

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 AND APPROVED THIS ___ DAY OF _____, 20__.

CITY ENGINEER, 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

11/21/24
DATE



11/21/24

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WALID BAZARA, AHMAD BAZARA, EMTISAL BAZARA AND MOHAMAD BAZARA, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB, THE MORTGAGE 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 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 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.

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

WALID BAZARA

AHMAD BAZARA

EMTISAL BAZARA

MOHAMAD BAZARA

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WALID BAZARA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT TO ME THAT SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSED THEREIN MENTIONED.

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

(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)

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED AHMAD BAZARA AND EMTISAL BAZARA, A MARRIED COUPLE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT TO ME THAT SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSED THEREIN MENTIONED.

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

(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)

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MOHAMAD BAZARA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT TO ME THAT SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSED THEREIN MENTIONED.

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

(SIGNATURE)

(NAME LEGIBLY PRINTED OR STAMPED)

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

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 FORMAL PLAT PROCEDURE.
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 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.
5. 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.
6. 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)

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 ACKNOWLEDGEMENT, ON OATH STATED THAT HE/SHE WAS 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 PURPOSED 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 _____

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. _____

CITY OF MARYSVILLE SHORT PLAT NO. SP23-004
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.

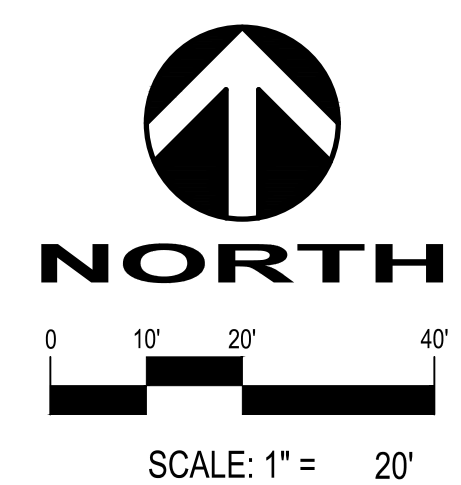
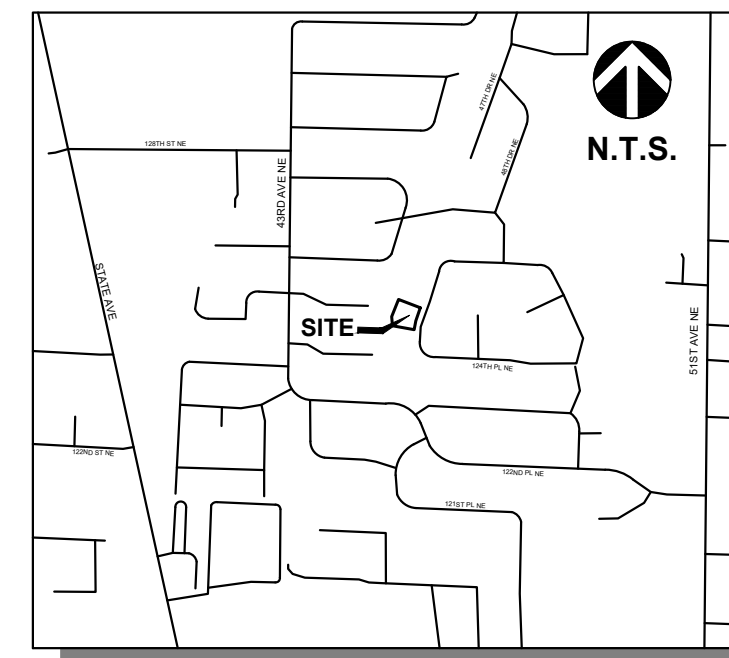
DE
DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000

SHEET 1 OF 2
SCALE N/A
SURVEYED _____
FIELD BOOK _____
DRAWN VBB
CHECKED CPC
FILE SV-Sp-OWD0287.dwg

Cpc: 11/21/24 3:04pm - P:\O\W\0287\0001\0400\CAD\SV\BASE\SV-Sp-OWD\0287.dwg

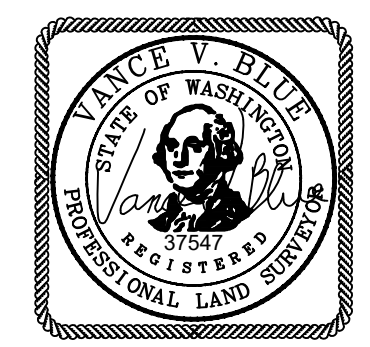
SW 1/4, SE 1/4 SEC. 4, TWP 30 N., RNG. 5 E., W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

VICINITY MAP



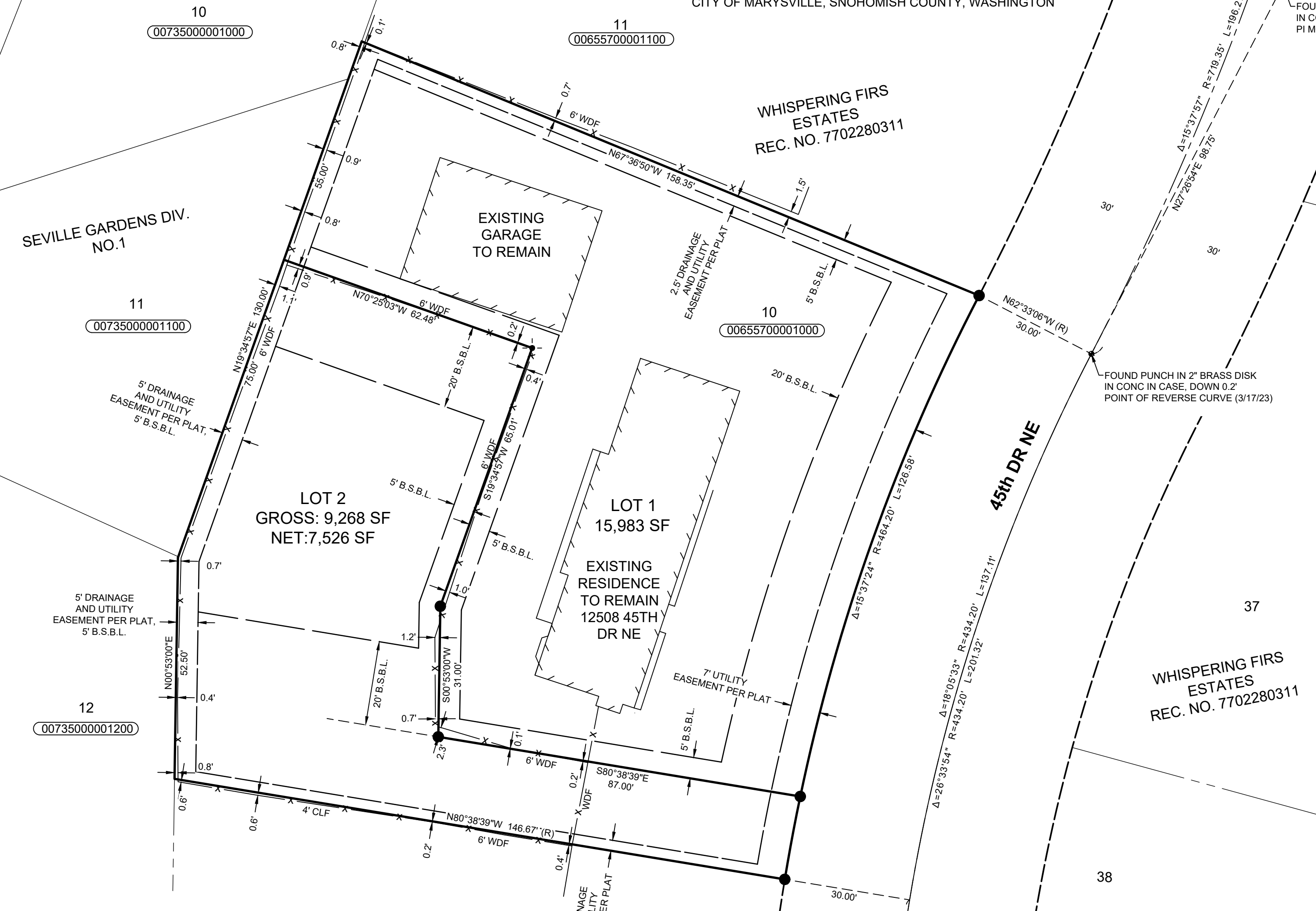
LEGEND

- MONUMENT, FOUND AS NOTED
- SET REBAR AND CAP, LS 37547
- NAIL PK/MAG (FOUND AS NOTED)
- 0123456789 TAX LOT / PARCEL NUMBER
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING LINE



11/21/24

CITY OF MARYSVILLE
SHORT PLAT NO. SP23-004



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

GENERAL NOTES

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 17, 2023 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- ZONING SETBACK LINES:
FRONT YARD 20'
REAR YARD 5'
SIDE YARD 5'

CITY OF MARYSVILLE SHORT PLAT NO. SP23-004
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.

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

SHEET 2 OF 2
SCALE 1"=20'
SURVEYED _____
FIELD BOOK _____
DRAWN VBB
CHECKED CPC
FILE SV-Sp-OWDV0287.dwg

Cpc: 11/21/24 3:04pm - P:\O\WDV0287\0001\0400\CAD\SV\BASE\SV-Sp-OWDV0287.dwg