

**CITY OF MONROE
ORDINANCE NO. 030/2017**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT FOR THE
EASTON COVE SUBDIVISION (FPLPRD2017-03);
SETTING FORTH SUPPORTIVE FINDINGS;
PROVIDING FOR SEVERABILITY; AND FIXING A TIME
WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat and preliminary planned residential development (PRD) of Easton Cove was granted by the Monroe City Council on December 6, 2016, through Resolution No. 020/2016; and subsequently modified through the approval of Resolution No. 009/2017, on March 14, 2017; 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 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 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 "Easton Cove" conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Resolution No. 009/2017, approved March 14, 2017.

- 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 planned residential development for the Easton Cove subdivision (FPLPRD2017-03); 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.

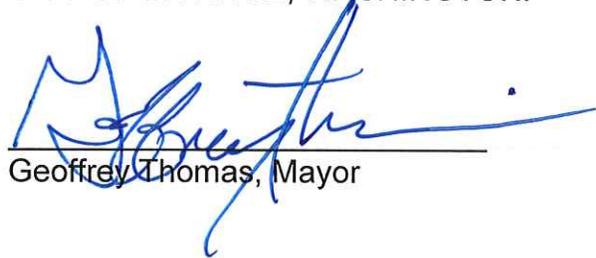
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause 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 12th day of December, 2017.

First/Final Reading: December 12, 2017
Published: December 15, 2017
Effective: December 20, 2017

CITY OF MONROE, WASHINGTON:



Geoffrey Thomas, Mayor

(SEAL)

APPROVED AS TO FORM:

ATTEST:



Elizabeth M. Adkisson, MMC, City Clerk



J. Zachary Lell, City Attorney

ORDINANCE NO. 030/2017

EXHIBIT A

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

Easton Cove

December 5, 2017

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 3,700 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 "Easton Cove" conforms to all terms of the preliminary plat and PRD approval granted by City of Monroe Resolution No. 009/2017, approved by the City Council on March 14, 2017.
- 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
<input type="checkbox"/> Commercial T/I	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Demolition	<input type="checkbox"/> Fencing	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Boundary Line Adjustment /Lot Consolidation
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Grading	<input type="checkbox"/> High Piled Storage	<input type="checkbox"/> Conditional/Special Use
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Retaining wall	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Land Clearing/Forest Practices
<input type="checkbox"/> New Construction (Commercial/Residential)	<input type="checkbox"/> Rockery	<input type="checkbox"/> Operational	<input checked="" type="checkbox"/> Planned Residential Development
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Right-of-Way Disturbance	<input type="checkbox"/> Spray Booth	<input type="checkbox"/> Shoreline Permit
<input type="checkbox"/> Racking	<input type="checkbox"/> Special Flood Hazard Area	<input type="checkbox"/> Tents & Canopies	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Residential Remodel	<input type="checkbox"/> Utility Service	<input type="checkbox"/> Other _____	<input type="checkbox"/> Subdivision/Plat
<input type="checkbox"/> Sign	<input type="checkbox"/> Other _____		<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____			<input checked="" type="checkbox"/> Other <u>FINAL PLAT / FINAL PRD</u>

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: 13315 + 13407 CHAIN LAKE RD (EASTON COVE)

Size of site (acre/square feet): 26.88 AC (1,170,822 SF)

Assessor's Tax Parcel Number (14 digits): _____

Applicant: PULTE HOMES OF WA Phone # (425) 216-3466

*Signature: Kyle Lublin Printed Name: KYLE LUBLIN

Mailing Address: 3535 FACTORIA BLVD SE #110 Fax # () _____

City BELLEVUE State WA Zip 98006 E-mail Kyle.Lublin@PulteGroup.com

Property Owner: SAME AS APPLICANT 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
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:

EASTON COVE FINAL PLAT / FINAL PRD
SUBMITTAL PACKAGE.

FOR OFFICE USE ONLY

Planning Application Fee: _____	Publication Fee: _____
Fire Plan Check Fee: _____	Mailing Fee: _____
SEPA Fee: _____	Technology Fee: _____
TOTAL FEES: _____	

EASTON COVE

A PLANNED RESIDENTIAL DEVELOPMENT
A PORTION OF THE NE 1/4 & NW 1/4 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
FILE NO. FLPRD2016-01

VOL./PG

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOMES OF WASHINGTON, INC., A MICHIGAN 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.

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 CULVERTS OR DRAINS OR REROUTING 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.

TRACT 990 (ACCESS & UTILITY); TRACT(S) 991, 992, 993 (OPEN SPACE); TRACT(S) 994, 995, 999 (NGPE); TRACT 995 (DETENTION POND A); TRACT 998 (DETENTION POND B); TRACT 997 (PARK & RECREATION USABLE OPEN SPACE) ARE HEREBY GRANTED AND CONVEYED TO THE EASTON COVE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO THE EASEMENTS GRANTED AND CONVEYED TO CITY OF MONROE OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

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 EASTON COVE HOA HEREBY WAIVES ALL CLAIMS AGAINST THE CITY OF MONROE AND/OR ANY OTHER GOVERNMENTAL 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 THIS _____ DAY OF _____, 20____.

VICE PRESIDENT, PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION

BY: PETE LYMBERIS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETE LYMBERIS 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 VICE PRESIDENT OF PULTE HOMES OF WASHINGTON, INC., A MICHIGAN CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE _____
PRINTED NAME _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

HOMEOWNERS ASSOCIATION PROVISIONS

1. A HOMEOWNER'S ASSOCIATION ESTABLISHED FOR PURPOSES OF TRACT OWNERSHIP AND MAINTENANCE PURSUANT THIS TITLE SHALL BE INCORPORATED AS A PROFIT OR NONPROFIT CORPORATION AND SHALL REMAIN THE OWNER UNLESS TRACT OWNERSHIP BY ALL LOTS WITHIN THE SUBDIVISION IS AUTHORIZED PURSUANT TO THE PLAT ALTERATION PROCESS.
2. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE EASTON COVE HOMEOWNER'S ASSOCIATION, RECORDED UNDER AUDITOR'S FILE NUMBER _____, RECORDS OF SNOHOMISH COUNTY

LEGAL DESCRIPTION

PARCEL A:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THE SOUTH 60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN LYING EAST OF COUNTY ROAD.

ALSO KNOWN AS LOTS 1 THROUGH 4 AND THE ROAD OF SNOHOMISH COUNTY SHORT PLAT NO. SP 224 RECORDED UNDER RECORDING NO. 2467073.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., LYING EASTERLY OF THE COUNTY ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APPROVALS

CITY ENGINEER APPROVAL
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY OF MONROE ENGINEER

COMMUNITY DEVELOPMENT DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY OF MONROE COMMUNITY DEVELOPMENT DIRECTOR

CITY OF MONROE APPROVAL
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

ATTEST _____
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.

TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MICHAEL ROBERT MERRITT
THIS _____ DAY OF _____, 20____ AT _____
_____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF
PLATS, PAGE(S) _____ UNDER AUDITOR'S FILE NO. _____
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

SNOHOMISH COUNTY A.F. NO. _____

SHEET:
1 OF 7

LAND SURVEYOR'S CERTIFICATE

I MICHAEL R. MERRITT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF EASTON COVE IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS SHALL BE SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON PLAT.

MICHAEL R. MERRITT, PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON CERTIFICATE NO. 40761

DATE



LDC
THE CIVIL ENGINEERING GROUP

20210 142nd Avenue NE
Woodinville, WA 98072

Engineering
Structural
Planning
Survey

Ph. 425.832.1280
Fax. 425.492.2003

www.LDCcorp.com

EASTON COVE

A PORTION OF THE NE 1/4 & NW 1/4
OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NUMBER:
TM 4-20-17 15-1835Y-PP N.T.S. 15-1838

34/104

EASTON COVE

A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NE 1/4 & NW 1/4 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLPRD2016-01

EASEMENTS AND RESTRICTIONS

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- FRONTAGE IMPROVEMENTS, INCLUDING CURB, GUTTER, 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.
- TRAFFIC IMPACT FEES ASSESSED IN ACCORDANCE WITH MMC 20.12 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- 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.
- SCHOOL IMPACT FEES ASSESSED IN ACCORDANCE WITH MMC 20.07 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- THE WATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.04.272 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- THE WASTEWATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.08.272 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- STREET LIGHTS SHALL BE INSTALLED AS REQUIRED UNDER THE CITY OF MONROE PUBLIC WORKS DESIGN AND CONSTRUCTION STANDARDS AND AS DIRECTED BY THE CITY ENGINEER.
- 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.
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND WEST COAST TELEPHONE COMPANY FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDED ON AUGUST 19, 1960, UNDER RECORDING NUMBER 1451087, AS SHOWN ON PLAN (SEE SHEET 3 OF 7).
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDED ON APRIL 25, 1975, UNDER RECORDING NUMBER 2383155 (TO BE RELINQUISHED).
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY FOR THE PURPOSE OF ELECTRIC TRANSMISSION LINE AND RELATED RIGHTS, RECORDED ON JUNE 16, 1933, UNDER RECORDING NUMBER 501916, AS SHOWN ON PLAN (SEE SHEET 3 OF 7).
- THIS PLAT IS SUBJECT TO THE RESERVATIONS WHICH CONTAINED IN DEED, UNDER RECORDING NUMBER 575910.
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF ELECTRIC TRANSMISSION LINE AND RELATED RIGHTS, RECORDED ON MAY 9, 1961, UNDER RECORDING NUMBER 1459657.
- THIS PLAT IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF ACCESS ROAD AND TEMPORARY CONSTRUCTION EASEMENT, RECORDED ON JANUARY 30, 2017, UNDER RECORDING NUMBER 201701300257.

NATIVE GROWTH PROTECTION EASEMENT

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF EXISTING VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC OF THE CITY OF MONROE, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION IN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED, OR DAMAGED WITHOUT EXPRESS PERMISSION FROM THE CITY OF MONROE, WHICH PERMISSION MUST BE OBTAINED IN WRITING.

SETBACKS

FRONT	10.00'
GARAGE	20.00'
REAR	10.00'
SIDE	5.00'

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 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 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 BASINS; STORM WATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEMS.

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 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 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 FRAME, 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 BE INSTALLED IMMEDIATELY AT 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 EXPENSES 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 NONPAYMENT, 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.

PRIVATE ACCESS & UTILITY EASEMENTS

- THE 20-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT LOCATED ACROSS TRACTS 995, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 11 AND 12 FOR THE PURPOSE OF A SHARED DRIVEWAY AND UTILITIES. THE OWNERS OF LOTS 11 AND 12 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE SHARED DRIVEWAY AND UTILITIES THEY HAVE BENEFIT OF USE.
- THE 20-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT LOCATED ACROSS TRACTS 980, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 37 AND 38 FOR THE PURPOSE OF A SHARED DRIVEWAY AND UTILITIES. THE OWNERS OF LOTS 37 AND 38 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE SHARED DRIVEWAY AND UTILITIES THEY HAVE BENEFIT OF USE.

RETAINING WALL EASEMENT

- THE 20-FOOT WIDE RETAINING WALL EASEMENT LOCATED ACROSS TRACT 984, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONROE FOR THE PURPOSE OF CONSTRUCTION, OPERATING, MAINTAINING, REPAIRING AND/OR REBUILDING THE RETAINING WALL TOGETHER WITH THE RIGHT TO ENTER UPON TRACT AT ALL TIMES FOR THE PURPOSES HEREIN STATED. (SEE SHEET 4 OF 7)

PUBLIC WATER AND SEWER EASEMENT NONINTERFERENCE PROVISIONS FOR THE CITY OF MONROE

THE PUBLIC WATER EASEMENT LOCATED UNDER AND ACROSS TRACT 983, AS SHOWN HEREON, SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER PHYSICAL FEATURES, INCLUDING BUT NOT LIMITED TO, COVERED PARKING, DECKS, SHEDS, WALLS, FENCES, LANDSCAPING FEATURES, TREES, OVERHANGS, ETC. WHICH INTERFERE WITH THE CITY OF MONROE UTILITY RIGHTS AS GRANTED IN THE UTILITY EASEMENT PROVISIONS ABOVE.

THE PUBLIC SEWER EASEMENT LOCATED UNDER AND ACROSS LOT 10, TRACTS 954 AND 955 AS SHOWN HEREON, SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER PHYSICAL FEATURES, INCLUDING BUT NOT LIMITED TO, COVERED PARKING, DECKS, SHEDS, WALLS, FENCES, LANDSCAPING FEATURES, TREES, OVERHANGS, ETC. WHICH INTERFERE WITH THE CITY OF MONROE UTILITY RIGHTS AS GRANTED IN THE UTILITY EASEMENT PROVISIONS ABOVE.

PUBLIC UTILITY EASEMENT PROVISIONS FOR THE CITY OF MONROE

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, EXPANDING, REDUCING, REPAIRING, INSPECTING, TESTING, REPLACING AND/OR USING UTILITY FACILITIES, INCLUDING WITHOUT LIMITATION CONVEYANCE LINES, PIPES AND MAINS THROUGHOUT SAID EASEMENT AREA, TOGETHER WITH ALL CONNECTIONS AND APPURTENANCES THEREOF, AS WELL AS REASONABLE RIGHTS OF INGRESS AND EGRESS. SAID EASEMENT SHALL EXTEND UNDER AND UPON TRACTS 989, 991, 992, 993, 994, 995, 997, 998, AND 999. SAID TRACTS SHALL BE RESTORED BY THE CITY OF MONROE, AS NEARLY AS REASONABLY POSSIBLE TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE CITY OF MONROE IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHICH SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY EXCEPT AS OTHERWISE DEPICTED ON DETAILS F, G AND H ON SHEET 7 OF 7, AND DETAIL D ON SHEET 5 OF 7.

GENERAL PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY EXCEPT AND AS OTHERWISE DEPICTED ON DETAILS F, G AND H ON SHEET 7 OF 7, AND DETAIL D ON SHEET 5 OF 7. SAID EASEMENT SHALL BE TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE AND STORM DRAINAGE. SAID EASEMENT AREA SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE UTILITY EXERCISING ITS RIGHTS WITHIN THIS EASEMENT AREA.

EMERGENCY VEHICLE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY VEHICLE ACCESS ACROSS TRACTS 997, 998, AND 999.

PUBLIC PEDESTRIAN FACILITY EASEMENT PROVISIONS

A PUBLIC PEDESTRIAN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS ACROSS TRACTS 997, 998, AND 999.

SNOHOMISH COUNTY A.F. NO.

SHEET:
2 OF 7



LDC
THE CIVIL ENGINEERING GROUP

Engineering
Structural
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20210 143rd Avenue NE
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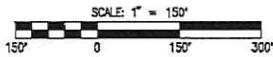
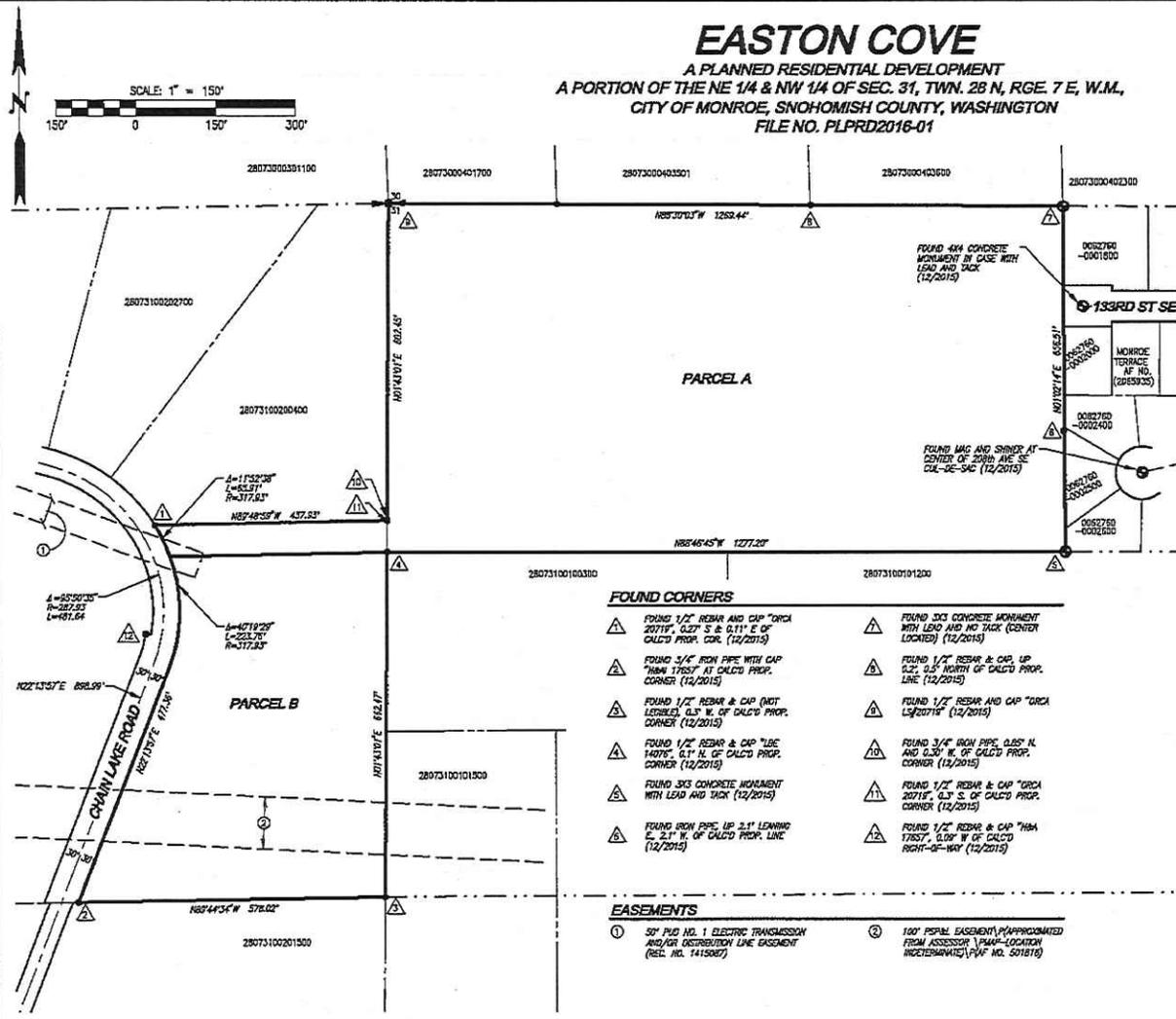
EASTON COVE

A PORTION OF THE NE 1/4 & NW 1/4
OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
TM	4-20-17	16-1835V-PP.DWG	NA	15-183

EASTON COVE

A PLANNED RESIDENTIAL DEVELOPMENT
A PORTION OF THE NE 1/4 & NW 1/4 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLPRD2016-01



BASIS OF BEARINGS
NAD83/01 FROM GPS OBSERVATION
MONUMENTED NE 1/4 OF SECTION 31, TOWNSHIP 28 N, RANGE 7 E, W.M., SNOHOMISH
COUNTY, WASHINGTON
(BEARING = N 86°30'33" W)

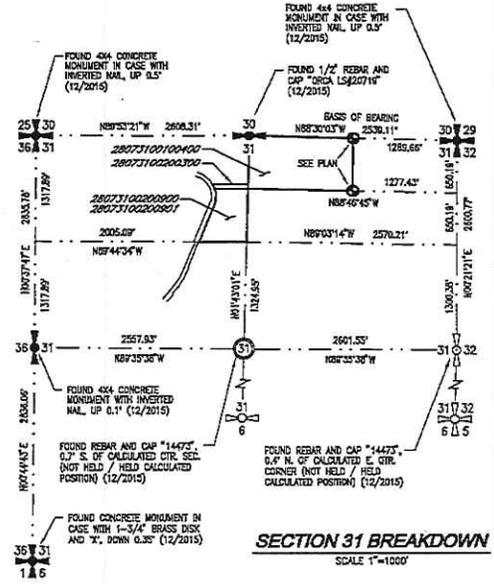
SURVEY INSTRUMENTATION
SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING
EQUIPMENT AND PROCEDURES:
5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED
BY WAC-332-130-100.
PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE
REQUIREMENTS OF WAC-332-130-020.

REFERENCES
1. PLAT OF MONROE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AF
NO. 2065935.
2. RECORD OF SURVEY, RECORDED UNDER AF NO. 8004185006.

- FOUND CORNERS**
- ① FOUND 1/2" REBAR AND CAP "ORCA 20711", 0.27' S & 0.11' E OF CALC'D PROP. COR. (12/2015)
 - ② FOUND 3/4" IRON PIPE WITH CAP "HWA 17857" AT CALC'D PROP. CORNER (12/2015)
 - ③ FOUND 1/2" REBAR & CAP (NOT LEGIBLE), 0.3' W. OF CALC'D PROP. CORNER (12/2015)
 - ④ FOUND 1/2" REBAR & CAP "LSE 14076", 0.1' N. OF CALC'D PROP. CORNER (12/2015)
 - ⑤ FOUND 3/4" CONCRETE MONUMENT WITH LEAD AND DISK (12/2015)
 - ⑥ FOUND IRON PIPE, UP 3.1' LEADING E. 2.1' W. OF CALC'D PROP. LINE (12/2015)
 - ⑦ FOUND 3/4" CONCRETE MONUMENT WITH LEAD AND DISK (CENTER LOCATION) (12/2015)
 - ⑧ FOUND 1/2" REBAR & CAP, UP 0.2' S, 0.5' NORTH OF CALC'D PROP. LINE (12/2015)
 - ⑨ FOUND 1/2" REBAR AND CAP "ORCA L520716" (12/2015)
 - ⑩ FOUND 3/4" IRON PIPE, 0.85' N. AND 0.30' W. OF CALC'D PROP. CORNER (12/2015)
 - ⑪ FOUND 1/2" REBAR & CAP "ORCA 20718", 0.3' S. OF CALC'D PROP. CORNER (12/2015)
 - ⑫ FOUND 1/2" REBAR & CAP "HWA 17857", 0.09' W. OF CALC'D RIGHT-OF-WAY (12/2015)

- EASEMENTS**
- ① 50' PUD HD. 1 ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT (REL. NO. 1415007)
 - ② 100' PUPAL EASEMENT (APPROXIMATED FROM ASSESSOR VMAP-LOCATION INTERFERENCES) (VAF NO. 501816)

- LEGEND**
- SECTION QTR CORNER FOUND
 - ⊙ MONUMENT FOUND
 - FOUND REBAR AND CAP AS NOTED



SNOHOMISH COUNTY A.F. NO. _____ SHEET 3 of 7



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20210 1st Avenue NE
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www.LDCorp.com

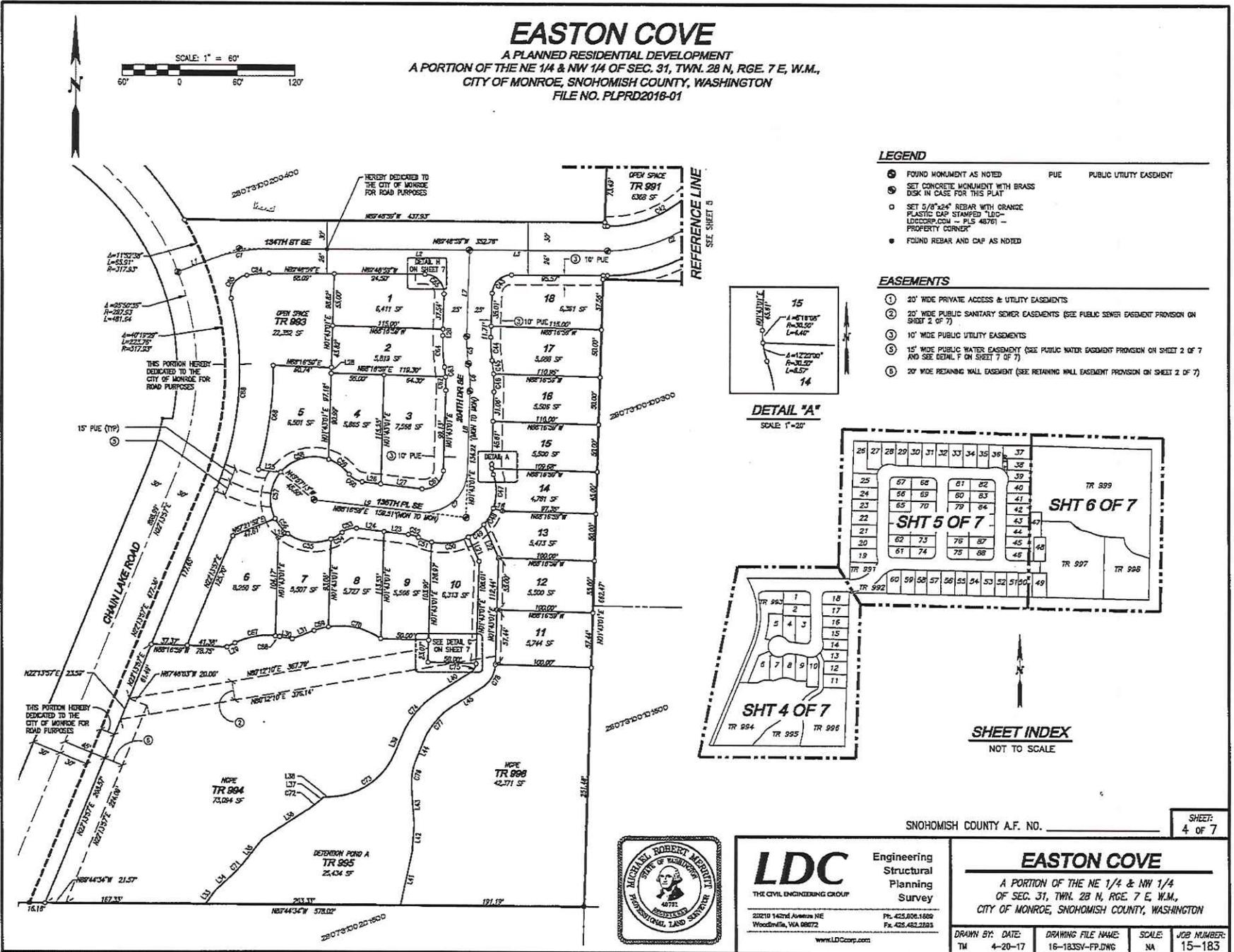
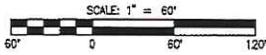
PL 425.896.1969
FX 425.482.2893

EASTON COVE
A PORTION OF THE NE 1/4 & NW 1/4
OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
TM 4-20-17	16-1835V-PP.DWG	NA	15-183

EASTON COVE

A PLANNED RESIDENTIAL DEVELOPMENT
 A PORTION OF THE NE 1/4 & NW 1/4 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
 FILE NO. PLPRD2016-01

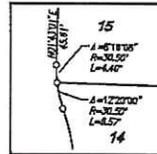


LEGEND

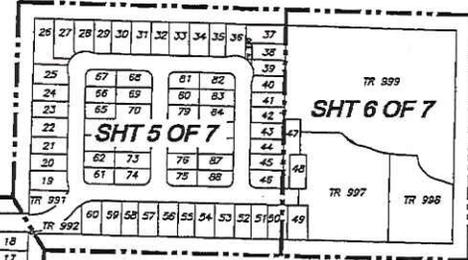
- ⊙ FOUND MONUMENT AS NOTED PUE PUBLIC UTILITY EASEMENT
- ⊙ SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT
- SET 5/8" x 24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC- LDCORP.COM - PLS 48761 - PROPERTY CORNER"
- FOUND REBAR AND CAP AS NOTED

EASEMENTS

- ① 20' WIDE PRIVATE ACCESS & UTILITY EASEMENTS
- ② 20' WIDE PUBLIC SANITARY SEWER EASEMENTS (SEE PUBLIC SEWER EASEMENT PROVISION ON SHEET 2 OF 7)
- ③ 10' WIDE PUBLIC UTILITY EASEMENTS
- ④ 15' WIDE PUBLIC WATER EASEMENT (SEE PUBLIC WATER EASEMENT PROVISION ON SHEET 2 OF 7 AND SEE DETAIL F ON SHEET 7 OF 7)
- ⑤ 20' WIDE RETAINING WALL EASEMENT (SEE RETAINING WALL EASEMENT PROVISION ON SHEET 2 OF 7)



DETAIL "A"
 SCALE 1"=20'



SHEET INDEX
 NOT TO SCALE

SNOHOMISH COUNTY A.F. NO. _____

SHEET:
 4 OF 7



LDC
 THE CIVIL ENGINEERING GROUP

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23219 142nd Avenue NE
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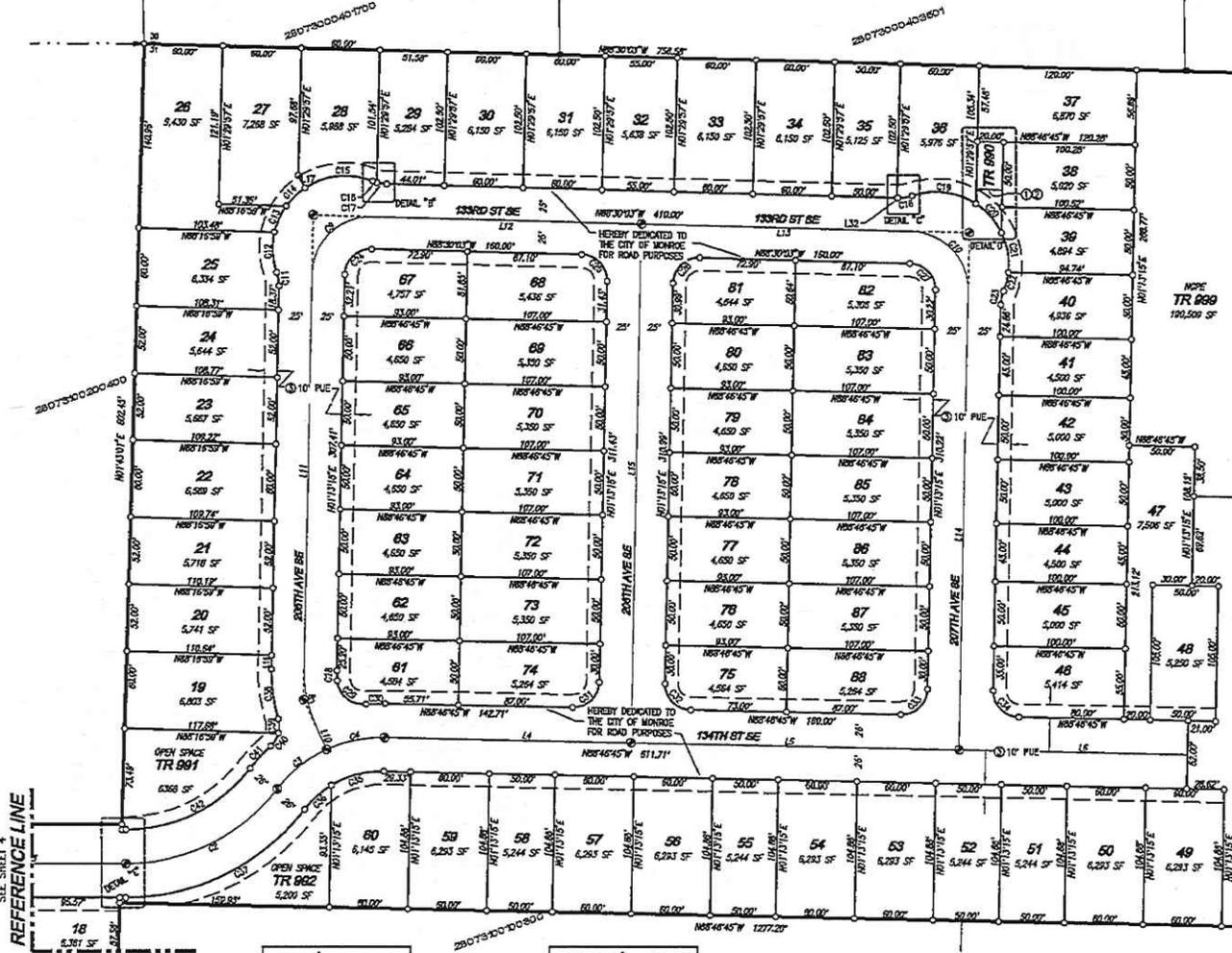
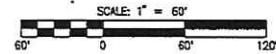
EASTON COVE

A PORTION OF THE NE 1/4 & NW 1/4
 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

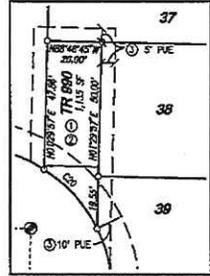
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TM	4-20-17	16-1835V-PP.DWG	NA	15-183

EASTON COVE

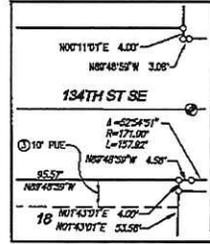
A PLANNED RESIDENTIAL DEVELOPMENT
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 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
 FILE NO. PLPRD2016-01



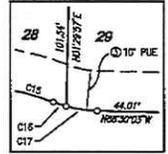
- EASEMENTS**
- 20' WIDE PRIVATE ACCESS & UTILITY EASEMENTS
 - 20' WIDE PUBLIC SANITARY SEWER EASEMENTS (SEE PUBLIC SEWER EASEMENT PROVISION ON SHEET 2 OF 7)
 - 10' WIDE PUBLIC UTILITY EASEMENTS



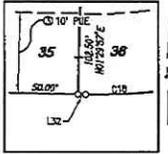
DETAIL "D"
SCALE: 1"=30'



DETAIL "E"
SCALE: 1"=30'



DETAIL "B"
SCALE: 1"=20'



DETAIL "C"
SCALE: 1"=40'

SNOHOMISH COUNTY A.F. NO. _____ SHEET: 5 OF 7



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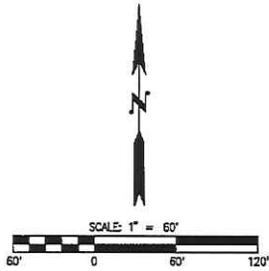
22210 142nd Avenue NE Woodinville, WA 98072
 Ph: 425.806.1989 Fax: 425.482.2993
 www.LDCorp.com

EASTON COVE
 A PORTION OF THE NE 1/4 & NW 1/4
 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: TM	DATE: 4-20-17	DRAWING FILE NAME: 16-1835V-PP.DWG	SCALE: 1"=60'	JOB NUMBER: 15-183
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EASTON COVE

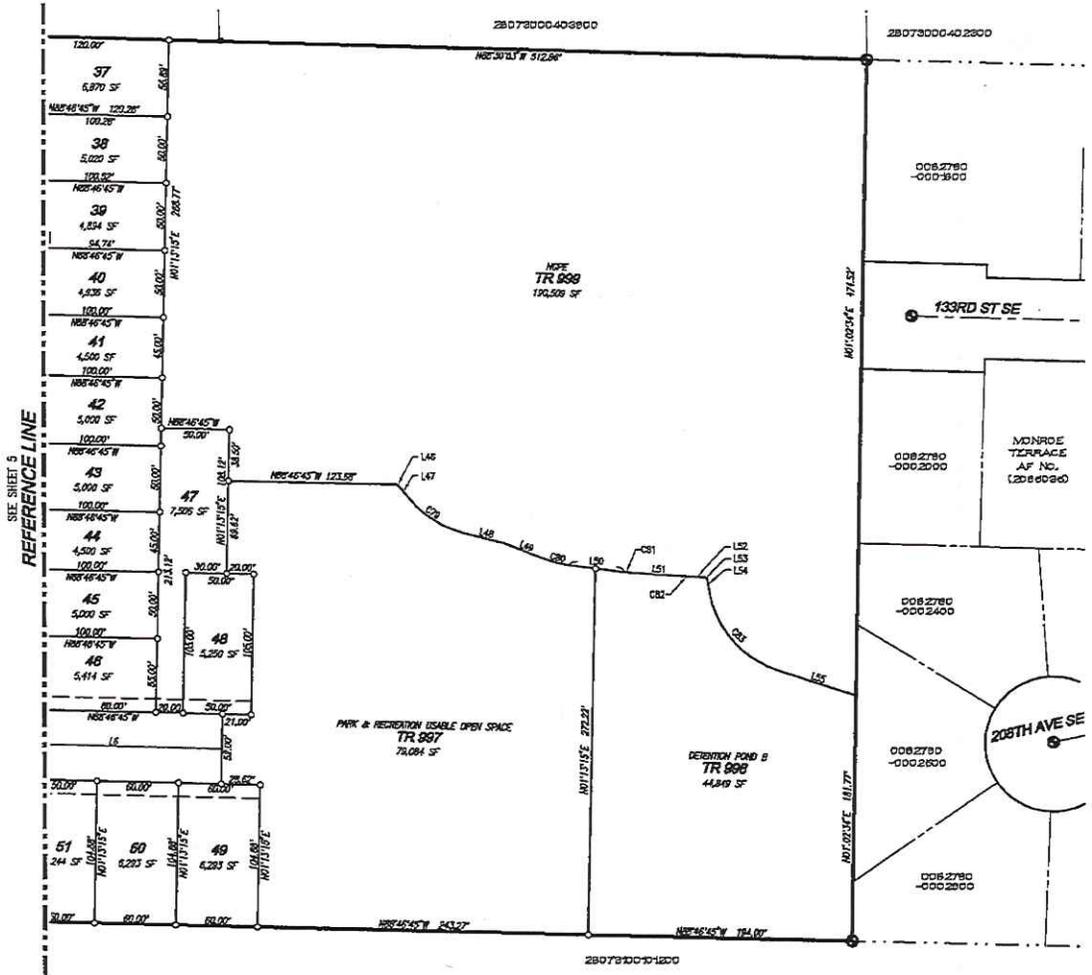
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 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
 FILE NO. PLPRD2018-01



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	81.44	165.00	212.025°
C2	133.51	143.00	52.4281°
C3	48.78	100.00	72.2627°
C4	45.38	100.00	28.7000°
C5	28.78	165.00	6.9612°
C6	28.78	165.00	6.9612°
C7	74.81	45.00	95.3000°
C8	45.38	100.00	28.7000°
C9	70.50	45.00	90.1642°
C10	70.47	45.00	89.4218°
C11	10.97	30.50	20.3500°
C12	31.45	55.50	32.2257°
C13	21.81	55.50	29.2047°
C14	20.11	55.50	20.4535°
C15	54.00	55.50	59.4435°
C16	3.31	30.50	6.1326°
C17	7.85	30.50	14.2243°
C18	10.87	30.50	20.3608°
C19	50.78	55.50	52.2214°
C20	29.78	55.50	37.4917°
C21	31.43	55.50	38.2838°
C22	14.80	55.50	15.1829°
C23	10.87	30.50	20.3608°
C24	31.51	20.00	92.1642°
C25	31.32	20.00	89.4318°
C26	31.51	20.00	90.1642°
C27	31.22	20.00	89.4318°
C28	7.91	75.00	6.0242°
C29	31.84	20.00	90.3800°
C30	14.70	120.00	6.4058°
C31	31.42	20.00	90.0000°
C32	31.42	20.00	90.0000°
C33	31.42	20.00	90.0000°
C34	31.42	20.00	90.0000°
C35	41.87	74.00	32.2212°
C36	27.81	74.00	21.3152°
C37	157.82	171.00	52.5451°
C38	39.13	120.00	17.5614°
C39	10.84	20.00	31.0245°
C40	11.70	20.00	33.3135°
C41	22.28	120.00	10.3816°
C42	109.80	119.00	52.5051°
C43	30.88	20.00	88.7800°
C44	24.40	140.00	12.9217°
C45	14.15	180.00	6.1958°
C46	18.87	180.00	9.4313°
C47	35.98	55.50	37.5220°
C48	20.11	55.50	20.4535°
C49	20.35	55.50	21.5730°
C50	38.45	55.50	40.4329°
C51	14.74	55.50	16.1319°
C52	10.87	30.50	20.3608°
C53	18.27	20.00	45.6118°
C54	13.50	45.50	17.0025°
C55	42.53	45.50	62.7815°
C56	21.14	45.50	25.2423°
C57	52.84	45.50	65.3831°
C58	55.16	45.50	69.2746°
C59	28.85	45.50	32.4845°
C60	18.27	20.00	45.6118°
C61	33.18	20.00	65.0000°
C62	14.02	140.00	9.4422°
C63	10.38	140.00	6.1453°
C64	33.12	180.00	7.9212°
C65	31.95	20.00	61.3200°
C66	11.33	367.83	46.8618°
C67	43.49	75.00	32.1322°
C68	4.61	75.00	3.3110°
C69	15.54	75.00	11.5021°
C70	37.42	75.00	43.5147°
C71	3.85	75.00	2.8124°
C72	11.49	75.00	8.4644°
C73	87.12	75.00	66.3318°

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C74	63.73	100.00	34.4647°
C75	9.58	18.00	55.8926°
C76	34.85	75.00	28.3741°
C77	48.53	86.00	34.4647°
C78	23.63	36.00	55.2836°
C79	48.53	75.00	37.6921°
C80	19.13	75.00	14.3725°
C81	4.70	75.00	3.3816°
C82	0.38	75.00	0.4502°
C83	81.73	75.00	62.2821°
C84	23.34	138.00	6.3708°
C85	32.75	20.00	93.4814°
C86	206.21	332.83	32.2318°

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.48	N82°50'00"E
L2	208.83	N82°48'00"W
L3	143.93	N82°45'58"W
L4	187.71	N82°46'45"W
L5	250.00	N82°46'45"W
L6	174.00	N82°46'45"W
L7	91.53	N74°30'00"E
L8	85.11	N74°30'00"E
L9	110.40	N83°16'58"W
L10	19.81	N84°45'35"W
L11	307.41	N71°15'00"E
L12	204.78	N82°30'00"W
L13	205.22	N82°30'00"W
L14	358.22	N71°15'00"E
L15	402.21	N71°15'00"E
L16	10.87	N71°15'00"E
L17	10.85	N62°07'58"W
L18	10.80	N72°52'55"W
L19	10.84	N87°21'57"E
L20	8.77	N01°43'01"E
L21	28.11	N23°18'31"W
L22	35.54	N23°18'31"W
L23	25.56	N83°18'58"W
L24	28.78	N83°18'58"W
L25	23.65	N83°18'58"W
L26	19.38	N83°18'58"W
L27	43.42	N83°18'58"W
L28	6.35	N81°43'01"E
L29	8.10	N83°23'28"E
L30	13.27	N78°51'55"W
L31	24.85	N89°53'25"E
L32	0.48	N82°00'00"W
L33	17.78	N35°24'00"E
L34	28.49	N45°00'50"E
L35	35.24	N38°34'22"E
L36	58.07	N87°00'18"E
L37	7.31	N85°53'35"E
L38	6.39	N85°53'35"E
L39	18.05	N22°19'51"E
L40	41.38	N57°09'38"E
L41	38.48	N12°45'48"E
L42	28.70	N33°49'50"E
L43	35.70	N84°17'50"W
L44	18.75	N22°19'51"E
L45	36.94	N57°09'38"E
L46	1.98	N82°00'00"W
L47	16.30	N37°52'00"W
L48	30.45	N72°42'12"E
L49	31.77	N88°04'41"W
L50	41.25	N82°42'18"W
L51	40.59	N86°17'33"W
L52	13.61	N67°12'42"W
L53	1.34	N45°52'22"W
L54	10.48	N58°48'24"W
L55	59.51	N77°44'45"W



LDC Engineering
 Structural
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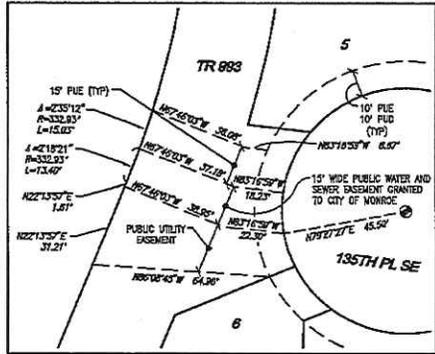
SNOHOMISH COUNTY A.F. NO. _____ SHEET: 6 OF 7

EASTON COVE
 A PORTION OF THE NE 1/4 & NW 1/4
 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

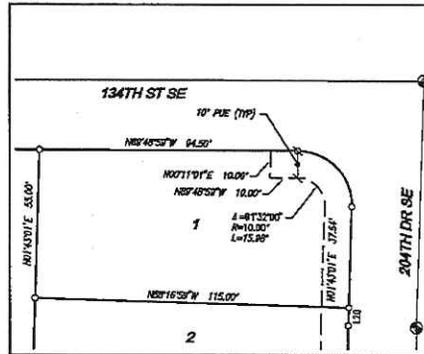
DRAWN BY: DATE: 4-20-17
 DRAWING FILE NAME: 16-1835V-FP.DWG
 SCALE: 1"=60'
 JOB NUMBER: 15-183

EASTON COVE

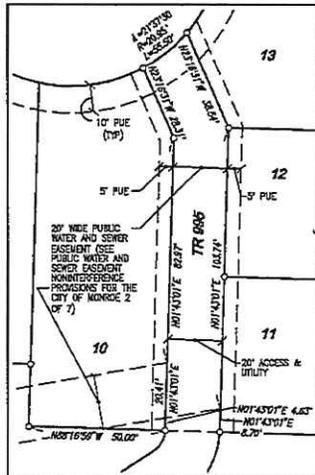
A PLANNED RESIDENTIAL DEVELOPMENT
A PORTION OF THE NE 1/4 & NW 1/4 OF SEC. 31, TWN. 28 N, RGE. 7 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLPRD2016-01



DETAIL "F"
SCALE: 1"=30'



DETAIL "H"
SCALE: 1"=30'



DETAIL "G"
SCALE: 1"=30'

LOT	HOUSE NO.	STREET
1	13420	204 DR SE
2	13428	204 DR SE
3	20341	134 PL SE
4	20323	134 PL SE
5	20315	134 PL SE
6	20308	134 PL SE
7	20312	134 PL SE
8	20334	134 PL SE
9	20340	134 PL SE
10	20358	134 PL SE
11	13339	204 DR SE
12	13325	204 DR SE
13	13483	204 DR SE
14	13471	204 DR SE
15	13455	204 DR SE
16	13443	204 DR SE
17	13427	204 DR SE
18	13419	204 DR SE
19	13398	205 AVE SE
20	13374	205 AVE SE
21	13360	205 AVE SE
22	13348	205 AVE SE
23	13332	205 AVE SE
24	13320	205 AVE SE
25	13304	205 AVE SE
26	20455	133 ST SE
27	20468	133 ST SE
28	20511	133 ST SE
29	20233	133 ST SE
30	20507	133 ST SE
31	20571	133 ST SE
32	20805	133 ST SE
33	20827	133 ST SE
34	20839	133 ST SE
35	20865	133 ST SE
36	20881	133 ST SE
37	13283	207 AVE SE
38	13291	207 AVE SE
39	13305	207 AVE SE
40	13317	207 AVE SE
41	13328	207 AVE SE
42	13331	207 AVE SE
43	13343	207 AVE SE
44	13351	207 AVE SE
45	13387	207 AVE SE
46	13388	207 AVE SE
47	20745	134 ST SE
48	20751	134 ST SE

49	20748	134 ST SE
50	20734	134 ST SE
51	20720	134 ST SE
52	20698	134 ST SE
53	20682	134 ST SE
54	20650	134 ST SE
55	20624	134 ST SE
56	20516	134 ST SE
57	20554	134 ST SE
58	20548	134 ST SE
59	20529	134 ST SE
60	20512	134 ST SE
61	13383	205 AVE SE
62	13369	205 AVE SE
63	13356	205 AVE SE
64	13347	205 AVE SE
65	13333	205 AVE SE
66	13325	205 AVE SE
67	13311	205 AVE SE
68	13314	206 AVE SE
69	13322	206 AVE SE
70	13336	206 AVE SE
71	13350	206 AVE SE
72	13364	206 AVE SE
73	13376	206 AVE SE
74	13382	206 AVE SE
75	13385	206 AVE SE
76	13371	206 AVE SE
77	13353	206 AVE SE
78	13345	206 AVE SE
79	13337	206 AVE SE
80	13323	206 AVE SE
81	13309	206 AVE SE
82	13316	207 AVE SE
83	13328	207 AVE SE
84	13330	207 AVE SE
85	13344	207 AVE SE
86	13358	207 AVE SE
87	13372	207 AVE SE
88	13385	207 AVE SE
TR890	20700	133 ST SE
TR891	20459	134 ST SE
TR892	20470	134 ST SE
TR893	20300	135 PL SE
TR894	13380	204 DR SE
TR895	13399	204 DR SE
TR896	13571	204 DR SE
TR897	20779	134 ST SE
TR898	20789	134 ST SE
TR899	20700	133 ST SE

SNOHOMISH COUNTY A.F. NO. _____

SHEET:
7 OF 7



LDC Engineering
Structural
Planning
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THE CIVIL ENGINEERING GROUP

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DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
TM	4-20-17	16-1833V-FP.DWG	NA	15-183