMMUNITY

SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)

VOL/PG

RESTRICTIONS OF RECORD

PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 500148587C DATED 6/6/2024.

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND AND OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 202401100143, PLOTTED HEREON WHERE APPLICABLE.
2. THIS SITE IS SUBJECT TO A PRIVATE EASEMENT FOR ACCESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN _____, PLOTTED HEREON. (TO BE RECORDED SEPARATELY PRIOR TO FINAL PLAT APPROVAL)

Since this is not currently recorded or mentioned in the referenced title report, please move to a different heading

TRACT NOTES

1. TRACTS 996, 997, AND 998 ARE FOR ACCESS, UTILITIES, AND STORMWATER FACILITIES. THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES LYING WITHIN SAID TRACTS.
2. TRACT 999 IS FOR OPEN SPACE, STORMWATER DETENTION, AND UTILITIES. THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE FACILITIES LYING WITHIN SAID TRACT, SUBJECT TO BOTH AN EMERGENCY AND ROUTINE MAINTENANCE EASEMENT AS SET FORTH IN THE DEDICATION.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET AND ALLEY FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS, AND OVER THE ENTIRETY OF TRACTS 996, 997, AND 998, 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, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED AND TOGETHER WITH THE OBLIGATION TO RESTORE THE LAND TO THE ORIGINAL CONDITION.
2. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET ~~AND ALLEY~~ FRONTAGE OF ALL LOTS AND TRACTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REBUILDING THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEMS FOR EACH LOT. THE OWNERS OF THE LOTS BENEFITING FROM THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEM SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE DRAINAGE FACILITIES USED IN COMMON, HOWEVER NO LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR RECONSTRUCTION OF THE DRAINAGE FACILITIES LYING ABOVE THEIR POINT OF CONNECTION.
3. A PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 14 AND 15 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 13 AND 14. THE OWNERS OF LOTS 13 THROUGH 15 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
4. A PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 16 AND 17 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 17 AND 18. THE OWNERS OF LOTS 16 THROUGH 18 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
5. A PRIVATE STORM DRAINAGE EASEMENT OVER LOT 27 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOT 26. THE OWNERS OF LOTS 26 AND 27 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
6. A PUBLIC SEWER EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF TRACTS 996 AND 997 AND OVER THOSE PORTIONS SHOWN HEREON AND LABELED AS "PUBLIC SEWER EASEMENT" TO THE CITY OF MARYSVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTION, OPERATING, ALTERING, REPAIRING AND MAINTAINING SANITARY SEWER LINES AND THE ALL PIPES AND APPURTENANCES ASSOCIATED WITH SUCH SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
7. 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 EASEMENTS, 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.

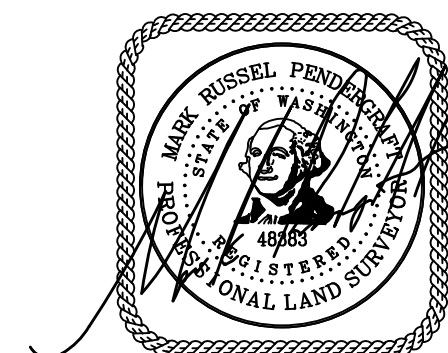
8. A private access and utilities easement is hereby granted over the Tract 999 to benefit parcel #00590700017503, recorded under AFN _____.

RESTRICTIONS, COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT ~~SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION~~.
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.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ~~WEST MAGNOLIA HOMEOWNERS ASSOCIATION~~ OR ITS SUCCESSOR AND ASSIGNS AND MUST BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY OF MARYSVILLE ROAD PURPOSES.
4. 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.
5. LOTS 24 THROUGH 27 SHALL BE ORIENTED TOWARDS THE PUBLIC STREET WITH FRONT DOOR, PORCH AND DIRECT PEDESTRIAN ACCESS TO THE PUBLIC SIDEWALK ON 87TH AVENUE NE.
6. DIRECT VEHICULAR ACCESS FROM INDIVIDUAL SINGLE-FAMILY LOTS ONTO 87TH AVENUE NE IS PROHIBITED.
7. 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.
8. 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.
9. 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 3.50 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE COMMUNITY DEVELOPMENT DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
10. IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3.50 FEET SHALL BE SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING ABUTTING THE STREET.
11. 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.
12. 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.
13. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE ON A PROPORTIONATE SHARE COST OF THE FUTURE CAPACITY IMPROVEMENTS AS SET FORTH IN MMC 22D.030.070(3), FOR THE DEVELOPMENT. TRAFFIC IMPACT FEES SHALL BE VESTED AT A RATE OF \$6,300.00, PER NEW PMPHT, TOTALING \$163,800.
14. THE LOCATION AND HEIGHT OF ALL FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS PLAT SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.
15. ALL OPEN SPACE CONTAINED WITHIN TRACT 999 SHALL BE PROTECTED AS OPEN SPACE IN PERPETUITY. USE OF THE OPEN SPACE TRACTS WITHIN THIS SUBDIVISION IS RESTRICTED TO THOSE USES APPROVED FOR THE PLANNED RESIDENTIAL DEVELOPMENT, TO INCLUDE OPEN PLAY AREAS, PICNIC AREAS, RECREATION TRAIL SYSTEM, VIEWING PLATFORM, DRAINAGE FACILITIES, BENCHES, AND REQUIRED LANDSCAPE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN AND THE APPROVED LANDSCAPE PLAN. COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED WITH THE PLAT, AND AS MAY BE AMENDED IN THE FUTURE, SHALL INCLUDE PROVISIONS FOR THE CONTINUING PRESERVATION AND MAINTENANCE OF THE USES, FACILITIES, AND LANDSCAPING, WITHIN THE OPEN SPACE CONTAINED WITHIN TRACT 999 AS APPROVED AND CONSTRUCTED.
16. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH BINDING SITE PLAN (CITY OF MARYSVILLE FILE NO. PA22-033), AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
17. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS MAY BE HELD. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OR STREETS OF THIS PLAT SHALL PETITION THE COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY, PRIOR TO ACCEPTANCE BY THE CITY.
18. MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION 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. IF THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE ASSOCIATION AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. EACH LOT WITHIN THIS PLAT SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN THE DEDICATION.

resubmitting for formal plat procedure.

developer



6/13/2024



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PROJ. NO. 24027 SHEET 2 OF 4

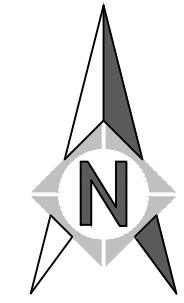
VOL/PG

WEST MAGNOLIA

A PLAT COMMUNITY

SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)



SCALE: 1" = 100'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011 PER GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 500148587C. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON MARCH 20TH, 2024, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 186,729 SQUARE FEET.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.

REFERENCES

- PLAT OF SUNNYSIDE FIVE ACRE TRACTS AS RECORDED UNDER AFN 122901.
- SNOHOMISH COUNTY ROAD SURVEY NO. 1168 DATED NOVEMBER 1927 OF EAST SUNNYSIDE SCHOOL ROAD.
- RECORD OF SURVEY AS RECORDED UNDER AFN 200804295049.
- RECORD OF SURVEY AS RECORDED UNDER AFN 200812305012.
- PLAT OF MAGNOLIA CREST AS RECORDED UNDER AFN 202308165002.
- PLAT OF THE DIAMONDS AT WHISKEY RIDGE AS RECORDED UNDER AFN 202301105002.
- PLAT OF FORRESTER TRAILS AS RECORDED UNDER AFN 202305195005.

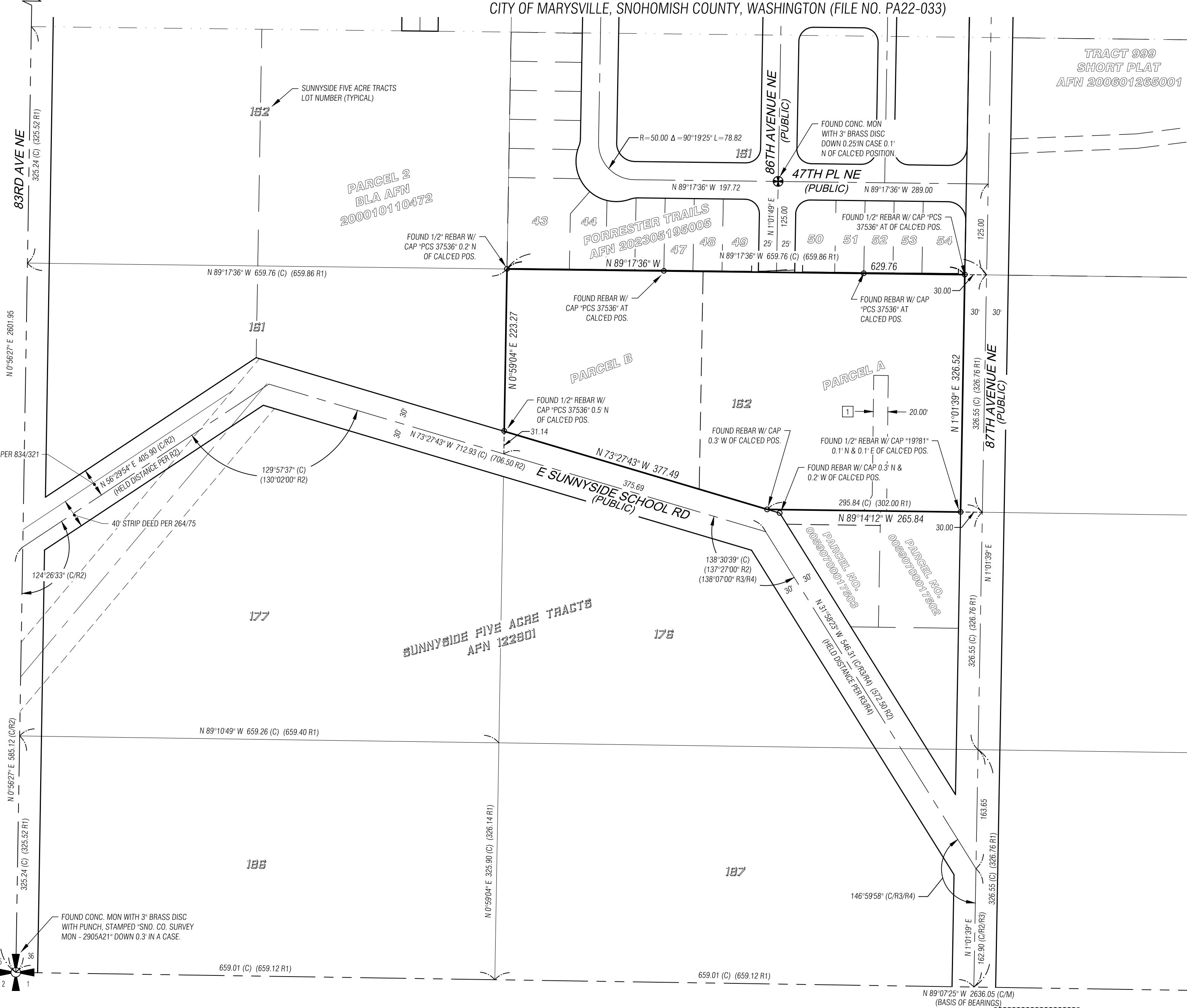
SURVEYORS NARRATIVE

HELD THE SECTION SUBDIVISION AND PRORATION OF THE PLAT OF SUNNYSIDE FIVE ACRE TRACTS (REFERENCE 1) FROM THE PLATS OF MAGNOLIA CREST AND THE DIAMONDS AT WHISKEY RIDGE (REFERENCES 5 AND 6). THE RIGHT-OF-WAY OF EAST SUNNYSIDE SCHOOL ROAD WAS CALCULATED BY HOLDING THE TIE OF 162.90 FEET FROM THE SECTION LINE AND THE ANGULAR RELATIONSHIP SHOWN ON REFERENCES 3 AND 4 TO THE CENTERLINE OF 87TH AVENUE NE. THE DISTANCE OF 546.31 FEET ALONG THE EASTERLY SEGMENT OF E SUNNYSIDE WAS ALSO HELD FROM REFERENCES 3 AND 4. THE WESTERLY SEGMENT OF E SUNNYSIDE WAS HELD FROM THE COUNTY ROAD SURVEY NO 1168 (REFERENCE 2), WHICH HELD THE ANGULAR RELATIONSHIP AND TIES SHOWN ON THAT REFERENCE FOR THE FIRST SEGMENT OF THE ROAD. THE MIDDLE SEGMENT WAS CALCULATED BY DRAWING A LINE BETWEEN THE WESTERLY AND EASTERLY SEGMENT CALCULATIONS. THIS CONFIGURATION WAS HELD BECAUSE THE WESTERLY SEGMENT OF THE ROAD WAS RE-DEEDED TO SNOHOMISH COUNTY, HOWEVER THE ROAD SURVEY DID NOT MATCH THE DIMENSIONS SHOWN ON THE PLAT WHICH DEDICATED THE ROAD. THE PLAT OF SUNNYSIDE FIVE ACRE TRACTS IS EXTREMELY DIFFICULT TO READ, HOWEVER THE DIMENSIONS OF THE ROAD CAN BE ROUGHLY DETERMINED AND THE UNDERLYING PLAT SHOWS A DIMENSION OF 163 FEET WHICH MATCHES CLOSELY WITH WHAT IS SHOWN ON REFERENCES 3 AND 4. THE PLAT OF FORRESTER TRAILS (REFERENCE 7) WAS ROTATED INTO OUR CALCULATIONS HOLDING THE NORTHEAST CORNER OF THE BOUNDARY AND ROTATING TO THE NORTHWEST CORNER.

FOUND 3"x3" CONCRETE MONUMENT WITH INVERTED NAIL DOWN 0.7' IN A CASE WITH NO LID.

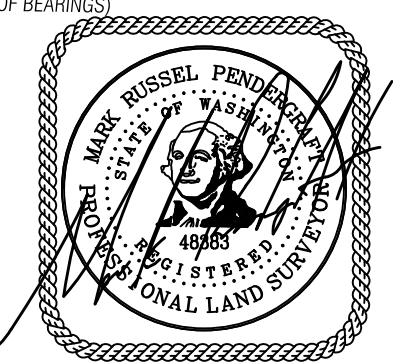
FOUND CONC. MON WITH 3" BRASS DISC WITH PUNCH, STAMPED "SNO. CO. SURVEY MON - 2905A21" DOWN 0.3' IN A CASE.

FOUND CONC. MON WITH 1" LEAD SQUARE AND BRASS TACK DOWN 0.5' IN A CASE.



LEGEND

- FOUND MONUMENT AS NOTED.
- FOUND PROPERTY CORNER AS NOTED.
- PRIVATE ACCESS AND UTILITIES EASEMENT TO BE RECORDED SEPARATELY PRIOR TO FINAL PLAT APPROVAL PER AFN _____.



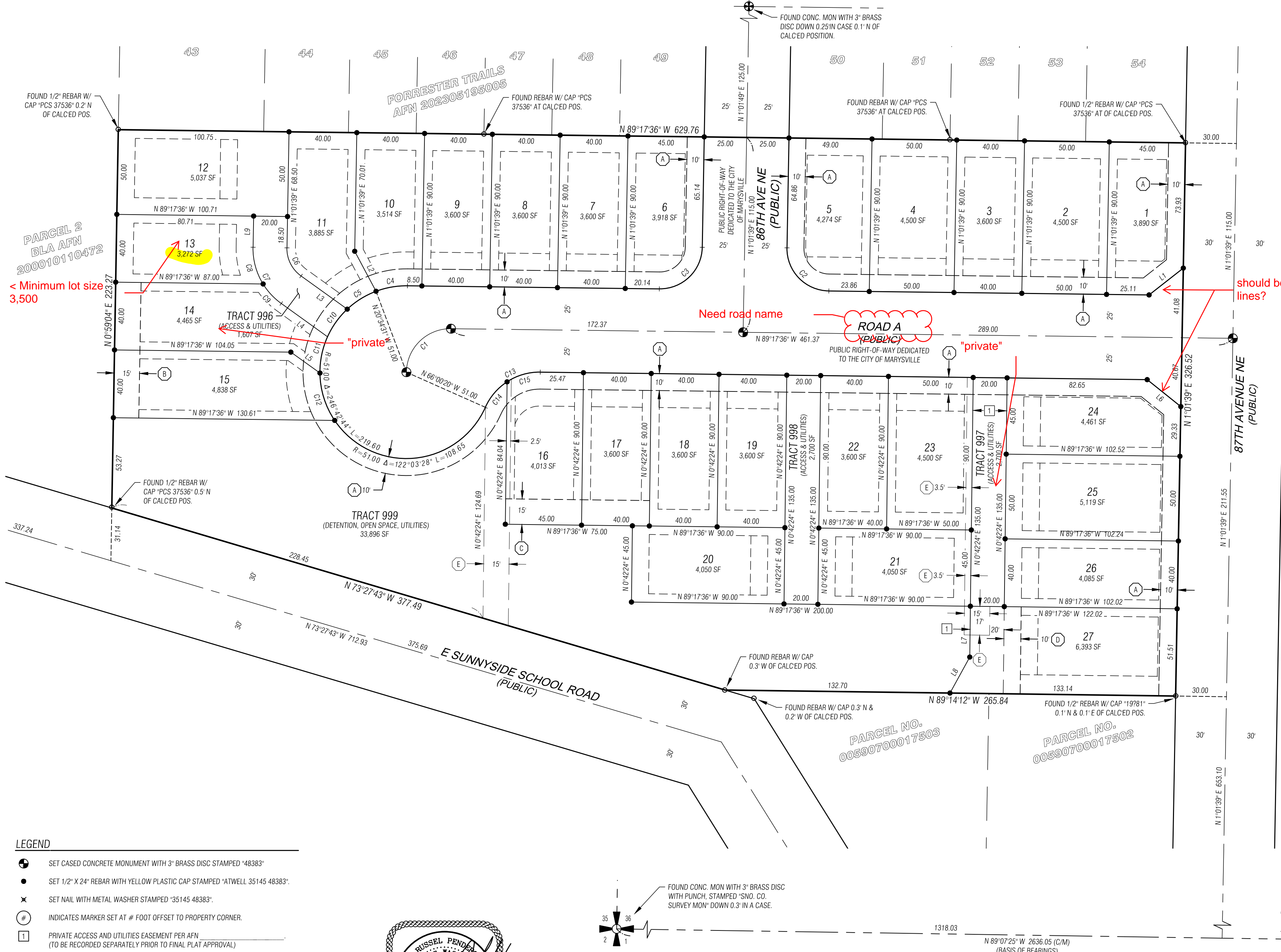
6/13/2024



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 PROJ. NO. 24027 SHEET 3 OF 4

WEST MAGNOLIA
A PLAT COMMUNITY
SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)

VOL/PG



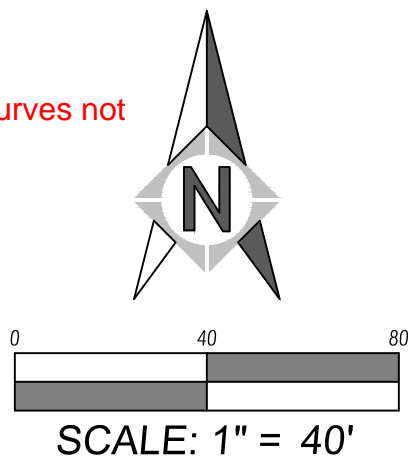
PARCEL 2
BLA AFN
200010110472
**< Minimum lot size
3,500**

Need road name

**ROAD A
(PUBLIC)**

"private"

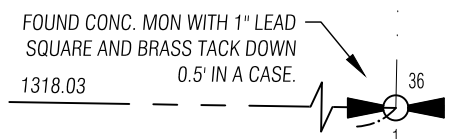
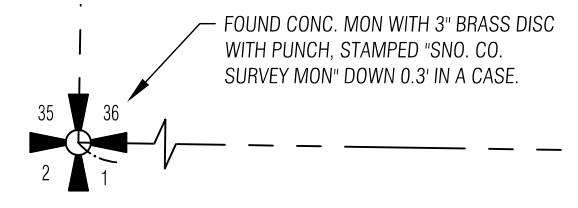
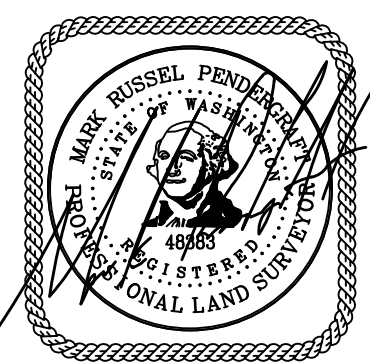
should be curves not lines?



TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	26.00	90°00'00"	40.84
C2	25.00	90°19'15"	39.41
C3	25.00	89°40'45"	39.13
C4	51.00	21°16'55"	18.94
C5	51.00	22°36'56"	20.13
C6	20.00	55°18'09"	19.30
C7	40.00	55°18'09"	38.61
C8	40.00	32°39'03"	22.79
C9	40.00	22°39'07"	15.81
C10	51.00	22°36'56"	20.13
C11	51.00	24°46'19"	22.05
C12	51.00	33°22'10"	29.70
C13	35.00	66°42'44"	40.75
C14	35.00	32°47'13"	20.03
C15	35.00	33°55'31"	20.72
L1		N 51°53'25" E	25.65
L2		N 28°02'06" W	26.77
L3		N 54°16'30" W	33.57
L4		N 54°16'30" W	33.65
L5		N 54°16'30" W	21.16
L6		N 51°15'55" W	25.43
L7		N 00°42'24" E	30.00
L8		N 28°47'36" E	24.24
L9		N 01°01'39" E	18.38

LEGEND

- SET CASED CONCRETE MONUMENT WITH 3" BRASS DISC STAMPED "48383"
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ATWELL 35145 48383"
- ✕ SET NAIL WITH METAL WASHER STAMPED "35145 48383"
- # INDICATES MARKER SET AT # FOOT OFFSET TO PROPERTY CORNER.
- 1 PRIVATE ACCESS AND UTILITIES EASEMENT PER AFN (TO BE RECORDED SEPARATELY PRIOR TO FINAL PLAT APPROVAL)
- A PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTES 1 AND 2, SHEET 2.
- B 15' PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISION NO. 3, SHEET 2.
- C 15' PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISION NOTE 4, SHEET 2.
- D 10' PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTE 5, SHEET 2.
- E 15' PUBLIC SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 6, SHEET 2.
- BUILDING SETBACK LINE



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WEST MAGNOLIA A PLAT COMMUNITY

SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)

RESTRICTIONS OF RECORD

PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 500148587C DATED 6/6/2024.

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND AND OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 202401100143. PLOTTED HEREON WHERE APPLICABLE.
2. THIS SITE IS SUBJECT TO A PRIVATE EASEMENT FOR ACCESS AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN _____, PLOTTED HEREON. (TO BE RECORDED SEPARATELY PRIOR TO FINAL PLAT APPROVAL)

TRACT NOTES

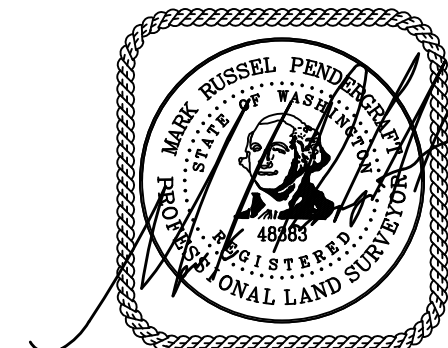
1. TRACTS 996, 997, AND 998 ARE FOR ACCESS, UTILITIES, AND STORMWATER FACILITIES. THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES LYING WITHIN SAID TRACTS.
2. TRACT 999 IS FOR OPEN SPACE, STORMWATER DETENTION, AND UTILITIES. THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE FACILITIES LYING WITHIN SAID TRACT, SUBJECT TO BOTH AN EMERGENCY AND ROUTINE MAINTENANCE EASEMENT AS SET FORTH IN THE DEDICATION.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET AND ALLEY FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS, AND OVER THE ENTIRETY OF TRACTS 996, 997, AND 998, 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, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED AND TOGETHER WITH THE OBLIGATION TO RESTORE THE LAND TO THE ORIGINAL CONDITION.
2. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET AND ALLEY FRONTAGE OF ALL LOTS AND TRACTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REBUILDING THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEMS FOR EACH LOT. THE OWNERS OF THE LOTS BENEFITING FROM THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEM SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE DRAINAGE FACILITIES USED IN COMMON, HOWEVER NO LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR RECONSTRUCTION OF THE DRAINAGE FACILITIES LYING ABOVE THEIR POINT OF CONNECTION.
3. A PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 14 AND 15 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 13 AND 14. THE OWNERS OF LOTS 13 THROUGH 15 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
4. A PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 16 AND 17 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 17 AND 18. THE OWNERS OF LOTS 16 THROUGH 18 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
5. A PRIVATE STORM DRAINAGE EASEMENT OVER LOT 27 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOT 26. THE OWNERS OF LOTS 26 AND 27 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
6. A PUBLIC SEWER EASEMENT IS HEREBY GRANTED OVER THE ENTIRETY OF TRACTS 996 AND 997 AND OVER THOSE PORTIONS SHOWN HEREON AND LABELED AS "PUBLIC SEWER EASEMENT" TO THE CITY OF MARYSVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTION, OPERATING, ALTERING, REPAIRING AND MAINTAINING SANITARY SEWER LINES AND THE ALL PIPES AND APPURTENANCES ASSOCIATED WITH SUCH SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
7. 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 EASEMENTS, 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.

RESTRICTIONS, COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
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.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE WEST MAGNOLIA HOMEOWNERS ASSOCIATION OR ITS SUCCESSOR AND ASSIGNS AND MUST BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY OF MARYSVILLE ROAD PURPOSES.
4. 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.
5. LOTS 24 THROUGH 27 SHALL BE ORIENTED TOWARDS THE PUBLIC STREET WITH FRONT DOOR, PORCH AND DIRECT PEDESTRIAN ACCESS TO THE PUBLIC SIDEWALK ON 87TH AVENUE NE.
6. DIRECT VEHICULAR ACCESS FROM INDIVIDUAL SINGLE-FAMILY LOTS ONTO 87TH AVENUE NE IS PROHIBITED.
7. 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.
8. 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.
9. 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 3.50 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE COMMUNITY DEVELOPMENT DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
10. IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3.50 FEET SHALL BE SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING ABUTTING THE STREET.
11. 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.
12. 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.
13. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE ON A PROPORTIONATE SHARE COST OF THE FUTURE CAPACITY IMPROVEMENTS AS SET FORTH IN MMC 22D.030.070(3), FOR THE DEVELOPMENT. TRAFFIC IMPACT FEES SHALL BE VESTED AT A RATE OF \$6,300.00, PER NEW PMPHT, TOTALING \$163,800.
14. THE LOCATION AND HEIGHT OF ALL FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS PLAT SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.
15. ALL OPEN SPACE CONTAINED WITHIN TRACT 999 SHALL BE PROTECTED AS OPEN SPACE IN PERPETUITY. USE OF THE OPEN SPACE TRACTS WITHIN THIS SUBDIVISION IS RESTRICTED TO THOSE USES APPROVED FOR THE PLANNED RESIDENTIAL DEVELOPMENT, TO INCLUDE OPEN PLAY AREAS, PICNIC AREAS, RECREATION TRAIL SYSTEM, VIEWING PLATFORM, DRAINAGE FACILITIES, BENCHES, AND REQUIRED LANDSCAPE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN AND THE APPROVED LANDSCAPE PLAN. COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED WITH THE PLAT, AND AS MAY BE AMENDED IN THE FUTURE, SHALL INCLUDE PROVISIONS FOR THE CONTINUING PRESERVATION AND MAINTENANCE OF THE USES, FACILITIES, AND LANDSCAPING, WITHIN THE OPEN SPACE CONTAINED WITHIN TRACT 999 AS APPROVED AND CONSTRUCTED.
16. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH BINDING SITE PLAN (CITY OF MARYSVILLE FILE NO. PA22-033), AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
17. THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS MAY BE HELD. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OR STREETS OF THIS PLAT SHALL PETITION THE COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY, PRIOR TO ACCEPTANCE BY THE CITY.
18. MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION 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. IF THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE ASSOCIATION AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. EACH LOT WITHIN THIS PLAT SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN THE DEDICATION.



6/13/2024

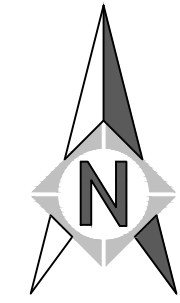
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PROJ. NO. 24027	SHEET 2 OF 4

WEST MAGNOLIA

A PLAT COMMUNITY

SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)



SCALE: 1" = 100'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011 PER GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 500148587C. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON MARCH 20TH, 2024, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 186,729 SQUARE FEET.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.

REFERENCES

- PLAT OF SUNNYSIDE FIVE ACRE TRACTS AS RECORDED UNDER AFN 122901.
- SNOHOMISH COUNTY ROAD SURVEY NO. 1168 DATED NOVEMBER 1927 OF EAST SUNNYSIDE SCHOOL ROAD.
- RECORD OF SURVEY AS RECORDED UNDER AFN 200804295049.
- RECORD OF SURVEY AS RECORDED UNDER AFN 200812305012.
- PLAT OF MAGNOLIA CREST AS RECORDED UNDER AFN 202308165002.
- PLAT OF THE DIAMONDS AT WHISKEY RIDGE AS RECORDED UNDER AFN 202301105002.
- PLAT OF FORRESTER TRAILS AS RECORDED UNDER AFN 202305195005.

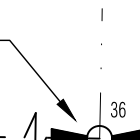
SURVEYORS NARRATIVE

HELD THE SECTION SUBDIVISION AND PRORATION OF THE PLAT OF SUNNYSIDE FIVE ACRE TRACTS (REFERENCE 1) FROM THE PLATS OF MAGNOLIA CREST AND THE DIAMONDS AT WHISKEY RIDGE (REFERENCES 5 AND 6). THE RIGHT-OF-WAY OF EAST SUNNYSIDE SCHOOL ROAD WAS CALCULATED BY HOLDING THE TIE OF 162.90 FEET FROM THE SECTION LINE AND THE ANGULAR RELATIONSHIP SHOWN ON REFERENCES 3 AND 4 TO THE CENTERLINE OF 87TH AVENUE NE. THE DISTANCE OF 546.31 FEET ALONG THE EASTERLY SEGMENT OF E SUNNYSIDE WAS ALSO HELD FROM REFERENCES 3 AND 4. THE WESTERLY SEGMENT OF E SUNNYSIDE WAS HELD FROM THE COUNTY ROAD SURVEY NO 1168 (REFERENCE 2), WHICH HELD THE ANGULAR RELATIONSHIP AND TIES SHOWN ON THAT REFERENCE FOR THE FIRST SEGMENT OF THE ROAD. THE MIDDLE SEGMENT WAS CALCULATED BY DRAWING A LINE BETWEEN THE WESTERLY AND EASTERLY SEGMENT CALCULATIONS. THIS CONFIGURATION WAS HELD BECAUSE THE WESTERLY SEGMENT OF THE ROAD WAS RE-DEEDED TO SNOHOMISH COUNTY, HOWEVER THE ROAD SURVEY DID NOT MATCH THE DIMENSIONS SHOWN ON THE PLAT WHICH DEDICATED THE ROAD. THE PLAT OF SUNNYSIDE FIVE ACRE TRACTS IS EXTREMELY DIFFICULT TO READ, HOWEVER THE DIMENSIONS OF THE ROAD CAN BE ROUGHLY DETERMINED AND THE UNDERLYING PLAT SHOWS A DIMENSION OF 163 FEET WHICH MATCHES CLOSELY WITH WHAT IS SHOWN ON REFERENCES 3 AND 4. THE PLAT OF FORRESTER TRAILS (REFERENCE 7) WAS ROTATED INTO OUR CALCULATIONS HOLDING THE NORTHEAST CORNER OF THE BOUNDARY AND ROTATING TO THE NORTHWEST CORNER.

FOUND 3"x3" CONCRETE MONUMENT WITH INVERTED NAIL DOWN 0.7' IN A CASE WITH NO LID.

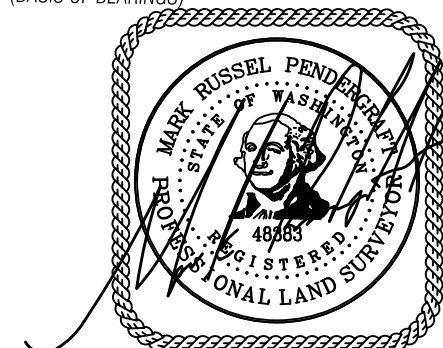
FOUND CONC. MON WITH 3" BRASS DISC WITH PUNCH, STAMPED "SNO. CO. SURVEY MON - 2905A21" DOWN 0.3' IN A CASE.

FOUND CONC. MON WITH 1" LEAD SQUARE AND BRASS TACK DOWN 0.5' IN A CASE.



LEGEND

- FOUND MONUMENT AS NOTED.
- FOUND PROPERTY CORNER AS NOTED.
- PRIVATE ACCESS AND UTILITIES EASEMENT TO BE RECORDED SEPARATELY PRIOR TO FINAL PLAT APPROVAL PER AFN _____.



6/13/2024



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SHEET 3 OF 4

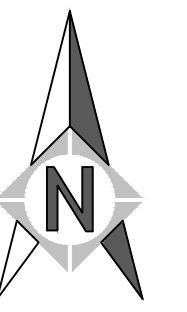
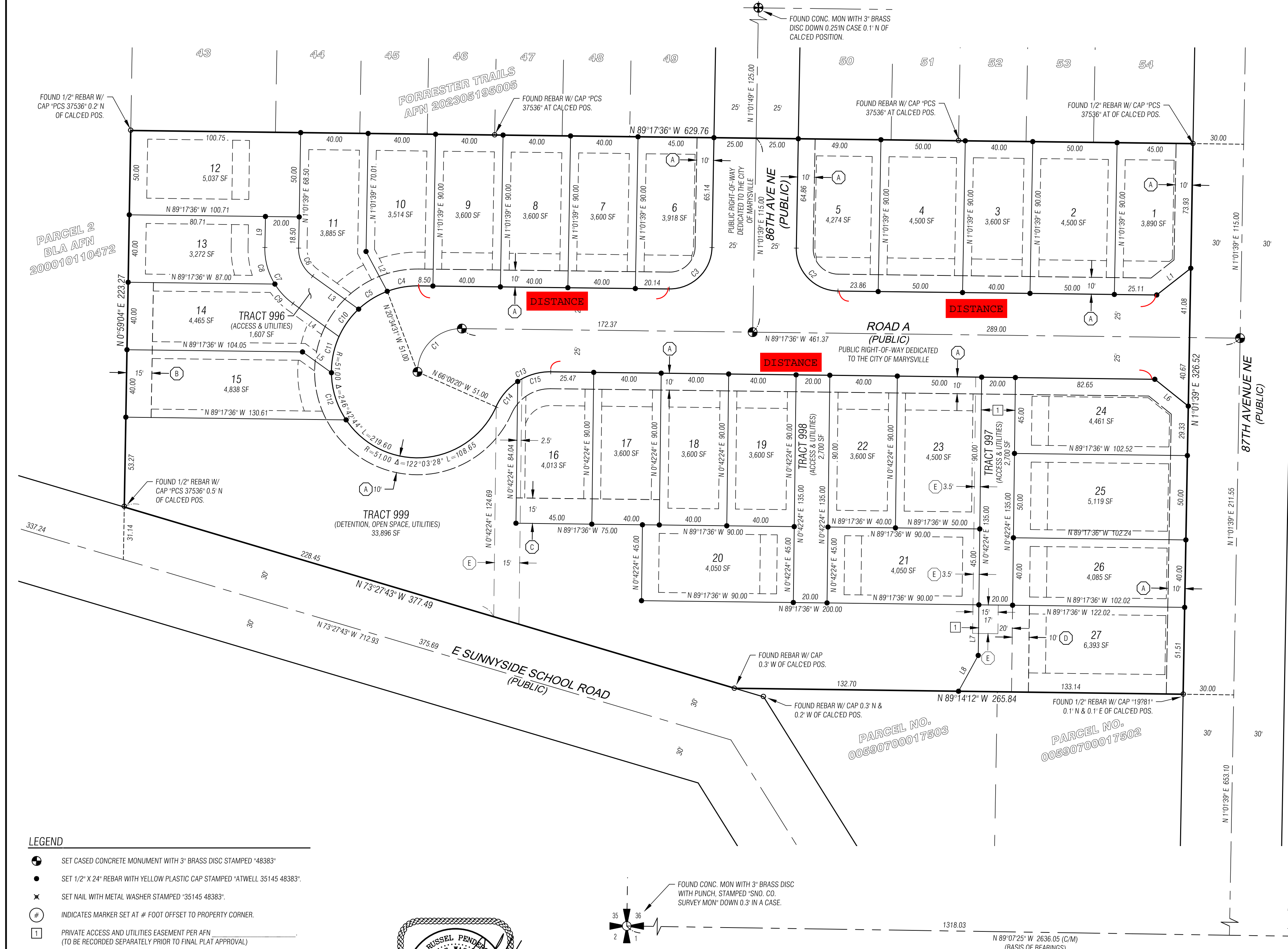
WEST MAGNOLIA

A PLAT COMMUNITY

SW1/4 SW1/4 SEC. 36, T. 30 N., R. 5 E., W.M.

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON (FILE NO. PA22-033)

VOL/PG

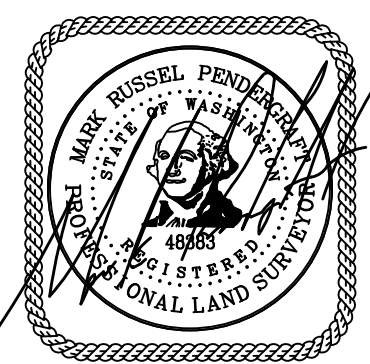


SCALE: 1" = 40'

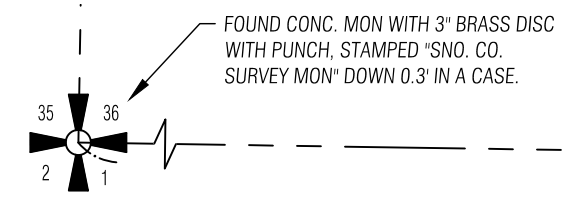
TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	26.00	90°00'00"	40.84
C2	25.00	90°19'15"	39.41
C3	25.00	89°40'45"	39.13
C4	51.00	21°16'55"	18.94
C5	51.00	22°36'56"	20.13
C6	20.00	55°18'09"	19.30
C7	40.00	55°18'09"	38.61
C8	40.00	32°39'03"	22.79
C9	40.00	22°39'07"	15.81
C10	51.00	22°36'56"	20.13
C11	51.00	24°46'19"	22.05
C12	51.00	33°22'10"	29.70
C13	35.00	66°42'44"	40.75
C14	35.00	32°47'13"	20.03
C15	35.00	33°55'31"	20.72
L1		N 51°53'25" E	25.65
L2		N 28°02'06" W	26.77
L3		N 54°16'30" W	33.57
L4		N 54°16'30" W	33.65
L5		N 54°16'30" W	21.16
L6		N 51°15'55" W	25.43
L7		N 00°42'24" E	30.00
L8		N 28°47'36" E	24.24
L9		N 01°01'39" E	18.38

LEGEND

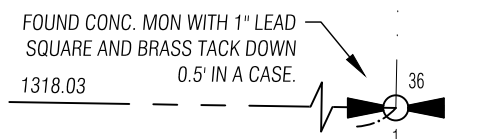
- SET CASED CONCRETE MONUMENT WITH 3" BRASS DISC STAMPED "48383"
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ATWELL 35145 48383"
- ✕ SET NAIL WITH METAL WASHER STAMPED "35145 48383"
- # INDICATES MARKER SET AT # FOOT OFFSET TO PROPERTY CORNER.
- [1] PRIVATE ACCESS AND UTILITIES EASEMENT PER AFN (TO BE RECORDED SEPARATELY PRIOR TO FINAL PLAT APPROVAL)
- (A) PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTES 1 AND 2, SHEET 2.
- (B) 15' PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISION NO. 3, SHEET 2.
- (C) 15' PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISION NOTE 4, SHEET 2.
- (D) 10' PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTE 5, SHEET 2.
- (E) 15' PUBLIC SEWER EASEMENT, SEE EASEMENT PROVISIONS NOTE 6, SHEET 2.
- BUILDING SETBACK LINE



6/13/2024



FOUND CONC. MON WITH 3" BRASS DISC WITH PUNCH, STAMPED "SNO. CO. SURVEY MON." DOWN 0.3" IN A CASE.



FOUND CONC. MON WITH 1" LEAD SQUARE AND BRASS TACK DOWN 0.5" IN A CASE.



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