

**CITY OF MONROE
ORDINANCE NO. 020/2018**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, APPROVING THE FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT FOR PHASE 4A OF THE EAGLEMONT DIVISION IV SUBDIVISION (FP2018-03); 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 Eaglemont Division IV was granted by the Monroe City Council on March 14, 2017, through Resolution No. 008/2017; 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 PRD for the subdivision known as "Eaglemont Division IV" conforms to all the terms and conditions of the preliminary plat/PRD approval granted by the City of Monroe Resolution No. 008/2017 on March 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 Phase 4A of the Eaglemont Division IV subdivision (FP2018-03). 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.

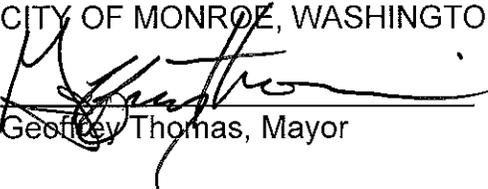
Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause 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 14th day of August, 2018.

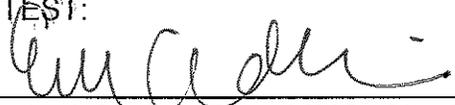
First/Final Reading: August 14, 2018
 Published: August 17, 2018
 Effective: August 22, 2018

CITY OF MONROE, WASHINGTON:

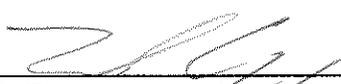

 Geoffrey Thomas, Mayor

(SEAL)

ATTEST:


 Elizabeth M. Adkisson, MMC, City Clerk

APPROVED AS TO FORM


 J. Zachary Leil, City Attorney

ORDINANCE NO. 020/2018

EXHIBIT 1A

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

Eaglemont Division IV, Phase 4A

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 "Eaglemont Division IV, Phase 4A" conforms to all terms of the preliminary plat and PRD approval granted by City of Monroe Resolution No. 008/2017, approved by the City Council on March 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.

EAGLEMONT DIVISION 4A

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION

PARCEL A: LOTS 4 AND 5 OF SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGE 254 AND RECORDED UNDER AUDITOR'S FILE NO. 201603103000 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

AND NEW PARCEL B: OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. 13-BLA-0004, RECORDED UNDER AUDITOR'S FILE NUMBER 201403260004, BEING A PORTION OF LOTS 3 AND 6 OF SAID SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGE 254 AND RECORDED UNDER AUDITOR'S FILE NO. 201603103000 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL C: EAGLEMONT DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 201611050005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL D: ADJUSTED LOT 1 OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BLA 2016-02, RECORDED UNDER AUDITOR'S FILE NO. 201603103000 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST W.M.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MAINVUE WA LLC, A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS 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, HIGHWAY, OR TO HAMPER PROPER ROAD DRAINAGE, ANY DISCHARGE OF DRAINAGE WATERS IN CONVEYERS 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.

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 OF WHICH IS SHOWN OR OTHERWISE REFERENCED BY THE PLAT. THE EAGLEMONT HOMEOWNERS ASSOCIATION 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.

TRACTS 993, 994 AND 998 ARE HEREBY GRANTED AND CONVEYED TO THE EAGLEMONT HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT.

TRACT 999 IS A FUTURE DEVELOPMENT TRACT RETAINED BY THE DEVELOPER AND IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

MAINVUE WA LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: MAINVUE HOMES LLC
A DELAWARE LIMITED LIABILITY COMPANY

SUMITOMO FORESTRY AMERICA, INC.
A WASHINGTON CORPORATION

BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

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

DATED: _____
SIGNATURE: _____
(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____
STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON DATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SUMITOMO FORESTRY AMERICA, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
(PRINT NAME)

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

AUDITOR'S CERTIFICATE

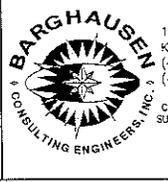
FILED FOR RECORD AT THE REQUEST OF BRIAN D. GILLOOLY, THIS _____ DAY OF _____ 2018, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOL. _____ OF PLATS, PAGE _____ AFN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BY: _____
AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I, BRIAN D. GILLOOLY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OR DIVISION 4A IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

BY: *Brian D. Gillooly*
BRIAN D. GILLOOLY, PLS 44515
7/27/18
DATE



18215 72ND AVENUE S.
KENT, WA 98032
(425)251-8222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

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 THE MMC SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- PARK IMPACT FEES IN ACCORDANCE WITH THE MMC SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SCHOOL IMPACT FEES ASSESSED IN ACCORDANCE WITH THE MMC SHALL BE REQUIRED AND PAID AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- WATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH THE MMC SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- WASTEWATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH THE MMC SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- STREET TREES SHALL BE INCLUDED IN THE STREET PLANTER STRIPS PER THE APPROVED LANDSCAPE PLAN, TREE TYPE, SPACING, QUANTITY, AND LOCATION SHALL BE AS DETERMINED BY THE CITY. STREET TREES SHALL BE PLANTED WHEN A STREET FRONTAGE IS FULLY OWNER OCCUPIED AND AS DIRECTED BY THE CITY OF MONROE PARKS DEPARTMENT. THE CITY WILL COORDINATE TREE PLANTINGS TO THE MOST FAVORABLE TIME OF THE YEAR FOR PLANT SURVIVAL. 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.
- TRACT 993 IS A UTILITIES TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE EAGLEMONT HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT FOR OWNERSHIP AND MAINTENANCE.
- TRACT 994 IS A NATIVE GROWTH PROTECTION AREA TRACT (N.G.P.A.) AND IS HEREBY GRANTED AND CONVEYED TO THE EAGLEMONT HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT FOR OWNERSHIP AND MAINTENANCE.
- TRACT 998 IS A PARK AND RECREATION USABLE OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE EAGLEMONT HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT FOR OWNERSHIP AND MAINTENANCE.
- TRACT 999 IS A FUTURE DEVELOPMENT TRACT RETAINED BY THE DEVELOPER AND IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.
- THE ARTICLES OF INCORPORATION FOR THE EAGLEMONT HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE SECRETARY OF STATE, STATE OF WASHINGTON, IN OLYMPIA.
- THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. _____

EASEMENTS

- THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED TO THE OWNERS OF ALL LOTS WHICH HAVE A BENEFIT FROM THE EASEMENT FOR MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA. 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.
- THE PUBLIC STORM DRAINAGE EASEMENT (SDE) UNDER AND UPON ENTIRE TRACT 993 IS HEREBY GRANTED TO THE CITY OF MONROE FOR MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

ASSASSOR'S PARCEL NUMBERS:

280636-001-008-00, 0280636-001-011-00, 280636-001-022-00,
280636-001-041-00, 280636-001-044-00 & 011823-000-100-00

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.

APPROVALS

CITY ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2018.

COMMUNITY DEVELOPMENT DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2018.

CITY OF MONROE MAYOR
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2018.

MAYOR _____ ATTEST: _____ CITY CLERK

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 EXTENDED TEN FEET PARALLEL PROPERTY, 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 CONDITIONS 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 THE EXTENDED 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 APPURTENANCES THEREON, AS WELL AS REASONABLE RIGHTS OF INGRESS AND EGRESS. SAID EASEMENT SHALL EXTEND UNDER AND UPON ASSASSOR'S PARCEL NUMBERS 280636001-008 AND 280636001-042 AND OTHER EASEMENTS TO THE CITY SHOWN ON THE PLAT MAP. SAID TRACT 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.

RETAINING WALL/ROCKERY EASEMENT PROVISIONS

ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO THE EASEMENT, REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH RETAINING WALL OR ROCKERY.

THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF SUCH STORM 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 DRAINAGE LOCATED UPSTREAM FROM THAT POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

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 RESOURCES 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 CONVEYS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. THE PUBLIC DRAINAGE FACILITIES LOCATED UPON ASSASSOR'S PARCEL NUMBERS 280636001-008 AND 280636001-042 SHALL BE MAINTAINED BY THE GRANTOR UNTIL SUCH TIME THAT THE CITY FORMALLY ASSUMES MAINTENANCE RESPONSIBILITY PER THE REQUIREMENTS OF THE MONROE MUNICIPAL CODE. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORM WATER DRAINAGE SYSTEM, AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORM WATER DRAINAGE SYSTEM PIPES, BOWLS, SWALES, AND CATCH BASINS; STORM WATER FLOW REGULATION SYSTEM DETENTION PONDS, VALVES, PIPE, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THE 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 PERIOD, 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 BEGIN 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 JUDGEMENTS 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 JUDGEMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY 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 DECLARATION 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.

CITY OF MONROE FILE NO. FPLPRD-20 _____

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON

SUBDIVIDER		MAINVUE WA LLC	
DWN. BY		DATE	JOB NO.
KMA	6/30/17	17841	
CHKD. BY		SCALE	SHEET
BDC	N/A	1 OF 7	

EAGLEMONT DIVISION 4A

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT

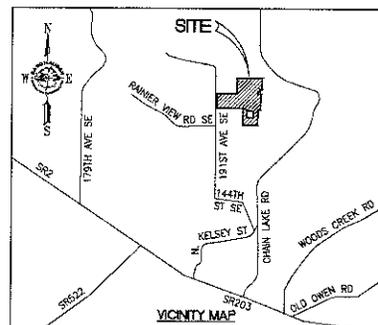
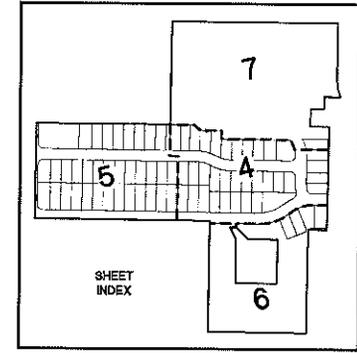
EXISTING EASEMENTS

(PER CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE NO. 500014329 DATED JULY 20, 2016)

1. NOT APPLICABLE TO BE SHOWN ON SURVEY.
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: TWO ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND APPURTENANCES
RECORDING DATE: DECEMBER 29, 1930 RECORDING NO.: 482307
AFFECTS: GOVERNMENT LOT 1 OF SECTION 31
(PLOTTED HEREON) DOCUMENT ALSO CREATED 300' BLASTING RESTRICTIONS
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: MAY 5, 1931 RECORDING NO.: 486103
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY (NO DOCUMENT PROVIDED)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: TWO ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND APPURTENANCES
RECORDING DATE: AUGUST 11, 1931 RECORDING NO.: 504886
AFFECTS: GOVERNMENT LOT 1 OF SECTION 31 (PLOTTED HEREON)
5. RESERVATIONS AND RECITALS CONTAINED IN THE DEED:
GRANTOR: PUGET MILL COMPANY
RECORDING DATE: DECEMBER 14, 1934 RECORDING NO.: 547283
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY (NO DOCUMENT PROVIDED)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: MAY 9, 1961 RECORDING NO.: 1459858
AFFECTS: 1/2 OF NW1/4 OF NW1/4 OF SECTION 31
(NOT PLOTTABLE) BLANKET IN NATURE - LEGAL DESCRIPTION INSUFFICIENT TO DETERMINE LOCATION
7. EASEMENT AND AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF
RECORDING DATE: SEPTEMBER 22, 1971 RECORDING NO.: 2218609
(PLOTTABLE) HOWEVER EASEMENT AREA IS EAST OF SUBJECT PROPERTY
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: OCTOBER 17, 1978 RECORDING NO.: 2404981
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY (PLOTTED HEREON)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: OVERHEAD AND UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: DECEMBER 8, 1978 RECORDING NO.: 7812050183
AFFECTS: PORTION IN SECTIONS 30 AND 31
(PLOTTABLE) HOWEVER EASEMENT AREA IS EAST OF SUBJECT PROPERTY. BLANKET PORTIONS AFFECT SITE
10. RESTRICTIVE COVENANT FOR ALTERNATIVE ON-SITE SEWAGE SYSTEM AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MARCH 14, 1989 RECORDING NO.: 8903140219
AFFECTS: PARCEL C (NOT PLOTTABLE) BLANKET IN NATURE OVER TITLE PARCEL C
11. MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LEAS AND CHARGES:
RECORDING DATE: AUGUST 15, 1988 RECORDING NO.: 8808150061
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED HEREON)
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: OCTOBER 10, 1989 RECORDING NO.: 8910100425
AFFECTS: A PORTION OF PARCEL C (NOT PLOTTABLE) BLANKET IN NATURE OVER A PORTION OF TITLE PARCEL C
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: FEBRUARY 15, 1990 RECORDING NO.: 9002150477
AFFECTS: A PORTION OF SAID PREMISES (THIS EASEMENT IS OFF-SITE)
14. PUBLIC STORM DRAINAGE EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY 13, 2004 RECORDING NO.: 200405130119 (PLOTTED HEREON)
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. AND VERIZON NORTHWEST
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR GAS, ELECTRICITY AND/OR COMMUNICATION SYSTEMS
RECORDING DATE: SEPTEMBER 10, 2003 RECORDING NO.: 200309100734
AFFECTS: PORTION SAID PREMISES (THIS EASEMENT IS OFF-SITE)
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. AND VERIZON NORTHWEST
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR GAS, ELECTRICITY AND/OR COMMUNICATION SYSTEMS
RECORDING DATE: SEPTEMBER 10, 2003 RECORDING NO.: 200309100735
AFFECTS: PORTION SAID PREMISES (THIS EASEMENT IS OFF-SITE)

17. REIMBURSEMENT AGREEMENT FOR STREET AND/OR UTILITY IMPROVEMENTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 1, 2005 RECORDING NO.: 200508010643 (NOT PLOTTABLE)
18. PUBLIC SANITARY SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY 13, 2004 RECORDING NO.: 200405130120 (PLOTTED HEREON)
19. REIMBURSEMENT AGREEMENT FOR STREET AND/OR UTILITY IMPROVEMENTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 14, 2011 RECORDING NO.: 201106140107 (NOT PLOTTABLE) BLANKET IN NATURE
20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MONROE SHORT PLAT SP2011-01; RECORDING NO. 201207185001 AFFECTS PARCEL C (SEE RELEASE OF EASEMENT, RECORDING NO. 201710260173)
21. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. 13-BLA-0004; RECORDING NO. 201403285004 (BLANKET IN NATURE)
22. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF EAGLEMONT DIVISION NO. 1; RECORDING NO. 201409165002 (BLANKET IN NATURE)
23. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT; RECORDING DATE: SEPTEMBER 15, 2014 RECORDING NO.: 201409160438
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: NOVEMBER 18, 2014 RECORDING NO.: 201411180470
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: JANUARY 6, 2015 RECORDING NO.: 201501060939
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: AUGUST 8, 2017 RECORDING NO.: 201708090402
ASSIGNMENT OF DECLARANT RIGHTS AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: NOVEMBER 14, 2016 RECORDING NO.: 201611140529 (NOT PLOTTABLE) BLANKET IN NATURE
24. TEMPORARY WATER WELL EASEMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY 22, 2014 RECORDING NO.: 201405200997
AFFECTS: NEW PARCEL B OF PARCEL A (PLOTTED HEREON)
25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR GAS
RECORDING DATE: JULY 8, 2015 RECORDING NO.: 201507080533
AFFECTS: (AS CONSTRUCTED OR TO BE CONSTRUCTED ON SAID PREMISES)
26. RESTRICTIVE COVENANT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY 22, 2014 RECORDING NO.: 201405200998 (NOT PLOTTABLE)
27. CONSENT FOR USE OF PUGET SOUND ENERGY GAS TRANSMISSION RIGHT OF WAY AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JULY 8, 2015 RECORDING NO.: 201507080531 (THIS EASEMENT IS OFF-SITE)
28. CONSENT FOR USE OF PUGET SOUND ENERGY ELECTRIC TRANSMISSION RIGHT-OF WAY, AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JULY 8, 2015 RECORDING NO.: 201507080532 (GENERALLY SHOWN HEREON)
29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: NATURAL GAS DISTRIBUTION
RECORDING DATE: JULY 8, 2015 RECORDING NO.: 201507080533
AFFECTS: A PORTION OF TRACT A OF EAGLEMONT DIV. 1 AND OTHER PROPERTY (AS CONSTRUCTED OR TO BE CONSTRUCTED ON SAID PREMISES)
30. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BLA 2016-02; RECORDING NO.: 201603185009 (PLOTTED HEREON)
31. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HANSON HOMES PURPOSE: STORM WATER DRAINAGE
RECORDING DATE: JANUARY 19, 2016 RECORDING NO.: 201601190612
MODIFICATION AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: FEBRUARY 9, 2016 RECORDING NO.: 201602090556 (PLOTTED HEREON)
32. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: AUGUST 30, 2016 RECORDING NO.: 201608300682 (DOES NOT AFFECT SUBJECT PROPERTY)

33. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HANSON HOMES AT SKY VIEW RIDGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PURPOSE: SANITARY SEWER SYSTEM
RECORDING DATE: JULY 17, 2016 RECORDING NO.: 201607101448
AFFECTS: PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT
AMENDMENT TO SEWER EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: OCTOBER 20, 2016 RECORDING NO.: 201610200106 (LIES ENTIRELY WITHIN ROAD "B")
34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HANSON HOMES AT SKY VIEW RIDGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
PURPOSE: DRAINAGE
RECORDING DATE: JULY 11, 2016 RECORDING NO.: 201607101449
AFFECTS: PORTION OF SAID PREMISES AS DESCRIBED AND DELINEATED IN SAID INSTRUMENT (PLOTTED HEREON)
35. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON EAGLEMONT DIVISION NO. 3; RECORDING NO. 201611080505 (NOT PLOTTABLE)
36. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND FRONTIER COMMUNICATIONS NORTHWEST
PURPOSE: ELECTRIC AND UTILITY DISTRIBUTION SYSTEM
RECORDING DATE: MARCH 1, 2018 RECORDING NO.: 201803010441 (PLOTTED HEREON)
37. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: GAS AND UTILITY DISTRIBUTION SYSTEM
RECORDING DATE: MARCH 13, 2018 RECORDING NO.: 201803130659 (AS CONSTRUCTED OVER FACILITIES)
- 38-39. NOT APPLICABLE TO BE SHOWN ON SURVEY.



CITY OF MONROE FILE NO. FPLPRD-20 --

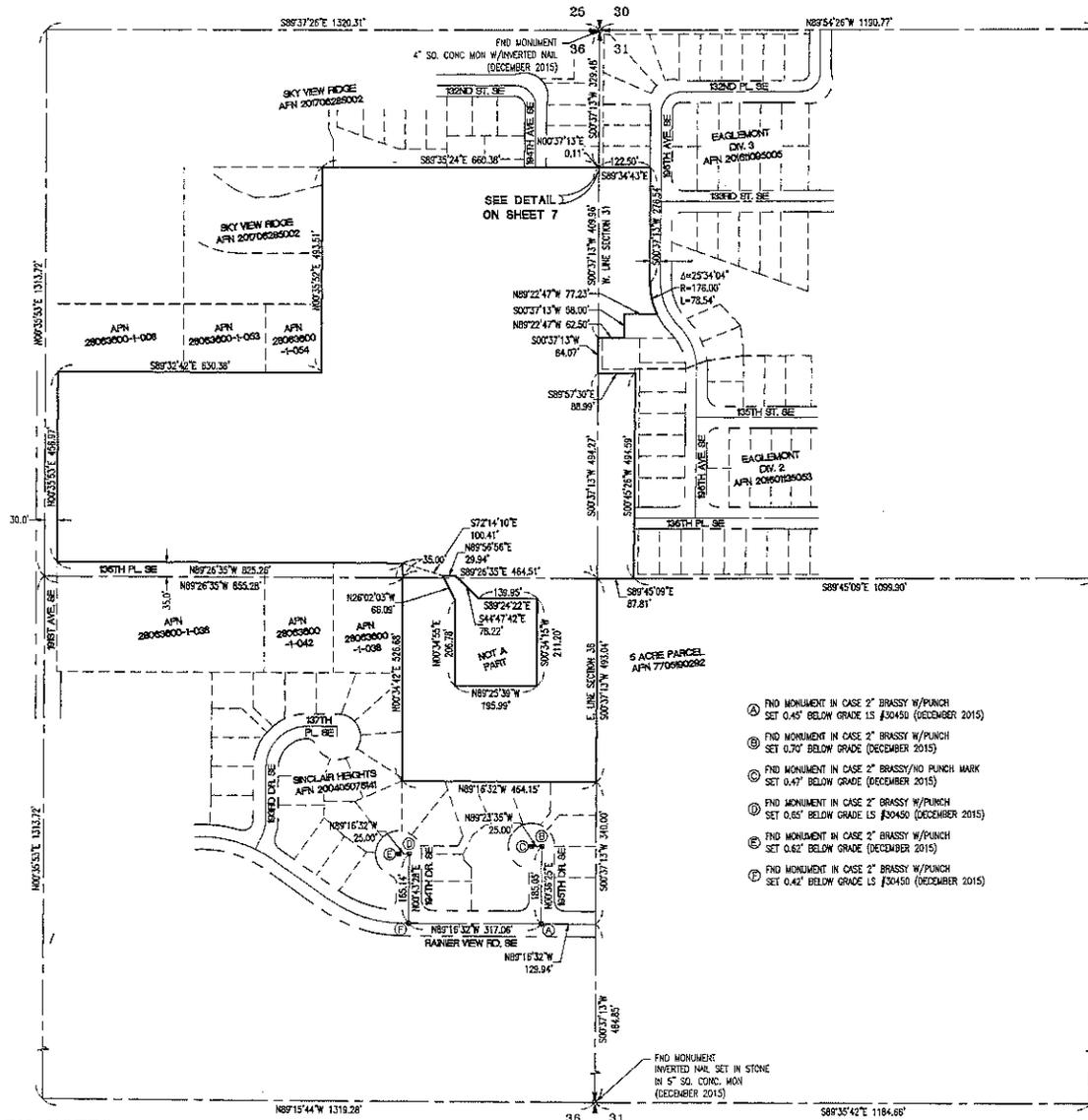


BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE S.
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON			
SUBDIVIDER MAINVUE WA LLC 11100 112TH AVE. NE, SUITE 202 BELLEVUE, WA 98004			
OWN. BY	90A	DATE	6/30/17
CHKD. BY	90X	SCALE	N/A
		JOB NO.	17841
		SHEET	2 OF 7

EAGLEMONT DIVISION 4A

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT



LOT	ADDRESS	STREET
1	13365	194TH AVE SE
2	13551	194TH AVE SE
3	13493	194TH AVE SE
47	19389	135TH ST SE
48	19363	135TH ST SE
49	19355	135TH ST SE
50	19341	135TH ST SE
51	19333	135TH ST SE
52	19319	135TH ST SE
53	19307	135TH ST SE
54	19291	135TH ST SE
55	19285	135TH ST SE
56	19275	135TH ST SE
57	19267	135TH ST SE
58	19251	135TH ST SE
59	19245	135TH ST SE
60	19229	135TH ST SE
61	19213	135TH ST SE
62	19197	135TH ST SE
63	19181	135TH ST SE
64	19175	135TH ST SE
65	19163	135TH ST SE
66	19108	135TH ST SE
67	19119	135TH ST SE
68	19130	135TH ST SE
69	19144	135TH ST SE
70	19182	135TH ST SE
71	19180	135TH ST SE
72	19188	135TH ST SE
73	19206	135TH ST SE
74	19230	135TH ST SE
75	19234	135TH ST SE
76	19242	135TH ST SE
77	19256	135TH ST SE
78	19260	135TH ST SE
79	19274	135TH ST SE
80	19282	135TH ST SE
81	19290	135TH ST SE
82	19306	135TH ST SE
83	19316	135TH ST SE
84	19332	135TH ST SE
85	19346	135TH ST SE
86	19354	135TH ST SE
87	19360	135TH ST SE
88	19382	135TH ST SE
89	19398	135TH ST SE
90	19361	136TH PL SE
91	19357	136TH PL SE
92	19343	136TH PL SE
93	19335	136TH PL SE
94	19321	136TH PL SE
95	19309	136TH PL SE
96	19283	136TH PL SE
97	19281	136TH PL SE
98	19277	136TH PL SE
99	19265	136TH PL SE
100	19253	136TH PL SE
101	19247	136TH PL SE
102	19231	136TH PL SE
103	19215	136TH PL SE
104	19199	136TH PL SE
105	19183	136TH PL SE
106	19177	136TH PL SE
107	19165	136TH PL SE
108	19149	136TH PL SE
109	19131	136TH PL SE
110	19115	136TH PL SE
111	19107	136TH PL SE
112	19172	136TH PL SE
113	19386	136TH PL SE
114	19400	136TH PL SE
115	19408	136TH PL SE
994	19111	135TH ST SE
999	19354	136TH PL SE
994	19111	135TH ST SE
999	19354	136TH PL SE

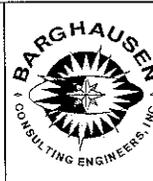
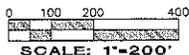
- Ⓐ FND MONUMENT IN CASE 2" BRASSY W/PUNCH SET 0.45' BELOW GRADE LS #30450 (DECEMBER 2015)
- Ⓑ FND MONUMENT IN CASE 2" BRASSY W/PUNCH SET 0.70' BELOW GRADE (DECEMBER 2015)
- Ⓒ FND MONUMENT IN CASE 2" BRASSY/NO PUNCH MARK SET 0.47' BELOW GRADE (DECEMBER 2015)
- Ⓓ FND MONUMENT IN CASE 2" BRASSY W/PUNCH SET 0.65' BELOW GRADE LS #30450 (DECEMBER 2015)
- Ⓔ FND MONUMENT IN CASE 2" BRASSY W/PUNCH SET 0.42' BELOW GRADE LS #30450 (DECEMBER 2015)

SURVEYOR'S NOTES

BASIS OF BEARINGS:
BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M. PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER AUDITOR'S FILE NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TAKEN AS NORTH 00°37'13" EAST.

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN DECEMBER 2015. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

NARRATIVE:
THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE S6 VISION ROBOTIC TOTAL STATION, AND SPECTRA PRECISION RANGER DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

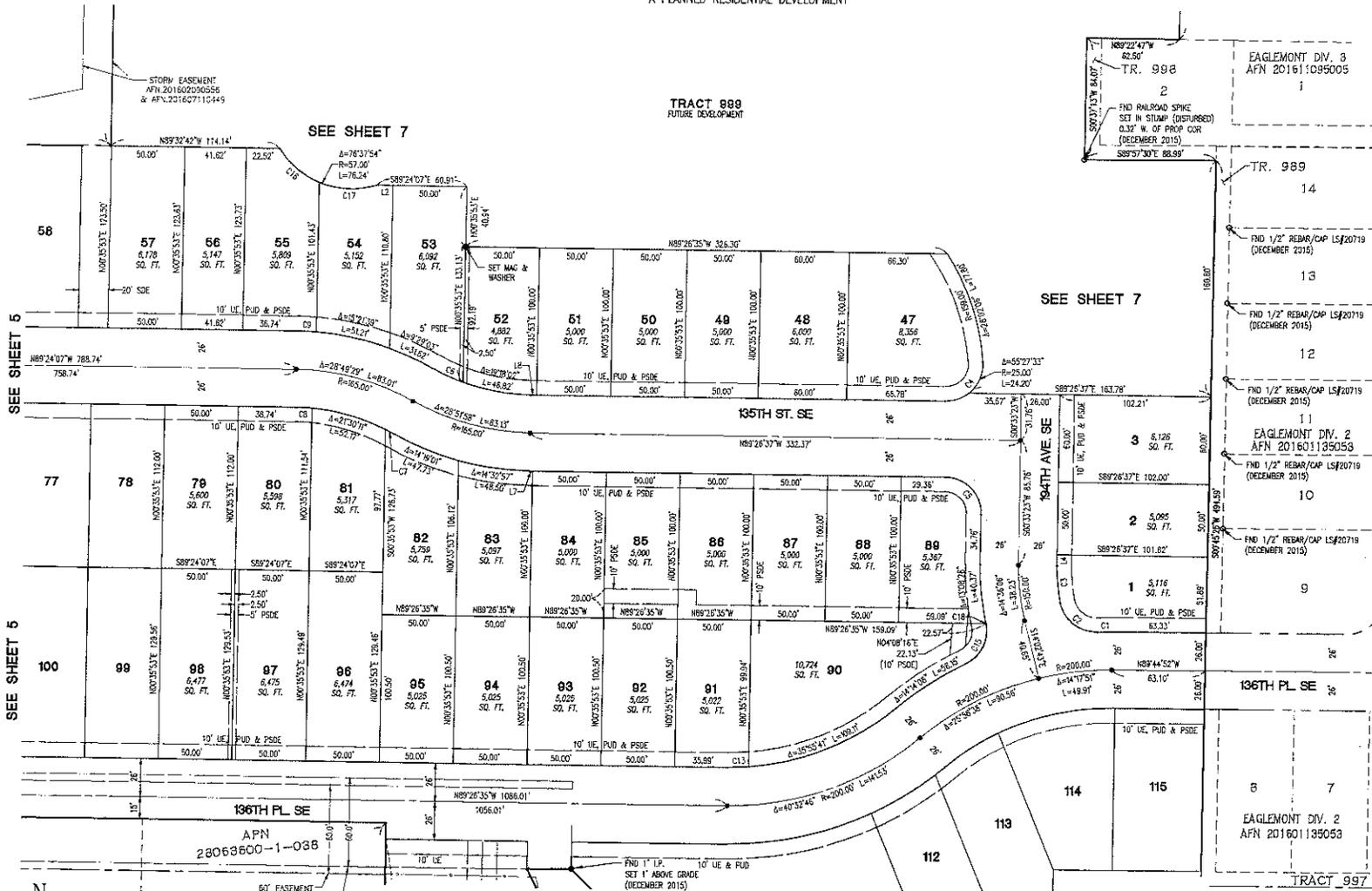


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7/27/18
CIVIL ENGINEERING, LAND PLANNING,
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CITY OF MONROE FILE NO. FPLPRD-20-___			
PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON			
SUBDIVIDER		MAINVUE WA LLC	
		1100 112TH AVE. NE, SUITE 202 BELLEVUE, WA 98004	
DWN. BY	KMA	DATE	6/30/17
CHKD. BY	800	SCALE	1" = 200'
		JOB NO.	17841
		SHEET	3 OF 7

EAGLEMONT DIVISION 4A

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°32'38"	228.00'	10.03'
C2	81°11'21"	25.00'	35.43'
C3	11°39'31"	124.00'	25.23'
C4	99°08'31"	25.00'	41.52'
C5	90°00'00"	25.00'	39.27'
C6	9°33'56"	139.00'	23.21'
C7	2°40'37"	139.00'	6.49'
C8	4°38'41"	139.00'	11.27'
C9	3°58'46"	191.00'	13.27'
C10	90°00'00"	25.00'	39.27'
C11	90°00'00"	25.00'	39.27'
C12	90°02'28"	25.00'	39.29'
C13	4°37'04"	174.00'	14.02'
C14	2°02'15"	226.00'	8.04'
C15	78°17'41"	28.00'	33.29'
C16	36°30'44"	57.00'	36.32'
C17	40°07'11"	57.00'	38.91'
C18	0°32'11"	25.00'	0.23'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	15.00'	N89°35'53"E
L2	10.91'	N89°24'07"W
L3	10.00'	S00°45'26"W
L4	7.50'	S00°33'23"W
L5	2.48'	S88°44'52"E
L6	18.96'	S00°35'20"W
L7	2.01'	N89°26'37"W
L8	4.05'	N89°26'37"W
L9	11.00'	N00°34'42"E
L10	18.70'	S00°33'25"E
L11	18.39'	N00°33'25"E



- LEGEND:**
- FOUND REBAR/CAP OR IRON PIPE AS NOTED
 - SET CITY OF MONROE STANDARD ROAD MONUMENT ONCE CONSTRUCTION IS COMPLETED
 - UE UTILITY EASEMENT SEE UTILITY EASEMENT PROVISIONS NOTE ON SHEET 1
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE 1 ON SHEET 1
 - SDE PUBLIC STORM DRAINAGE EASEMENT SEE EASEMENT NOTE 2 ON SHEET 1
 - PUD PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY DISTRIBUTION EASEMENT PER APN 201803010441

NOTE:
UNLESS NOTED OTHERWISE, ALL BACK LOT AND TRACT CORNERS AND ANGLE POINTS HAVE BEEN STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 46315" AS PLAT CONSTRUCTION IS COMPLETED. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.



BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE S.
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

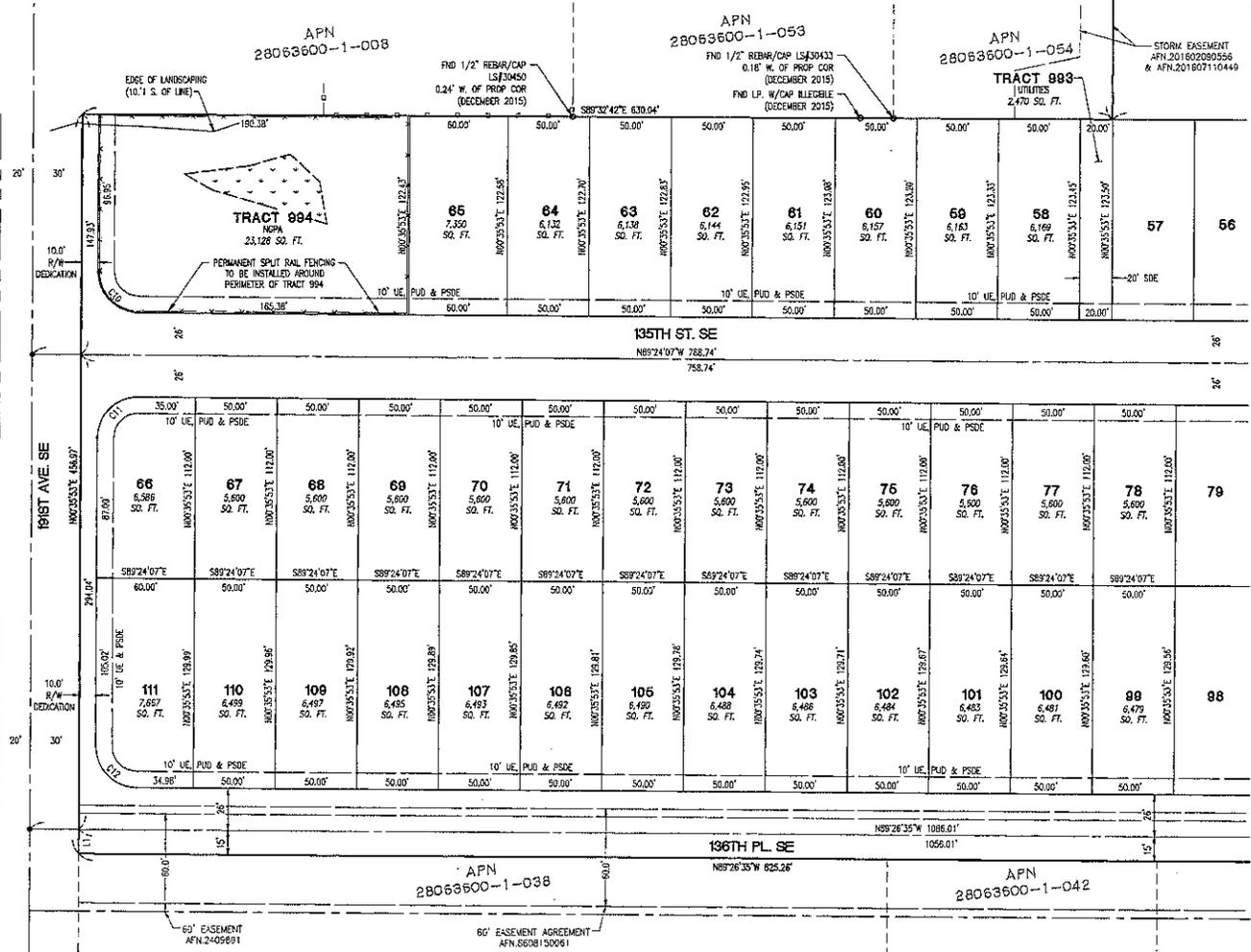
CITY OF MONROE FILE NO. FPLPRD-20

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON			
SUBDIVIDER MAINVUE WA LLC 11100 112TH AVE. NE, SUITE 202 BELLEVUE, WA 98004			
DWN. BY	KWA	DATE	6/30/17
CHKD. BY	BOC	SCALE	1" = 50'
JOB NO.		17841	
SHEET		4 OF 7	

EAGLEMONT DIVISION 4A

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT

LOT/TRACT #	DISTANCE
1/2	11.91'
2/3	11.90'
3/BOUNDARY	11.95'
47/48	11.55'
48/49	11.55'
49/50	11.53'
50/51	11.53'
51/52	11.54'
52/53	12.33'
53/54	12.45'
54/55	11.65'
55/56	11.44'
56/57	11.51'
57/TRACT 993	11.50'
TRACT 993/58	11.48'
58/59	11.50'
59/60	11.52'
60/61	11.57'
61/62	11.58'
62/63	11.60'
63/64	11.67'
64/65	11.71'
65/TRACT 994	11.77'
66/67	11.56'
67/68	11.59'
68/69	11.63'
69/70	11.64'
70/71	11.67'
71/72	11.70'
72/73	11.69'
73/74	11.72'
74/75	11.78'
75/76	11.76'
76/77	11.77'
77/78	11.76'
78/79	11.80'
79/80	11.80'
80/81	11.91'
81/82	12.74'
82/83	12.17'
83/84	11.83'
84/85	11.87'
85/86	11.91'
86/87	11.87'
87/88	11.93'
88/89	11.94'
90/91	11.49'
91/92	11.54'
92/93	11.46'
93/94	11.48'
94/95	11.55'
95/96	11.55'
96/97	11.51'
97/98	11.48'
98/99	11.46'
99/100	11.49'
100/101	11.50'
101/102	11.52'
102/103	11.50'
103/104	11.53'
104/105	11.57'
105/106	11.64'
106/107	11.67'
107/108	11.64'
108/109	11.64'
109/110	11.67'
110/111	11.71'
TRACT 998/112	11.92'
112/113	12.39'
113/114	11.93'
114/115	12.02'
115/BOUNDARY	11.93'

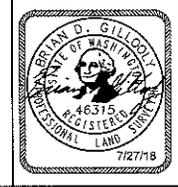
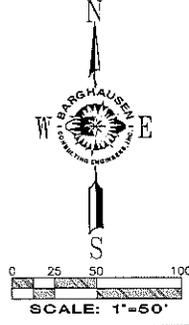


CURVE	DELTA	RADIUS	LENGTH
C1	2'31.38"	226.00'	10.03'
C2	61'11.21"	20.00'	35.43'
C3	11'39.31"	124.00'	25.23'
C4	99'09.31"	25.00'	41.52'
C5	90'09.00"	25.00'	39.27'
C6	9'33.56"	139.00'	23.21'
C7	2'40.37"	139.00'	6.49'
C8	4'38.41"	139.00'	11.27'
C9	3'38.46"	191.00'	13.27'
C10	90'00.00"	25.00'	39.27'
C11	90'00.00"	25.00'	39.27'
C12	90'02.28"	25.00'	39.29'
C13	4'37.04"	174.00'	14.02'
C14	2'02.15"	226.00'	6.04'
C15	76'17.41"	25.00'	33.29'
C16	36'39.44"	57.00'	36.32'
C17	40'07.11"	57.00'	36.51'
C18	0'32.11"	25.00'	0.25'

LINE	DISTANCE	BEARING
L1	15.00'	N00°35'53"E
L2	10.51'	N89°24'07"W
L3	10.00'	S00°45'26"W
L4	7.52'	S00°33'23"W
L5	2.48'	S89°44'50"E
L6	18.96'	S00°33'23"W
L7	2.01'	N89°26'37"W
L8	4.05'	N89°26'37"W
L9	11.00'	N00°34'42"E
L10	18.70'	N00°33'25"E
L11	18.39'	N00°33'25"E

- LEGEND:**
- FOUND REBAR/CAP OR IRON PIPE AS NOTED
 - SET CITY OF MONROE STANDARD ROAD MONUMENT ONCE CONSTRUCTION IS COMPLETED
 - UE UTILITY EASEMENT SEE UTILITY EASEMENT PROVISIONS NOTE ON SHEET 1
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE 1 ON SHEET 1
 - SDS PUBLIC STORM DRAINAGE EASEMENT SEE EASEMENT NOTE 2 ON SHEET 1
 - PUD PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY DISTRIBUTION EASEMENT PER AFN 201803010441

NOTE:
UNLESS NOTED OTHERWISE, ALL BACK LOT AND TRACT CORNERS AND ANGLE POINTS HAVE BEEN STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 46315" AS PLAT CONSTRUCTION IS COMPLETED. THE STAKEWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY NAIL SET AT THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.



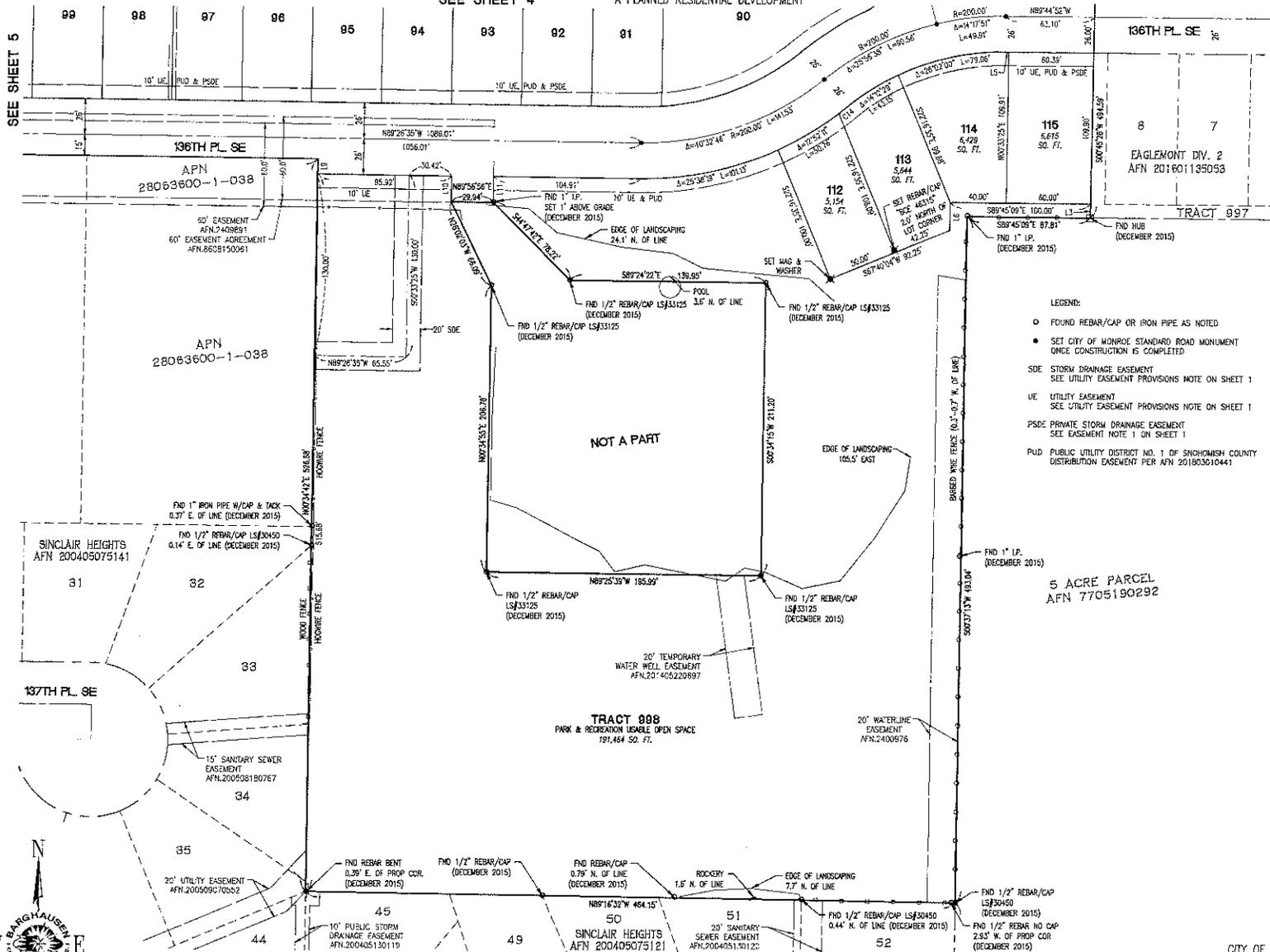
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CITY OF MONROE FILE NO. FPLPRD-20-___			
PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON			
SUBDIVIDER		MAINVUE WA LLC	
		1100 112TH AVE. NE, SUITE 202 BELLEVUE, WA 98004	
DWN. BY	KMA	DATE	6/30/17
			JOB NO. 17841
CHKO. BY	BDC	SCALE	1" = 50'
			SHEET 5 OF 7

SEE SHEET 7
SEE SHEET 4
SEE SHEET 4

EAGLEMONT DIVISION 4A

PORT. NE1/4 & SE1/4 OF THE NE1/4, SECTION 36, T28N-R6E AND A PORTION OF GOVERNMENT LOT 1, SECTION 31, T28N-R7E, W.M., CITY OF MONROE, SNOHOMISH COUNTY, WASHINGTON
 SEE SHEET 4 A PLANNED RESIDENTIAL DEVELOPMENT



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°38'	226.00'	10.03'
C2	81°12'11"	25.00'	35.43'
C3	11°39'31"	124.00'	25.23'
C4	85°03'31"	25.00'	41.52'
C5	90°00'00"	25.00'	39.27'
C6	9°33'56"	139.00'	23.21'
C7	2°40'37"	139.00'	6.49'
C8	4°38'41"	139.00'	11.27'
C9	3°58'46"	191.00'	13.27'
C10	90°00'00"	25.00'	39.27'
C11	90°00'00"	25.00'	39.27'
C12	90°02'28"	25.00'	39.29'
C13	4°37'04"	174.00'	14.02'
C14	2°02'15"	226.00'	8.04'
C15	7°17'41"	25.00'	33.29'
C16	36°30'44"	57.00'	36.32'
C17	40°07'11"	57.00'	39.91'
C18	0°32'11"	25.00'	0.23'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	15.00'	N00°35'51"E
L2	10.91'	N89°24'07"W
L3	10.00'	S00°45'26"W
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L7	2.01'	N89°26'37"W
L8	4.05'	N89°28'37"W
L9	11.00'	N00°34'49"E
L10	18.70'	N00°33'25"E
L11	18.39'	N00°33'25"E

LEGEND:
 ○ FOUND REBAR/CAP OR IRON PIPE AS NOTED
 ● SET CITY OF MONROE STANDARD ROAD MONUMENT ONCE CONSTRUCTION IS COMPLETED
 SDE STORM DRAINAGE EASEMENT SEE UTILITY EASEMENT PROVISIONS NOTE ON SHEET 1
 UE UTILITY EASEMENT SEE UTILITY EASEMENT PROVISIONS NOTE ON SHEET 1
 PSDE PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE 1 ON SHEET 1
 PUD PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY DISTRIBUTION EASEMENT PER AFN 201803610441



NOTE:
 UNLESS NOTED OTHERWISE, ALL BACK LOT AND TRACT CORNERS AND ANGLE POINTS HAVE BEEN STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "36" 45315" AS PLAT CONSTRUCTION IS COMPLETED. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY WALL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.



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CITY OF MONROE FILE NO. FPLPRD-20-__

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SUBDIVIDER	MAINVUE WA LLC 11100 112TH AVE. NE, SUITE 202 BELLEVUE, WA 98004	
OWN. BY	KMA	JOB NO. 17841
DATE	6/30/17	
CHKD. BY	BOG	SHEET 6 OF 7
SCALE	1" = 50'	

