

**CITY OF MONROE
ORDINANCE NO. 015/2016**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT FOR THE
EAGLEMONT SUBDIVISION, DIVISION 3 (FPLPRD-
2016-01); SETTING FORTH SUPPORTIVE FINDINGS;
PROVIDING FOR SEVERABILITY; AND FIXING A TIME
WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat and PRD of Eaglemont was granted by the Monroe City Council on March 5, 2013, pursuant to the Council's adoption of Resolution No. 2013/005; and

WHEREAS, the project applicant of the preliminary plat and PRD has applied for final plat and final PRD approval in accordance with Chapter 17.28 and 18.84 MMC, which has been reviewed and approved by all relevant City departments; and

WHEREAS, the applicant has completed and/or submitted appropriate financial guarantees for all required improvements, and all necessary inspections pursuant to Chapter 18.84 MMC have occurred; and

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

WHEREAS, City of Monroe staff has determined that all conditions of the preliminary plat/PRD have either been met or bonded for and will be satisfied prior to building permit issuance and has recommended that final plat and final PRD be granted; and

WHEREAS, the Community Development Director has determined that the final plat and final PRD application and map comply with all applicable standards and requirements, and has recommended approval by the City Council.

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 and final PRD for the subdivision known as "Eaglemont Division 3" conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Resolution No. 2013/005, approved March 5, 2013.
- B. The final plat/PRD meets the requirements of the state laws and the Monroe Municipal Code that was in effect at the time of Preliminary Plat/PRD application, specifically including without limitation the PRD approval criteria codified at MMC 18.84.080 as provided in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.
- C. All required plat/PRD 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/PRD has been processed and reviewed in material compliance with all applicable state and local procedural requirements.
- E. The final plat/PRD is in conformance with all applicable zoning and other land use controls.
- F. The final plat/PRD 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/PRD Approval. Based upon the above findings, the City Council hereby approves the final plat and PRD for the Eaglemont subdivision, Division 3 (FPLPPRD-2016-01); the Mayor, 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.

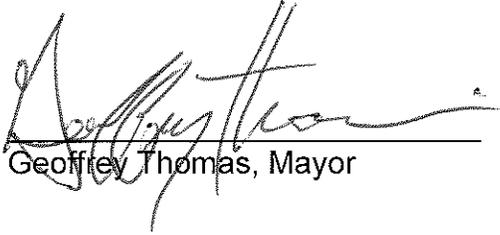
Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

ADOPTED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 27th day of September, 2016.

First/Final Reading: September 27, 2016
Published: October 4, 2016
Effective: October 9, 2016

CITY OF MONROE, WASHINGTON:

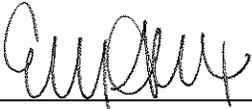
(SEAL)



Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Smoot, MMC, City Clerk



J. Zachary Lell, City Attorney

EXHIBIT A

Findings of the Monroe City Council Final Plat and Planned Residential Development (PRD)

Eaglemont - Division 3

September 27, 2016

The Monroe City Council finds as follows:

- A. The Final Planned Residential Development (PRD) complies with the requirements in MMC 18.84.080.
- B. The PRD is required to pay park impact fees in accordance with MMC 20.10 as a condition of approval of the preliminary plat and preliminary PRD, and complies with MMC 18.84.080(D).
- C. The Final PRD HOA bylaws comply with assessment requirements as set forth in MMC 18.84.080(E).
- D. The Final PRD complies with the Housing Standards as set forth in MMC 18.84.080(G).
- E. The Final PRD complies with the Street and Site Design Standards as set forth in MMC 18.84.080(H).
- F. The Final PRD complies with the requirements for Park and Recreational Useable Open Space as set forth in MMC 18.84.080(I).
- G. The Final PRD complies with the Landscaping Design Standards as set forth in MMC 18.84.080(J).
- H. The Final PRD complies with the PRD Density Determination as set forth in MMC 18.84.080(K).
- I. The minimum lot size of the PRD is 4,500 square feet or larger as set forth in MMC 18.84.080(L).
- J. The PRD contains a minimum of three sizes of lots separated by a one thousand square foot threshold and no single lot size makes up more than 50 percent or less than 15 percent of the total lots as set forth in MMC 18.84.080 (N).
- K. The Final PRD conforms to the approved preliminary development plan as set forth in MMC 18.84.130.
- L. The applicant submitted a final development plan pursuant to MMC 18.84.070(B), which was reviewed and approved by all relevant City departments.

- M. The Final PRD for the subdivision commonly known as "Eaglemont Division 3" conforms to all terms of the preliminary plat and PRD approval granted by City of Monroe Resolution No. 2013/005, approved by the City Council on March 5, 2013.
- N. The Final PRD meets the requirements of all applicable state laws and the Monroe Municipal Code that were in effect at the time of preliminary PRD application.
- O. All PRD improvements have either been constructed or have been financially secured as approved by the City Council in the amounts specified by the City Engineer.
- P. The Final PRD has been reviewed concurrently with the final plat map for the underlying project.



COMMUNITY DEVELOPMENT

806 West Main Street, Monroe, WA 98272
Phone (360) 794-7400 Fax (360) 794-4007
www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT #(s) _____

COMBINED PERMIT APPLICATION
PERMIT SUBMITTAL HOURS
MONDAY - FRIDAY 8:00 - 12:00 / 1:00 - 5:00

Building Operations Fire Land Use
Commercial T/I Engineering Review Fire Alarm Accessory Dwelling Unit
Demolition Fencing Fire Sprinkler Boundary Line Adjustment /Lot
Garage/Carport Grading High Piled Storage Consolidation
Mechanical Retaining wall Hood Suppression Conditional/Special Use
New Construction Rockery Operational Land Clearing/Forest Practices
(Commercial/Residential) Right-of-Way Disturbance Spray Booth X Planned Residential
Development
Plumbing Special Flood Hazard Area Tents & Canopies Shoreline Permit.
Racking Utility Service Other Short Plat
Residential Remodel Other Subdivision/Plat
Sign Variance
Other Minor
modification

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 13611 197th Ave SE, 13824 Chain Lake Road, XX-199th Ave SE
Size of site (acre/square feet): 35.03 Acres / 1,526, 271 SF
Assessor's Tax Parcel Number (14 digits): 28073100201000, 28073100203300, 28073100203400, 28073100201100, 28073100203200, 28073100204000, 01010300050200, 01010300050100

Applicant: Select Homes Phone # (425) 299-2600
*Signature: Printed Name:
Mailing Address: 16531 13th Ave West # A107 Fax # ()
City Lynnwood State WA Zip 98037 E-mail cbpierce@comcast.net
Property Owner: Phone # ()
**Signature: Printed Name:
Mailing Address: Fax # ()
City State Zip E-mail

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.
**Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

CITY OF MONROE
AUG 09 2015
COMMUNITY DEVELOPMENT

City of Monroe
Land Use Permit Application- Page 2



Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Detailed Description of work:

See attached project narrative

FOR OFFICE USE ONLY	
Planning Application Fee: _____	Publication Fee: _____
Fire Plan Check Fee: _____	Mailing Fee: _____
SEPA Fee: _____	Technology Fee: _____
TOTAL FEES: _____	

LEGAL DESCRIPTION

TRACT "B" OF THE PLAT OF EAGLEMONT DIVISION NUMBER 1, AS RECORDED UNDER AUDITOR'S FILE 20140165002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF TRACT "B" OF SAID EAGLEMONT DIVISION NUMBER 1, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID TRACT "B":
THENCE NORTH 00°45'00" EAST, 122.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE SOUTH 62°33'06" WEST, 68.07 FEET;
THENCE SOUTH 68°35'39" WEST, 54.31 FEET;
THENCE NORTH 89°45'58" WEST, 119.92 FEET;
THENCE SOUTH 00°45'00" WEST, 55.70 FEET TO THE NORTH LINE OF TRACT "A" OF SAID EAGLEMONT DIVISION NUMBER 1 AND TERMINUS OF THE HEREIN DESCRIBED LINE.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION

KNDY BY ALL MEN PRESENT THAT SELECT HOMES INC., A WASHINGTON CORPORATION, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER 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 MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

TRACTS 994, 995, 996, 997, AND 998 ARE HEREBY GRANTED AND CONVEYED TO THE EAGLEMONT HOMEOWNER'S ASSOCIATION. TRACT A IS TO BE RETAINED BY THE DEVELOPER, SELECT HOMES, INC. FOR FUTURE DEVELOPMENT.

THIS DEDICATION INCLUDES CONVEYANCE OF ROADS, TRACTS, UTILITY AND STORM DRAINAGE INFRASTRUCTURE, AND OTHER AREAS OF RIGHT-OF-WAY INTENDED FOR PUBLIC USE AND/OR ANY OWNERSHIP AS SHOWN ON OR OTHERWISE REFERENCED BY THE PLAT. THE EAGLEMONT HOMEOWNER'S ASSOCIATION HEREBY WAIVES ALL CLAIMS AGAINST THE CITY OF MONROE AND/OR ANY OTHER GOVERNMENT AUTHORITY FOR DAMAGES WHICH MAY OCCUR TO THE ADJACENT LAND AS A RESULT OF THE CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SUCH FACILITIES AND IMPROVEMENTS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SELECT HOMES INC.
A WASHINGTON CORPORATION
BY:
ITS:

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS:
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SELECT HOMES INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(SIGNATURE) _____
(PRIETED) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____
DATED: _____

TRACT USE

Table with 2 columns: TRACT, USE. Rows include 994 LANDSCAPE BUFFER/OPEN SPACE, 995 LANDSCAPE BUFFER/OPEN SPACE, 996 LANDSCAPE BUFFER/OPEN SPACE, 997 ACCESS, 998 LANDSCAPE BUFFER/OPEN SPACE, 999 FUTURE DEVELOPMENT.

RESTRICTIONS

- 1) NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2) TRAFFIC IMPACT FEES ASSESSED IN ACCORDANCE WITH MMC 20.12 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
3) PARK IMPACT FEES IN ACCORDANCE WITH MMC 20.10 SHALL BE REQUIRED AND PAID PRIOR TO FINAL PLAT APPROVAL, OR THE APPLICANT MAY DEFER PAYMENT TO PRIOR TO BUILDING PERMIT ISSUANCE.
4) SCHOOL IMPACT FEES ASSESSED IN ACCORDANCE WITH MMC 20.07 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
5) THE WATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.04.272 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
6) THE WASTEWATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.06.272 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
7) STREET TREES SHALL BE INCLUDED IN THE STREET PLANNER STRIPS, TREE TYPE, SPACING, QUANTITY, AND LOCATION SHALL BE DETERMINED BY THE CITY. STREET TREES SHALL BE PLANTED WHEN A STREET FRONTAGE IS FULLY OWNED OCCUPIED AND AS ORDERED BY THE PUBLIC 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 DAMAGES.
8) SUBJECT TO EASEMENTS FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, RECORDED UNDER AF#192307 AND AF#1904886.
9) SUBJECT TO RESERVATIONS AND REDTALS CONTAINED IN DEED RECORDED UNDER AF#1947283.
10) SUBJECT TO GAS PIPELINE EASEMENTS, RECORDED UNDER AF#1244267 AND 20180706033. INSUFFICIENT DATA TO PLOT 20190706033.
11) SUBJECT TO GAS PIPING, ELECTRICITY AND/OR COMMUNICATIONS EASEMENTS, RECORDED UNDER AF#2030010324 AND AF#203030100735.
12) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY ASSESSMENTS, RECORDED UNDER AF#20040507306, AND MODIFIED BY AF#201501060939.
13) SUBJECT TO REIMBURSEMENT AGREEMENT FOR STREET AND/OR UTILITY IMPROVEMENTS, RECORDED UNDER AF#201105140107.
14) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REDTALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, MITIGATION FEES, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, AS SET FORTH ON PLAT OF EAGLEMONT DIVISION NO. 1, AS RECORDED UNDER AF#20140165002.
15) SUBJECT TO CONSENT FOR USE OF GAS TRANSMISSION RIGHT-OF-WAY, RECORDED UNDER AF#201507060531.
16) SUBJECT TO CONSENT FOR USE OF ELECTRIC TRANSMISSION RIGHT-OF-WAY, RECORDED UNDER AF#201807060332.
17) SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED UNDER AF#201408100436 AND AMENDED BY AF# 201411180470, 201501060939 AND 201601130325.
18) FUTURE DEVELOPMENT OF THE TRACT (TRACT A), IF ANY, SHALL BE SUBJECT TO ALL APPLICABLE ENVIRONMENTAL (E.G. SEPA), LAND USE PERMIT REVIEW AND OTHER PROCESSES. GRANTING OF THIS UNDER AGREEMENT DOES NOT GUARANTEE OR AUTHORIZE ANY FUTURE APPROVALS FOR DEVELOPMENT OF THE TRACT (TRACT A).

OWNER
SELECT HOMES INC.
16331 13TH AVENUE W. #A107
LYNNWOOD, WA 98037

HOMEOWNER'S ASSOCIATION PROVISIONS

- 1) THE ARTICLES OF INCORPORATION FOR THE EAGLEMONT HOMEOWNER'S ASSOCIATION ARE ON RECORD WITH THE SECRETARY OF STATE.
2) THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE EAGLEMONT HOMEOWNER'S ASSOCIATION, RECORDED UNDER AF#201408100436 AND AMENDED BY AF# 201411180470, 201501060939 AND 201601130325.

SURVEYOR'S CERTIFICATION

I, JOANNE M. SWANSON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF EAGLEMONT DIVISION 3 IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSE, ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

JOANNE M. SWANSON, P.L.S.
CERTIFICATE NUMBER 34671
DATE: 9/8/16



APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.
CITY OF MONROE ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.
CITY OF MONROE COMMUNITY DEVELOPMENT DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.
MAYOR 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.

KIRKE SIEVERS
TREASURER, SNOHOMISH COUNTY

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ORCA LAND SURVEYING, INC., THIS _____ DAY OF _____ 2016, AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____ UNDER A.P. NO. _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CAROLYN WEIKEL
AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

RECEIVED
SEP 07 2016
CITY OF MONROE

EAGLEMONT DIVISION NO. 3
PLANNED RESIDENTIAL DEVELOPMENT
FILE NUMBER FPLPRO-2016-01
IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31, T.28 N., R.7 E., W.M. & THE SW 1/4 OF THE SW 1/4 OF SECTION 30, T.28 N., R.7 E., W.M.
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

ORCA Land Surveying logo and contact information: 3616 COLBY AVENUE, EVERETT, WA 98201, 425-256-3400, FAX: 425-256-1616. JOB NO. 2015-021, DATE: 9/05/16, SHEET 1 OF 3.

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE MEMBERS OF THE EAGLEMONT HOMEOWNER'S ASSOCIATION (GRANTOR), AGREE THAT THE OBLIGATIONS OF THE GRANTOR SHALL BEURE TO THE BENEFIT OF AND BE BOUND UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. THE GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

THE GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO THE 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. THE CITY RESERVES THE RIGHT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

THE GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AS APPLICABLE. THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM, SPICES, BOXES, SHAFTS, AND CATCH BASINS.

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 OF MONROE 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 OF MONROE INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, THE CITY SHALL ENDEAVOR TO PROVIDE THE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR THE GRANTOR TO PERFORM IT. IN THE EVENT THAT THE 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 BEGIM IMMEDIATELY AT GRANTOR'S EXPENSE, WITHOUT PRIOR NOTICE TO THE 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.
- 5) 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.

EASEMENT PROVISIONS

UTILITY EASEMENT

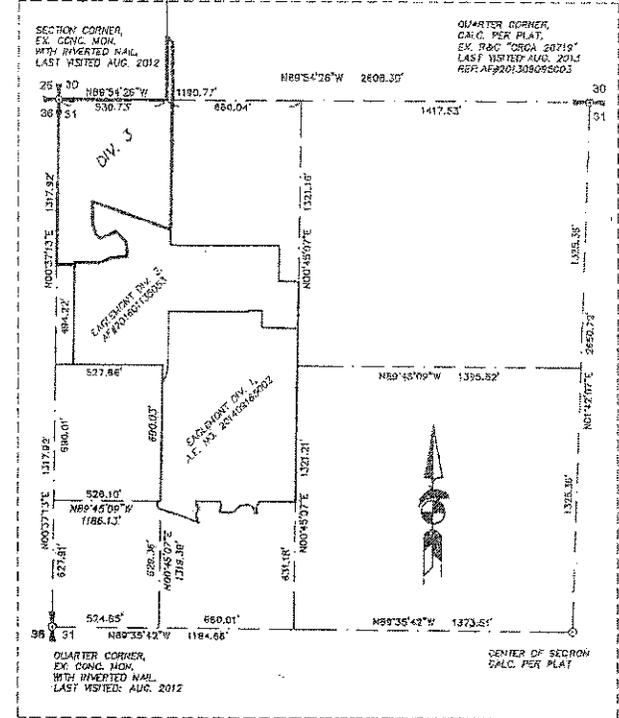
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONROE FOR PUBLIC SIDEWALKS AND TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. UNDER AND UPON THE EXTERIOR TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 HOMEOWNERS ASSOCIATION, 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.

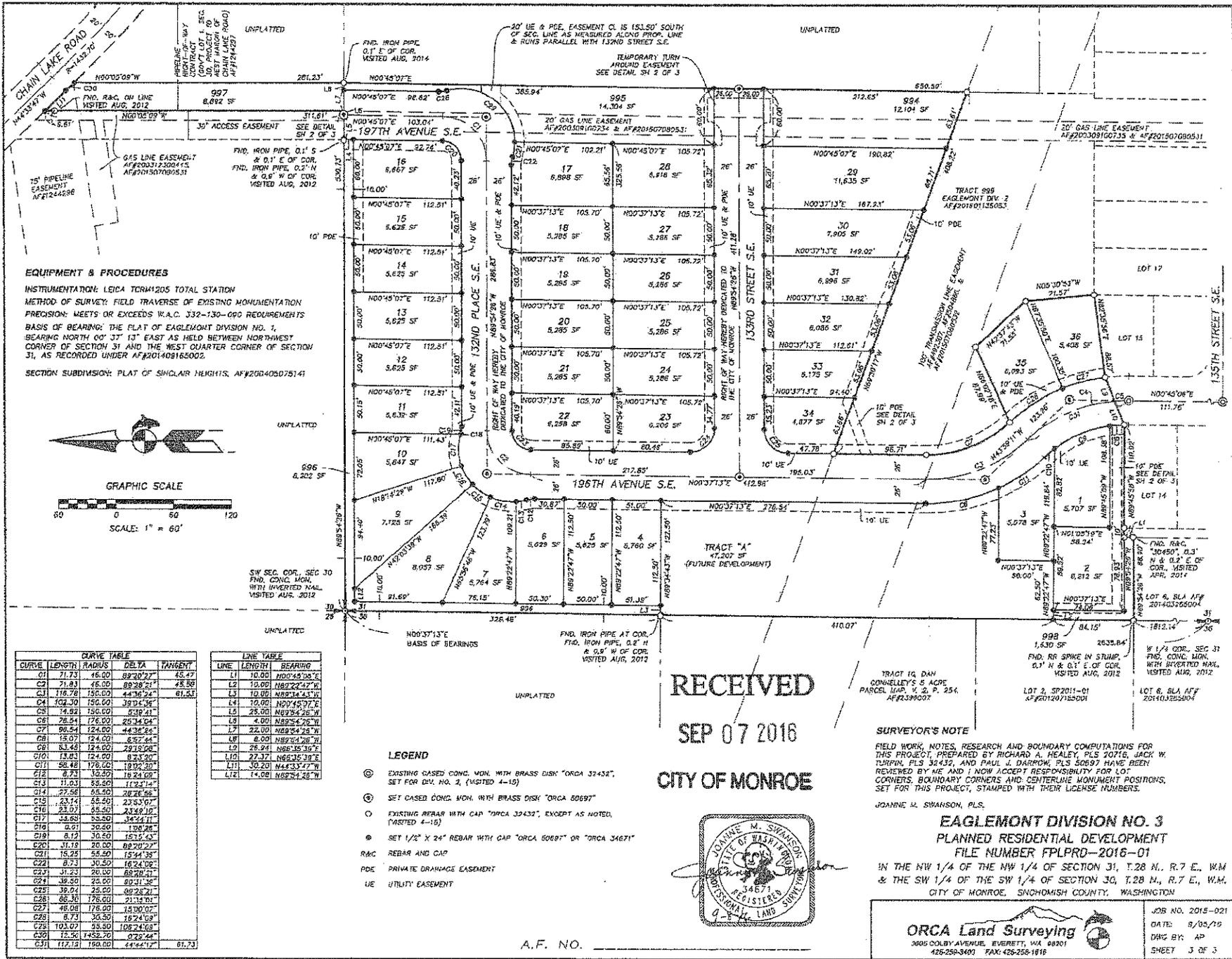
PRIVATE DRAINAGE EASEMENT (PDE)

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS, ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COST THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE LOTS SERVED BY SAID EASEMENTS. THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS, EXCEPT THAT THE OWNERS OF ANY LOWER UNIT SHALL NOT BE RESPONSIBLE FOR THE EASEMENT ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

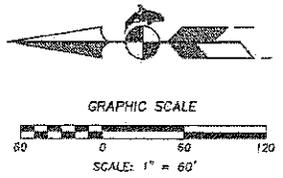
TEMPORARY TURN AROUND EASEMENT

THE TEMPORARY TURN AROUND EASEMENT SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET IS EXTENDED EAST, ACCEPTED AND MAINTAINED BY THE CITY OF MONROE OR ITS SUCCESSORS.





EQUIPMENT & PROCEDURES
INSTRUMENTATION: LEICA TCR1205 TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION
PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS
BASIS OF BEARING: THE PLAT OF EAGLEMONT DIVISION NO. 1, BEARING NORTH 00° 37' 13" EAST AS HELD BETWEEN NORTHWEST CORNER OF SECTION 31 AND THE WEST QUARTER CORNER OF SECTION 31, AS RECORDED UNDER AFF#201408165002.
SECTION SUBDIVISION: PLAT OF SIMILAR HEIGHTS, AFF#20040507514

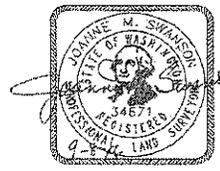


CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	71.73	46.00	89.2072°	45.47
C2	71.83	46.00	89.2871°	45.50
C3	118.70	150.00	44.7624°	61.55
C4	102.30	150.00	39.0436°	
C5	14.84	150.00	6.9921°	
C6	28.54	176.00	19.3424°	
C7	98.54	124.00	44.3524°	
C8	18.07	124.00	6.5244°	
C9	83.40	124.00	29.1506°	
C10	13.63	124.00	6.2430°	
C11	58.48	176.00	19.0920°	
C12	8.23	102.00	10.2409°	
C13	11.03	55.50	11.3714°	
C14	27.56	66.50	20.7658°	
C15	23.74	66.50	23.5307°	
C16	23.07	66.50	23.5910°	
C17	44.60	66.50	34.6411°	
C18	0.01	30.00	1.0028°	
C19	8.12	30.00	15.7143°	
C20	31.39	20.00	89.7927°	
C21	15.25	55.50	15.9438°	
C22	8.73	30.00	16.2409°	
C23	31.23	20.00	89.7927°	
C24	38.30	20.00	90.3136°	
C25	39.04	20.00	90.2621°	
C26	56.36	176.00	20.1920°	
C27	46.08	176.00	19.0907°	
C28	8.73	30.00	16.2409°	
C29	103.07	55.50	106.2468°	
C30	72.36	1492.70	0.7224°	
C31	112.73	190.00	44.4612°	61.73

LINE	LENGTH	BEARING
L1	10.00	N00°45'07"E
L2	10.00	N89°22'47"W
L3	10.00	N89°14'45"W
L4	10.00	N00°45'07"E
L5	25.00	N69°54'26"W
L6	4.00	N89°54'26"W
L7	22.00	N89°54'26"W
L8	8.00	N89°24'28"W
L9	26.94	N86°39'39"E
L10	27.37	N69°36'39"E
L11	30.20	N44°33'47"W
L12	14.00	N89°54'26"W

- LEGEND**
- ⊙ EXISTING CAGED CONC. MON. WITH BRASS DISK "ORCA 32432", SET FOR DIV. NO. 2, (VISITED 4-15)
 - ⊙ SET CAGED CONC. MON. WITH BRASS DISK "ORCA 50697"
 - EXISTING REBAR WITH CAP "ORCA 32432", EXCEPT AS NOTED, (VISITED 4-15)
 - ⊙ SET 1/2" X 24" REBAR WITH CAP "ORCA 50697" OR "ORCA 34671"
 - R&C REBAR AND CAP
 - PDE PRIVATE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT

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CITY OF MONROE



A.F. NO.

SURVEYOR'S NOTE
 FIELD WORK, NOTES, RESEARCH AND BOUNDARY COMPUTATIONS FOR THIS PROJECT, PREPARED BY RICHARD A. HEALEY, PLS 20716, JACK W. TURNER, PLS 32432, AND PAUL J. DARROW, PLS 50697 HAVE BEEN REVIEWED BY ME AND I NOW ACCEPT RESPONSIBILITY FOR LOT CORNERS, BOUNDARY CORNERS AND CENTERLINE MONUMENT POSITIONS, SET FOR THIS PROJECT, STAMPED WITH THEIR LICENSE NUMBERS.
 JOANNE M. SWANSON, PLS.

EAGLEMONT DIVISION NO. 3
PLANNED RESIDENTIAL DEVELOPMENT
FILE NUMBER FPLPRD-2016-01
 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 31, T.28 N., R.7 E., W.M. & THE SW 1/4 OF THE SW 1/4 OF SECTION 30, T.28 N., R.7 E., W.M. CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

ORCA Land Surveying
 3605 COLBY AVENUE, EVERETT, WA 98201
 425-258-5400 FAX: 425-258-1818

JOB NO. 2015-021
 DATE: 8/05/16
 DRAWN BY: AP
 SHEET 3 OF 3