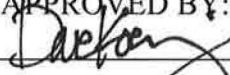



CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: October 23, 2017

AGENDA ITEM: Final plat approval for the Davis Meadows subdivision (PA15-030) located at 5503 100 th Street NE	AGENDA SECTION: New business	
PREPARED BY: Angela Gemmer, Senior Planner	APPROVED BY: 	
ATTACHMENTS: 1. Hearing Examiner's Decision dated January 26, 2016 2. Vicinity map 3. Legal description 4. Final plat checklist 5. Final plat map	MAYOR	 CAO
	AMOUNT:	AMOUNT:

DESCRIPTION:

The Hearing Examiner granted preliminary subdivision approval for a 45-lot subdivision known as "Davis Meadows" on January 26, 2016. This plat is located on the north side of 100th Street NE east of 55th Avenue NE with an original site address of 5503 100th Street NE. The applicant has met all plat conditions of approval.

RECOMMENDED ACTION: Staff recommends that the City Council approve and authorize the Mayor to sign the final plat of Davis Meadows.
COUNCIL ACTION:

CITY OF MARYSVILLE
Hearing Examiner
Findings, Conclusions and Decision

APPLICANT: Gamut 360 Holdings

CASE NO.: PA15-030, Davis Meadows

LOCATION: 5503 – 100th Street NE
Marysville, WA 98270

APPLICATION: Application by Gamut 360 Holdings for a **PRELIMINARY PLAT** called Davis Meadows that would consist of 45 lots for single-family residential use on 9.32 acres. An existing single family residence would be retained on lot 29. The Comprehensive Plan designation is Single Family High Density and the zoning is R-6.5.

SUMMARY OF DECISION

Staff Recommendation: **Approve** the **PRELIMINARY PLAT** of Davis Meadows creating 45 lots on approximately 9.32 acres, including retaining a single family residence on lot 29, with eleven (11) Conditions of approval.

Hearing Examiner Decision: **Approve** the applicant's request for a **PRELIMINARY PLAT** called Davis Meadows to create 45 lots on 9.32 acres, including retaining a single family residence on lot 29, subject to eleven (11) Conditions of approval.

PUBLIC HEARING OVERVIEW

After reviewing the official public record file, which included the Marysville Community Development Department Staff Recommendation (Exhibit 27); and after visiting and viewing the site, the Hearing Examiner conducted a public hearing on the PRELIMINARY PLAT request. The hearing was opened at 7:20 p.m., January 21, 2016, in the Council Chambers, Marysville, Washington, and was closed at 7:54 p.m. Participants at the public hearing included representatives of the city of Marysville Community Development Department, representatives of the applicant; and neighboring property owners. They are listed below as parties of record and in the minutes of the hearing. All participants in the public hearing affirmed to be truthful in their testimony. A verbatim recording of the hearing and summary minutes may be obtained from the Community Development Department. A list of exhibits offered and entered into the record at the hearing and a list of parties of record are attached at the end of this report.

Application for a PRELIMINARY PLAT is provided for in Marysville Municipal Code (MMC) 22G.090, and the elements for consideration by the hearing examiner in a public hearing are defined in MMC 22G.010.170 (3) (a-e).

PUBLIC HEARING TESTIMONY

The Hearing Examiner began the proceedings by noting for the record that the issue to be addressed at the hearing was the PRELIMINARY PLAT request to create 45 lots on 9.32 acres.

Testimony was provided by the city of Marysville Community Development Department staff (Angela Gemmer, Associate Planner), and a representative of the applicant (Laurey Tobiason, CLA, Tobiason Land Use Consulting).

City of Marysville, Community Development Department Testimony

Angela Gemmer, Associate Planner noted that 45 lots will be created on a flat, 9.32 acre site covered with deciduous trees, most of which will be removed. One existing single family residence will be retained on lot 29. A new street terminating on the north in a temporary cul-de-sac (56th Avenue NE) will provide site access from the arterial to the south (100th Street NE). The temporary cul-de-sac will be removed and the street will be extended northward into lot 29 when that site redevelops. 103rd Street NE will connect to the site from the stub in the adjacent subdivision to the east and will provide internal access, together with 56th Avenue NE and 103rd Place NE north of lot 29. A trail along the west side of the property will provide non-motorized connectivity within the subdivision and will improve pedestrian access to Cascade Elementary School. To the extent possible, the trail will be constructed to city of Marysville standards, with minor design departures to be determined on a case-by-case basis.

There are no environmentally critical areas on the site. Stormwater runoff will be managed on the site through infiltration. Urban infrastructure will be extended to adequately serve all lots on the site. New residents will generate 43 new p.m. peak hour vehicle trips. Mitigation will be provided in the form of traffic impact fees. Mitigation for school and park impacts will also be paid – with a deferral available to the applicant through an application process.

A number of public inquiries about the project were received. Comments from the Fire District have been acknowledged in the staff report and will be addressed during construction. The proposed lot configuration complies with all applicable provisions of the Marysville Municipal Code.

There are three short, 20-foot wide private driveway segments proposed to provide connections to lots that do not directly front on a public street. These driveways will be paved in concrete. No separate pedestrian facilities will be provided on these driveways.

A fence is required between the back of lot 27 and the front of lot 26. A few significant trees will be protected. Existing septic system(s) will be decommissioned. If archeological artifacts are found, work shall be temporarily suspended pending a thorough investigation.

Applicant Testimony

Laurey Tobiason, Tobiason Land Use Consulting, representing the applicant, confirmed that all planned lots meet the applicable requirements of Marysville Municipal Code, including lot sizes and dimensions per the R-6.5 zoning. Recreation services and facilities for residents will be provided through park impact mitigation fees. Also, impact fees will be paid for traffic and school impacts. Internal public roads and private driveways will serve each new parcel. The proposal merits approval in that it provides for the public health, safety and welfare. Mr. Tobiason stated that the applicant concurs with each of the eleven (11) conditions for preliminary plat approval in the Staff Recommendation.

PUBLIC TESTIMONY

Joanne Thorleifson noted that she lives on lot 17 of the adjacent Village Green subdivision. Drainage is a concern and she wanted assurance that water will not flow on to her property or overwhelm nearby drainage ditches. She mentioned that on-street parking in her neighborhood occasionally obstructs easy access and that situation should be avoided on this site. She acknowledged that the site plan is good, and she is appreciative of the site development activity that will remove invasive blackberries. However, traffic will get worse.

Lisa Mantow identified herself as a new homeowner on 103th Street NE, east of the planned subdivision. This street will be connected to the new subdivision and was concerned about more traffic on her street. She acknowledged that the stub west end of 103th Avenue NE was an indication that the street would be extended. She was also concerned about the loss of property values in the vicinity of this new development.

DISCUSSION

Following the conclusion of formal public testimony, staff, the applicant and the hearing examiner addressed issues and concerns, and fielded and replied to questions.

With respect to traffic, Ms. Gemmer acknowledged that with new development will come additional traffic, but that the connectivity of the street system is good and vehicle trips will be distributed among roads that have existing adequate capacity. All of the traffic impacts are addressed in the traffic study that is Exhibit 19. The developer will pay traffic impact fees to compensate for the adverse impact of the trips generated. Marysville has planned for this growth, which is in accordance with regional planning to direct growth to urban areas.

Mr. Tobiason offered that the existing road stub that is at the west end of 103rd Street NE is planned to be extended to serve the Davis Meadows development. This road will provide access to the subdivision, including for emergency vehicles. Home values are not likely to be negatively impacted because the homes constructed in Davis Meadows will be of a value similar to those already built in other newer subdivisions the neighborhood. Parking will be provided on one side only on the internal public streets, plus there will be 2 to 4 parking spaces on each lot. The public streets will have sidewalks for good pedestrian access.

Andy Reeves from Site Development Associates (1724 W. Marine View Drive Ste. #140 Everett WA 98207), also representing the applicant, described the drainage plan for the site as being

100% accommodated by the infiltration system. There should be no runoff onto adjacent lot 17, and the existing catch basin and conveyance ditch will remain functional.

Ms. Gemmer and Mr. Tobiason agreed to a suggestion by the hearing examiner that a trail connection should be provided to connect to the stub road to the west, from the south side of Tract 997. A very short connection would add a lot of value for pedestrian access. An amendment to the staff-recommended Condition No. 6 will be appropriate to document agreement by the parties to this intended trail connection.

A conversation about the temporary cul-de-sac at the end of 56th Avenue NE resulted in clarification of the restoration of the site when the road is extended to lot 29. This cul-de-sac will temporarily encumber proposed lots 30, 31 and 39 until such time as the road is extended and the cul-de-sac is abandoned and the site is restored. No amendments to the conditions for approval were determined to be needed.

WRITTEN COMMENTS

None contributed to the record at the hearing.

ADJOURNMENT

The Hearing Examiner closed the hearing at 7:54.

FINDINGS, CONCLUSIONS AND DECISION

Having considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

A. FINDING

1. The information contained in the Community Development Department Staff Recommendation (Exhibit 27) is found by the Hearing Examiner to be complete and supported by the evidence presented during the hearing and is by this reference adopted as portion of the Hearing Examiner's findings and conclusions. A copy of the Staff Recommendation is available in the Marysville Community Development Department.
2. The minutes of the hearing are an accurate summary of the testimony offered at the hearing and are by this reference entered into the official public record.
3. The Hearing Examiner finds that the public record supports approval of the Preliminary Plat, in accordance with MMC 22G.010.170 (3) (a-e) listed below. (a) The development is consistent with the comprehensive plan and meets the requirements and intent of the Marysville Municipal Code.

(b) The development makes adequate provisions for open space, environmentally sensitive areas, drainage, streets and other public ways, transit stops, water supply,

sanitary wastes, public utilities and infrastructure, parks and recreation facilities, playgrounds, sites for schools and school grounds.

(c) The development is beneficial to the public health, safety and welfare and is in the public interest.

(d) The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan. If the development results in a level of service lower than those set forth in the comprehensive plan, the development may be approved if improvements or strategies to raise the level of service above the minimum standard are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

(e) The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.

4. Eleven (11) conditions are applied to the Preliminary Plat approval, as articulated in the staff recommendation (Condition #6 regarding the trail connection, as amended by consensus during the hearing), and documented in the hearing examiner decision in Section C below.

B. CONCLUSIONS

The Hearing Examiner concludes that the applicant has demonstrated that the proposed PRELIMINARY PLAT with eleven (11) conditions of approval, complies with the applicable criteria defined in the Marysville Municipal Code.

C. DECISION

Based upon the foregoing findings of fact and conclusions, the Hearing Examiner APPROVES the PRELIMINARY PLAT with eleven (11) conditions.

The PRELIMINARY PLAT approval is subject to the CONDITIONS as follows:

1. The preliminary subdivision configuration stamped "Received January 13, 2016, City of Marysville Community Development" (Exhibit 26) shall be the approved plat configuration, provided that the side yard setbacks abutting 100th Street NE for lots 37 and 45 shall be increased to be 15 feet.
2. In order to mitigate impacts upon the future capacity of the road system, the applicant shall submit payment to the City of Marysville, a proportionate share of the cost of the future capacity improvements as set forth in MMC Section 22D.030.070(3) for the development. Traffic impacts fees shall be vested at a rate of \$6,300.00 per new single family residential PM peak hour trip (PMPHT). The subdivision shall receive credits for

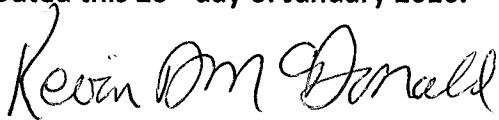
two PMPHT: one credit shall apply to lot 29, where an existing single family will be retained, and the other credit shall apply to proposed lot 1 since an existing single family residence located on-site is proposed to be demolished. The total traffic impact fees for this subdivision shall be \$270,900.00, calculated as follows: 45 single family lots - 2 PMPHT credit x \$6,300.00, and will be required to be paid prior to final subdivision approval unless an application to defer impact fees is submitted for review and is approved. This traffic concurrency determination shall expire when the subdivision approval expires.

3. The applicant shall submit payment to Marysville School District No. 25 for school impacts caused by the new lot/unit in accordance with MMC Chapter 22D.040. School mitigation 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 paid prior to building permit issuance unless an application to defer impact fees is submitted for review and is approved.
4. The applicant shall submit payment to the City of Marysville for park impacts caused by the new lot/unit in accordance with MMC Chapter 22D.020. Park mitigation 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 paid prior to building permit issuance unless an application to defer impact fees is submitted for review and is approved.
5. The private, shared driveways in tracts 992, 995, and 999 shall be constructed with concrete, and signs shall be installed along the driveways indicating that the shared driveway must remain unobstructed for fire access.
6. A public trail shall be constructed that will connect the northern portion of 56th Avenue NE to the southern portion of 56th Avenue NE and 100th Street NE, and that will also connect to the east end of the stub road in the subdivision to the west (Village Green Division 2) from Tract 997 in Davis Meadows. The trail shall be constructed to City Parks and Recreation Trail standards as approved by the Parks and Recreation Director (14 foot clear zone and an 8 foot asphalt trail with one foot of shoulder on each side). An alternate trail design may be approved by the City; with such alternate specifications to be provided to applicant.
7. Pursuant to the Snohomish Health District's comments, the applicant shall provide the information identified in Section 13(c) in the Staff Report (Exhibit 27) to the Snohomish Health District prior to civil construction plan approval.
8. A six foot high, sight-obscuring fence shall be constructed on the common lot line between lots 26 and 27, and as otherwise required by MMC Section 22G.090.580, prior to final building inspections being granted for the first of these lots upon which a house is constructed.
9. In order to ensure the protection of significant trees to be retained, the applicant shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any trees on the subject property that will be

retained, and the dripline of any trees whose root systems may encroach onto the subject property, as needed. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.

10. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes should be contracted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should be stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.
11. The existing on-site septic 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 subdivision approval.

Dated this 26th day of January 2016.



Kevin D. McDonald, AICP
Hearing Examiner

RECONSIDERATION - MMC 22G.010.190.

A party to a public hearing may seek reconsideration only of a final decision by filing a written request for reconsideration with the director within fourteen (14) days of the final written decision. The request shall comply with MMC 22.010.530(3). The hearing examiner shall consider the request within seven (7) days of filing the same. The request may be decided without public comment or argument by the party filing the request. If the request is denied, the previous action shall become final. If the request is granted, the hearing examiner may immediately revise and reissue the decision. Reconsideration should be granted only when a legal error has occurred or a material factual issue has been overlooked that would change the previous decision.

JUDICIAL APPEAL - MMC 22G.010.540.

- (1) Appeals from the final decision of the hearing examiner, or other city board or body involving MMC Title 22 and for which all other appeals specifically authorized have been timely exhausted, shall be made to Snohomish County superior court pursuant to the Land

Use Petition Act, Chapter 36.70C RCW, within 21 days of the date the decision or action became final, unless another applicable appeal process or time period is established by state law or local ordinance.

- (2) Notice of the appeal and any other pleadings required to be filed with the court shall be served as required by law within the applicable time period. This requirement is jurisdictional.
- (3) The cost of transcribing and preparing all records ordered certified by the court or desired by the appellant for such appeal shall be borne by the appellant. The record of the proceedings shall be prepared by the City or such qualified person as it selects. The appellant shall post with the city clerk prior to the preparation of any records an advance fee deposit in the amount specified by the city clerk. Any overage will be promptly returned to the appellant.

EXHIBITS

The following exhibits were offered and entered into the record:

1. Receipt, 09.16.15
2. Land Use Application, 09.16.15
3. Preliminary Plat Checklist, 09.16.15
4. SDA- Cover Letter, 09.16.15
5. Chicago Title- Title report, 09.16.15
6. Declaration of Short Subdivision & Covenants, 09.16.15
7. Environmental Checklist, 09.16.15
8. GTC- Traffic Impact Analysis, 09.16.15
9. SDA- Technical Information Report, 09.16.15
10. 24 x 36 Preliminary Plat map, 09.16.15
11. 24 x 36 Civil Plan, 09.16.15
12. 24 x 36 Landscape Plan, 09.16.15
13. Affidavit of Posting-NOA
14. City- Letter of completeness, 09.18.15
15. AOA- Wetland and Stream Reconnaissance, 10.01.15
16. Affidavit of Publication- NOA
17. City-Technical review comments & Agency responses, 10.08.15
18. 24 x 36 Plat map, 11.13.15
19. GTC- Traffic Impact Analysis, 11.13.15
20. City- 2nd Technical review & Agency responses, 12.01.15
21. MDNS & Traffic Concurrency Determination, 12.08.15
22. Affidavit of Posting- MDNS
23. Affidavit of Publication-MDNS
24. Affidavit of Posting- NOH
25. City- Conditional approval to Variance request, 12.09.15
26. 24 x 36 Plat map, 01.13.16
27. Staff Recommendation, 01.14.16

PARTIES of RECORD

Cheryl Dungan
City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270

Laurey Tobiason
Tobiason Land Use Consulting
20434 10th Place SW
Seattle, WA 98166

Joanne Thorleifson
10107 - 54th Drive NE
Marysville, WA 98270

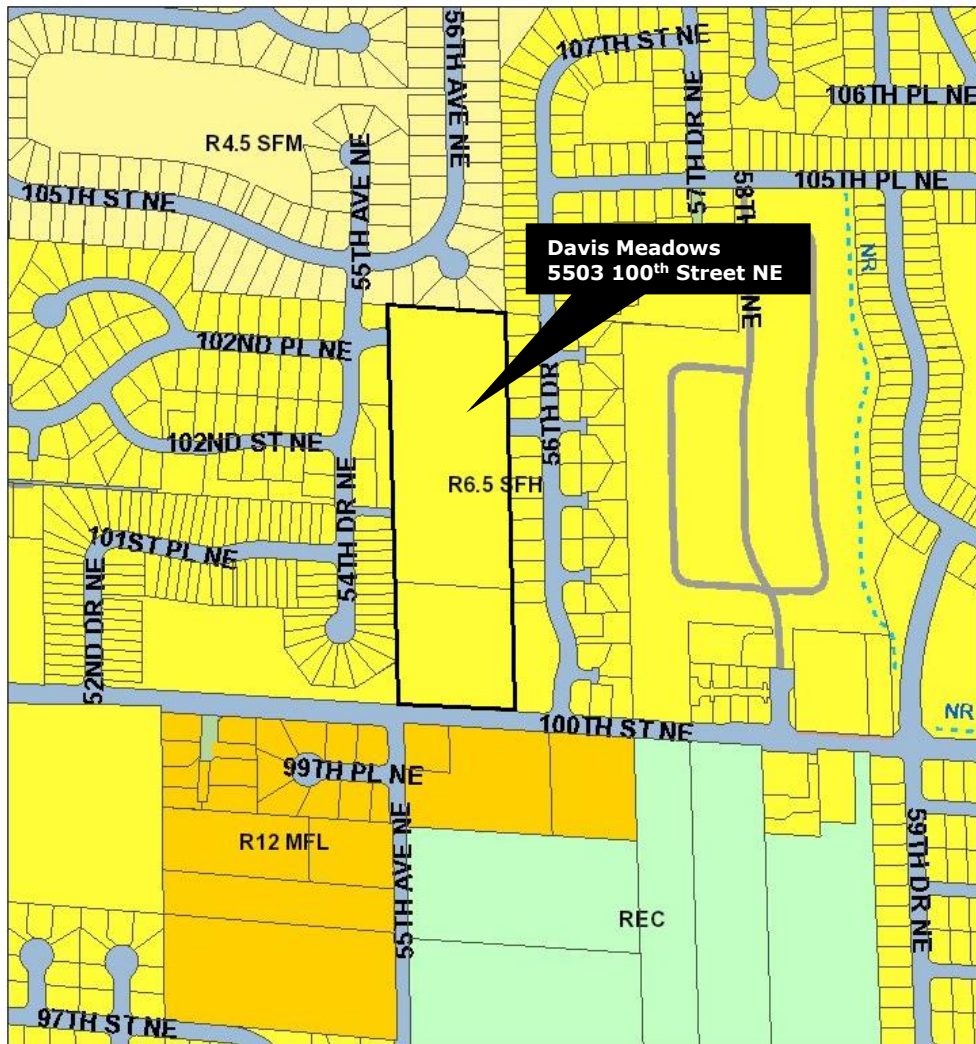
Lisa Mantow
10304 - 56th Drive NE
Marysville, WA 98270

Andy Reeves
Site Development Associates:
1724 W. Marine View Drive Ste. #140
Everett WA 98207

SURROUNDING USES

	Comprehensive Plan	Zoning	Land Use
Site	Single Family, High Density	R-6.5	Two single family residences, and pasture
North	Single Family, Medium Density	R-4.5	Single family residences
East	Single Family, High Density	R-6.5	Single family residences
South	Multi-Family, Low Density	R-12	100 th Street NE right-of-way and single family residence across right-of-way
West	Single Family, High Density	R-6.5	Single family residences

Vicinity Map



- | | | | |
|-----------------------|-------------------------|---------------------------------|---------------------------|
| General Commercial | 88 - Mixed Use | R12 Multi-Family Low | R4.5 Single Family Medium |
| Downtown Commercial | General Industrial | R6-18 Multi-Family Low | Public-Institutional |
| Community Business | Light Industrial | R8 Single Family High Small Lot | Recreation |
| Neighborhood Business | R28 Multi-Family High | R6.5 Single Family High | Open |
| Mixed Use | R18 Multi-Family Medium | R4-8 Single Family High | |

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 300515-002-026-00 and 300515-002-036-00

Parcel 1:

Lot 1 of Snohomish County Short Plat No. 91(3-86) recorded under recording no. 8607100285, records of Snohomish County, Washington, being a portion of the Southeast Quarter of the Northwest Quarter of Section 15, Township 30 North, Range 5 East of the Willamette Meridian.

Parcel 2:

Lot 2 of Snohomish County Short Plat No. 91(3-86) recorded under recording no. 8607100285, records of Snohomish County, Washington, being a portion of the Southeast Quarter of the Northwest Quarter of Section 15, Township 30 North, Range 5 East of the Willamette Meridian.

All Situate in the County of Snohomish, State of Washington.



FINAL PLAT INTERNAL ROUTING CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Plat Name:	Davis Meadows	PA #	15-030
Item	Department	Initials	Date
1. Plat Map- Checked & Approved	Land Dev.	ADG	9/6/17
	Planning	ADG	10/17/17
2. Letter of Segregation to Assessor	Planning	ADG	5/10/17
3. Water System/Sewer System			
Letter of Acceptance	Const. Insp.	BM	9.6.17
Record Drawings – Including Digital Files	Const. Insp.	BM	10.17.17
Bill(s) of Sale	Const. Insp.	BM	10.17.17
Maintenance and Warranty Funding	Const. Insp.	BM	10.12.17
4. Road/Storm Sewer			
Letter of Acceptance	Const. Insp.	BM	10.17.17
Record Drawings – Including Digital Files	Const. Insp.	BM	10.17.17
Bill(s) of Sale	Const. Insp.	BM	10.17.17
Maintenance and Warranty Funding	Const. Insp.	BM	10.12.17
5. Performance Bond – Submitted/Approved			
(If Required - Road and Storm Drain Only)	Const. Insp.	BM	10.12.17
6. Inspection Fees - Calculated and Paid	Const. Insp.	BM	10.12.17
7. Final Plat Fee - Calculated and Paid	Planning	ADG	9/6/17
8. TIP Fees: <u>To be deferred</u>	Planning	ADG	10/12/17
9. Parks Mitigation Fees: <u>To be deferred</u>	Planning	ADG	10/12/17
10. School District Mitigation Fees: <u>To be deferred</u>	Planning	ADG	10/12/17
11. Signage and Striping Installed <u>Banded</u>	Const. Insp.	BM	10.17.17

12. Final Grading and TESC Inspection	Const. Insp.	BM	9.6.17
13. Satisfied Hearing Examiner's Conditions of Approval	Planning	ADG	10/17/17
landscaping bonded for			
14. Utility/Recovery/Main Fees	Land Dev.	DJ	9/6/17
15. Stormwater Covenant and Easement submitted, approved and recorded	Surface water	KDG	10/12/17
	Land Dev.		
Plat Approved for Recording:			
Community Development Director: DRF			
Date: 10/10/2017			
City Engineer: [Signature]			
Date: 10/10/17			
Note: The final plat will not be scheduled before the City Council until this checklist is complete.			

DAVIS MEADOWS

SE 1/4, NW 1/4, SEC. 15, TWP. 30N., RGE. 5E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
PA15-030

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT **DAVIS MEADOWS LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND **WASHINGTON TRUST BANK, DONALD O. DAVIS, AND JAMES H. DAVIS**, THE MORTGAGEES THEREOF, 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 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 DAMAGES 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 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 100TH STREET NE FROM LOTS NUMBERED 37, 38, AND 45 NOR SHALL THE CITY OF MARYSVILLE OR ANY OTHER LOCAL GOVERNMENT AGENCY EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

TRACTS 993, 994, 996, AND 997, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, ARE HEREBY GRANTED AND CONVEYED TO THE DAVIS MEADOWS HOMEOWNERS ASSOCIATION 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 MAINTENANCE OF SAID TRACTS CONSISTENT WITH THE MARYSVILLE MUNICIPAL CODE SHALL BE THE RESPONSIBILITY OF THE DAVIS MEADOWS HOMEOWNERS ASSOCIATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE OWNERS OF ALL LOTS WITHIN THE PLAT SHALL COMPLY WITH THOSE CITY OF MARYSVILLE REGULATIONS AND CONDITIONS OF FINAL PLAT APPROVAL SPECIFIED ON THE FINAL PLAT. 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 LOTS 1 THROUGH 45, AND THE DAVIS MEADOWS HOMEOWNERS ASSOCIATION OF THE DAVIS MEADOWS PLAT. THE CITY MAY TAKE ALL SUCH ACTS AS ARE REASONABLY REQUIRED TO PRESERVE, PROTECT, AND MAINTAIN THESE IMPROVEMENTS.

TRACT 999 IS FOR ACCESS AND UTILITIES AND IS HEREBY GRANTED AND CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 35 AND 38. THE OWNERS OF LOTS 35 AND 38 SHALL SHARE IN THE MAINTENANCE OF SAID TRACT IN EQUAL PARTS.

TRACT 995 IS FOR ACCESS AND UTILITIES AND IS HEREBY GRANTED AND CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 18 AND 19. THE OWNERS OF LOTS 18 AND 19 SHALL SHARE IN THE MAINTENANCE OF SAID TRACT IN EQUAL PARTS.

TRACT 992 IS FOR ACCESS AND UTILITIES AND IS HEREBY GRANTED AND CONVEYED IN AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 5, 6, AND 7. THE OWNERS OF LOTS 5, 6, AND 7 SHALL SHARE IN THE MAINTENANCE OF SAID TRACT IN EQUAL PARTS.

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

DAVIS MEADOWS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ IT'S _____

WASHINGTON TRUST BANK

BY: _____ IT'S _____

DONALD O. DAVIS

JAMES H. DAVIS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS ____DAY OF ____20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT SIGNED THE SAME AS **DAVIS MEADOWS LLC, A WASHINGTON LIMITED LIABILITY COMPANY** TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

DATED _____

SIGNATURE _____

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

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS ____DAY OF ____20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT SIGNED THE SAME AS **WASHINGTON TRUST BANK** TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

DATED _____

SIGNATURE _____

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

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS ____DAY OF ____20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT SIGNED THE SAME TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

DATED _____

SIGNATURE _____

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

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

ACKNOWLEDGMENTS CONTINUED

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS ____DAY OF ____20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT SIGNED THE SAME TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

DATED _____

SIGNATURE _____

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

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

TREASURER'S CERTIFICATE

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

TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY TREASURER

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2017.

CITY ENGINEER, CITY OF MARYSVILLE

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2017.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

MAYOR/CITY CLERK

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS ____ DAY OF _____, 2017.

MAYOR, CITY OF MARYSVILLE

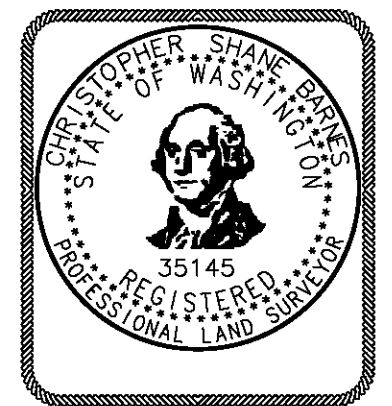
ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF **DAVIS MEADOWS** IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

CHRISTOPHER SHANE BARNES
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145

DATE _____



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF **DAVIS MEADOWS LLC** THIS ____ DAY OF _____, 2017, AT ____ MINUTES PAST ____ M, AND RECORDED IN VOLUME ____ OF PLATS, PAGE ____; AFN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

A.F.N. _____

INDEXING DATA

SE 1/4, NW 1/4, SEC. 15, TWP. 30N., RGE. 5E., W.M.
SNOHOMISH COUNTY, WASHINGTON



Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

DAVIS MEADOWS

SE 1/4, NW 1/4, SEC. 15, TWP. 30N., RGE. 5E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
PA15-030

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. 91(3-86) RECORDED UNDER RECORDING NO. 8607100285, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 2:
LOT 2 OF SNOHOMISH COUNTY SHORT PLAT NO. 91(3-86) RECORDED UNDER RECORDING NO. 8607100285, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

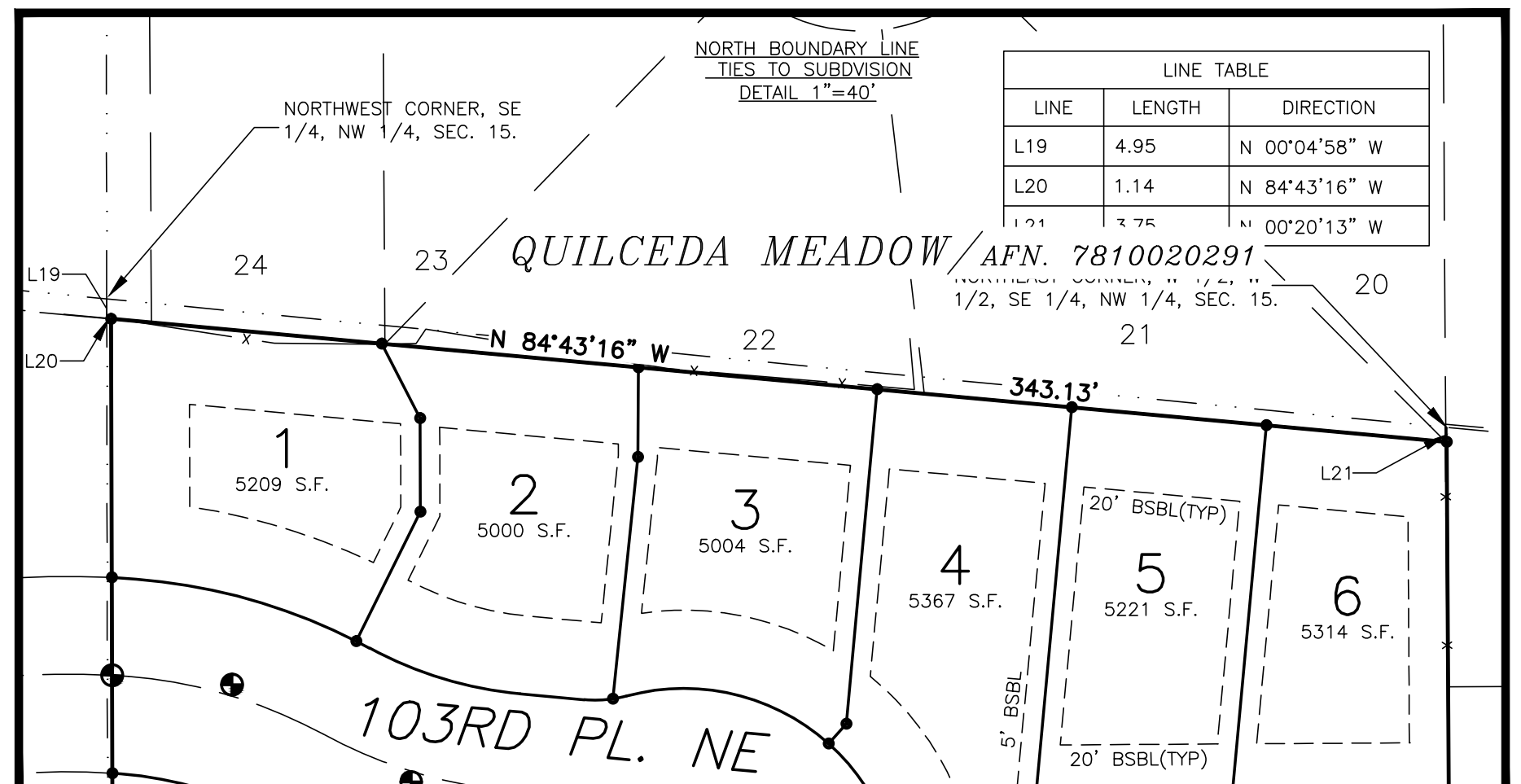
ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS OF RECORD:

- SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON SNOHOMISH COUNTY SHORT PLAT NO. 91(3-86) RECORDED UNDER RECORDING NO. 8606100285.
- SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION LINES TO PUD NO. 1 OF SNOHOMISH COUNTY, AS RECORDED UNDER RECORDING NUMBER 8610280370.
- SUBJECT TO AN EASEMENT FOR WATER AND SEWER LINES TO THE CITY OF MARYSVILLE, AS RECORDED UNDER RECORDING NUMBER 9505170263.

RESTRICTIONS

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- 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.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE ABUTTING LOT OWNERS, AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- 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 THEIR DESIGNEE.
- LOTS 1 THROUGH 6, AND 17 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLANS FOR DETAILS.
- THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO PARK MITIGATION FEES IN ACCORDANCE WITH MMC CHAPTER 22D.020. PARK MITIGATION FEES SHALL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY. SAID IMPACT FEES HAVE BEEN DEFERRED, AND SHALL BE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED FOR THE INDIVIDUAL LOT. A CREDIT FOR THE DEMOLISHED SINGLE FAMILY RESIDENCE SHALL BE GIVEN. SAID CREDIT SHALL APPLY TO LOT 1.
- THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO SCHOOL MITIGATION FEES IN ACCORDANCE WITH MMC CHAPTER 22D.040. SCHOOL MITIGATION FEES SHALL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY. SAID IMPACT FEES HAVE BEEN DEFERRED, AND SHALL BE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED FOR THE INDIVIDUAL LOT. A CREDIT FOR THE DEMOLISHED SINGLE FAMILY RESIDENCE SHALL BE GIVEN. SAID CREDIT SHALL APPLY TO LOT 1.
- A SIX FOOT HIGH, SIGHT-OBSCURING FENCE SHALL BE CONSTRUCTED ON THE COMMON LOT LINE BETWEEN LOTS 26 AND 27, AND AS OTHERWISE REQUIRED BY MMC SECTION 22G.090.590, PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED FOR THE FIRST OF THESE LOTS UPON WHICH A HOUSE IS CONSTRUCTED.
- IF AT ANY TIME DURING CONSTRUCTION, ARCHAEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHAEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES SHOULD BE CONTACTED FOR ANY ISSUES INVOLVING NATIVE AMERICAN SITES. IF PROJECT ACTIVITIES EXPOSE HUMAN REMAINS, EITHER IN THE FORM OF BURIALS OR ISOLATED BONES OR TEETH, OR OTHER MORTUARY ITEMS, WORK IN THAT AREA SHOULD BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES SHOULD BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION SHOULD BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS SHOULD BE LEFT UNATTENDED.
- ALL LOTS SHALL BE SUBJECT TO AN EASEMENT, 2.5 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, 10 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL FRONT LOT LINES AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFIT FROM SAID EASEMENTS. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. SEE TYPICAL DRAINAGE EASEMENT DETAIL ON SHEET 5.
- TRACTS 999, 995, AND 992 SHALL REMAIN UNOBSTRUCTED FOR EMERGENCY VEHICLE ACCESS AT ALL TIMES.
- HOMES ON LOTS 6, 7, 18, 19, 26, 32, 35, AND 38 SHALL HAVE RESIDENTIAL FIRE SPRINKLER SYSTEMS INSTALLED TO MITIGATE EXCESS DISTANCES FROM PUBLIC STREETS.
- THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER _____.
- 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.
- BUILDING SETBACK LINES PER MMC SECTION 22G.090.200(8) ARE GRAPHICALLY SHOWN ON THE SHEETS 4-6 OF THIS PLAT, AND ARE AS NOTED HERE:
20' FRONT YARD SETBACK
20' REAR YARD SETBACK
5' SIDE YARD SETBACK (INTERIOR LOTS)
10' SIDE YARD ADJACENT TO NON-ARTERIAL STREETS
15' SIDE YARD ADJACENT TO ARTERIAL STREET (100TH STREET NE)
ON CORNER LOTS ADJACENT TO 100TH STREET NE, THE REAR YARD MAY BE REDUCED TO 10'.
- THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH MMC CHAPTER 22D.030. TRAFFIC IMPACT FEES SHALL BE VESTED AT A RATE OF \$6,300.00 PER NEW SINGLE FAMILY RESIDENCE. SAID IMPACT FEES HAVE BEEN DEFERRED, AND SHALL BE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED FOR THE INDIVIDUAL LOT. A CREDIT FOR THE DEMOLISHED SINGLE FAMILY RESIDENCE SHALL BE GIVEN. SAID CREDIT SHALL APPLY TO LOT 1.



EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE AND ALL UTILITIES SERVING THIS 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, 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.
- 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.
- AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS RESERVED FOR AND GRANTED IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS TO THE OWNERS AND FUTURE OWNERS OF THE LOTS WITHIN THIS PLAT SERVED BY SAID EASEMENTS. THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE LOTS SERVED BY SAID EASEMENTS, THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.
- AN EASEMENT FOR PUBLIC WATER MAINS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOT 24 AS SHOWN HEREIN. THE CITY OF MARYSVILLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MAIN WITHIN SAID EASEMENT.
- AN EASEMENT FOR PUBLIC SANITARY SEWER MAINS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOT 32 AS SHOWN HEREIN. THE CITY OF MARYSVILLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES WITHIN SAID EASEMENT.
- A TEMPORARY PUBLIC TURN AROUND EASEMENT OVER LOTS 30, 31, 39, AND 40 AS SHOWN HEREIN, IS HEREBY CONVEYED TO THE CITY OF MARYSVILLE AND SHALL AUTOMATICALLY TERMINATE AT SUCH TIME 56TH AVE NE IS EXTENDED INTO THE FUTURE DEVELOPMENT OF LOT 29, AND ACCEPTED BY THE CITY OF MARYSVILLE.
- AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE OVER TRACT 997. THE DAVIS MEADOWS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE TRAIL WITHIN TRACT 997. THE TRAIL SHALL PROVIDE PEDESTRIAN ACCESS BETWEEN THE NORTHERLY AND SOUTHERLY PORTIONS OF 56TH AVE NE, TO 100TH ST. NE, AND TO THE STUB ROAD WITHIN THE PLAT OF VILLAGE GREEN DIV. 2 LYING WEST OF THIS PLAT OF DAVIS MEADOWS. SAID TRAIL SHALL REMAIN OPEN TO THE PUBLIC AND FREE OF BLOCKAGES AT ALL TIMES. UNDER NO CIRCUMSTANCES SHALL THE CITY OF MARYSVILLE BE RESPONSIBLE FOR MAINTENANCE OF THE TRAIL WITHIN TRACT 997.

DRAINAGE FACILITY MAINTENANCE COVENANT

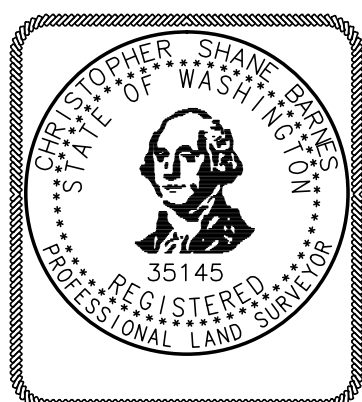
WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR) AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF, AND BE BINDING UPON, THE HEIRS, SUCCESSORS, AND ASSIGNS, GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF MARYSVILLE (CITY) AS THIRD PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. THE CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORM WATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORM WATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASIN, STORM WATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES, INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

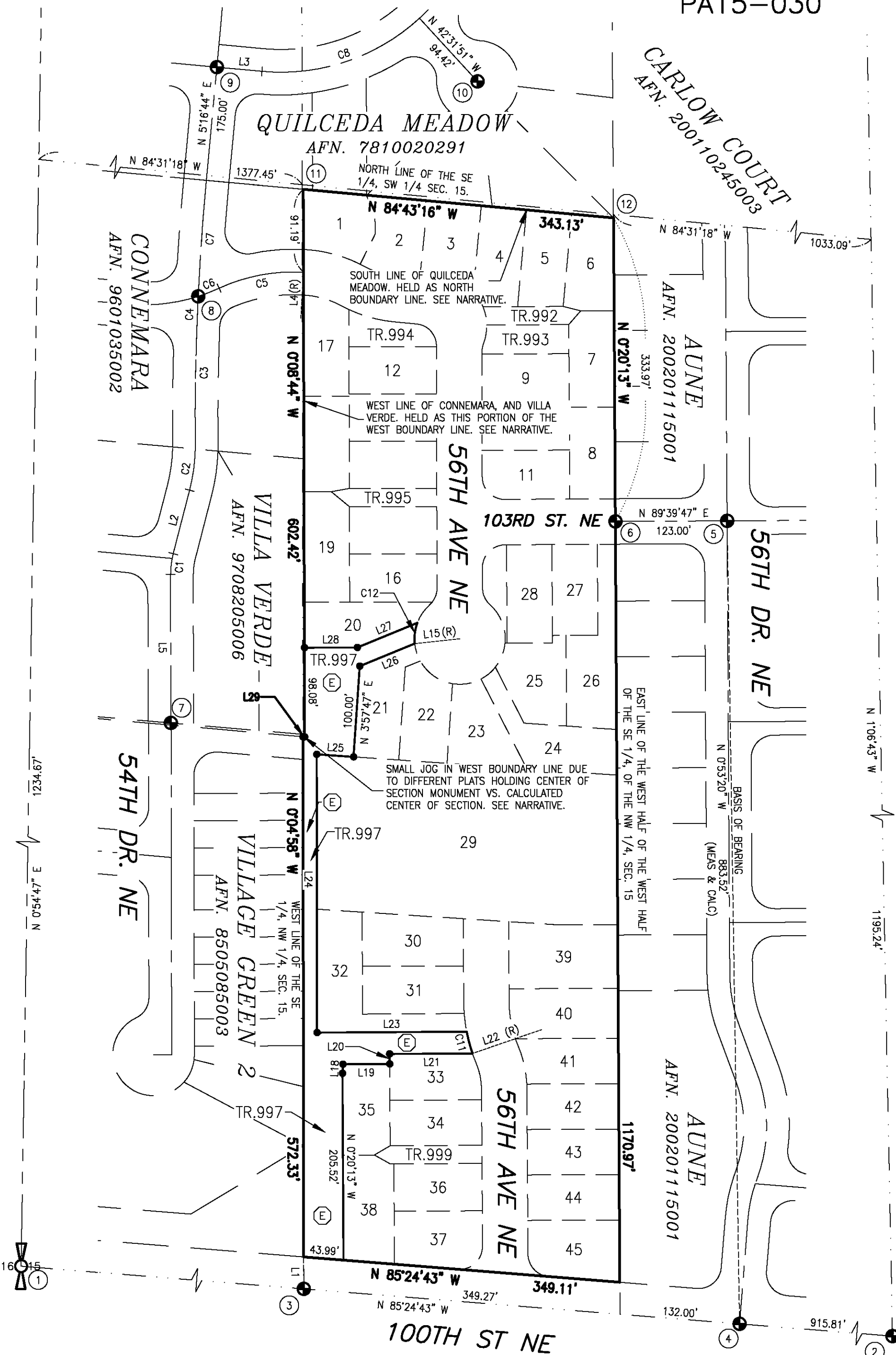
THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR THE PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
- IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT THE GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSE IDENTIFIED IN CITY'S STATEMENT.
- IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS EXPENSES, DAMAGES, AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS, AND ATTORNEY'S FEES INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
- WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENTS, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
- GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS, AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.



DAVIS MEADOWS

SE 1/4, NW 1/4, SEC. 15, TWP. 30N., RGE. 5E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
PA15-030



SURVEYORS NARRATIVE

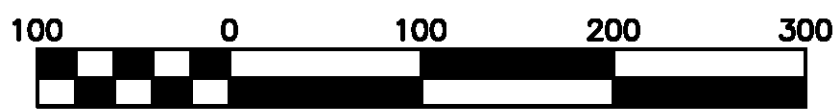
THE SURROUNDING PLATS HAVE CHOSEN 2 DIFFERENT METHODS FOR THEIR SECTION BREAKDOWNS. THE PLATS OF AUNE, VILLAGE GREEN DIVISION 2, AND CARLOW COURT HAVE ALL CHOSEN TO HOLD THE EXISTING MONUMENT AT THE CENTER OF SECTION. THE PLATS OF VILLA VERDE, CONNEMARA, AND QUILCEDA MEADOWS HAVE CHOSEN TO DISREGARD THE CENTER OF SECTION MONUMENT AND PULL STRAIGHT THROUGH FROM QUARTER SECTION MONUMENT TO QUARTER SECTION MONUMENT. THE RESULTANT DIFFERENCE IN THE LOCATION OF THE CENTER OF SECTION BY USING THESE TWO DIFFERENT METHODS IS APPROXIMATELY 4.5'. THE USE OF 2 DRASTICALLY DIFFERENT SECTIONS BY THE ADJOINING PLATS, HAS CREATED AN ISSUE OF GAP OR OVERLAP DEPENDING ON WHICH SECTION HAS BEEN HELD. WE HAVE DECIDED TO HOLD THE BREAKDOWN FROM THE PLAT OF AUNE, WHICH HOLDS THE CENTER OF SECTION MONUMENT. STRICT INTERPRETATION OF OUR DEED AND THIS BREAKDOWN WOULD RESULT IN OVERLAPS WITH THE BOUNDARIES OF THE ADJACENT PLATS THAT DID NOT HOLD THE CENTER OF SECTION MONUMENT. SO INSTEAD OF CREATING CONFLICT WITH THESE PLATS, WE'VE CHOSEN TO HOLD THEIR LOCATION IN THE SECTION BASED ON PHYSICAL LOCATION OF THEIR RESPECTIVE MONUMENTATION ON THE GROUND. THEREFORE OUR NORTH BOUNDARY IS PLACED BY HOLDING THE SOUTH LINE OF QUILCEDA MEADOWS, RATHER THAN THE USING THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SEC. 15. SIMILARLY ALONG THE WEST LINE WE'VE HELD THE BOUNDARY OF THE PLATS OF CONNEMARA AND VILLA VERDE FOR THE NORTHERLY PORTION OF OUR LINE. THE PLAT OF VILLAGE GREEN DIV. 2 HOLDS THE CENTER OF SECTION MONUMENT IN THEIR BREAKDOWN, AND MATCHES OUR CALCULATIONS ALONG THE PLAT BOUNDARY. THE DIFFERENT SECTION BREAKDOWNS HELD FOR VILLA VERDE VS. VILLAGE GREEN 2 CREATE A SMALL JOG IN THE WEST LINE AS SHOWN.

SURVEY CONTROL LEGEND

- ① WEST 1/4 CORNER, SEC. 15. BRASS DISK WITH PUNCH MARK IN CONCRETE AT THE NW CORNER OF THE INTERSECTION OF 100TH ST. NE, AND 51ST AVE NE. DESCRIPTION FROM WGS SURVEY DATA WAREHOUSE DATA CARD FOR DB ID 20950. POSITION CALCULATED FROM THE PLAT OF AUNE AFN 20020115001.
- ② CENTER 1/4 CORNER, SEC. 15. BRASS PIN WITH TAG ON SQUARE CONCRETE MONUMENT AT THE CENTERLINE OF 100TH ST. NE, ABOUT 100' WEST OF THE INTERSECTION OF 100TH ST. NE AND 59TH DR. NE. DESCRIPTION FROM WGS SURVEY DATA WAREHOUSE DATA CARD FOR DB ID 20941. POSITION CALCULATED FROM THE PLAT OF AUNE AFN 20020115001. HELD FOR ROTATION OF PROJECT TO STATE PLANE BEARINGS. NOT VISITED FOR THIS SURVEY.
- ③ FOUND 3"x3" CONC MON WITH 2" DOMED BRASS DISK. X'D AND STAMPED "LS #13041" AT THE INTERSECTION OF 100TH ST NE AND 55TH AVE NE. 0.13' WEST OF THE SW CORNER OF THE SE QUARTER OF THE NW QUARTER SEC. 15. HELD PUBLISHED STATE PLANE COORDINATES ON WGS SURVEY DATA WAREHOUSE DATA CARD FOR DB ID 20947 FOR LOCATION. VISITED MAY 2015. FOUND A SECOND MON STAMPED WITH LS # 13825 3.2'N AND 2.6'E OF THIS MON. DID NOT HOLD IT FOR ANYTHING.
- ④ FOUND 4"x4" CONC MON WITH 2" PUNCHED BRASS DISK STAMPED "17068" IN CASE AT THE INTERSECTION OF 100TH ST NE AND 56TH DR NE. HELD FOR POSITION AS BASIS OF BEARING OF THIS SURVEY. VISITED MAY 2015.
- ⑤ FOUND 4"x4" CONC MON WITH 2" PUNCHED BRASS DISK STAMPED "17068" IN CASE AT THE INTERSECTION OF 56TH DR NE AND 103RD ST NE. HELD FOR ROTATION AS BASIS OF BEARING. VISITED MAY 2015.
- ⑥ FOUND 4"x4" CONC MON WITH 2" PUNCHED BRASS DISK STAMPED "17068" IN CASE AT THE INTERSECTION OF 103RD ST NE. AND THE WEST BOUNDARY OF THE PLAT OF AUNE. VISITED MAY 2015.
- ⑦ FOUND 4"x4" CONC MON WITH 2" PUNCHED BRASS DISK STAMPED "9769" IN CASE AT THE CENTERLINE OF 54TH DR. NE AND THE SOUTH BOUNDARY OF THE PLAT OF VILLA VERDE. USED TO LOCATE THE PLATS OF VILLA VERDE AND CONNEMARA IN THE SECTION. SEE SURVEYORS NARRATIVE. VISITED MAY 2015.
- ⑧ FOUND 4"x4" CONC MON WITH 2" PUNCHED BRASS DISK STAMPED "13825" IN CASE AT THE INTERSECTION OF 54TH DR. NE AND 102ND PL NE. USED TO LOCATE THE PLATS OF VILLA VERDE AND CONNEMARA IN THE SECTION. SEE SURVEYORS NARRATIVE. VISITED MAY 2015.
- ⑨ FOUND 3" BRASS DISC IN CONC MON IN CASE WITH X AND STAMPED "13041" AT THE INTERSECTION OF 55TH AVE NE AND 105TH ST NE. USED TO LOCATE THE PLAT OF QUILCEDA MEADOW IN THE SECTION. SEE SURVEYORS NARRATIVE. VISITED MAY 2015.
- ⑩ FOUND 3" BRASS DISC IN CONC MON IN CASE WITH PUNCH AND STAMPED "13041" AT THE ICENTER OF THE CUL-DE-SAC OF 56TH DR NE. USED TO LOCATE THE PLAT OF QUILCEDA MEADOW IN THE SECTION. SEE SURVEYORS NARRATIVE. VISITED MAY 2015.
- ⑪ NORTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, SEC. 15. SEE DETAIL ON SHEET 2 FOR TIE TO NORTHWEST BOUNDARY CORNER.
- ⑫ NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, SEC. 15. SEE DETAIL ON SHEET 2 FOR TIE TO NORTHWEST BOUNDARY CORNER.

TAG TABLE			
TAG #	LENGTH	DIRECTION/Δ	RADIUS
C1	22.86	14°33'01"	90.00
C2	45.90	13°08'55"	200.00
C3	168.00	3°19'09"	2900.00
C4	296.01	5°50'54"	2900.00
C5	95.46	28°02'51"	195.00
C6	24.69	7°04'27"	200.00
C7	128.01	2°31'45"	2900.00
C8	188.43	47°48'36"	225.81
C11	24.82	8°07'32"	175.00
C12	23.22	26°36'20"	50.00
L1	35.12	N 00°04'58" W	
L2	72.04	N 14°28'31" E	
L3	50.00	N 84°43'16" W	
L4	50.42	N 03°17'33" E	
L5	163.69	N 00°04'30" W	
L15	50.00	N 83°58'58" E	
L18	9.96	N 02°37'56" E	
L19	51.48	N 89°36'04" E	

TAG TABLE			
TAG #	LENGTH	DIRECTION/Δ	RADIUS
L20	11.00	N 00°20'11" W	
L21	91.17	N 89°39'47" E	
L22	80.29	N 71°02'02" E	
L23	164.66	N 89°39'47" E	
L24	306.13	N 00°04'58" W	
L25	40.65	N 86°02'13" W	
L26	65.38	N 67°39'04" E	
L27	71.52	N 67°39'04" E	
L28	58.18	N 89°51'16" E	
L29	1.80	N 84°58'18" W	



Scale 1" = 100'

MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/91)

EQUIPMENT & PROCEDURES
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

- LEGEND**
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED "MGA 32434/35145" (EXCEPT AS OTHERWISE NOTED).
 - ⊕ FOUND MONUMENT AS NOTED. SEE SURVEY CONTROL LEGEND.
 - (E) PUBLIC PEDESTRIAN ACCESS EASEMENT, SEE EASEMENT PROVISION 7 ON SHEET 2.

- REFERENCES**
1. AUNE, AFN 20020115001. HELD FOR SECTION BREAKDOWN WHICH WAS THEN ROTATED TO WA NORTH 93/81 PER THE SURVEY CONTROL LEGEND.
 2. VILLAGE GREEN DIV. 2, AFN 8505085003.
 3. CARLOW COURT, AFN 200110245003.
 4. VILLA VERDE, AFN 9708205006. HELD FOR A PORTION OF THE WEST BOUNDARY. SEE NARRATIVE AND MAP.
 5. CONNEMARA, AFN 9601035002. HELD FOR A PORTION OF THE WEST BOUNDARY. SEE NARRATIVE AND MAP.
 6. QUILCEDA MEADOW, AFN 7810020291. HELD FOR NORTH BOUNDARY. SEE NARRATIVE AND MAP.

TRACT AREAS/USES (IN SQ. FT.)		
TRACT	AREA	DESCRIPTION
TR.997	27505	DETENTION/OPEN SPACE/UTILITIES

JOB NO. 15051
SHEET 3 OF 6



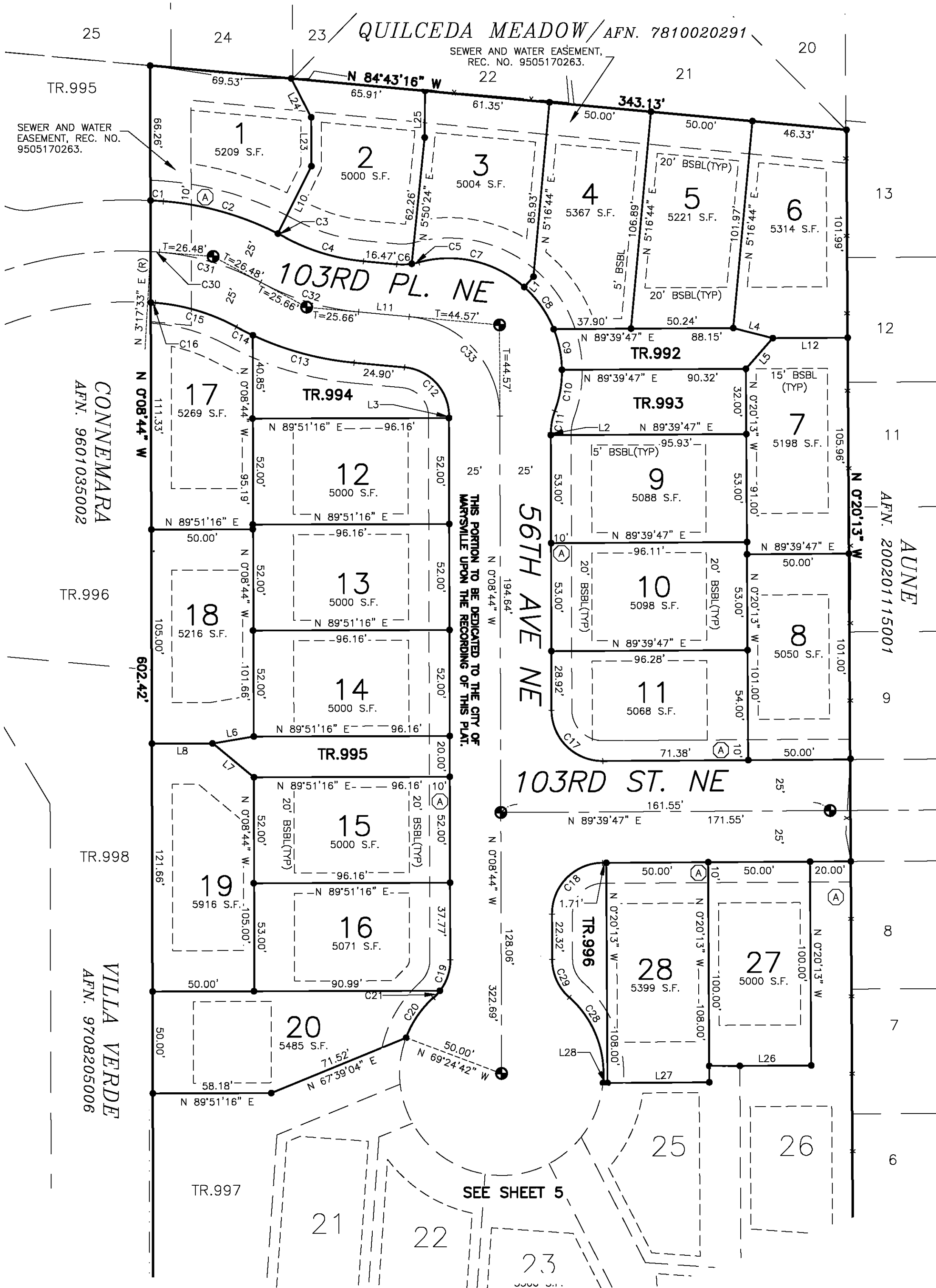
Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108



DAVIS MEADOWS

SE 1/4, NW 1/4, SEC. 15, TWP. 30N., RGE. 5E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
PA15-030



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	6.35	1'39'17"	220.00
C2	58.73	22'25'57"	150.00
C3	3.91	1'29'32"	150.00
C4	40.50	23'12'08"	100.00
C5	3.57	6'41'50"	30.50
C6	7.40	13'54'18"	30.50
C7	55.33	57'07'05"	55.50
C8	25.42	26'14'41"	55.50
C9	20.49	21'09'24"	55.50
C10	20.59	21'15'37"	55.50
C11	10.97	20'36'08"	30.50
C12	35.43	84'34'33"	24.00
C13	51.72	19'45'18"	150.00
C14	9.02	3'26'50"	150.00
C15	41.76	23'55'29"	100.00
C16	2.25	0'45'26"	170.00
C17	39.35	90'11'29"	25.00
C18	39.19	89'48'31"	25.00
C19	16.37	37'31'23"	25.00
C20	23.96	27'27'21"	50.00
C21	4.65	10'39'59"	25.00
C28	46.84	53'40'16"	50.00
C29	21.03	48'11'23"	25.00
C30	4.30	1'15'49"	195.00
C31	52.20	23'55'29"	125.00
C32	50.62	23'12'08"	125.00
C33	72.33	84'34'33"	49.00
L1	6.79	N 41'47'40" E	
L2	1.12	N 00'08'44" W	
L3	1.02	N 00'08'44" W	
L4	20.00	N 75'44'46" W	
L5	20.00	N 41'14'18" E	
L6	20.26	N 80'21'42" E	
L7	26.01	N 50'19'32" W	
L8	30.02	N 89'51'16" E	
L10	36.97	N 26'24'55" E	
L11	24.90	N 84'43'16" W	
L12	36.73	N 89'39'47" E	
L23	23.96	N 00'09'19" W	
L24	21.44	N 27'13'21" W	
L25	22.94	N 00'22'32" E	
L26	50.00	N 89'39'47" E	
L27	50.00	N 89'39'47" E	
L28	2.22	N 89'39'47" E	

TRACT AREAS/USES (IN SQ. FT.)		
TRACT	AREA	DESCRIPTION
TR.992	1950 S.F.	ACCESS/UTILITIES
TR.993	2973 S.F.	DETENTION/OPEN SPACE
TR.994	2681 S.F.	DETENTION/OPEN SPACE
TR.995	2122 S.F.	ACCESS/UTILITIES
TR.996	1853 S.F.	DETENTION/OPEN SPACE



Scale 1" = 40'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/91)

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED "MGA 32434/35145" (EXCEPT AS OTHERWISE NOTED).
- ⊕ SET SNOHOMISH COUNTY STANDARD 4-130 MONUMENT AS APPROVED, JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED LS 35145 IN CASE (UNLESS OTHERWISE NOTED)

EASEMENT LEGEND

- (A) UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT. SEE EASEMENT PROVISIONS 1, 2, & 3 ON SHEET 2.



JOB NO. 15051
SHEET 4 OF 6



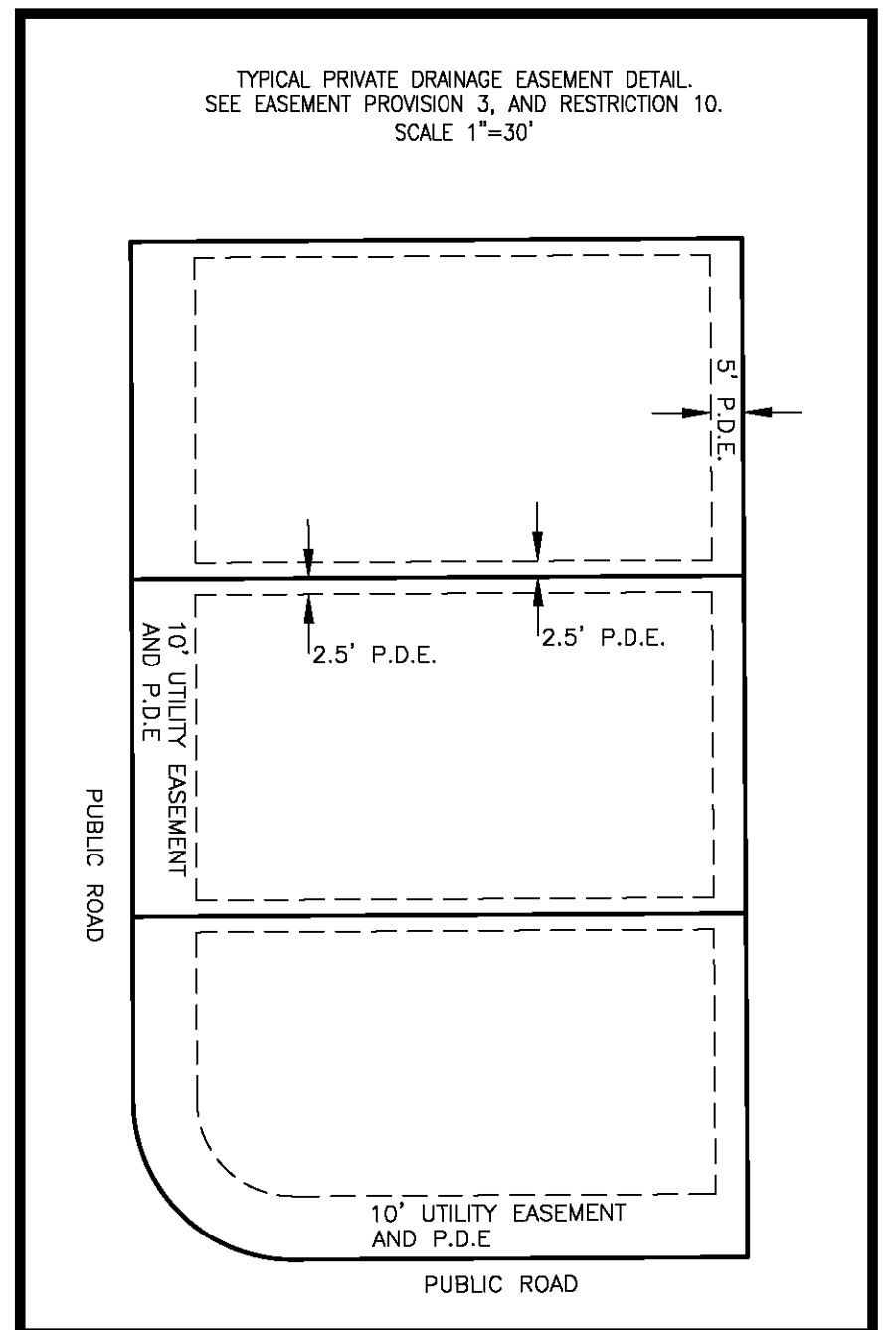
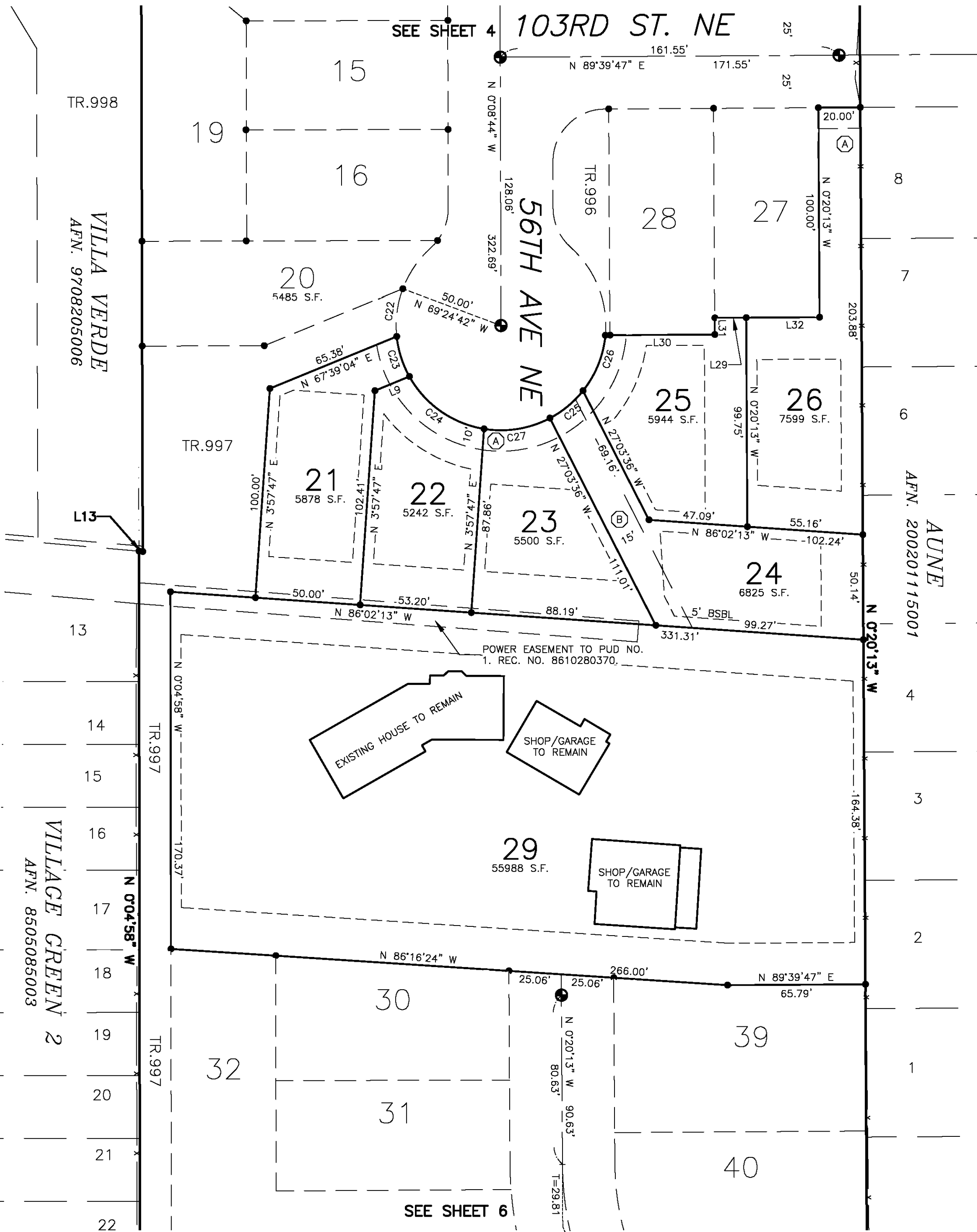
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DAVIS MEADOWS

SE 1/4, NW 1/4, SEC. 15, TWP. 30N., RGE. 5E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON
PA15-030

TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C22	23.22	26°36'20"	50.00
C23	20.21	23°09'17"	50.00
C24	44.97	51°31'49"	50.00
C25	20.64	23°38'54"	50.00
C26	28.98	33°12'47"	50.00
C27	32.38	37°06'02"	50.00
L9	17.83	N 67°39'04" E	
L13	1.80	N 84°58'18" W	
L29	15.00	N 89°39'47" E	
L30	52.22	N 89°39'47" E	
L31	8.00	N 00°20'13" W	
L32	35.00	N 89°39'47" E	



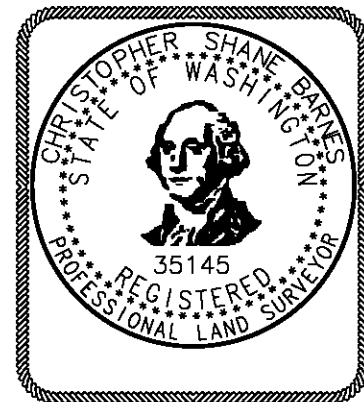
Scale 1" = 40'

MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
(NAD83/91)

EQUIPMENT & PROCEDURES
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- LEGEND**
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED "MGA 32434/35145" (EXCEPT AS OTHERWISE NOTED).
 - ⊙ SET SNOHOMISH COUNTY STANDARD 4-130 MONUMENT AS APPROVED, JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED LS 35145 IN CASE (UNLESS OTHERWISE NOTED)

- EASEMENT LEGEND**
- (A) UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT. SEE EASEMENT PROVISIONS 1, 2, & 3 ON SHEET 2.
 - (B) PUBLIC WATER EASEMENT. SEE EASEMENT PROVISION 4, SHEET 2.



JOB NO. 15051
SHEET 5 OF 6



Mead Gilman & Assoc.
Professional Land Surveyors

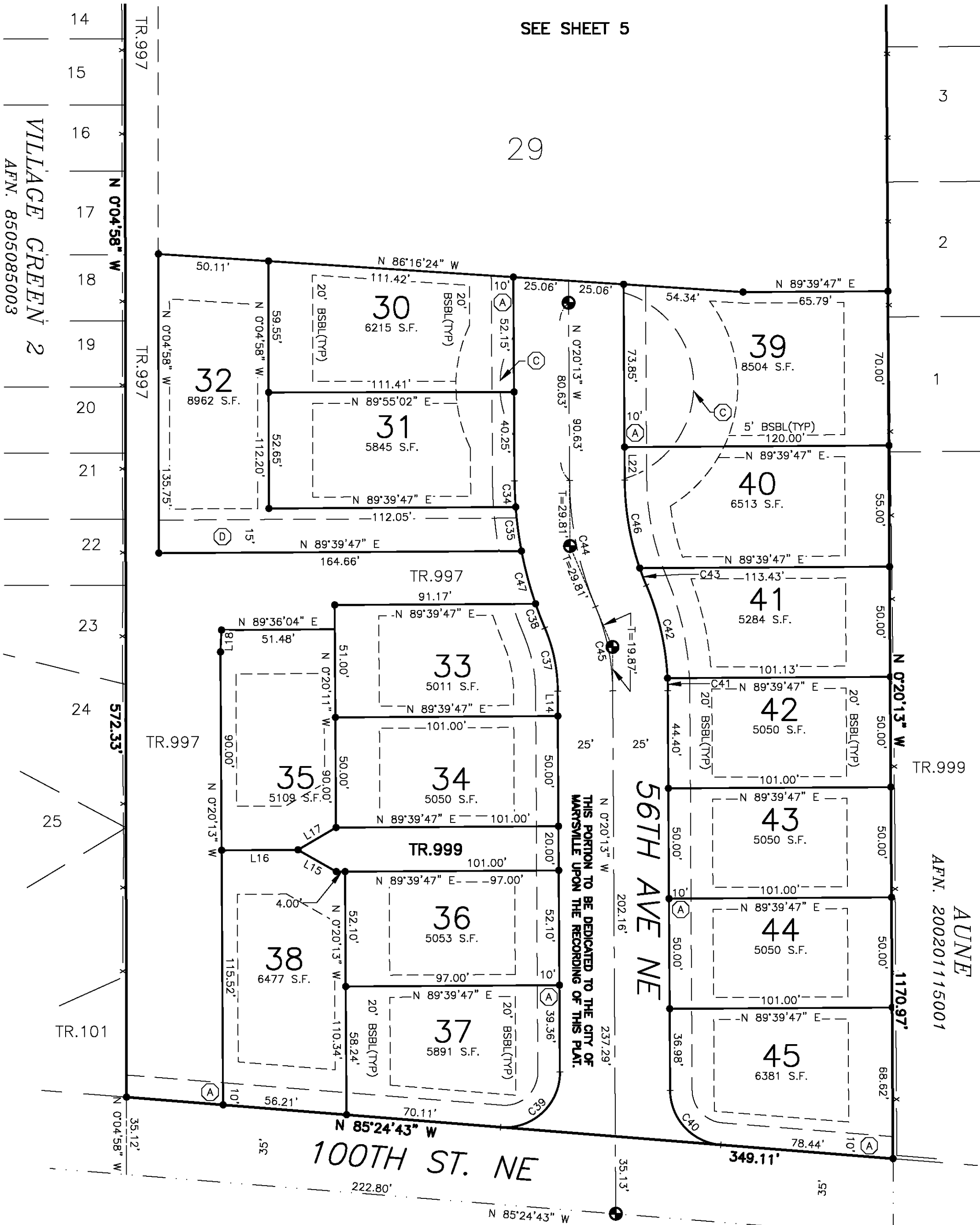
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PA15-030

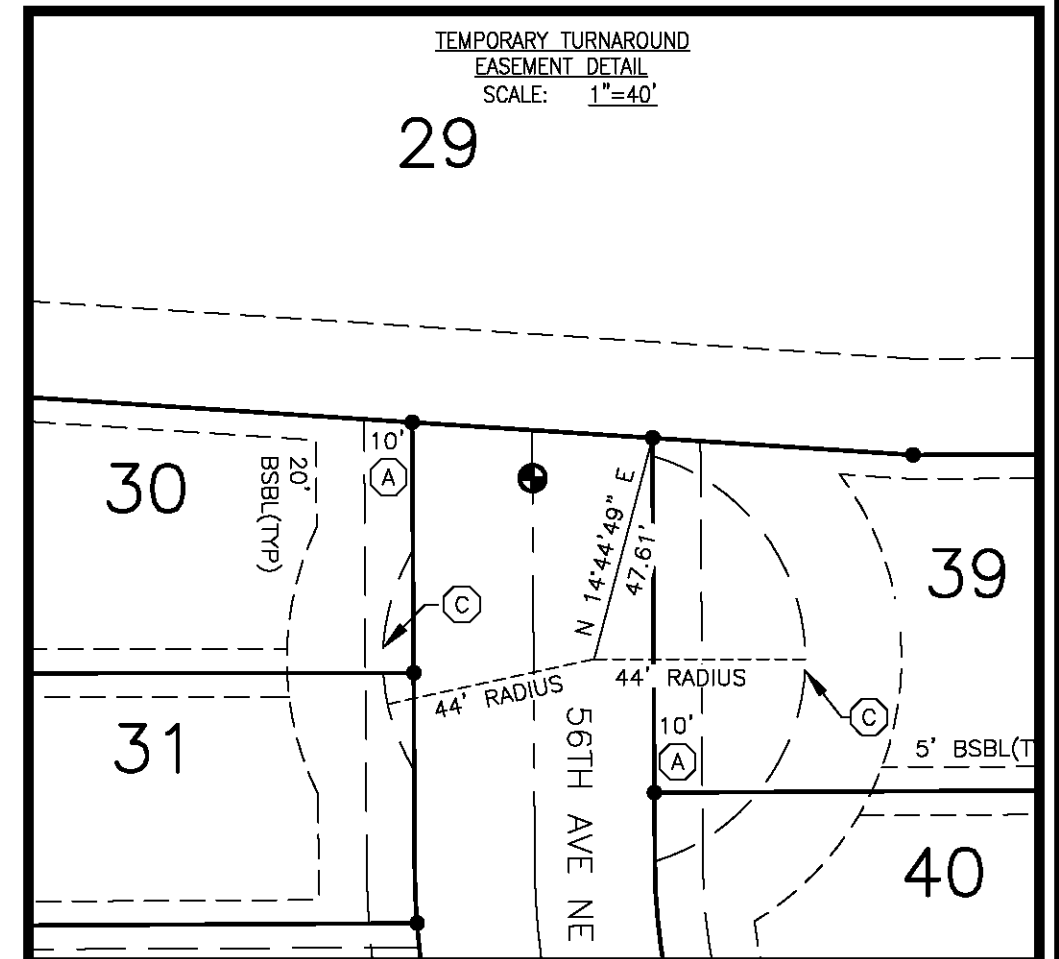
SEE SHEET 5

29



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C34	11.91	3°53'59"	175.00
C35	20.17	6°36'14"	175.00
C37	29.43	22°28'55"	75.00
C38	11.77	3°51'10"	175.00
C39	41.42	94°55'30"	25.00
C40	37.12	85°04'30"	25.00
C41	5.60	2°34'01"	125.00
C42	43.45	19°54'54"	125.00
C43	8.33	3°49'09"	125.00
C44	58.86	22°28'55"	150.00
C45	39.24	22°28'55"	100.00
C46	40.72	18°39'47"	125.00
C47	24.82	8°07'32"	175.00
L14	11.30	N 00°20'13" W	
L15	20.00	N 60°20'13" W	
L16	34.68	N 89°39'47" E	
L17	20.00	N 59°39'43" E	
L18	9.96	N 02°37'56" E	
L22	15.00	N 00°20'13" W	

TRACT AREAS/USES (IN SQ. FT.)		
TRACT	AREA	DESCRIPTION
TR.999	2193 S.F.	ACCESS/UTILITIES

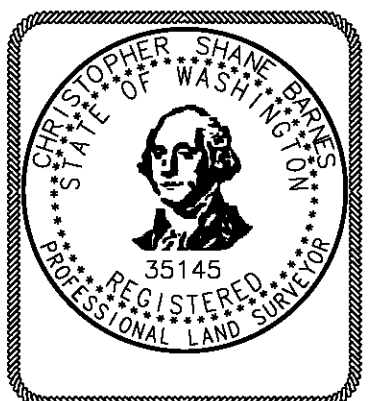


MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
(NAD83/91)

EQUIPMENT & PROCEDURES
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LEGEND
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⊙ SET SNOHOMISH COUNTY STANDARD 4-130 MONUMENT AS APPROVED, JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED LS 35145 IN CASE.(UNLESS OTHERWISE NOTED)

EASEMENT LEGEND
(A) UTILITY EASEMENT, AND PRIVATE DRAINAGE EASEMENT. SEE EASEMENT PROVISIONS 1, 2, & 3 ON SHEET 2.
(C) PUBLIC TURNAROUND EASEMENT. SEE EASEMENT PROVISION 6, AND DETAIL THIS SHEET.
(D) PUBLIC SANITARY SEWER EASEMENT. SEE EASEMENT PROVISION 5, SHEET 2.



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JOB NO. 15051
SHEET 6 OF 6