

ROSE LANE ESTATES
(PL201201)

A Portion of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 1,
Township 27 North, Range 6 East, W.M.
City of Monroe, Snohomish County, Washington

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT ROSE LANE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY (DBA HANSON HOMES), DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHTS 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 TO ANY OTHER PLACE OR TO ANY OTHER ROAD OR WATERWAY. THE DRAINAGE ROAD OR WAYS ENCLOSING OF CHANNELED WATERS ON CULVERTS OR DEANS OF ROUTING 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.

MAINTENANCE OF THE ADJACENT CITY RIGHT-OF-WAY LOCATED BETWEEN THE LOTS WITHIN THIS SUBDIVISION AND THE BACK OF STREET CURBS AND THE RIGHT-OF-WAY LOCATED NORTH OF THE PAVED PORTION OF 159TH STREET SE SHALL BE BY THE ROSE LANE ESTATES HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

REP: ROSE LANE ESTATES, LLC

JOHN ADAIR

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTENDS TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL, STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

CITY APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF MONROE ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF MONROE SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

MAYOR _____ ATTEST: _____ CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 20____ TAXES.

TREASURER, SNOHOMISH COUNTY

BY: _____ DEPUTY COUNTY TREASURER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I, _____, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED TO EXECUTE THE INSTRUMENT AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

MY APPOINTMENT EXPIRES _____

SURVEYOR'S CERTIFICATE

I, DIRK L. WEIMANN, _____, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ROSE LANE ESTATES IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSE, AND CORNERS SHOWN ON THE PLAT ARE CORRECT AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

DIRK L. WEIMANN, PLS #38812
REGISTERED PROFESSIONAL LAND SURVEYOR

_____ DATED _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROSE LANE ESTATES, LLC THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ M, AND RECORDED IN VOL. _____ OF PLATS, PAGES(S) _____, APN _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____ DEPUTY COUNTY AUDITOR

SUBDIVIDER:

ROSE LANE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
DBA HANSON HOMES
PO BOX 2289
SNOHOMISH, WA, 98291

AF# _____
NW/4 & NE/4, SW/4, SEC 1, T 27 N, R 6 E, W.M.



River City
Land Services

PO Box 171, Snohomish, WA. 98291 (360) 568-6200

DATE: 11/16/12 JOB: 12-048 SHEET: 1 OF 3 DRAWN: BRL CHECKED: DLW

ROSE LANE ESTATES
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City of Monroe, Snohomish County, Washington

RESTRICTION AND CONDITIONS OF APPROVAL

- 1) NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- 2) TRAFFIC IMPACT FEES ASSESSED IN ACCORDANCE WITH MMC 20.12 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE. LOT 15 IS EXEMPT.
- 3) PARK IMPACT FEES IN ACCORDANCE WITH MMC 20.10 SHALL BE REQUIRED AND PAID PRIOR TO FINAL PLAT APPROVAL, OR THE APPLICANT MAY DEFER PAYMENT TO PRIOR TO BUILDING PERMIT ISSUANCE.
- 4) SCHOOL IMPACT FEES ASSESSED IN ACCORDANCE WITH MMC 20.07 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- 5) THE WATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.04.025 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE. LOT 15 IS EXEMPT.
- 6) THE WASTEWATER SYSTEM CAPITAL IMPROVEMENT CHARGE IN ACCORDANCE WITH MMC 13.04.025 SHALL BE REQUIRED AND PAID PRIOR TO BUILDING PERMIT ISSUANCE. LOT 15 IS EXEMPT.
- 7) THE ROSE LANE ESTATES HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE TO MAINTAIN IN A UNIFORM MANNER ADJACENT CITY RIGHT-OF-WAY LOCATED BETWEEN THEIR PROPERTY AND THE BACK OF STREET CURBS, AND THE RIGHT-OF-WAY LOCATED NORTH OF THE PAVED PORTION OF 159TH STREET SE.
- 8) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, MAINTENANCE PROVISIONS, NOTES AND DEDICATIONS, AND OTHER MATTERS AS SET FORTH IN NUMBER 8411150203.
- 9) SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE ROSE LANE HOMEOWNERS ASSOCIATION (HOA), RECORDED UNDER AUDITOR'S FILE NUMBER 8411150203, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

LEGAL DESCRIPTION

PARCEL A:

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

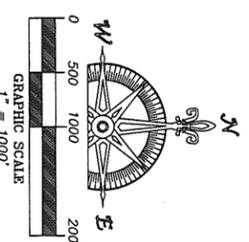
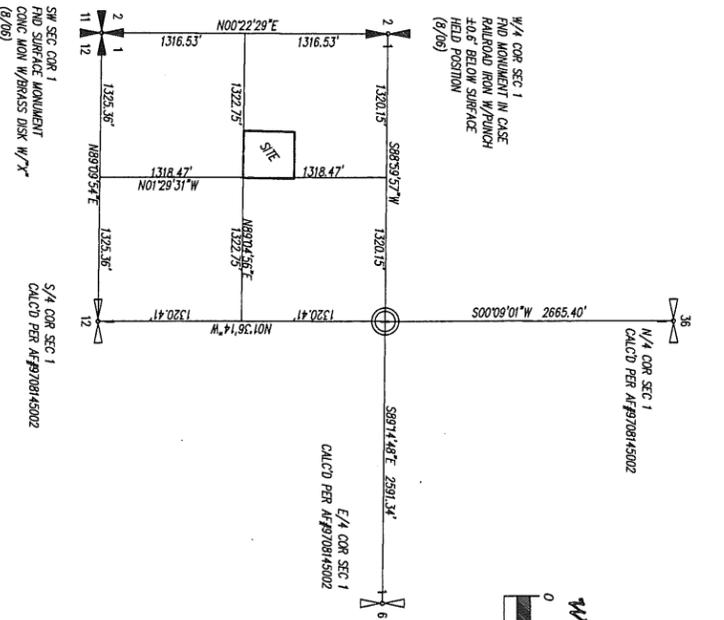
BEGINNING AT A POINT 1095.3 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH TO SOUTH BOUNDARY OF COUNTY ROAD;
THENCE EAST ALONG SAID SOUTH BOUNDARY TO THE 1/8TH LINE;
THENCE SOUTH ALONG SAID 1/8TH LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE WEST TO THE POINT OF BEGINNING.

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

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THE WEST LINE OF SAID SUBDIVISION 495.30 FEET TO THE SOUTH LINE OF COUNTY ROAD GRANTED BY DEED RECORDED UNDER RECORDING NUMBER 245502; THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF THE COUNTY ROAD 13.18 FEET;
THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SAID POINT BEING 2.49 FEET EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE WEST 2.49 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
PARCEL B:

BEGINNING AT A POINT 1065.3 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH TO SOUTH BOUNDARY OF COUNTY ROAD;
THENCE WEST 173 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE EAST 173 FEET TO THE POINT OF BEGINNING.
ALL IN SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



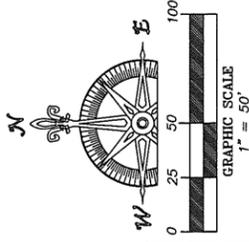
River City
Land Services
PO Box 171, Snohomish, WA. 98291 (360) 568-6200

DATE:	JOB:	SHEET:	DRAWN:	CHECKED:
11/16/12	12-048	2 OF 3	BRL	DLW

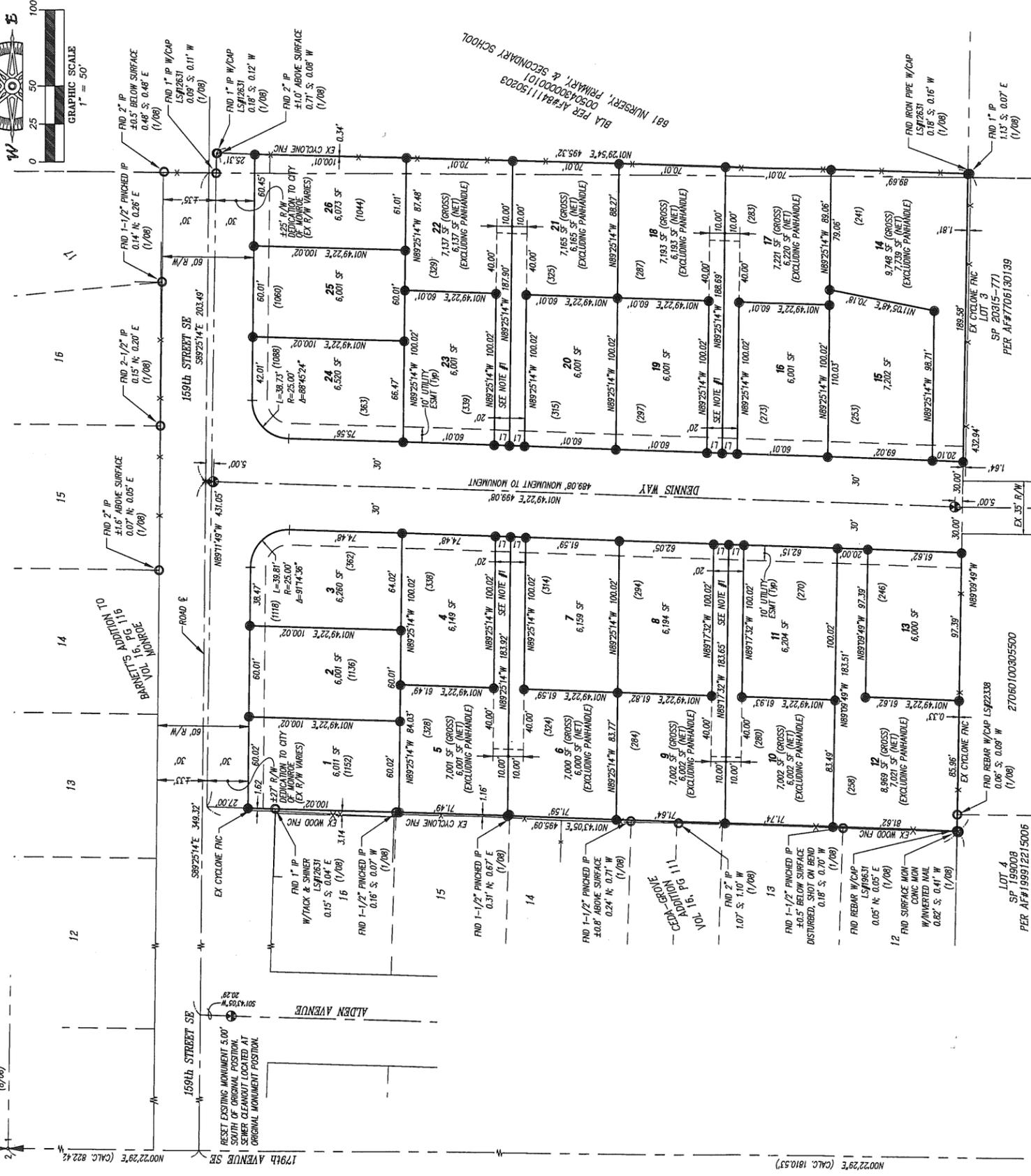
AT# _____
NW 1/4 & NE 1/4, SW 1/4, SEC 1, T 27 N, R 6 E, W.M.

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W/4 COR SEC 1
FND MONUMENT IN CASE
RAILROAD IRON W/PUNCH
±0.6' BELOW SURFACE
FIELD POSITION
(9/06)



LOT 4
SP 199008
PER AF#199912215006

27060100305500

SP 203015-771
PER AF#1700130139

NOTE : 1) 20' INGRESS, EGRESS AND UTILITY EASEMENT.

LEGEND

- ⊕ SET SNOHOMISH COUNTY STANDARD MON IN CASE (UNLESS OTHERWISE NOTED)
- SET 1/2" X 24" REBAR W/CAP LSF# 36812
- ⊙ FOUND SURFACE MONUMENT AS NOTED
- FOUND SURVEY MARKER AS NOTED
- (XXX) PROPERTY ADDRESS

SW SEC COR 1
FND SURFACE MONUMENT
CONC MON W/BASS DISK W/Y
(8/06)

LINE	DIRECTION	LENGTH
L1	N01°49'22"E	10.00'

DATE OF SURVEY 11/16/12

AF# NW/4 & NE/4, SW/4, SEC 1, T 27 N, R 6 E, W.M.



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