

**CITY OF MONROE
ORDINANCE NO. 001/2016**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT FOR
THE COLUMBIA CROSSING SUBDIVISION (FP2015-
02); SETTING FORTH SUPPORTIVE FINDINGS;
PROVIDING FOR SEVERABILITY; AND FIXING A
TIME WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat of Columbia Crossing was granted by the Monroe City Council on March 24, 2015, pursuant to the Council's adoption of Resolution No. 006/2015; and

WHEREAS, the preliminary plat of Columbia Crossing utilized the City of Monroe Infill Development Incentives in accordance with Monroe Municipal Code (MMC) section 18.10.065; and

WHEREAS, the applicant has completed and/or submitted appropriate financial guarantees for all required improvements, and all necessary inspections pursuant to Monroe Municipal Code (MMC) Chapter 17.28 (entitled "Final Plats") have occurred; and

WHEREAS, the project applicant of the Columbia Crossing preliminary plat has applied for final plat approval in accordance with MMC Chapter 17.28; and

WHEREAS, the applicant has submitted for review and approval by the City Council a final plat contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full; and

WHEREAS, the final plat application has been reviewed by relevant City departments; and

WHEREAS, City of Monroe staff has determined that all conditions of the preliminary plat have either been met or bonded for and has recommended that final plat be granted.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Monroe City Council hereby incorporates the above recitals as findings in support of this ordinance. The City Council further enters the following additional findings:

- A. The final plat for the subdivision known as "Columbia Crossing" conforms to all the terms and conditions of the preliminary plat approval granted by the City of Monroe Resolution No. 006/2015, approved March 24, 2015.
- B. The final plat meets the requirements of the state laws and the Monroe Municipal Code that was in effect at the time of Preliminary Plat application.
- C. All required plat improvements have either been constructed or have been financially secured as approved by the City Council in amounts specified by the City Engineer.
- D. The final plat has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The final plat is in conformance with all applicable zoning and other land use controls.
- F. The final plat is supported by all applicable owner, staff and agency approvals, attestations, certifications and/or recommendations as required by state and local regulations.

Section 2. Final Plat Approval. Based upon the above findings, the City Council hereby approves the final plat for the Columbia Crossing subdivision (FP2015-02); the Mayor, City Engineer, Community Development Director and/or other appropriate City of Monroe staff members are authorized and directed to take all actions necessary in order to effectuate said approval, including without limitation issuance of any required notices.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

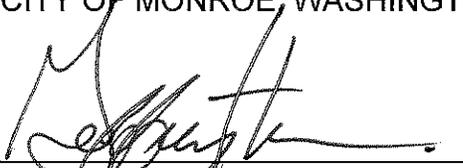
Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 19th day of January, 2016.

First Reading: January 12, 2016
Final Reading: January 19, 2016
Published: January 26, 2016
Effective: January 31, 2016

(SEAL)

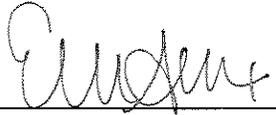
CITY OF MONROE, WASHINGTON:



Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, MMC, City Clerk

J. Zachary Leff, City Attorney

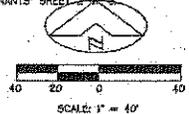
SURVEY NOTES

EQUIPMENT: 5" OR LESS ELECTRONIC TOTAL STATION AND/OR TOPCON GB 500 RTK GPS
 METHOD: FIELD TRAVERSE AND/OR RTK GPS
 THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MET OR EXCEEDED THE PERMUM CLOSURE STANDARDS STATED IN WAC 332-150-092.

LEGEND

- SET 24" X 1/2" REBAR WITH CAP (RBC) STAMPED "37547"
- FOUND IRON PIPE OR BAR AND CAP (RBC) AS NOTED.
- ⊙ FOUND MONUMENT AS NOTED.
- △ SET IRON NAIL 1/2" W/ WASHER 1.5 37547 AT BACK OF SIDEWALK.
- M MEASURED
- UE UTILITY EASEMENT
- ① TEMPORARY TURNAROUND EASEMENT. SEE DETAIL RIGHT AND NOTE 30, "PLAT RESTRICTIONS AND COVENANTS" SHEET 2-004

FOUND W 1/4 COR SEC 1 MONUMENT IN CASE TWISTED AS IRON W/PUNCH +/- 0.5' BELOW SURFACE. VISITED 09/20/14

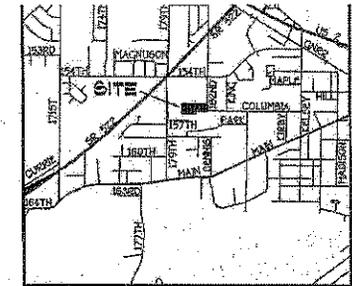
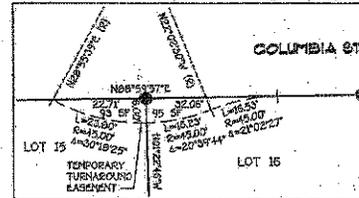
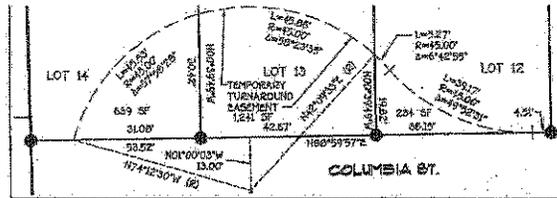


BASIS OF BEARING

SECTION BREAKDOWN PER HANSHEN AND ASSOCIATES APN 202010290005 WHICH MATCHES A BREAKDOWN BY DIVERSITY LAND SERVICES APN 201401305005

SURVEY REFERENCES

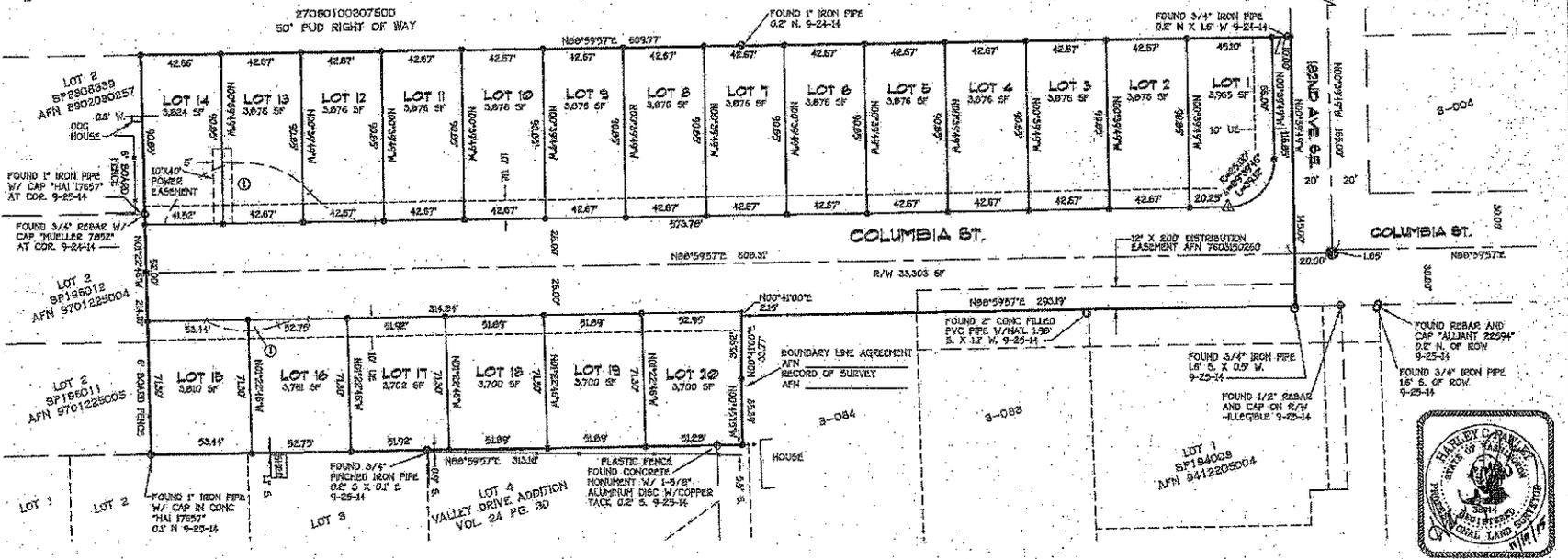
- BRYANT SHORT PLAT, APN 201401305005
- CITY OF MONROE SHORT PLAT 199003, APN 200210035005
- CITY OF MONROE SHORT PLAT 196012, APN 9701225004
- RECORD OF SURVEY, APN 201026075004
- VALLEY DRIVE ADDITION TO MONROE, VOL. 24, PG. 30
- BARNETT'S ADDITION TO MONROE, VOL. 18, PG. 118
- CITY OF MONROE SHORT PLAT 194009, APN 9412205004



FOUND PIPE W/2" BRASS DISC W/PUNCH PLS 1956" 0.5' DOWN IN CASE 09-24-14

(38518'-ALLIANT) N89°57'08"E 32917'-H

FOUND PIPE W/2" BRASS DISC W/PUNCH PLS 1956" 0.5' DOWN IN CASE 09-24-14



<p>ASPI. LAND SURVEYING AND PLANNING</p> <p>4832-B EVERGREEN WAY</p>	<p>COLUMBIA CROSSING</p> <p>APN: 14-8DPL-0001</p>	<p>PREP: 9/23/2015</p> <p>REV: 11/18/2015</p> <p>ASL</p>
	<p>A PORTION OF THE NW 1/4, SW 1/4 OF SECTION No. 00 00 182018 TOWNSHIP 27 NORTH, RANGE 6 EAST, 10N AB16-0034046-040</p>	
	<p>CITY OF MONROE</p>	

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. FRONTAGE IMPROVEMENTS, INCLUDING CURB, CUTTER, SIDEWALK AND STREET TREES SHALL BE PROVIDED FOR ALL STREETS WITHIN THE SUBDIVISION. TRAFFIC CONTROL DEVICES AND STREET SIGNS SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL AND ALL PUBLIC ROADS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS AND INSTALLED BY THE DEVELOPER TO THE SATISFACTION OF THE CITY PRIOR TO FINAL PLAT APPROVAL.
3. SAFE WALKING IMPROVEMENTS FOR SCHOOL CHILDREN SHALL BE CONSTRUCTED (OR BONDED) AT THE SOUTH SIDE OF WEST COLUMBIA STREET JUST SOUTH OF THE ERG STREET INTERSECTION.
4. TRAFFIC IMPACT FEES IN ACCORDANCE WITH MMC 2012 SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. PARK IMPACT FEES IN ACCORDANCE WITH MMC 2010 SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
6. SCHOOL IMPACT FEES IN ACCORDANCE WITH MMC 2010 SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
7. THE WATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.04.022 SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
8. THE WASTEWATER CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.06.072 SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
9. STREET TREES SHALL BE INCLUDED IN THE STREET PLANTER STRIPS PER THE APPROVED LANDSCAPE PLAN. TREE TYPE, SPACING, QUANTITY, AND LOCATION SHALL BE AS DETERMINED BY THE CITY. STREET TREES SHALL BE PLANTED WHEN A STREET FRONTAGE IS FULLY OWNER OCCUPIED AND AS DIRECTED BY THE PARKS DEPARTMENT. THE CITY WILL COORDINATE TREE PLANTINGS TO THE MOST FAVORABLE TIME OF THE YEAR. ALL STREET FRONTAGE LANDSCAPING/IRRIGATION IMPROVEMENTS SHALL BE BONDED UNTIL SUCH TIME THAT HOUSING CONSTRUCTION IS COMPLETED AND BONDED WORK MAY BE COMPLETED WITHOUT RISK OF CONSTRUCTION DAMAGE.
10. THE TEMPORARY TURN AROUND EASEMENT SHOWN ON SHEET 3 OF 5, SHALL BE RELINQUISHED TO THE UNDERLYING PROPERTY OWNERS UPON EXTENSION OF THE PUBLIC ROAD.
11. MAIL ROUTES SHALL BE APPROVED BY THE POSTMASTER, INCLUDING MAILBOX TYPES AND LOCATIONS.
12. IF ANY WELLS ARE LOCATED ON THE SITE, THEY SHALL BE ABANDONED PRIOR TO FINAL PLAT APPROVAL IN ACCORDANCE WITH THE REQUIREMENTS AND CRITERIA SET FORTH BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
13. IRRIGATION IS REQUIRED FOR ALL STREET TREES AND NEWLY PLANTED VEGETATION WITHIN THE RIGHT-OF-WAY (WHERE APPLICABLE AND REQUIRED BY THE CITY).
14. SUBJECT TO A WIRE OVERHANG FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO THE PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY RECORDED UNDER AUDITORS FILE NO. 790390260.
15. SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT TO PUGET SOUND ENERGY, INC. RECORDED UNDER AUDITORS FILE NO. 205995080. THE EXACT LOCATION OF THIS EASEMENT CANNOT BE ACCURATELY DELINEATED BASED ON THE DESCRIPTION PROVIDED.
16. SUBJECT TO MODEL HOME NOTICES, AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITORS FILE NOS. 281014020 AND 281014030.

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONROE, FOR PUBLIC SIDEWALKS AND 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 FRONTAGE OF ALL LOTS, TRACTS, AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, UPGRADE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE 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.

16. THE GRANTEES 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 MONROE (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. CITY RESERVES 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 STORMWATER DRAINAGE SYSTEM, AS APPLICABLE. THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES AND CATCH BASINS, STORMWATER FLOW REGULATION SYSTEM EXTENSION PIPES, VALVES, 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 STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. THE CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
2. IF THE CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, THE CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, THE CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF THE CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGAIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, THE 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 THE CITY OR PAY THE CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN THE CITY'S STATEMENT.
3. IF THE CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, THE CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF THE CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD THE 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.
4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, THE 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 4.59.130.
5. GRANTOR COVENANTS THAT ALL OF THE GRANTEES, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THE 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.

 4532-B EVERGREEN WAY	COLUMBIA CROSSING FFN: 14-SDPL-0001	PREP: 9/23/2015 REV: 11/10/2015 ASL
	A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 6 EAST, WA	UG: 0048018 AB10-0048416-010 2 OF 3



PARCEL A

THAT PORTION OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 64.50 FEET MORE OR LESS, WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SAID POINT BEING 640 FEET EAST FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE SOUTH 99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 293.90 FEET MORE OR LESS TO THE WEST LINE OF COUNTY ROAD;
THENCE SOUTH ALONG THE WEST LINE OF ROAD 145 FEET, MORE OR LESS, TO THE SOUTH LINE PRODUCED OF THE WEST EXTENSION OF COLUMBIA STREET;
THENCE WEST 293.90 FEET MORE OR LESS, TO A POINT ONE SOUTH FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH TO TRUE POINT OF BEGINNING.

PARCEL B

BEGINNING 50 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.;
THENCE EAST 360.5 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 214 FEET;
THENCE EAST 85.2 FEET;
THENCE NORTH 214 FEET;
THENCE WEST 65.2 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION, 600.00 FEET NORTH 89°52'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 1;
THENCE SOUTH 0° 32' EAST 90 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 0° 32' EAST 214 FEET;
THENCE SOUTH 89° 52' WEST 202.9 FEET;
THENCE NORTH 0° 32' WEST 214 FEET;
THENCE ALONG A LINE 50 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SECTION 202.9 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION, 600.00 FEET NORTH 89°52'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 1 AS DESCRIBED BY QUIT CLAIM DEED CONVEYED TO DOLORES SCHWARTZ RECORDED UNDER AUDITOR'S FILE NO. 2005090928A.

THENCE SOUTH 0° 32' 00" EAST 90.00 FEET;
THENCE CONTINUING SOUTH 0° 32' 00" EAST 143.00 FEET TO THE POINT OF BEGINNING AND A POINT ON THE NORTH LINE OF THAT PARCEL CONVEYED TO FLORENCIO MENDEZ MATA AND RICARDO CARMONA BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 2007080602B;
THENCE CONTINUING SOUTH 0° 32' 00" EAST ALONG THE EAST LINE OF SAID SCHWARTZ PARCEL, 69.15 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF VALLEY DRIVE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 24, PAGE 30;
THENCE SOUTH 89° 52' 00" WEST ALONG SAID EASTERLY EXTENSION, 616 FEET TO A POINT ON AN EXISTING FENCELINE LYING WEST OF THE WEST LINE OF SAID MATA AND CARMONA PARCEL;
THENCE ALONG SAID FENCELINE THE FOLLOWING 2 COURSES AND DISTANCES:
NORTH 0° 00' 00" WEST 33.33 FEET;
THENCE NORTH 00°00'00" EAST 83.77 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID MATA AND CARMONA PARCEL;
THENCE LEAVING SAID EXISTING FENCELINE NORTH 89°52'00" EAST, ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID MATA AND CARMONA PARCEL, 4.95 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL I OF THAT BOUNDARY LINE AGREEMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. _____ AND AS DELINEATED ON THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. _____)

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HANSON HOMES AT COLUMBIA CROSSINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOR THE USE OF ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER WOULD TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

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, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN GULCHES OR DRAINS OR RESULTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2015.

HANSON HOMES AT COLUMBIA CROSSINGS, LLC, JOHN ADAIR
A WASHINGTON LIMITED LIABILITY COMPANY
BY: _____
ITS: _____

STATE OF _____ }
COUNTY OF _____ } 55

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/HIS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/HIS WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF HANSON HOMES AT COLUMBIA CROSSINGS, LLC, A WASHINGTON 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: _____

STATE OF _____ }
COUNTY OF _____ } 55

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN ADAIR 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: _____
(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

ADMINISTRATOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MONROE ADMINISTRATOR

ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

CITY OF MONROE ENGINEER

MAYOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

MAYOR 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.

KIRK BOWERS BY: _____
TREASURER, SNOHOMISH COUNTY DEPUTY TREASURER, SNOHOMISH COUNTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF COLUMBIA CROSSING IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 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 FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



Harley C. Pawley 11/19/15
DATE
HARLEY C. PAWLEY CERTIFICATE #43824
REGISTERED PROFESSIONAL LAND SURVEYOR

NOV 23 2015
CITY OF MONROE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARLEY C. PAWLEY, THIS _____ DAY OF _____, 2015; AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____ AFTN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CAROLYN WEIKEL BY: _____
AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

<p>ASPL LAND SURVEYING AND PLANNING 4532-B EVERGREEN WAY</p>	<p>COLUMBIA CROSSING</p> <p>FIN: 14-SOPL-0001</p> <p>A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.</p> <p>CITY OF MONROE</p>	<p>PREP: 9/23/2015</p> <p>REV: 11/18/2015</p> <p>ABL</p> <p>AB16-00</p>
	<p>PLAT NO. 0014816</p> <p>AB16-00</p> <p>1 OF 3</p>	