

SCHEDULE B TITLE EXCEPTIONS

LEGAL DESCRIPTION AND EXCEPTIONS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO: A465040-SGW-152780, WITH AN EFFECTIVE DATE OF OCTOBER 4TH, 2024.

(NUMBERS CORRESPONDING WITH SCHEDULE BE ITEMS LISTED IN TITLE)

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF WHISPERING FIRS ESTATES; REFER TO THE PLAT FOR FULL PARTICULARS.
AND RECORDED FEBRUARY 28, 1977 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7702280311. (DRAINAGE EASEMENTS PLOTTED HEREON)

3. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, ASSESSMENTS, RESERVATIONS, EXCEPTIONS, TERMS, LIENS OR CHARGES, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.
RECORDED : MAY 4, 1977 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 7705040334
MODIFICATION THEREOF, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
RECORDED : NOVEMBER 16, 1994 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 9411160096
(DRAINAGE EASEMENTS PLOTTED HEREON)

APPROVALS:

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

ATTEST: CITY CLERK

TREASURER'S CERTIFICATE

I _____, TREASURER OF SNOHOMISH COUNTY, DO HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED UP TO AND INCLUDING THE YEAR 2021.

TREASURER, SNOHOMISH COUNTY

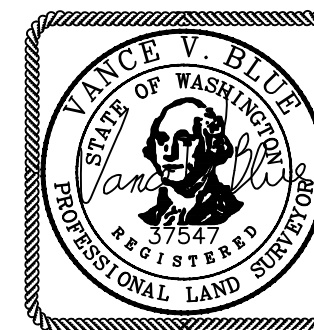
DEPUTY COUNTY TREASURER, SNOHOMISH COUNTY

I HEREBY CERTIFY THAT THE BAZARA SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY THE STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS ARE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT IT FULLY COMPLIES WITH THE PROVISIONS OF THE STATE AND LOCAL REGULATIONS GOVERNING PLATTING.

Vance V. Blue

VANCE V. BLUE, P.L.S.
WA. REGISTRATION NUMBER 37547

10/21/24
DATE



10/21/24

DECLARATION

WE HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS A FULL AND CORRECT DESCRIPTION OF THE LAND TO BE DIVIDED INTO TWO LOTS. THIS SUBDIVISION HAS BEEN MADE WITH FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. I FURTHER UNDERSTAND THAT LAND WITHIN THIS SHORT SUBDIVISION MAY NOT BE FURTHER DIVIDED BY SHORT SUBDIVISION WITHIN A FIVE - YEAR PERIOD IMMEDIATELY FOLLOWING APPROVAL OF THIS PLAT.

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

WALID BAZARA

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB

AHMAD BAZARA

BY: _____

EMTISAL BAZARA

ITS: _____

MOHAMAD BAZARA

LEGAL DESCRIPTION

(LEGAL DESCRIPTION TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO: A465040-SGW-152780, WITH AN EFFECTIVE DATE OF OCTOBER 4TH, 2024).

LOT 10, WHISPERING FIRS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGES 46 THROUGH 48, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SHORT SUBDIVISION AND COVENANTS AND RESTRICTIONS

1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR A FORMAL PLAT OR REVISED SHORT PLAT CONSISTENT WITH TITLE 22 OF THE MARYSVILLE MUNICIPAL CODE.
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 DEVELOPER AND HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
4. THE APPLICANT SHALL PAY _____ IN TRAFFIC MITIGATION FEES FOR EACH NEW DWELLING UNIT TO THE CITY OF MARYSVILLE IN ACCORDANCE WITH MMC CHAPTER 220.030 PRIOR TO FINAL SHORT SUBDIVISION APPROVAL IN ORDER TO MITIGATE THE PROJECT'S IMPACT TO THE CITY ROAD SYSTEM.
5. THE APPLICANT SHALL SUBMIT PAYMENT TO MARYSVILLE SCHOOL DISTRICT NO. 25 FOR SCHOOL IMPACT CAUSED BY THE NEW LOTS IN ACCORDANCE WITH MMC CHAPTER 220.040 SCHOOL MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULE 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.
6. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR PARK IMPACTS CAUSED BY THE NEW LOTS IN ACCORDANCE WITH MMC CHAPTER 220.020. PARK MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME THE INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
7. ALL NECESSARY POWER LINES, TELEPHONE WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES OR LINES SHALL BE PLACED IN UNDERGROUND LOCATION EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCT INCLUDING EXISTING UTILITIES LOCATED ALONG THE PROJECT FRONTAGE. ALL SUCH UNDERGROUND INSTALLATIONS OR SYSTEMS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY AND SHALL ADHERE TO ALL GOVERNING APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE APPLICABLE CITY AND STATE REGULATIONS AND SPECIFIC REQUIREMENTS OF THE APPROPRIATE UTILITY PURSUANT TO MMC SECTIONS 22G.100.430.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

) SS.
COUNTY OF SNOHOMISH)

ON THIS DAY PERSONALLY APPEARED BEFORE ME, WALID BAZARA, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

(SIGNATURE)

(NAME LEGIBLY PRINTED OR STAMPED)

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

) SS.
COUNTY OF SNOHOMISH)

ON THIS DAY PERSONALLY APPEARED BEFORE ME, AHMAD BAZARA AND EMTISAL BAZARA, A MARRIED COUPLE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

(SIGNATURE)

(NAME LEGIBLY PRINTED OR STAMPED)

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

) SS.
COUNTY OF SNOHOMISH)

ON THIS DAY PERSONALLY APPEARED BEFORE ME, MOHAMAD BAZARA, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

(SIGNATURE)

(NAME LEGIBLY PRINTED OR STAMPED)

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

ACKNOWLEDGEMENT:

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 _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ 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 _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____
20__ AT ____ M, IN BOOK ____ OF
SURVEYS AT PAGE ____ AT THE REQUEST
OF DAVID EVANS AND ASSOCIATES, INC.

MANAGER/AUDITOR

SUPT. OF RECORDS/DEPUTY AUDITOR

RECORDING NO.

**BAZARA
SHORT SUBDIVISION**

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON.
SW 1/4, SE 1/4 SEC. 4, TWP 30 N., RNG. 5 E., W.M.



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000

SHEET 1 OF 2

SCALE N/A

SURVEYED _____

FIELD BOOK _____

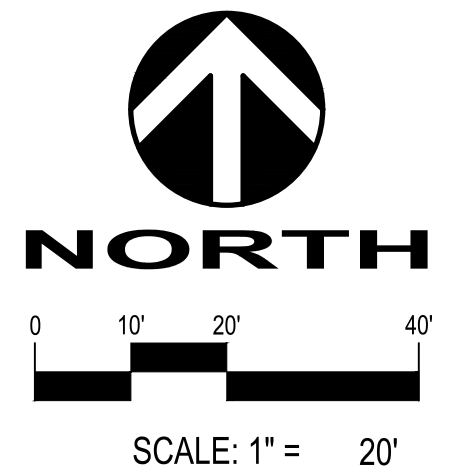
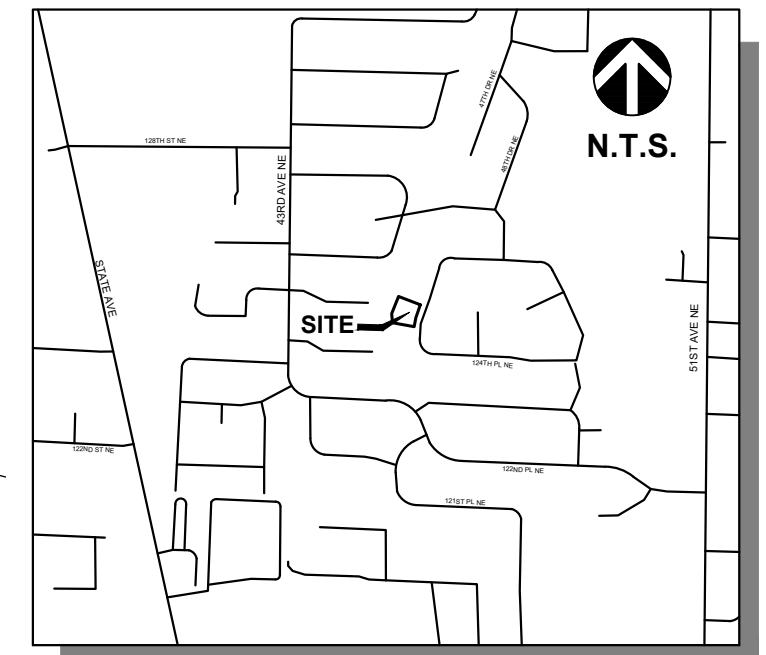
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SW 1/4, SE 1/4 SEC. 4, TWP 30 N., RNG. 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

VICINITY MAP



SEVILLE GARDENS DIV.
NO.1

WHISPERING FIRS
ESTATES
REC. NO. 7702280311

WHISPERING FIRS
ESTATES
REC. NO. 7702280311

LOT 2
GROSS: 9,268 SF
NET: 7,526 SF

LOT 1
15,983 SF

EXISTING
RESIDENCE
TO REMAIN
12508 45TH
DR NE

EXISTING
GARAGE
TO REMAIN

45th DR NE

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011
COORDINATES.

BASIS OF BEARINGS

NORTH 27°26'54" EAST ALONG 45th DRIVE NE TANGENT LINE BETWEEN
MONUMENTS FOUND IN PLACE AT THE CENTERLINE POINT OF REVERSE
CURVATURE OPPOSITE THE NORTH EAST CORNER OF THE PROPERTY
AND THE PI MONUMENT 98.75 FEET TO THE NORTHEAST.

ABBREVIATIONS

CLF = CHAIN LINK FENCE
WDF = WOOD FENCE
B.S.B.L. = BUILDING SETBACK LINE

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10/21/24

BAZARA
SHORT SUBDIVISION

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON.
SW 1/4, SE 1/4 SEC. 4, TWP 30 N., RNG. 5 E., W.M.



SHEET 2 OF 2
SCALE 1"=20'
SURVEYED _____
FIELD BOOK _____
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