

**CITY OF MONROE
ORDINANCE NO. 019/2018**

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, APPROVING THE FINAL PLAT AND
PLANNED RESIDENTIAL DEVELOPMENT FOR THE
SWEETBRIAR SUBDIVISION (FP2018-01); SETTING
FORTH SUPPORTIVE FINDINGS; PROVIDING FOR
SEVERABILITY; AND FIXING A TIME WHEN THE
SAME SHALL BECOME EFFECTIVE

WHEREAS, approval of the preliminary plat and preliminary planned residential development (PRD) of Sweetbriar was granted by the Monroe Hearing Examiner on July 14, 2017.

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 "Sweetbriar" conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Hearing Examiner on July 14, 2017.

- B. The final plat/PRD meets the requirements of the state laws and the Monroe Municipal Code that were in effect at the time of Preliminary Plat/PRD approval, 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 Sweetbriar subdivision (FP2018-01). 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 14th day of August, 2018.

First/Final Reading: August 14, 2018
 Published: August 17, 2018
 Effective: August 22, 2018

CITY OF MONROE, WASHINGTON:



 Geoffrey Thomas, Mayor

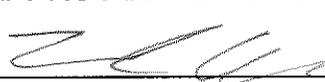
(SEAL)

ATTEST:



 Elizabeth M. Adkisson, MMC, City Clerk

APPROVED AS TO FORM:



 J. Zachary Lell, City Attorney

ORDINANCE NO. 019/2018

EXHIBIT 1A

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

Sweetbriar

August 14, 2018

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 complies with the Housing Standards as set forth in MMC 18.84.080(G).
- D. The Final PRD complies with the Street and Site Design Standards as set forth in MMC 18.84.080(H).
- E. The Final PRD complies with the requirements for Park and Recreational Useable Open Space as set forth in MMC 18.84.080(I).
- F. The Final PRD complies with the Landscaping Design Standards as set forth in MMC 18.84.080(J).
- G. The Final PRD complies with the PRD Density Determination as set forth in MMC 18.84.080(K).
- H. 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).
- I. The Final PRD conforms to the approved preliminary development plan as set forth in MMC 18.84.130.

- J. The applicant submitted a final development plan pursuant to MMC 18.84.070(B), which was reviewed and approved by all relevant City departments.
- K. The Final PRD for the subdivision commonly known as "Sweetbriar" conforms to all terms of the preliminary plat and PRD approval granted by the City of Monroe Hearing Examiner on July 14, 2017.
- L. 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.
- M. 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.
- N. The Final PRD has been reviewed concurrently with the final plat map for the underlying project.

SWEETBRIAR AT MONROE

A PLANNED RESIDENTIAL DEVELOPMENT
A PORTION OF THE NW 1/4, NW 1/4, NE 1/4 & NE 1/4, NW 1/4 OF SEC. 36, T11N. 28 N, R06. 6 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
FILE NO. PLPRD2016-01

VOL/PG

EASEMENTS AND RESTRICTIONS

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- 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 FEE MUST BE PAID IN ACCORDANCE WITH THE MONROE MUNICIPAL CODE.
- THE SEWER SYSTEM CAPITAL IMPROVEMENT FEE MUST BE PAID IN ACCORDANCE WITH THE MONROE MUNICIPAL CODE.
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PACIFIC NORTH-WEST PIPELINE COMPANY, A DELAWARE CORPORATION FOR THE PURPOSE OF PIPELINE(S), RECORDED ON JULY 12, 1957, UNDER RECORDING NUMBER 1244293. SAID RIGHT OF WAY CONTRACT IS AMENDED BY AUDITOR'S FILE NUMBER 201703010199. (APPROXIMATE LOCATION DEPICTED ON SHEET 4 OF 7)
- THIS PLAT IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF WELL AND WATER SYSTEM, UNDER RECORDING NUMBER 1817820. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, RECORDED ON MAY 9, 1974 UNDER RECORDING NUMBER 2339328. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, RECORDED ON MAY 16, 1975 UNDER RECORDING NUMBER 2388128. SAID EASEMENT IS SHOWN ON RECORD OF SURVEY RECORDED UNDER RECORDING NO. 780290255 TO AFFECT THE SOUTH 30 FEET OF PARCELS A AND B AND OTHER PROPERTY. (SEE SHEET 4 OF 7)
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO CITY OF MONROE FOR THE PURPOSE OF WATER TRANSMISSION LINES AND AFFURTANCES, RECORDED ON JULY 12, 1979, UNDER RECORDING NUMBER 7807120158. (APPROXIMATE LOCATION DEPICTED ON SHEET 4 OF 7)
- THIS PLAT IS SUBJECT TO AN AGREEMENT FOR THE PURPOSE OF LOCATING ASBESTOS CEMENT WATER TRANSMISSION MAIN, RECORDED ON FEBRUARY 14, 1978 UNDER RECORDING NUMBER 7802140393. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF AN UNDERGROUND AND OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, RECORDED ON APRIL 6, 1979, UNDER RECORDING NUMBER 7904060264 (SEE SHEET 4 OF 7).
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, RECORDED ON JUNE 8, 1979, UNDER RECORDING NUMBER 7906080299. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, RECORDED ON JUNE 8, 1979, UNDER RECORDING NUMBER 7906080300. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO THE RESERVATIONS WHICH CONTAINED IN DEED, UNDER RECORDING NUMBER 8709105006 AND 8904255092. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO FARM DISCLOSURE STATEMENT, RECORDED ON MAY 15, 1996 UNDER RECORDING NUMBER 9605150185. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN AGREEMENTS AND RECITALS IN DEED, GRANTED TO SSI LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON AUGUST 10, 2017 UNDER RECORDING NUMBER 2017081000698. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN AGREEMENT FOR SPECIFIC ENCROACHMENT ON RIGHT OF WAY AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON SEPTEMBER 22, 2017 UNDER RECORDING NUMBER 201709220134. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO THE EASEMENT(S) GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND FRONTIER COMMUNICATIONS NORTHWEST, INC. FOR THE PURPOSE OF ELECTRIC AND UTILITY DISTRIBUTION SYSTEM, AS RECORDED ON JANUARY 31, 2018 UNDER RECORDING NUMBER 201801310607. (SEE SHEET 5 AND 7)
- THIS PLAT IS SUBJECT TO THE EASEMENT(S) GRANTED TO PUGET SOUND ENERGY, INC. FOR THE PURPOSE OF GAS AND UTILITY DISTRIBUTION SYSTEM, AS RECORDED ON FEBRUARY 5, 2018 UNDER RECORDING NUMBER 201802050453. (NOT PLOTTABLE)
- THIS PLAT IS SUBJECT TO AN AGREEMENT FOR MODEL HOME, RECORDED ON MAY 30, 2018 & JUNE 18, 2018 UNDER A.F. NO. 201805300780 & A.F. NO. 201806180087

PUBLIC STORM DRAINAGE EASEMENTS

AN EASEMENT FOR STORM DRAINAGE PURPOSES IS HEREBY GRANTED TO THE CITY OF MONROE FOR THE PURPOSE OF INSPECTING, TESTING, OPERATING, MAINTAINING, REPAIRING, CONSTRUCTING, EXPANDING, REMOVING, REPLACING AND/OR USING STORM DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION CONVEYANCE LINES, PIPES, VAULTS AND OTHER RELATED DRAINAGE FACILITIES UNDER AND UPON TRACT 999. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON AND ACROSS SAID TRACT FOR THE PURPOSES HEREIN MENTIONED.

PRIVATE STORM DRAINAGE EASEMENT PROVISIONS

- THE 5-FOOT WIDE PRIVATE STORM EASEMENT LOCATED ACROSS LOTS 21, 22, 23, 24, 25, 26 AND 27 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 22, 23, 24, 25, 26 AND 27. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
- A PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

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 998 AND 999.

LANDSCAPE BUFFER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SWEETBRIAR AT MONROE HOMEOWNERS ASSOCIATION OVER ALL LANDSCAPE BUFFERS AS SHOWN ON SHEETS 5 OF 7 AND SHEETS 6 OF 7 FOR THE PURPOSES OF LANDSCAPE MAINTENANCE.

PRIVATE RETAINING WALL/ROCKERY AND STORM DRAINAGE EASEMENT

- ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT CROSSES, IS ADJACENT TO, OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO A PERMANENT EASEMENT GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH PROPERTY LINE FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH PROPERTY LINE.
- THE OWNERS OF LOTS THAT BENEFIT FROM WALL DRAINAGE FACILITIES SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE WALL DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

MONUMENT SIGN EASEMENT PROVISIONS

AN MONUMENT SIGN EASEMENT ON LOT 83 AND 61 AS SHOWN DETAIL I ON SHEET 7 OF 7 IS HEREBY RESERVED FOR AND GRANTED TO THE SWEETBRIAR AT MONROE HOMEOWNERS ASSOCIATION. THE SWEETBRIAR AT MONROE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN THE EASEMENT FOR PURPOSES OF ENTRY MONUMENT AND LANDSCAPING.

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 TRACT 994, TRACT 995, TRACT 996 AND THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE PLAT MAP. SAID EASEMENT SHALL BE TO INSTALL, LAY, CONSTRUCT, RENEW, 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.

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, UNDER AND UPON TRACT 994, TRACT 995, TRACT 996 AND THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE PLAT MAP FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, EXPANDING, REMOVING, 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 AFFURTANCES THERETO, AS WELL AS REASONABLE RIGHTS OF INGRESS AND EGRESS. SAID EASEMENT SHALL EXTEND UNDER AND UPON TRACT 999 AND OTHER EASEMENTS TO THE CITY SHOWN ON THE PLAT MAP. SAID TRACTS AND EASEMENTS 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.

PUBLIC WATER, SANITARY SEWER & STORM SEWER EASEMENT NONINTERFERENCE PROVISIONS FOR THE CITY OF MONROE

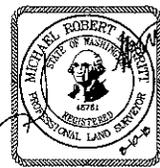
THE PUBLIC WATER, SANITARY SEWER AND STORM SEWER EASEMENTS SHOWN HEREON, SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER PHYSICAL FEATURES, INCLUDING BUT NOT LIMITED TO, COVERED PARKING, DECKS, SHEDS, WALLS, FENCES, LANDSCAPING FEATURES, TREES, OVERHANGS, ETC. WHICH INTERFERE WITH THE CITY OF MONROE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

PRIVATE ACCESS & UTILITY EASEMENTS

- THE 20-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT LOCATED ACROSS TRACT 994 & 132ND ST SE (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 28, 29 AND 30 FOR THE PURPOSE OF A SHARED DRIVEWAY AND UTILITIES. SWEETBRIAR AT MONROE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION. (SEE SHEET 8 OF 7)
- THE 20-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT LOCATED ACROSS TRACT 995 & 133RD PL SE (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 39, 40, 41, 42, 43, 44 AND 45 FOR THE PURPOSE OF A SHARED DRIVEWAY AND UTILITIES. SWEETBRIAR AT MONROE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION. (SEE SHEET 6 OF 7)
- THE 20-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT LOCATED ACROSS TRACT 996 & 132ND ST SE (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 8, 9, 10 AND 11 FOR THE PURPOSE OF A SHARED DRIVEWAY AND UTILITIES. SWEETBRIAR AT MONROE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION. (SEE SHEET 5 OF 7)

SNOHOMISH COUNTY A.F. NO. _____

SHEET:
2 OF 7



LDC
THE CIVIL ENGINEERING GROUP

2605 142th Avenue NE
Woodinville, WA 98072

Engineering
Structural
Planning
Survey

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FX: 425.482.2893

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SWEETBRIAR AT MONROE

A PORTION OF THE NW 1/4, NW 1/4, NE 1/4 &
NE 1/4, NE 1/4, NW 1/4 OF SEC. 36, T11N. 28 N, R06. 6 E, W.M.,
CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NUMBER:
TM 7-26-17 16-184SV-FP N.T.S. 16-184

SWEETBRIAR AT MONROE

A PLANNED RESIDENTIAL DEVELOPMENT
 A PORTION OF THE NW 1/4, NW 1/4, NE 1/4 & NE 1/4, NW 1/4 OF SEC. 36, TWN. 28 N, RGE. 6 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
 FILE NO. PLPRD2016-01

VOL/Pg

LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY
 GUARANTEE/CERTIFICATE NUMBER: 500045158 UPDATE 10
 EFFECTIVE DATE: AUGUST 3, 2018

PARCEL A (28063500200100):

LOT 1 OF RECORD OF SURVEY RECORDED IN VOLUME 6 OF SURVEYS, PAGE 250, AND RECORDED UNDER RECORDING NO. 7802060255, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN RECORDING NO. 2386129;
 EXCEPT ANY PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B (28063500200700):

LOT 2 OF RECORD OF SURVEY RECORDED IN VOLUME 6 OF SURVEYS, PAGE 250, AND RECORDED UNDER RECORDING NO. 7802060255, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT AS DELINEATED ON THE FACE OF THE SURVEY;
 EXCEPT THAT PORTION LYING WITHIN THE MAIN TRACT.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C (28063600101800):

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THE SOUTH 30 FEET AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ALONG, ACROSS AND BENEATH A STRIP OF LAND 80 FEET WIDE, BEING 30 FEET ON EACH SIDE OF AND PARALLEL TO A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, WHICH IS 738.71 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE FOR 228.71 FEET; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE WESTERLY ALONG THE BOUNDARY LINE BETWEEN SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN AND SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN TO THE WEST BOUNDARY THEREOF; THE END OF SAID CENTERLINE.

EXCEPT COUNTY ROAD OFF THE EAST SIDE THEREOF; AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN SAID EASEMENT DEDICATED TO THE CITY OF MONROE IN THE PLAT OF TROMBLEY HILL, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9812155001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D (28063600101500):

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE SOUTH 30 FEET AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE THEREOF;

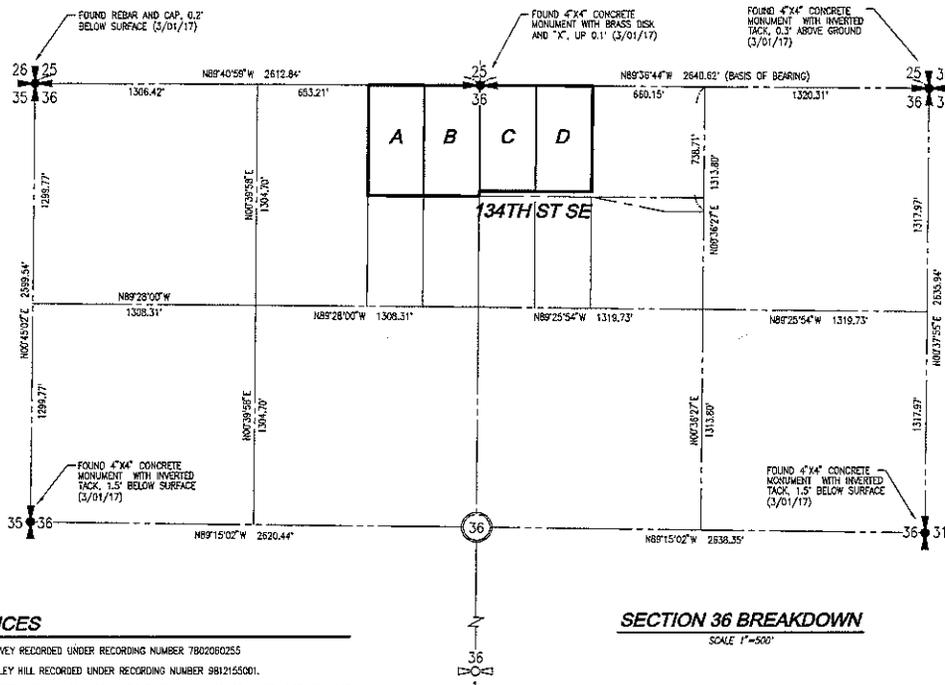
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ALONG, ACROSS AND BENEATH A STRIP OF LAND 80 FEET WIDE, BEING 30 FEET ON EACH SIDE OF AND PARALLEL TO A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, WHICH IS 738.71 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE FOR 228.71 FEET; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE WESTERLY ALONG THE BOUNDARY LINE BETWEEN SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN AND SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN TO THE WEST BOUNDARY THEREOF; THE END OF SAID CENTERLINE.

EXCEPT COUNTY ROAD OFF THE EAST SIDE THEREOF; AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN SAID EASEMENT DEDICATED TO THE CITY OF MONROE IN THE PLAT OF TROMBLEY HILL, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9812155001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



REFERENCES

- RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 7802060255
- PLAT OF TROMBLEY HILL RECORDED UNDER RECORDING NUMBER 9812155001.
- WASHINGTON STATE HIGHWAY COMMISSION RIGHT OF WAY MAPS SR 2 MP 9.92 TO 16.12 WESTMOCK ROAD TO NORTH MONROE INTERCHANGE DATED APRIL 1, 1971 REVISED 2-13-79, SHEETS 10, 11 AND 12 OF 17.
- PLAT OF FAIR VIEW ESTATES DIVISION NO. 1 VOL. 25, PAGES 74-75
- PLAT OF FAIR VIEW ESTATES DIVISION NO. 2 VOL. 25, PAGES 65
- RECORD OF SURVEY VOL. 6, PAGE 250, REC. NO. 7802060255
- RECORD OF SURVEY VOL. 29, PAGE 283, REC. NO. 8904255002
- RECORD OF SURVEY VOL. 33, PAGE 256, REC. NO. 9012115022
- RECORD OF SURVEY VOL. 42, PAGE 278, REC. NO. 9411615000
- RECORD OF SURVEY, REC. NO. 8709105006
- SNOHOMISH COUNTY SHORT PLAT SP-374 (879) REC. NO. 7912202026
- SNOHOMISH COUNTY SHORT PLAT SP-374 (79) REC. NO. 6808010228
- CITY OF MONROE SHORT PLAT SP 155018, AS RECORDED IN VOL. 2 OF SHORT PLATS, PAGES 249-250, UNDER REC. NO. 980125003 AS MODIFIED BY THE CITY OF MONROE BOUNDARY LINE ADJUSTMENT BA 155008, UNDER REC. NO. 9809345003.

BASIS OF BEARINGS

MAGNETIC FROM GPS OBSERVATION
 MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36 AS SHOWN HEREON
 (BEARING = N 89°36'44" W)

SECTION 36 BREAKDOWN

SCALE 1"=500'

LEGEND

- SECTION CORNER FOUND
- SECTION QTR. CORNER FOUND
- MONUMENT FOUND
- FOUND REBAR AND CAP AS NOTED

SURVEY INSTRUMENTATION

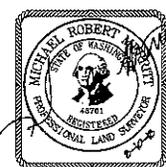
SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

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-332-130-090.

SNOHOMISH COUNTY A.F. NO. _____

SHEET:
3 OF 7



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SWEETBRIAR AT MONROE

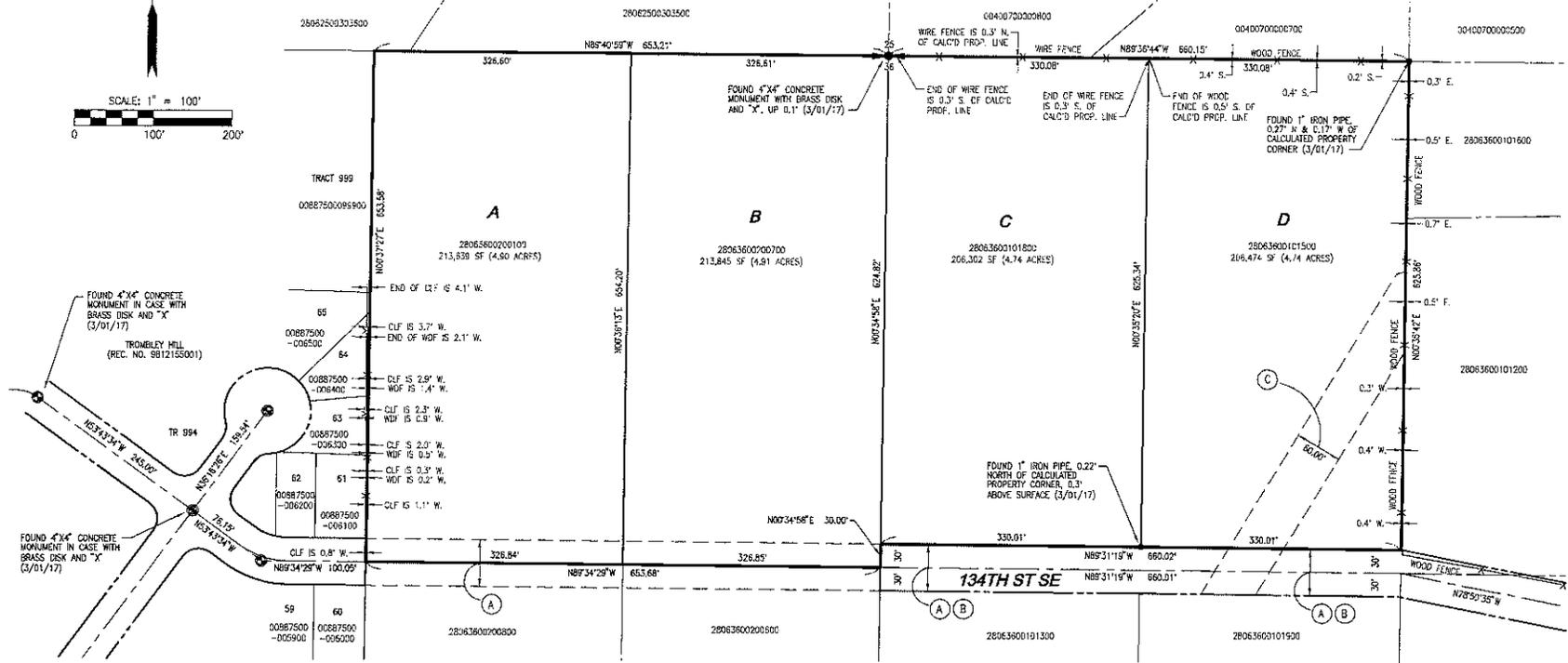
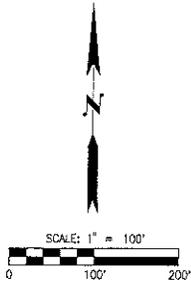
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 NE 1/4, NE 1/4, NW 1/4 OF SEC. 36, TWN. 28 N, RGE. 6 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

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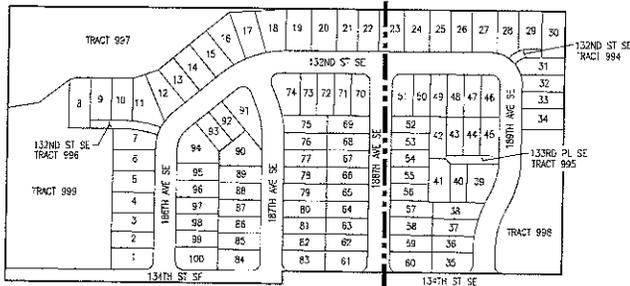
SWEETBRIAR AT MONROE

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

VOL/P6



SHEET 5 OF 7 | SHEET 6 OF 7



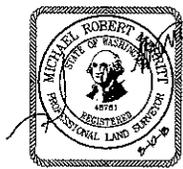
SHEET INDEX
 NOT TO SCALE

EASEMENTS

- (A) 60' INGRESS & EGRESS EASEMENT (REC. NO. 2338129)
- (B) 60' PUD UNDERGROUND AND OVERHEAD ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT (REC. NO. 7904060264)
- (C) APPROXIMATE LOCATION OF GAS AND WATER EASEMENT PER "ROW" POST LOCATIONS FOUND IN FIELD (REC. NO. 1244293 AND REC. NO. 7007120156)

LEGEND

- SECTION CORNER FOUND
- SECTION OTHER CORNER FOUND
- MONUMENT FOUND
- FOUND REPAIR AND CAP AS NOTED



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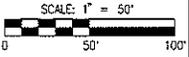
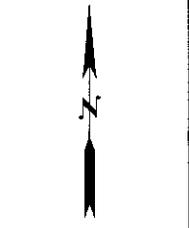
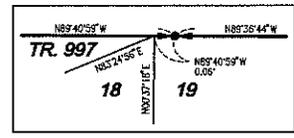
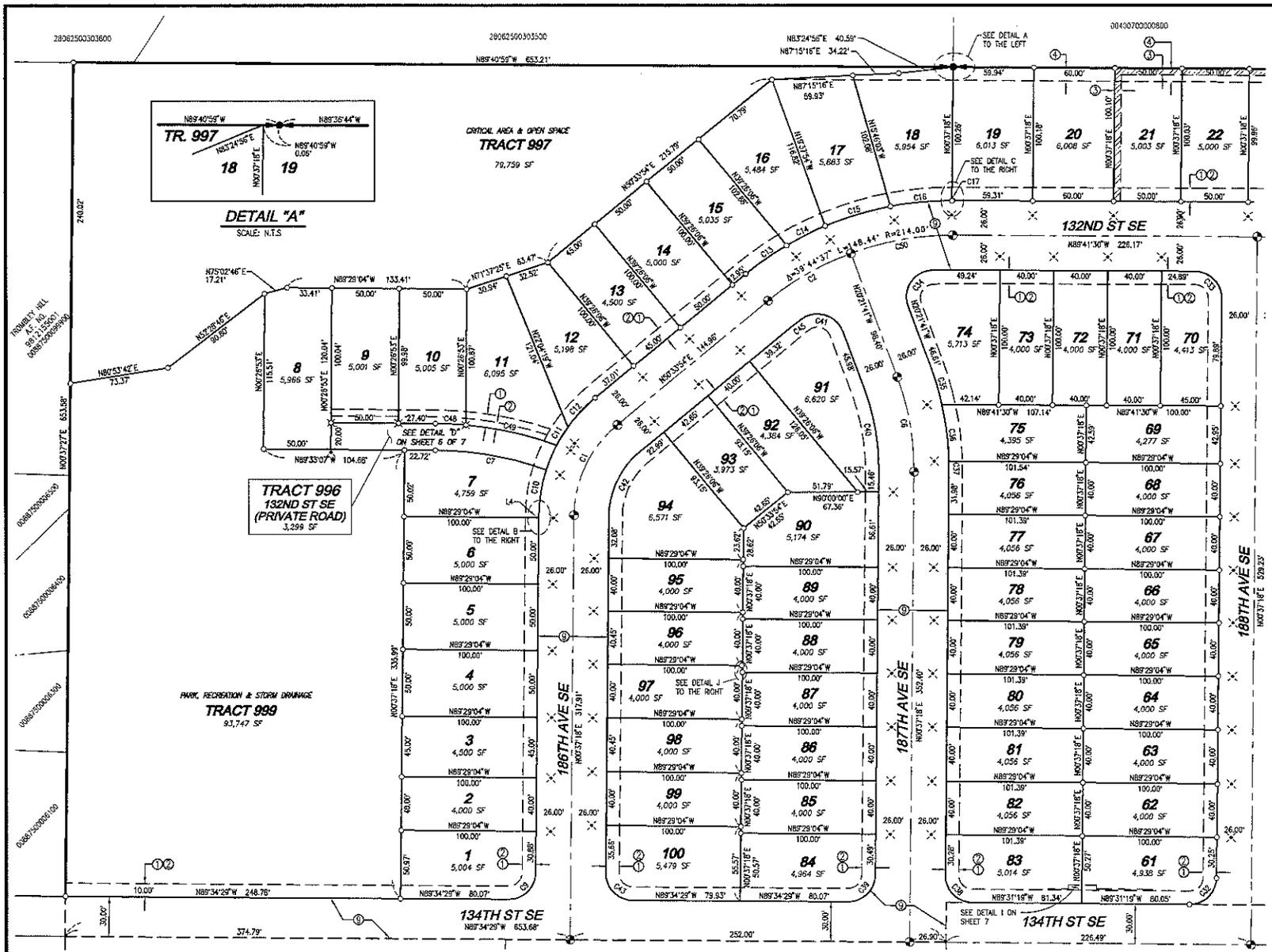
SNOHOMISH COUNTY A.F. NO. _____

SHEET
 4 OF 7

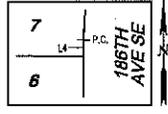
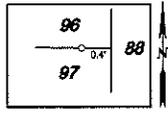
SWEETBRIAR AT MONROE

A PORTION OF THE NW 1/4, NW 1/4, NE 1/4 &
 NE 1/4, NE 1/4, NW 1/4 OF SEC. 36, TWN. 28 N, RGE. 6 E, W.M.,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

| | | | | |
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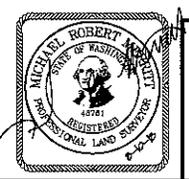


REFERENCE LINE
SEE SHEET 6



- LEGEND**
- ⊕ SET SNOHOMISH COUNTY STANDARD 4-130 MONUMENT AS APPROVED JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED LS 48761 IN CASE.
 - SET 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LIC - LDC0089.COM - PLS 48761 - PROPERTY CORNER"
 - FOUND REBAR AND CAP AS NOTED
 - ⊗ SET 3/4" OD BRASS WASHER W/ MONUMENT STAMPED "LIC 48761 AT PROPERTY CORNER"
 - × SET 3/4" BRASS WASHER (SEE DETAIL ON SHEET 7)

- EASEMENTS**
- ① 10' WIDE GENERAL PUBLIC UTILITY EASEMENT (SEE GENERAL PUBLIC UTILITY EASEMENT PROVISION ON SHEET 2 OF 7)
 - ② PUBLIC UTILITY DISTRICT EASEMENT (AF NO. 201801310607)
 - ③ 3' PRIVATE STORM DRAINAGE EASEMENT (SEE PRIVATE STORM DRAINAGE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ④ 10' WIDE TYPE III LANDSCAPE BUFFER EASEMENT (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑤ VARIABLE WIDTH GENERAL PUBLIC UTILITY EASEMENT (GENERAL PUBLIC UTILITY EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑥ PUBLIC STORM DRAINAGE EASEMENT GRANTED TO THE CITY OF MONROE (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF MONROE (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑧ PUBLIC WATER EASEMENT GRANTED TO THE CITY OF MONROE (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑨ HERETBY DEDICATED TO THE CITY OF MONROE FOR ROAD PURPOSES



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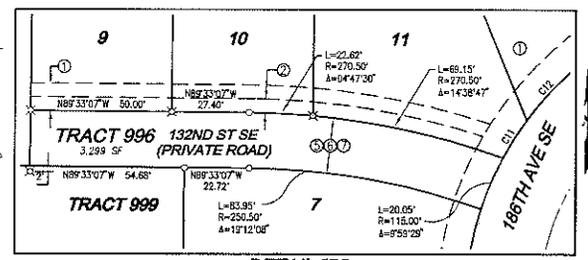
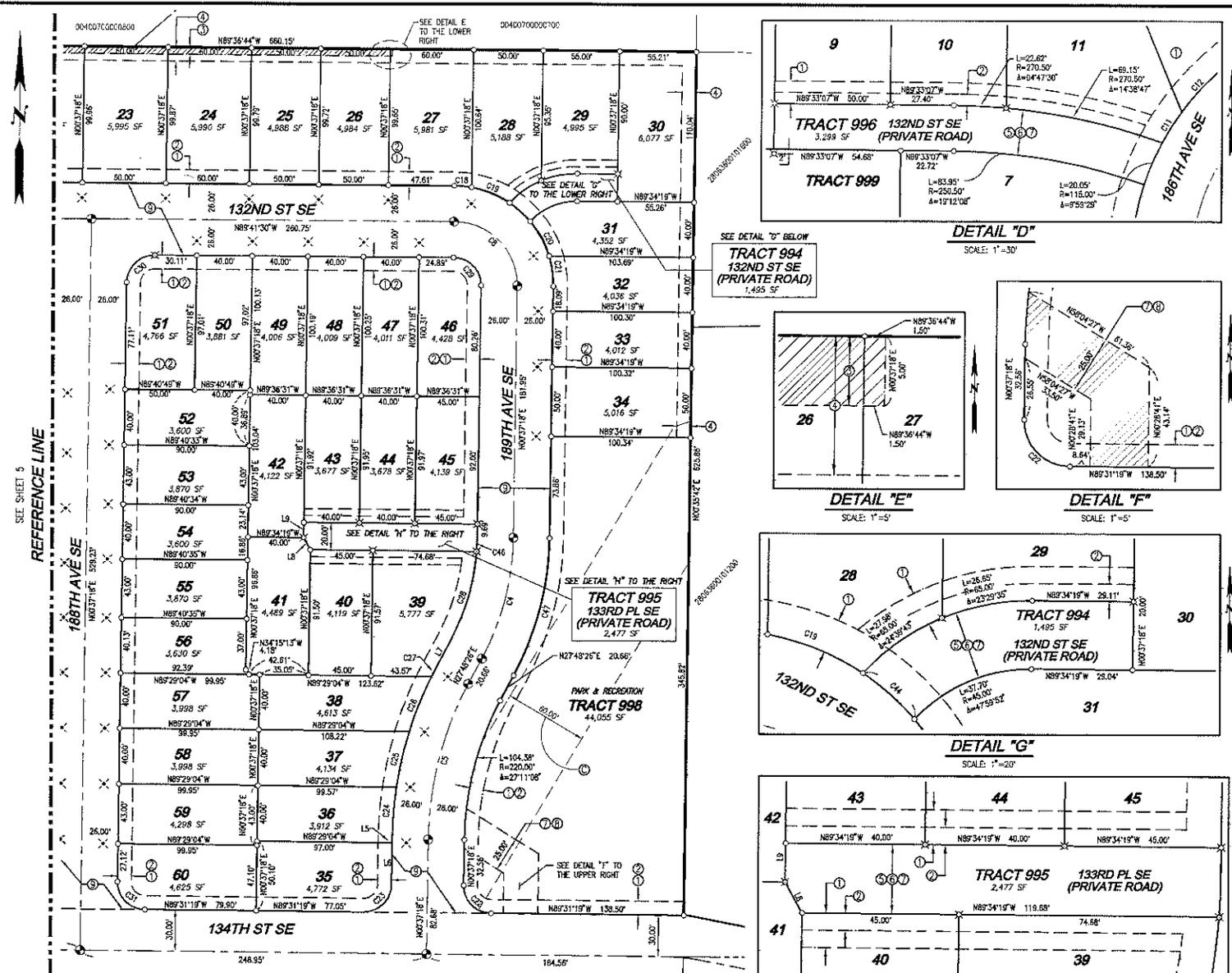
SNOHOMISH COUNTY A.F. NO. _____

SWEETBRIAR AT MONROE

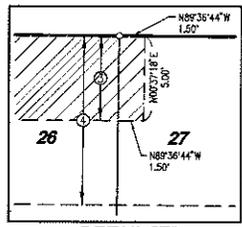
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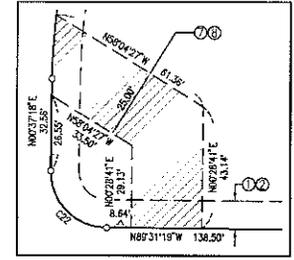
SHEET: 5 OF 7



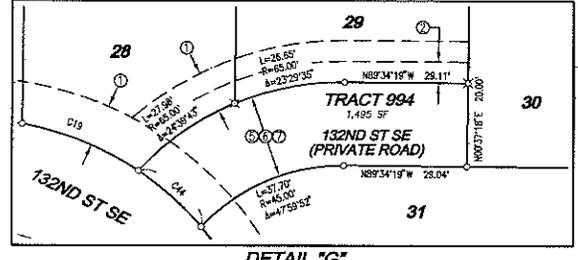
SEE DETAIL 'D' BELOW
DETAIL 'D'
 SCALE: 1"=30'



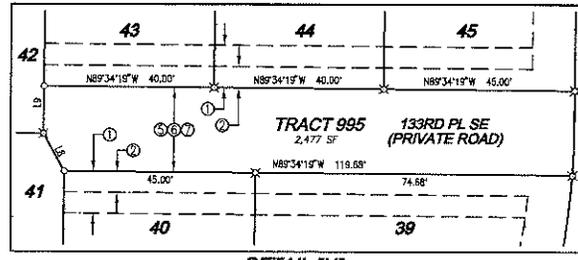
DETAIL 'E'
 SCALE: 1"=5'



DETAIL 'F'
 SCALE: 1"=5'



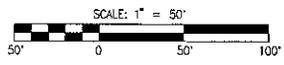
DETAIL 'G'
 SCALE: 1"=20'



DETAIL 'H'
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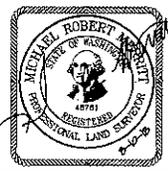
| LINE TABLE | | |
|------------|----------|-------------|
| LINE | LENGTH | BEARING |
| L1 | NOT USED | NOT USED |
| L2 | NOT USED | NOT USED |
| L3 | NOT USED | NOT USED |
| L4 | 2.18 | N00°37'18"E |
| L5 | 2.70 | N00°37'18"E |
| L6 | 30.09 | N00°37'18"E |
| L7 | 20.65 | N27°48'28"E |
| L8 | 10.18 | N27°58'45"W |
| L9 | 31.14 | N00°37'18"E |

| CURVE TABLE | | | |
|-------------|----------|----------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 77.58 | 89.00 | 48°58'35" |
| C2 | 71.24 | 234.00 | 19°04'25" |
| C3 | 72.51 | 48.00 | 88°18'47" |
| C4 | 92.05 | 194.00 | 27°11'08" |
| C5 | 116.72 | 246.00 | 27°11'08" |
| C6 | 71.78 | 186.00 | 28°58'58" |
| C7 | NOT USED | NOT USED | NOT USED |
| C8 | NOT USED | NOT USED | NOT USED |
| C9 | 31.35 | 20.00 | 89°51'23" |
| C10 | 34.55 | 115.00 | 17°12'58" |
| C11 | 15.84 | 115.00 | 75°32'27" |
| C12 | 29.80 | 115.00 | 14°50'47" |
| C13 | 37.19 | 240.00 | 85°24'45" |
| C14 | 32.02 | 240.00 | 7°38'35" |
| C15 | 59.62 | 240.00 | 12°08'06" |
| C16 | 45.95 | 240.00 | 07°58'11" |
| C17 | 0.69 | 240.00 | 07°57'27" |
| C18 | 12.45 | 72.00 | 83°42'26" |
| C19 | 29.81 | 72.00 | 23°43'12" |
| C20 | 28.91 | 72.00 | 23°00'23" |
| C21 | 22.26 | 72.00 | 17°42'46" |
| C22 | 31.47 | 20.00 | 89°51'23" |
| C23 | 31.37 | 20.00 | 89°51'23" |
| C24 | 31.23 | 20.00 | 89°51'23" |
| C25 | 36.63 | 20.00 | 119°40'17" |
| C26 | 30.65 | 222.00 | 4°54'47" |
| C27 | 42.82 | 222.00 | 13°00'01" |
| C28 | 8.02 | 222.00 | 7°04'15" |
| C29 | 31.47 | 20.00 | 89°51'23" |
| C30 | 31.35 | 20.00 | 89°51'23" |
| C31 | 31.47 | 20.00 | 89°51'23" |
| C32 | 31.37 | 20.00 | 89°51'23" |
| C33 | 31.23 | 20.00 | 89°51'23" |
| C34 | 36.63 | 20.00 | 119°40'17" |
| C35 | 30.65 | 222.00 | 4°54'47" |
| C36 | 42.82 | 222.00 | 13°00'01" |
| C37 | 8.02 | 222.00 | 7°04'15" |
| C38 | 31.47 | 20.00 | 89°51'23" |
| C39 | 31.35 | 20.00 | 89°51'23" |
| C40 | 31.47 | 20.00 | 89°51'23" |
| C41 | 36.64 | 20.00 | 119°40'17" |
| C42 | 54.92 | 63.00 | 89°58'38" |
| C43 | 31.48 | 20.00 | 89°51'23" |
| C44 | 20.07 | 72.00 | 18°58'03" |
| C45 | 10.44 | 168.00 | 3°10'57" |
| C46 | 10.32 | 168.00 | 3°11'09" |
| C47 | 104.38 | 220.00 | 24°11'08" |
| C48 | 22.82 | 270.50 | 14°37'37" |
| C49 | 68.15 | 270.50 | 14°38'47" |



- LEGEND**
- ⊙ SET SNOHOMISH COUNTY STANDARD 4-130 MONUMENT AS APPROVED JUNE 3, 2005 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED LDC-18X2087.COM - PLS 48761 - PROPERTY CORNER
 - SET 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP STAMPED LDC-18X2087.COM - PLS 48761 - PROPERTY CORNER
 - FOUND REBAR AND CAP AS NOTED
 - ⊗ SET 3/4" OD BRASS WASHER W/ ANVIL STAMPED LDC-45767A1 PROPERTY CORNER
 - ⊗ SET 3/4" BRASS WASHER (SEE DETAIL ON SHEET 7)

- EASEMENTS**
- ① 10' WIDE GENERAL PUBLIC UTILITY EASEMENT (SEE GENERAL PUBLIC UTILITY EASEMENT PROVISION ON SHEET 2 OF 7)
 - ② PUBLIC UTILITY DISTRICT EASEMENT (AF NO. 20180-310607)
 - ③ 5' PRIVATE STORM DRAINAGE EASEMENT (SEE PRIVATE STORM DRAINAGE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ④ 10' WIDE TYPE B LANDSCAPE BUFFER EASEMENT (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑤ PRIVATE ACCESS AND UTILITY EASEMENT (SEE PRIVATE ACCESS AND UTILITY EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑥ PUBLIC STORM DRAINAGE EASEMENT GRANTED TO THE CITY OF MONROE (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF MONROE (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑧ PUBLIC WATER EASEMENT GRANTED TO THE CITY OF MONROE (SEE EASEMENT PROVISION ON SHEET 2 OF 7)
 - ⑨ HEREBY DEDICATED TO THE CITY OF MONROE FOR ROAD PURPOSES



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SNOHOMISH COUNTY A.F. NO. _____

SWEETBRIAR AT MONROE

A PORTION OF THE NW 1/4, NW 1/4, NE 1/4 & NE 1/4, NE 1/4 OF SEC. 36, T2N. 28 N, R6E. 6 E, W4A,
 CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

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SHEET: 6 OF 7

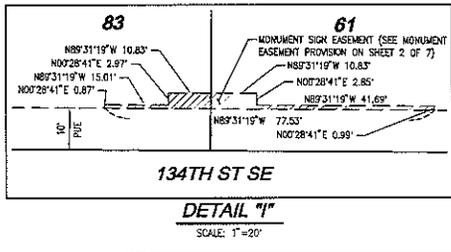
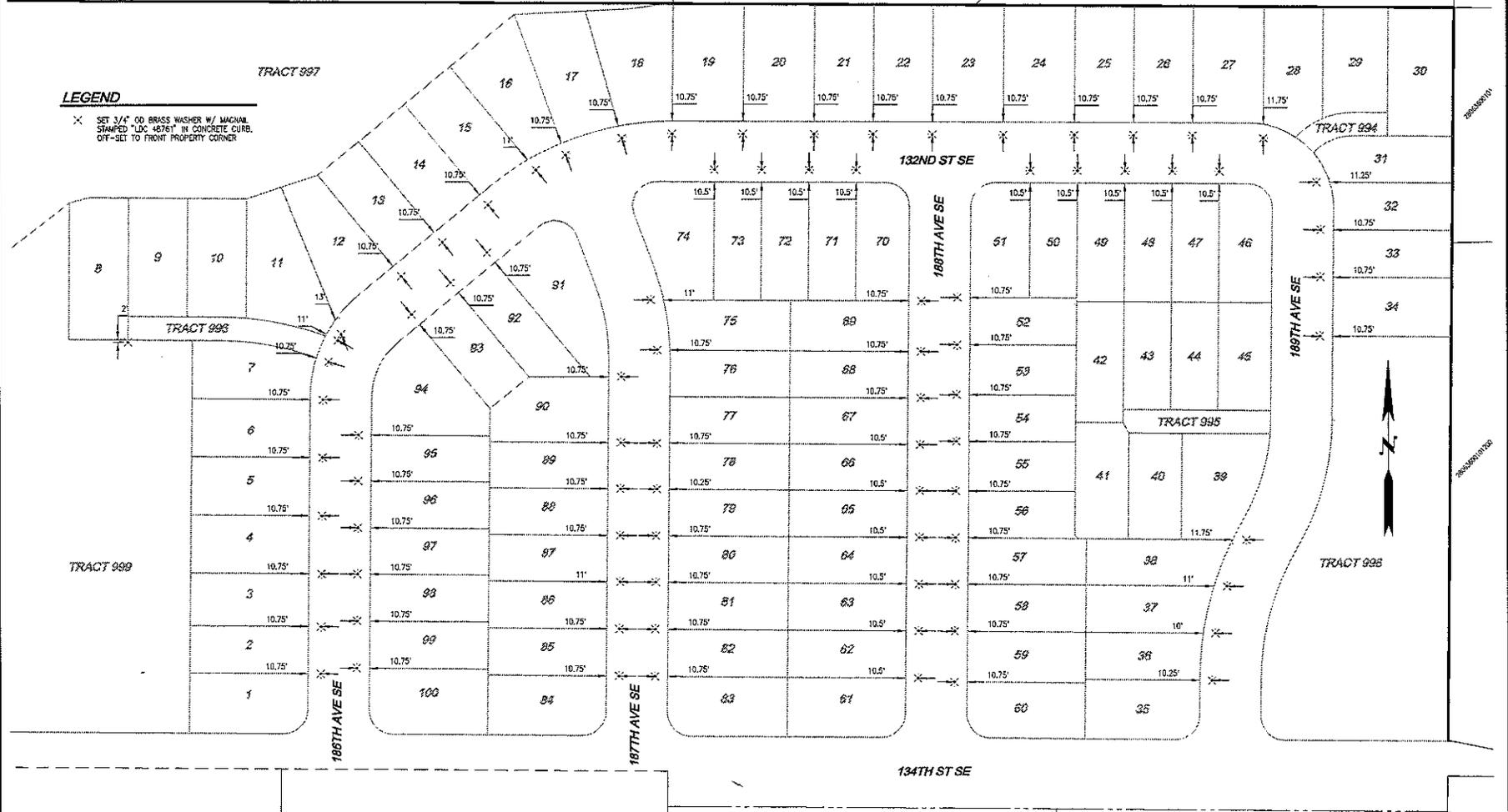
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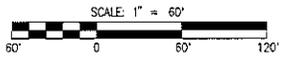
LEGEND

✕ SET 3/4" OD BRASS WASHER W/ MAGNOL STRIPPED "LDC 4876" IN CONCRETE CURB, OFF-SET TO FRONT PROPERTY CORNER



| LOT | PROP. COR. TO CURB PLUG |
|-------|-------------------------|
| 1-7 | 10.75' |
| 8 | 2.00' |
| 11 | 11.00' & 13.00' |
| 12-14 | 10.75' |
| 15 | 11.00' |
| 16-28 | 11.75' |
| 31 | 11.25' |
| 32-34 | 10.75' |
| 35 | 10.25' |
| 36 | 10.00' |
| 37 | 11.00' |
| 38 | 11.75' |

| LOT | PROP. COR. TO CURB PLUG |
|--------|-------------------------|
| 47-51 | 10.50' |
| 52-60 | 10.75' |
| 61-67 | 10.50' |
| 68-69 | 10.75' |
| 70-74 | 10.50' |
| 75 | 11.00' & 10.75' |
| 76 | N/A |
| 77 | 10.75' |
| 78 | 10.25' |
| 79-85 | 10.75' |
| 86 | 11.00' |
| 87-100 | 10.75' |



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



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DRAWN BY: TM DATE: 7-26-17 DRAWING FILE NAME: 18-184SV-FP SCALE: 1"=60' JOB NUMBER: 16-184