

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COOPER RIDGE

JUNE 2021

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**Soundview
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Environmental Assessment
Planning + Land Use Solutions

WETLAND AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COOPER RIDGE

JUNE 2021

PROJECT LOCATION

19785 137TH STREET SOUTHEAST
MONROE, WASHINGTON 98272

PREPARED FOR

JUSTIN HOLLAND

PROSPECT DEVELOPMENT

2913 5TH AVENUE NORTHEAST, SUITE 201
PUYALLUP, WASHINGTON 98732

PREPARED BY

SOUNDVIEW CONSULTANTS LLC

2907 HARBORVIEW DRIVE
GIG HARBOR, WASHINGTON 98335
(253) 514-8952



**Soundview
Consultants**

Environmental Assessment
Planning + Land Use Solutions

Executive Summary

Soundview Consultants LLC (SVC) has been assisting Prospect Development (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment for the proposed residential development of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

SVC investigated the subject property for the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species in January and April of 2021. Using current wetland delineation methodology, no potentially regulated wetlands were identified on the subject property. In addition, no waterbodies or priority habitats or species were identified on the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, or priority species were identified within 225 feet of the subject property.

Site Map



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Chapter 1. Introduction

Soundview Consultants LLC (SVC) has been assisting Prospect Development (Applicant) with a Wetland and Fish and Wildlife Habitat Assessment for the proposed residential development of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

The purpose of this wetland and fish and wildlife habitat assessment is to identify the presence of potentially-regulated wetlands, waterbodies, fish and wildlife habitat, and/or priority species on or near the subject site.

This report provides conclusions and recommendations regarding:

- Site description and area of assessment;
- Background research and identification of potentially-regulated critical areas within the vicinity of the proposed project;
- Identification and assessment of potentially-regulated wetlands and other aquatic features;
- Identification and assessment of potentially-regulated fish and wildlife habitat;
- Existing site map detailing identified critical areas and standard buffers; and
- Supplemental information necessary for regulatory review.

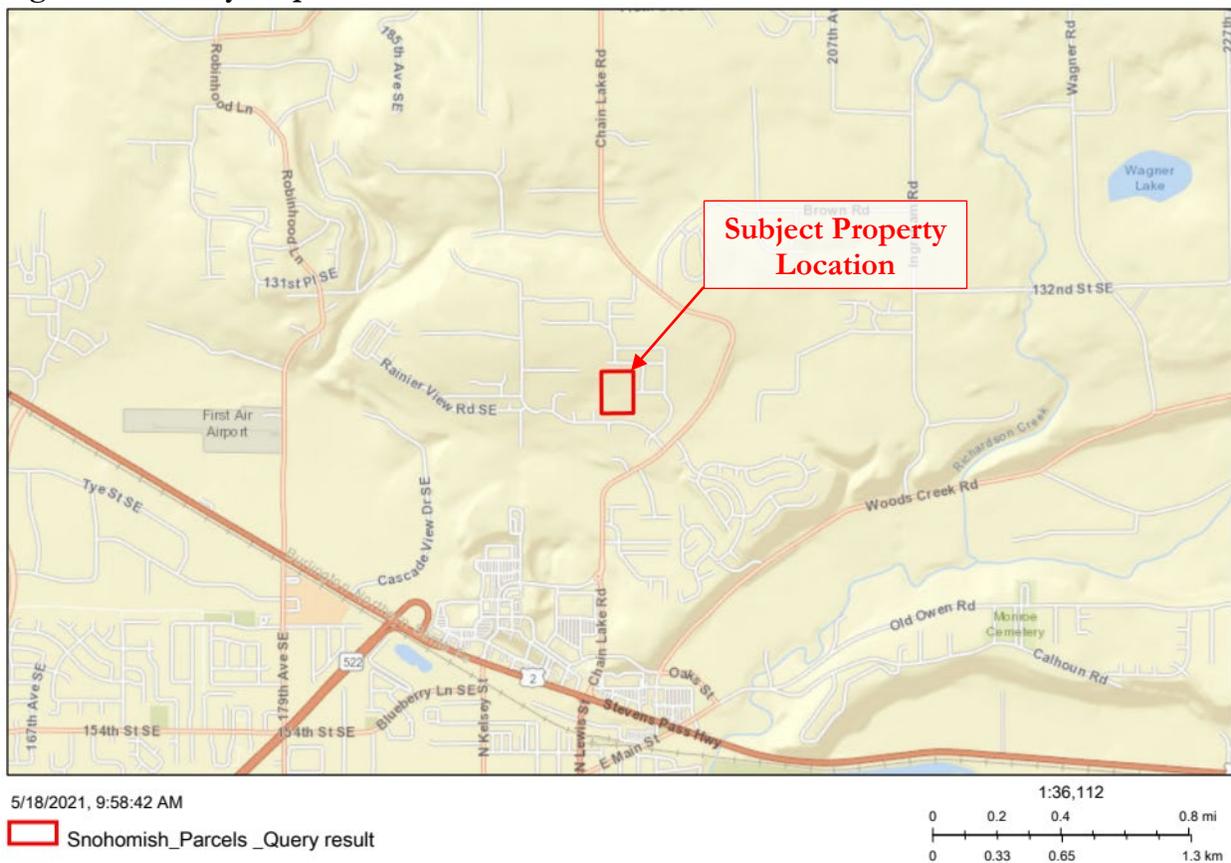
Chapter 2. Proposed Project Location

2.1 Project Location

The subject property consists of an 8.35-acre site located at 19785 137th Street Southeast in the City of Monroe, Washington. The subject property consists of one parcel situated in the Northwest ¼ of Section 31, Township 28 North, Range 7 East, W.M. (Snohomish County Tax Parcel 2807310020380).

To access the subject site from I-5 North, take Washington- 522 East from the Bothell area and take the US-2 East exit after 5.6 miles. After 0.4 mile, turn left onto 195th Avenue Southeast/Chain Lake Road. Continue for 0.9 mile—straight through the traffic circle—and turn left onto Rainier View Road Southeast. Proceed for 280 feet and turn right onto 199th Avenue Southeast. After 0.2 mile, turn left onto 137th Street Southeast, where the subject property will be located at the end of the public roadway.

Figure 1. Vicinity Map.



Chapter 3. Methods

SVC investigated and assessed any potentially-regulated wetlands, drainages, and other fish and wildlife habitat on and within 225 feet of the subject property in January and April of 2021. All determinations were made using observable vegetation, hydrology, and soils in conjunction with data from the U.S. Geological Survey (USGS) topographic maps, National Resource Conservation Service (NRCS) soil survey, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), Washington State Department of Natural Resources (DNR) water typing system, Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) and Salmonscape mapping tools, Snohomish County Geographic Information Systems (GIS) data, and various orthophotographic resources (Appendix B). Appendix A contains further details for the methods and tools used to prepare this report.

Wetlands, streams, and select fish and wildlife habitats and species are regulated features per Monroe Municipal Code (MMC) Chapter 22.80 and subject to restricted uses/activities under the same title. In accordance with MMC 22.80.090, wetland presence/absence was determined using the routine approach described in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and modified according to the guidelines established in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (USACE, 2010) and *Field Indicators of Hydric Soils in the United States* (NRCS, 2018). Pink surveyor's flagging was labeled alpha-numerically and tied to 3-foot lath or vegetation at formal sampling locations to mark the points where detailed data was collected (DP-1 to DP-3). Additional tests pits were excavated at regular intervals throughout the site to further confirm wetland absence.

The fish and wildlife habitat assessment were conducted during the same site visit by qualified fish and wildlife biologists. The experienced biologists made visual observations using stationary and walking survey methods for both aquatic and upland habitats noting any special habitat features or signs of fish and wildlife activity.

Chapter 4. Existing Conditions

4.1 Landscape Setting

The 8.35-acre subject property is located in a residential setting in the City of Monroe (Figure 2). The subject property is surrounded by residential plats or single-family residences. Topography onsite slopes moderately to the south with elevations ranging from approximately 330 feet above mean sea level (amsl) on the northeast portion of the subject property to approximately 260 feet amsl on the southeast portion of the subject property. A Snohomish County contours map is provided in Appendix B1. The subject property is located within Water Resource Inventory Area (WRIA) 7 – Snohomish.

Figure 2. Aerial Image of the Subject Property.



4.2 Soils

The NRCS Soil Survey of Snohomish County, Washington identifies one soil series on the subject property: Tokul gravelly medial loam, 0 to 8 percent slopes (72). A soil map is provided in Appendix B2. Below is a detailed description of the soil profile.

Tokul gravelly medial loam, 0 to 8 percent slopes (72)

According to the NRCS survey, Tokul gravelly medial loam, 0 to 8 percent slopes is a moderately well drained soil formed in glacial till and volcanic ash. In a typical profile, the surface layer is

approximately 4 inches thick and is a dark brown gravelly loam. From 4 to 22 inches the subsoil is a brown, strong brown and dark yellowish-brown gravelly loam. From 22 to 31 inches the soil is light olive brown gravelly fine sandy loam. A hard pan is present at a depth of approximately 31 inches. Tokul gravelly medial loam, 0 to 8 percent slopes is listed as a non-hydric soil, but as much as 5 percent of the areas may contain hydric inclusions of McKenna and Norma loams (NRCS, N.d.).

4.3 Vegetation

The subject property consists primarily of maintained lawn/field dominated by colonial bentgrass (*Agrostis capillaris*), orchard grass (*Dactylis glomerata*), hairy cat’s ear (*Hypochaeris radicata*), narrowleaf plantain (*Plantago lanceolata*), and common dandelion (*Taraxacum officinale*). A small patch of western red cedar (*Thuja plicata*) and other ornamental plantings are present around the single-family residence on the northern portion of the site.

4.4 Critical Area Inventories

No potential wetlands, waterbodies, or fish and wildlife habitat are mapped within 275 feet of the subject property by the Snohomish County critical areas inventory (Appendix B3), WDFW PHS map (Appendix B4), USFWS NWI map (Appendix B5), DNR water typing map (Appendix B6), or the WDFW SalmonScape map (Appendix B7).

4.5 Precipitation

Precipitation data was acquired from the National Oceanic and Atmospheric Administration (NOAA) station at Seattle-Tacoma International Airport (Sea-Tac) in order to obtain percent of normal precipitation for the general Puget Sound region during and preceding the investigations. A summary of data collected is provided in Table 1.

Table 1. Precipitation Summary¹

Date	Day Of	Day Before	1 Week Prior	2 Weeks Prior	30 Days Prior (Observed/Normal)	Year to Date (Observed/Normal) ²	Percent of Normal ³
1/28/2021	0.27	0.12	0.61	0.81	9.82/5.80	23.15/21.20	169/109
4/13/2021	0.00	0.00	0.00	0.00	2.39/3.89	31.12/31.18	61/100

Notes:

1. Precipitation levels provided in inches. Data obtained from NOAA (<http://w2.weather.gov/climate/xmacis.php?wfo=sew>) for Sea-Tac International Airport.
2. Year-to-date precipitation is for the 2020/2021 water year from October 1 to the onsite dates.
3. Percent of normal is shown for the last 30 days and 2020/2021 water year to date.

Precipitation levels during the site investigation in January 2021 were above the statistical normal for the prior 30 days (169 percent of normal) and within the normal range for the 2020/2021 water year (109 percent of normal). Precipitation levels during the site investigation in April 2021 were below the statistical normal range for the prior 30 days (61 percent of normal) and within the normal range for the 2020/2021 water year (100 percent of normal). This precipitation data suggest that hydrologic conditions encountered at the time of site investigations may have been slightly wetter (January 2021) and slightly drier (April 2021) than normal. Such conditions were considered in making professional wetland determinations.

Chapter 5. Results

The site investigations in January and April of 2021 did not identify any potentially regulated wetlands, waterbodies, or priority habitats or species on or within 275 feet of the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003).

5.1 Onsite Non-Wetland Findings

During the site investigation conducted in January and April of 2021, it was determined that there were no potentially-regulated wetlands onsite as no areas met all three wetland delineation criteria (a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology) according to current wetland delineation methodology. Three representative data plots (DP-1 to DP-3) were collected to document the non-wetland conditions in the subject property (Appendix D). Data plot DP-1 documents representative upland conditions onsite and data plots DP-2 and DP-3 document non-wetland conditions in a topographic swale/bench on the southeast corner of the site.

Data plot DP-1 is representative of the general upland site conditions and did not meet any three of the required wetland criteria. Data plot DP-1 exhibited no hydrophytic vegetation due to a dominance of facultative upland (FACU) species, including bluegrass species and non-native invasive hairy cats' ear, both of which are commonly found in disturbed upland areas. No facultative-wetland (FACW) or obligate (OBL) plant species were observed, indicating the area does not exhibit consistent wetland hydrology. The non-hydric soils at DP-1 consisted of a very dark grey (7.5YR 3/1) gravelly silt loam in the upper 9 inches and a brown (7.5YR 4/4) gravelly loam in the matrix from 9 to 16 inches below ground surface (bgs), with no redoximorphic concentrations observed. In addition, no indicators of wetland hydrology (including a water table or saturation within 12 inches of the ground surface) were observed.

Data plots DP-2 and DP-3 were excavated in a low topographic swale/bench on the southeast corner of the site. This area exhibited hydrophytic vegetation due to a dominance of tall fescue and Kentucky bluegrass, both facultative plant species that is typical to disturbed and managed upland fields. Data plot DP-3 contained only small amounts of soft rush (*Juncus effusus*), a FACW species, which indicates that the area does not exhibit sufficient hydrology in the early growing season for this species or other FACW or OBL species to persist. The soils at both of these data plots met for hydric soil indicator F6 (Redox Dark Surface) due to the presence of a very dark brown (10YR 2/2) gravelly silt loam surface layer with 5 percent redoximorphic concentrations beginning within 8 inches of the soil surface and extending for at least 4 inches. During the January 2021 site investigation in the middle of the wet season and during elevated precipitation levels (refer to Section 4.5 above), soil saturation and a groundwater table were observed within this area (11 inches below ground surface, respectively); however, no primary indicators of wetland hydrology (including a water table or saturation within 12 inches of the ground surface) were observed during the April 2021 site investigation early in the growing season. Due to the lack of wetland hydrology early in the growing season, this area was determined to not meet wetland criteria. As none of the three data plots met all three wetland criteria, the subject property was determined to be unencumbered by potentially regulated wetlands.

5.2 Offsite Wetland Findings

Four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property. Please refer to the Existing Conditions Exhibit in Appendix C and the Sinclair Heights Plat Drainage Exhibit in Appendix E for the locations of these offsite wetlands. Please note that SVC utilizes a different wetland naming convention.

Chapter 6. Regulatory Considerations

The site investigations in January and April of 2021 did not identify any potentially regulated wetlands, waterbodies, or priority habitats or species on or within 275 feet of the subject property. However, four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003).

6.1 Local Considerations

6.1.1 Wetland Buffer Standards

Four previously delineated and assessed wetlands (offsite Wetlands A-D) were identified offsite to the south associated with the Sinclair Heights residential plat project (PL 199003). Offsite Wetlands A-D were previously approved in 2004 as Category IV wetlands with associated 35-foot buffers under prior City of Monroe critical areas code; these wetland buffers are separated from the subject property by residential development and as such do not project on the subject property.

Chapter 7. Closure

The findings and conclusions documented in this report have been prepared for specific application to the Cooper Ridge project. They have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Our work was also performed in accordance with the terms and conditions set forth in our proposal. The conclusions and recommendations presented in this report are professional opinions based on an interpretation of information currently available to us and are made within the operation scope, budget, and schedule of this project. No warranty, expressed or implied, is made. In addition, changes in government codes, regulations, or laws may occur. Due to such changes, our observations and conclusions applicable to this project may need to be revised wholly or in part.

All critical areas determinations by SVC are based on conditions present at the time of the site inspection and considered preliminary until the site conditions are validated by the jurisdictional agencies. As critical areas, including wetlands and waterbodies, are dynamic communities affected by both natural and human activities, changes in critical area determinations may be expected; therefore, critical area assessments cannot remain valid for an indefinite period of time. Local agencies typically recognize the validity of critical area assessments for a period of five years after completion of a critical areas report. Development activities on a site five years after the completion of this report may require revision of the critical areas determination. In addition, changes in government codes, regulations, or laws may occur. Due of such changes, our observations and conclusions applicable to this site may need to be revised wholly or in part.

Chapter 8. References

- Debose, Alfonso and M. W. Klungland. 1983. *Soil Survey of Snohomish County Area, Washington*. Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.
- Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
- Hitchcock, C.L. & A. Cronquist, Ed. by D. Giblin, B. Ledger, P. Zika, and R. Olmstead. 2018. *Flora of the Pacific Northwest, 2nd Edition*. U.W. Press and Burke Museum. Seattle, Washington.
- Monroe Municipal Code (MMC). 2020. *Chapter 22.80 –Critical Areas*. Website: <https://monroe.municipal.codes/MMC/22.80>. Current through May 18, 2021.
- Munsell® Color, 2000. *Munsell® Soil Color Charts*. New Windsor, New York.
- NRCS. 2018. *Field Indicators of Hydric Soils in the United States, Version 8.2*. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils
- Natural Resources Conservation Services (NRCS). N.d. Soil Data Access Hydric Soils List (Soil Data Access Live). Accessed May 17, 2021. Website: https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316620.html.
- U.S. Army Corps of Engineers (USACE). 2018. *National Wetland Plant List, version 3.4*. <http://wetland-plants.usace.army.mil/>.

Appendix A — Methods and Tools

Table A1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Presence/ Absence	USACE 1987 Wetland Delineation Manual	http://el.erdc.usace.army.mil/elpubs/pdf/wlman87.pdf	Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
	Western Mountains, Valleys, and Coast Region Regional Supplement	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp.pdf	U.S. Army Corps of Engineers. 2010. <i>Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)</i> , ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
Wetland Indicator Status	2018 National Wetland Plant List	http://wetland-plants.usace.army.mil/	USACE. 2018. <i>National Wetland Plant List, version 3.4</i> . Website.
Plant Names and Identification	USDA Plant Database	http://plants.usda.gov/	Website.
	Flora of the Pacific Northwest	http://www.pnwherbaria.org/florapnw.php	Hitchcock, C.L. & A. Cronquist, Ed. by D. Giblin, B. Ledger, P. Zika, and R. Olmstead. 2018. <i>Flora of the Pacific Northwest</i> , 2nd Edition. U.W. Press and Burke Museum. Seattle, Washington.
Soils Data	NRCS Soil Survey	http://websoilsurvey.nrcs.usda.gov/app/	Website GIS data based upon: Debose, Alfonso and M. W. Klungland. 1983. <i>Soil Survey of Snohomish County Area, Washington</i> . Soil Conservation Service United States Department of Agriculture, Soil Conservation Service, in cooperation with the Washington Agricultural Experiment Station. Natural Resource Conservation Service.
	Soil Color Charts		Munsell® Color. 2000. Munsell® Soil Color Charts. New Windsor, New York.
	Soil Data Access Hydric Soils List	https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1316620.html	Natural Resources Conservation Service. N.d. Soil Data Access Hydric Soils List (Soil Data Access Live).
	Field Indicators of Hydric Soils	https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053171.pdf	NRCS. 2018. <i>Field Indicators of Hydric Soils in the United States, Version 8.2</i> . L.M. Vasialas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
Threatened and Endangered Species	Washington Natural Heritage Program	http://data-wadnr.opendata.arcgis.com/datasets/wnhp-current-element-occurrences	Washington Natural Heritage Program. Endangered, threatened, and sensitive plants of Washington. Washington State Department of Natural Resources, Washington Natural Heritage Program, Olympia, WA

Parameter	Method or Tool	Website	Reference
	Washington Priority Habitats and Species	http://wdfw.wa.gov/hab/p_hspage.htm	Priority Habitats and Species (PHS) Program Map of priority habitats and species in project vicinity. Washington Department of Fish and Wildlife.
Species of Local Importance	WDFW GIS Data	http://wdfw.wa.gov/mapping/salmonscape/	Website
Report Preparation	Monroe Municipal Code	https://monroe.municipal.codes/MMC/22.80	MMC Chapter 22.80 –Critical Areas

Appendix B — Background Information

This appendix includes a Snohomish County Contours Map (B1); NRCS Soil Survey Map (B2); Snohomish County Critical Areas Inventory (B3); WDFW PHS Map (B4); USFWS NWI Map (B5); DNR Stream Typing Map (B6); and WDFW SalmonScape Map (B7).

Appendix B2 — NRCS Soil Survey Map

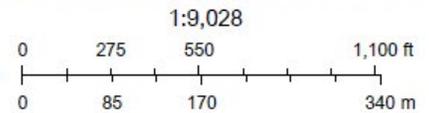


1/19/2021, 9:19:15 AM

 Snohomish_Parcels_Query result

 USA Soils Map Units

72: Tokul gravelly medial loam, 0 to 8 percent slopes



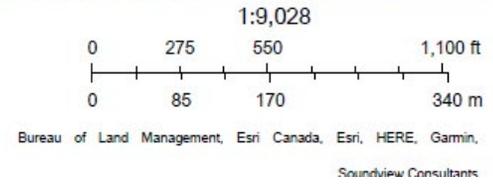
Source: USDA NRCS, Esri, Bureau of Land Management, Esri Canada, Esri,

Appendix B3 — Snohomish County Critical Areas Inventory



1/19/2021, 9:07:15 AM

- Snohomish_Parcels_Query result
- Remote Sensing-based Wetland Model
- Planning Development and Services Wetland Inventory
- Tulalip Wetlands**
- Moderate
- Critical
- High
- Snohomish County Wetland Inventory

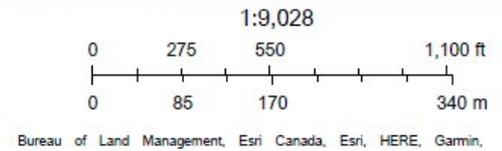


Appendix B4 — WDFW PHS Map



1/19/2021, 9:27:49 AM

- PHS Public Points
- PHS Public Lines
- PHS Public Polygon Outlines
- AS MAPPED
- AS MAPPED
- Masked
- SECTION

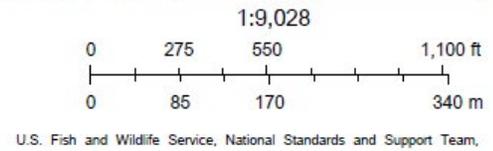


Appendix B5 — USFWS NWI Map



1/19/2021, 9:09:12 AM

- | | | |
|--|---|---|
| Snohomish_Parcels_Query result | Estuarine and Marine Wetland | Freshwater Pond |
| Wetlands | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |

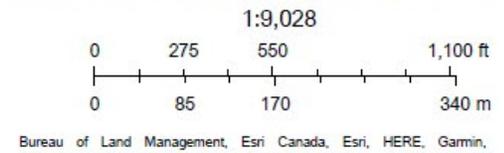


Appendix B6 — DNR Stream Typing Map

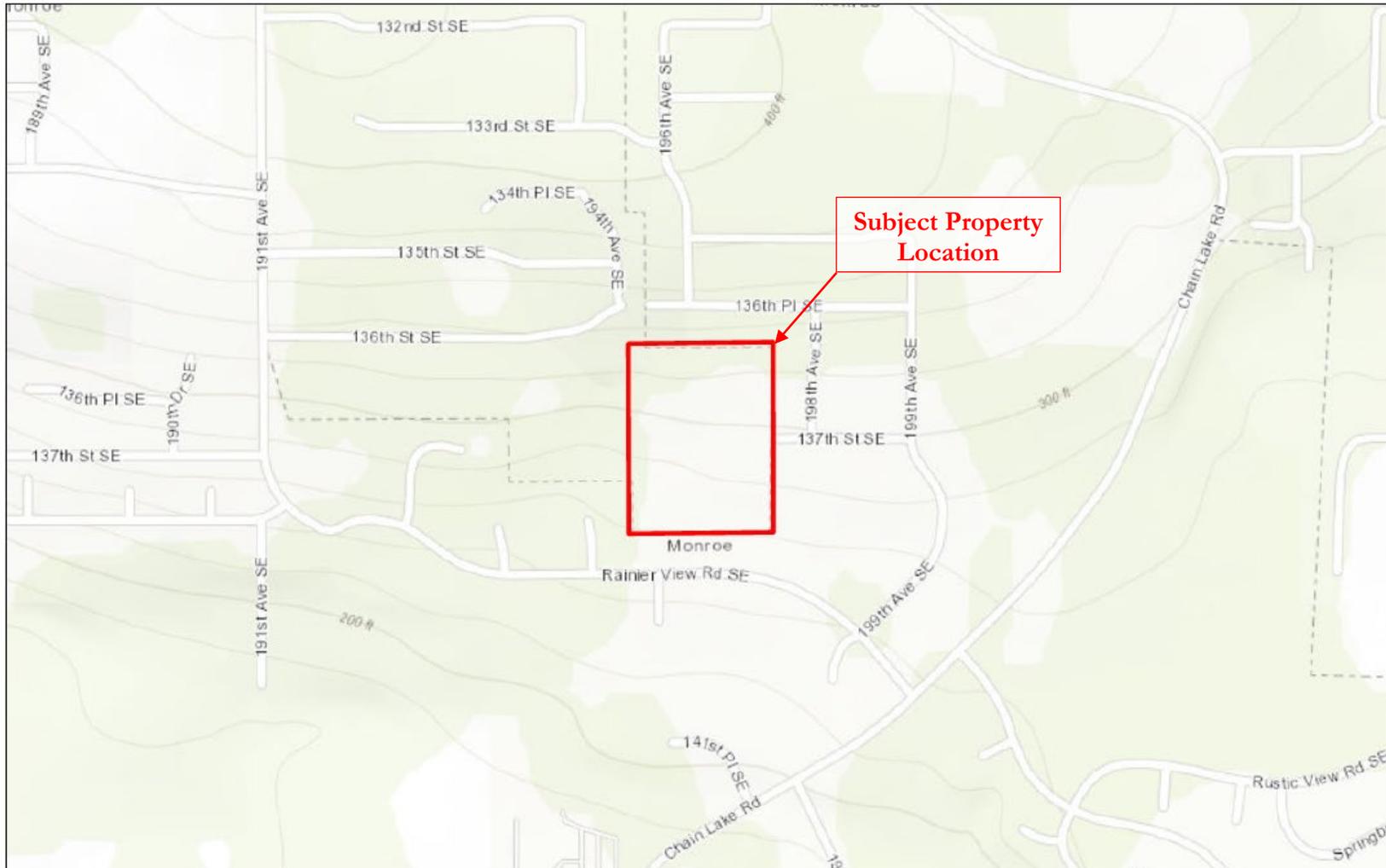


1/19/2021, 9:04:53 AM

 Snohomish_Parcels_Query result DNR - Stream Typing - Watercourses
 Type F



Appendix B7 – WDFW SalmonScape Map

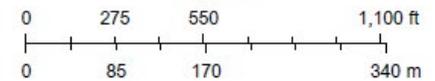


1/19/2021, 9:03:13 AM

 Snohomish_Parcels_Query result

 All SalmonScape Species

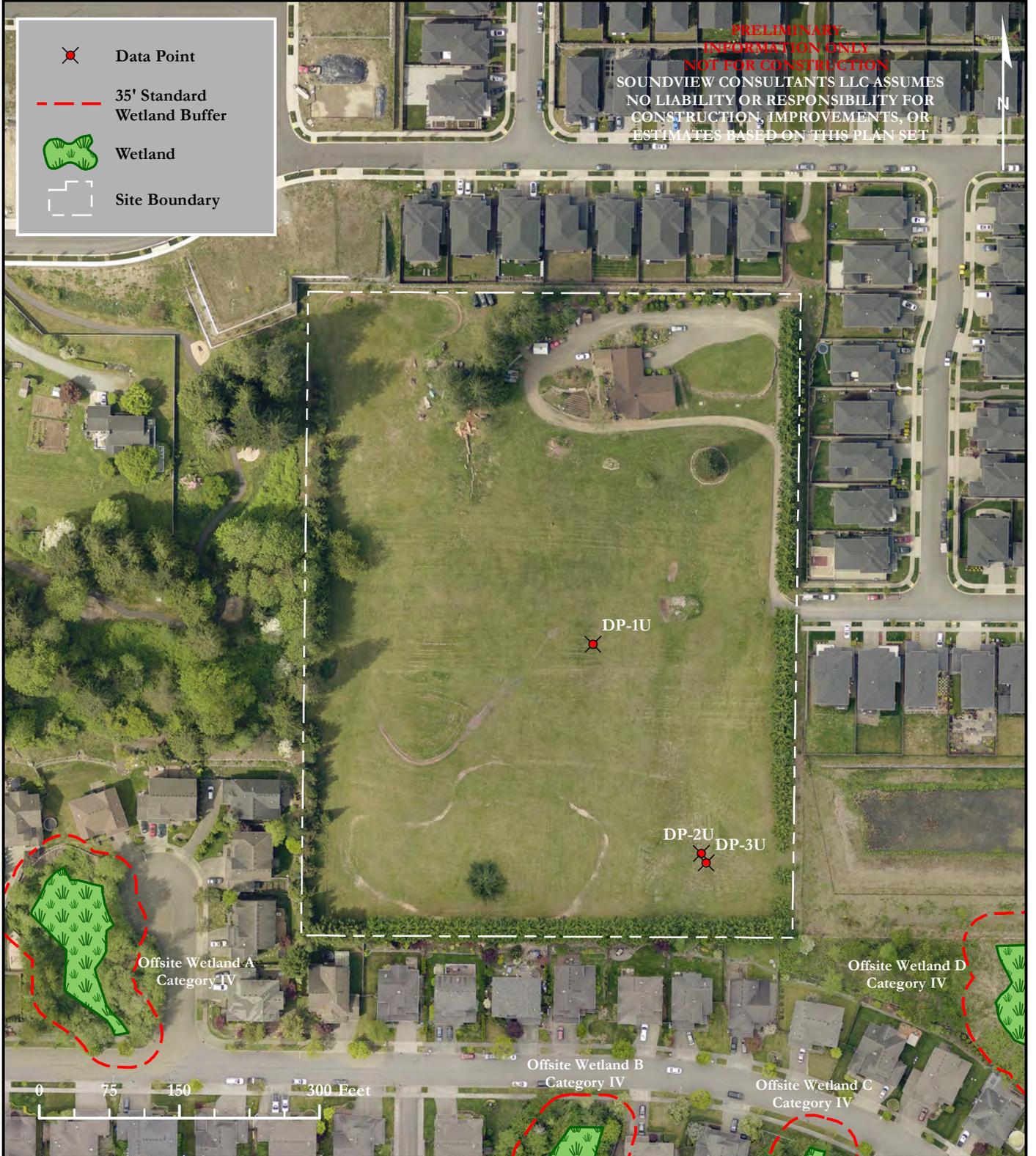
1:9,028



Bureau of Land Management, Esri, Canada, Esri, HERE, Garmin,

Appendix C — Existing Conditions Exhibit

MONROE - EXISTING CONDITIONS MAP




Soundview Consultants LLC
Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Suite D, Gig Harbor, WA 98335
Phone: (253) 514-8952 Fax: (253) 514-8954
www.soundviewconsultants.com

MONROE

19785 137TH STREET SOUTHEAST
MONROE, WA 98272

SNOHOMISH COUNTY PARCEL NUMBER:
28073100203800

DATE: 4/22/2021
JOB: 1310.0030
BY: JML
SCALE: 1" = 150'
FIGURE NO. 1

Appendix D — Non-Wetland Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 4/13/21
 Applicant/Owner: Prospect Development State: WA Sampling Point: DP-1
 Investigator(s): Harry Richardson Section, Township, Range: 31, 28N, 7E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 4
 Subregion (LRR): A2 Lat: 47.872959 Long: -121.96804851 Datum: WGS 84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met; only hydrophytic vegetation present. Data collected in the central portion of the subject property.</u>	

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30 ft</u>)	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>5 ft</u>)				
1. <u>Poa pratensis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Schedonorus arundinaceus</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Taraxacum officinale</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
4. <u>Holcus lanatus</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks: Hydrophytic vegetation criteria met through the dominance test due to the dominance of FAC species typical of disturbed upland fields.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 1/28/21 & 4/13/21
 Applicant/Owner: Prospect Development State: WA Sampling Point: DP-2
 Investigator(s): Harry Richardson, Kyla Caddey Section, Township, Range: 31, 28N, 7E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 3
 Subregion (LRR): A2 Lat: 47.872348 Long: -121.96756274 Datum: WGS 84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes (72) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met; lack of wetland hydrology in early growing season. Data collected in low topographic swale/bench on southeastern portion of the subject property. Precipitation levels during 1/28/21 site visit above statistical normal for the prior 30 days (169 percent of normal).</u>	

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30 ft</u>)	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>0</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>15 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Herb Stratum (Plot size: <u>5 ft</u>)				
1. <u>Schedonorus arundinaceus</u>	<u>90</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Veronica serpyllifolia</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
3. <u>Poa pratensis</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>30 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				

Remarks: Hydrophytic vegetation criteria met through the dominance test due to the dominance of a FAC species typical of disturbed upland fields.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 1310.0030 Cooper Ridge City/County: Monroe/Snohomish Sampling Date: 1/28/21 & 4/13/21
 Applicant/Owner: Prospect Development State: WA Sampling Point: DP-3
 Investigator(s): Harry Richardson, Kyla Caddey Section, Township, Range: 31, 28N, 7E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope (%): 2
 Subregion (LRR): A2 Lat: 47.872320 Long: -121.96754116 Datum: WGS 84
 Soil Map Unit Name: Tokul gravelly medial loam, 0 to 8 percent slopes (72) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: <u>Not all three wetland criteria met; lack of wetland hydrology early in growing season. Data collected in low topographic swale/bench on southeastern portion of the subject property. Precipitation levels during 1/28/21 site visit above statistical normal for the prior 30 days (169 percent of normal).</u>	

VEGETATION – Use scientific names of plants.

<u>Tree Stratum</u> (Plot size: <u>30 ft</u>)	<u>Absolute % Cover</u>	<u>Dominant Species?</u>	<u>Indicator Status</u>	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>Herb Stratum</u> (Plot size: <u>5 ft</u>)				
1. <u>Poa pratensis</u>	<u>45</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Schedonorus arundinaceus</u>	<u>35</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Veronica serpyllifolia</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
4. <u>Juncus effusus</u>	<u>10</u>	<u>No</u>	<u>FACW</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
				<u>100</u> = Total Cover
<u>Woody Vine Stratum</u> (Plot size: <u>30 ft</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
				<u>0</u> = Total Cover
<u>% Bare Ground in Herb Stratum</u> <u>0</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = _____
 FACW species _____ x 2 = _____
 FAC species _____ x 3 = _____
 FACU species _____ x 4 = _____
 UPL species _____ x 5 = _____
 Column Totals: _____ (A) _____ (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks: Hydrophytic vegetation criteria met through the dominance test due to the dominance of a FAC species typical of disturbed upland fields.

SOIL

Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0 - 3	10YR 2/2	100	-	-	-	-	SiLo	Silt loam
3 - 8	10YR 2/2	95	7.5YR 4/4	5	C	M	GrSiLo	Gravelly silt loam
8 - 14	10YR 2/2	93	7.5YR 4/4	7	C	M	GrClLo	Gravelly clay loam
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)						Indicators for Problematic Hydric Soils³:		
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)			<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)		
Restrictive Layer (if present): Type: <u>N/A</u> Depth (inches): <u>-</u>						³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
Remarks: Hydric soil criteria met through indicator F6.						Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): <u>None</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>11/None*</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>10/None*</u> (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: *During site visit on 1/28/21 in wet season during elevated precipitation levels, soil saturation and high groundwater table observed; however, no indicators of wetland hydrology criteria observed during site visit on 4/13/21 in early growing season.			

Appendix E — Sinclair Heights Plat Drainage Exhibit

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. &
SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

CITY OF MONROE FILE NO. PL 199003
MAY 2004

NO PERSON SHALL BE HELD RESPONSIBLE FOR THE NEXT YEAR'S TAXES UNLESS HE HAS PAID HIS TAXES IN ADVANCE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND DRIVEWAYS 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 RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

TRACTS 987 AND 988, OPEN SPACE/ENTRY SIGN, TRACTS 994, 995, 996, 997, AND 998, NATIVE GROWTH PROTECTION EASEMENT (N.G.P.E.), ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION UPON THE RECORDING OF THIS PLAT. MAINTENANCE OF ALL PAVED WALKWAYS AND SIDEWALKS WITHIN THESE TRACTS SHALL BE BY THE CITY OF MONROE. ALL OTHER MAINTENANCE, INCLUDING THE MAINTENANCE OF SOFT SURFACE TRAILS SHALL BE PERFORMED BY THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION.

TRACT 990, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 8, 9, 10 AND 11, WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT 986, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 20, 21 AND 22 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACT 991, PRIVATE ROAD, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 2, 3 AND 4 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

TRACTS 999, PARK AND TRACTS 992 AND 993, STORMWATER DETENTION FACILITIES, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE CITY OF MONROE.

TRACT 989 IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION UPON RECORDING OF THIS PLAT. MAINTENANCE OF ALL PAVED WALKWAYS WITHIN THE TRACT, IF ANY, SHALL BE BY THE CITY OF MONROE, ALL OTHER MAINTENANCE OBLIGATIONS SHALL BE BY THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION.

TRACTS 501 AND 502 ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT, AND SHALL BE RETAINED BY 1218 LLC.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 9th DAY OF April, 2004.

1218, LLC

BARCLAYS NORTH, INC., SOLE MEMBER OF 1218, LLC

BY: Tony R. Kastens
TONY R. KASTENS, PRESIDENT OF BARCLAYS NORTH, INC.

HORIZON BANK

BY: Ronald A. Buckner TITLE: Senior Vice Pres.

PRINTED NAME: Ronald A. Buckner

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TONY R. KASTENS, PRESIDENT OF BARCLAYS NORTH, INC., IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF 1218, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/29/04

SIGNATURE: Brenda J. Fodge
(PRINT NAME) Brenda J. Fodge
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lake Stevens
MY APPOINTMENT EXPIRES 03-21-05



STATE OF Washington
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ronald A. Buckner 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 Senior Vice President OF HORIZON BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/30/04

SIGNATURE: Brenda J. Fodge
(PRINT NAME) Brenda J. Fodge
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lake Stevens
MY APPOINTMENT EXPIRES 03-21-05



APPROVALS

EXAMINED AND APPROVED THIS 6th DAY OF MAY, 2004.

Brian Feilley
CITY ENGINEER

EXAMINED AND APPROVED THIS 6th DAY OF May, 2004.

James McArthur
SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED THIS 6th DAY OF May, 2004.

CITY OF MONROE

Donetta Weber ATTEST Betty King
MAYOR CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2004 TAXES.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: Kimberly Huls 5-7-04
DEPUTY COUNTY TREASURER



LEGAL DESCRIPTION

PARCEL A:
SOUTH 825 FEET OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., EXCEPT SOUTH 330 FEET THEREOF, AND EXCEPT WEST 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROADS BY DEED UNDER AUDITOR'S FILE NOS. 221705 AND 978593;

AND EXCEPT ALL THAT PORTION LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M.;
THENCE NORTH 0°12'29" EAST ALONG THE EAST LINE OF SAID SECTION 1533.19 FEET;
THENCE NORTH 68°33'20" WEST 56.12 FEET;
THENCE NORTH 55°11'29" WEST 127.88 FEET;
THENCE NORTH 40°44'28" WEST 510 FEET;
THENCE NORTH 0°33'05" WEST 238 FEET;
THENCE NORTH 24°03'36" WEST 796.83 FEET;
THENCE NORTH 40°27'37" WEST 661.10 FEET TO THE END OF THIS LINE DESCRIPTION;
THENCE WEST TO THE WEST LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION.

PARCEL B:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 495 FEET;
THENCE WEST 1140 FEET TO A POINT 180 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 265 FEET;
THENCE EAST 675 FEET;
THENCE SOUTH 265 FEET;
THENCE WEST 675 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 219.86 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE SOUTH 825 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

PARCEL C:
PARCEL A OF SURVEY RECORDED IN VOLUME 5 OF SURVEYS AT PAGE 165, UNDER AUDITOR'S FILE NUMBER 7705190292, BEING DESCRIBED AS FOLLOWS:

ALL OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., RECORDS OF SNOHOMISH COUNTY WASHINGTON;
EXCEPT THE NORTH 690 FEET THEREOF; AND EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD KNOWN I.I. TROMBLY CHAIN LAKE ROAD.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

INDEXING DATA: SE1/4, NE1/4, SEC. 36, T. 28 N., R. 6 E., W.M. & SW1/4, NW1/4, SEC. 31, T. 28 N. R. 7 E., W.M.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 1 OF 7

AUDITOR'S FILE NO.: 20040507514

AUDITOR'S CERTIFICATE

Filed for record at the request of Group Four Inc. this 7th day of May, 2004, at 34 minutes past 10 A.M. and recorded in Volume 20040507514 of Plats, pages 1 records of Snohomish County, Washington.

Bob Tenwilliger
Snohomish County Auditor

By: Beverly Wolf
Deputy County Auditor



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SINCLAIR HEIGHTS is based upon an actual survey and subdivision of Section 36 & 31, Township 28 N., Range 6 & 7 East, W.M., as required by state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners have been staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

Daniel K. Roupe 30450 4/29/2004
Date
Daniel K. Roupe, Professional Land Surveyor Certificate No.

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. &
SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003 (CONTINUED)

MAY 2004

RESTRICTIONS & CONDITIONS

1. FUTURE DEVELOPMENT TRACTS AND ALL LAND INCLUDED WITHIN SINCLAIR HEIGHTS PRELIMINARY PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE PRELIMINARY PLAT APPROVAL. RELIEF SHALL ONLY BE AVAILABLE THROUGH ACTION OF THE MONROE CITY COUNCIL.
2. SUBJECT TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER 200405070306.
3. CERTAIN PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT MAP ARE FOR STORM DRAINAGE FACILITIES WHICH COLLECT RUNOFF FROM INDIVIDUAL LOTS AND DISCHARGE SAID RUNOFF INTO THE N.G.P.E. LOT OWNERS. SHALL COMPLY WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS TO ENSURE PROPER WATER QUALITY TO THE WETLAND TRACTS. IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM LOCATED WITHIN ANY SUCH EASEMENT IS DAMAGED AND IMPAIRS THE ABILITY OF THE SYSTEMS TO FUNCTION, IT SHALL BE REPAIRED BY THE OWNER OF THE LOT UPON WHICH THE DAMAGED STORM DRAINAGE FACILITY IS LOCATED. HOWEVER, IF THE LOT OWNER FAILS, FOR WHATEVER REASON, IN A TIMELY MANNER, TO REPAIR SUCH DAMAGE, THE HOA, AT ANY TIME SHALL ENTER UPON SAID EASEMENT TO MAKE REPAIRS TO THE SYSTEM.
4. BUILDING SETBACKS FOR SINGLE FAMILY RESIDENCES ARE AS FOLLOWS:
FRONT YARD TO HOUSE 10 FEET
FRONT YARD TO FRONT OF GARAGE 20 FEET
SIDE YARD BETWEEN HOUSES (1 STORY) 5 FEET
SIDE YARD BETWEEN HOUSES (2 STORY) 7 FEET
SIDE YARD ALONG STREET SIDE 10 FEET
REAR YARD TO HOUSE SAME AS SIDE YARD
EDGE OF ANY SENSITIVE AREA TRACT 10 FEET, UNLESS A GREATER SETBACK IS SHOWN ON THE PLAT MAP.
5. A NATIVE GROWTH PROTECTION EASEMENT IS TO BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES AS DETERMINED BY THE CITY. ACTIVITIES SET FORTH IN THE CITY OF MONROE SENSITIVE AREA GUIDELINES, AS AMENDED, ARE ALLOWED WHEN APPROVED BY THE CITY.
6. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE SEPARATE TRACTS IDENTIFIED AS NATIVE GROWTH PROTECTION EASEMENT (N.G.P.E.). MAINTENANCE INCLUDES INSURING THAT NO ALTERATION OCCURS WITHIN THE SEPARATE TRACTS AND THAT ALL VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN PERMISSION OF THE CITY OF MONROE HAS BEEN RECEIVED.
7. PRIVATE STORM DRAINAGE EASEMENTS SHOWN ON THE FINAL PLAT MAP ARE FOR STORM DRAINAGE FACILITIES WHICH COLLECT ROOF, YARD AND FOOTING DRAIN RUNOFF FROM INDIVIDUAL LOTS AND DISCHARGE SAID RUNOFF INTO THE PUBLIC STORM DRAINAGE SYSTEM. IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM LOCATED WITHIN ANY SUCH EASEMENT IS DAMAGED AND IMPAIRS THE ABILITY OF THE SYSTEM TO FUNCTION, IT SHALL BE REPAIRED BY THE OWNER OF THE LOT UPON WHICH THE DAMAGED STORM DRAINAGE FACILITY IS LOCATED. HOWEVER, IF THE LOT OWNER FAILS, FOR WHATEVER REASON, IN A TIMELY MANNER, TO REPAIR SUCH DAMAGE, OTHER LOT OWNERS THAT USE THE SYSTEM IN COMMON MAY, AT ANY TIME, ENTER UPON SAID EASEMENT TO MAKE REPAIRS TO THE SYSTEM.
8. THERE SHALL BE NO SEPTIC SYSTEMS OR WELLS WITHIN THIS PLAT. PROVISIONS OF SANITARY SEWER AND WATER SERVICE SHALL BE IN ACCORDANCE WITH CITY STANDARDS OR AS APPROVED BY THE CITY ENGINEER.
9. PROPERTY OWNERS ARE REQUIRED TO MAINTAIN THE RIGHT-OF-WAY AREA BETWEEN THEIR PROPERTY AND THE BACK OF STREET CURBS IN A UNIFORM MANNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPING/ IRRIGATION MAINTENANCE OF THE RIGHT-OF-WAY. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR PAYMENT OF SAID COSTS.
10. SUBJECT TO WAIVER OF ALL CLAIMS OF DAMAGE CAUSED OR ARISING BY REASON OF THE LAYING OUT AND ESTABLISHING A PUBLIC ROAD (191ST AVENUE S.E.) AS GRANTED IN DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 221705 AND 978593.
11. THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE MONROE SCHOOL DISTRICT TO BE BASED ON THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF MMC 20.07.120. THE FINAL DETERMINATION OF A DEVELOPMENT ACTIVITY'S FEE OBLIGATION UNDER THIS SECTION SHALL BE MADE PRIOR TO ISSUANCE OF BUILDING PERMITS. THE FINAL DETERMINATION SHALL INCLUDE CREDITS FOR IN-KIND CONTRIBUTIONS. ANY CREDITS MAY BE PRORATED AND DISTRIBUTED TO LOTS DESIGNATED BY THE APPLICANT.

12. SUBJECT TO EXCEPTION AND RESERVATIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 521979.
13. SUBJECT TO RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER SR2 AND SR 202 AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NUMBER 2109063.
14. SUBJECT TO EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBER 7608100078.
15. SUBJECT TO EASEMENT FOR ROAD AND UTILITIES RECORDED UNDER AUDITOR'S FILE NUMBER 7808080272.
16. SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENT AND COVENANTS RECORDED UNDER AUDITOR'S FILE NUMBER 8909010368.
17. SINGLE FAMILY LOTS = 68 LOTS

EASEMENT PROVISIONS

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING UTILITIES, AND UTILITY PIPELINES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, CABLE, TELEPHONE AND STORM DRAINAGE LINES, UNDER AND UPON TRACTS 986, 990, AND 991, FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY WITH UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. SAID TRACTS SHALL BE RESTORED BY THE CITY OF MONROE, AS NEARLY AS REASONABLY POSSIBLE, TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE CITY OF MONROE IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MONROE UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PUBLIC WATERLINE EASEMENT, PUBLIC SANITARY SEWER EASEMENT, AND PUBLIC STORM DRAINAGE EASEMENT, TO INSTALL, MAINTAIN, REPLACE, REPAIR, AND OPERATE WATER, SEWER, AND STORM DRAINAGE SYSTEMS, MAINS, AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES. STRUCTURES, EXCEPT FENCES, SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS.

AN EASEMENT FOR UTILITY PURPOSES IS HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, VERIZON INC., PUGET SOUND ENERGY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS OF AFOREMENTIONED UTILITIES, FOR CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, OPERATING, AND MAINTAINING UTILITIES, AND UTILITY PIPELINES, FOR THE SERVICES PROVIDED BY THE UTILITIES, UNDER AND UPON TRACTS 986, 990, AND 991, FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY WITH UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. SAID TRACTS SHALL BE RESTORED BY THE UTILITIES, AS NEARLY AS REASONABLY POSSIBLE, TO THEIR CONDITION PRIOR TO ANY MATERIAL DISTURBANCE BY THE UTILITY IN EXERCISING THE RIGHTS OF THIS EASEMENT. THIS EASEMENT SHALL ALSO APPLY UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS WHEN SAID LOTS AND TRACTS ABUT PUBLIC ROAD RIGHT-OF-WAY.

A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED OVER THE PAVED PEDESTRIAN WALKWAYS AND OVER ALL DESIGNATED PEDESTRIAN TRAILS WITHIN TRACT 989 FOR INGRESS AND EGRESS.

AN EASEMENT IS HEREBY GRANTED TO THE SINCLAIR HEIGHTS HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE OF LANDSCAPING OVER AND UPON THE STORMWATER DETENTION TRACTS 992 AND 993. NO LANDSCAPING SHALL BE PERMITTED THAT WOULD ADVERSELY AFFECT THE INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, AND OPERATION OF THE PUBLIC STORMWATER FACILITIES.

AN EASEMENT FOR ACCESS IS HEREBY GRANTED TO THE CITY OF MONROE, A MUNICIPAL CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER TRACT 990 FOR ACCESS TO AND MAINTENANCE OF A STORMWATER DETENTION POND ON TRACT 993.

THE OWNERS OF LOTS 2, 3 AND 4 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 991 THAT ARE USED IN COMMON.

THE OWNERS OF LOTS 8, 9, 10 AND 11 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 990 THAT ARE USED IN COMMON.

EASEMENT PROVISIONS (CONTINUED)

THE OWNERS OF LOTS 20, 21 AND 22 SHALL BE JOINTLY RESPONSIBLE FOR THAT PORTION OF THE ACCESS DRIVEWAY AND UTILITIES WITHIN TRACT 986 THAT ARE USED IN COMMON.

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

PRIVATE DRAINAGE EASEMENT PROVISIONS

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19. THE OWNERS OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, 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 PRIVATE DRAINAGE EASEMENT WITHIN LOTS 2 AND 3, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 2, 3, AND 4. THE OWNERS OF LOTS 2, 3, AND 4 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, 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 PRIVATE DRAINAGE EASEMENT WITHIN LOTS 63, 64, 65, 66, AND TRACT 995, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53 AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53. THE OWNERS OF LOTS 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 49, 50, 51, 52 & 53 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 54, 56, 57, 58, 59, 60, 61, 62, 63, AND TRACT 995, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION. THE SINCLAIR HEIGHTS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND / OR RECONSTRUCTION OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT. THESE DRAINAGE FACILITIES DISCHARGE TO SENSITIVE WETLAND AREAS. EXTREME CARE SHALL BE TAKEN TO INSURE THAT NO POLLUTANTS ENTER THE DRAINAGE FACILITIES.



GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4501 • (206)362-4244 • FAX (206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 2 OF 7

AUDITOR'S FILE NO.: 200405075141

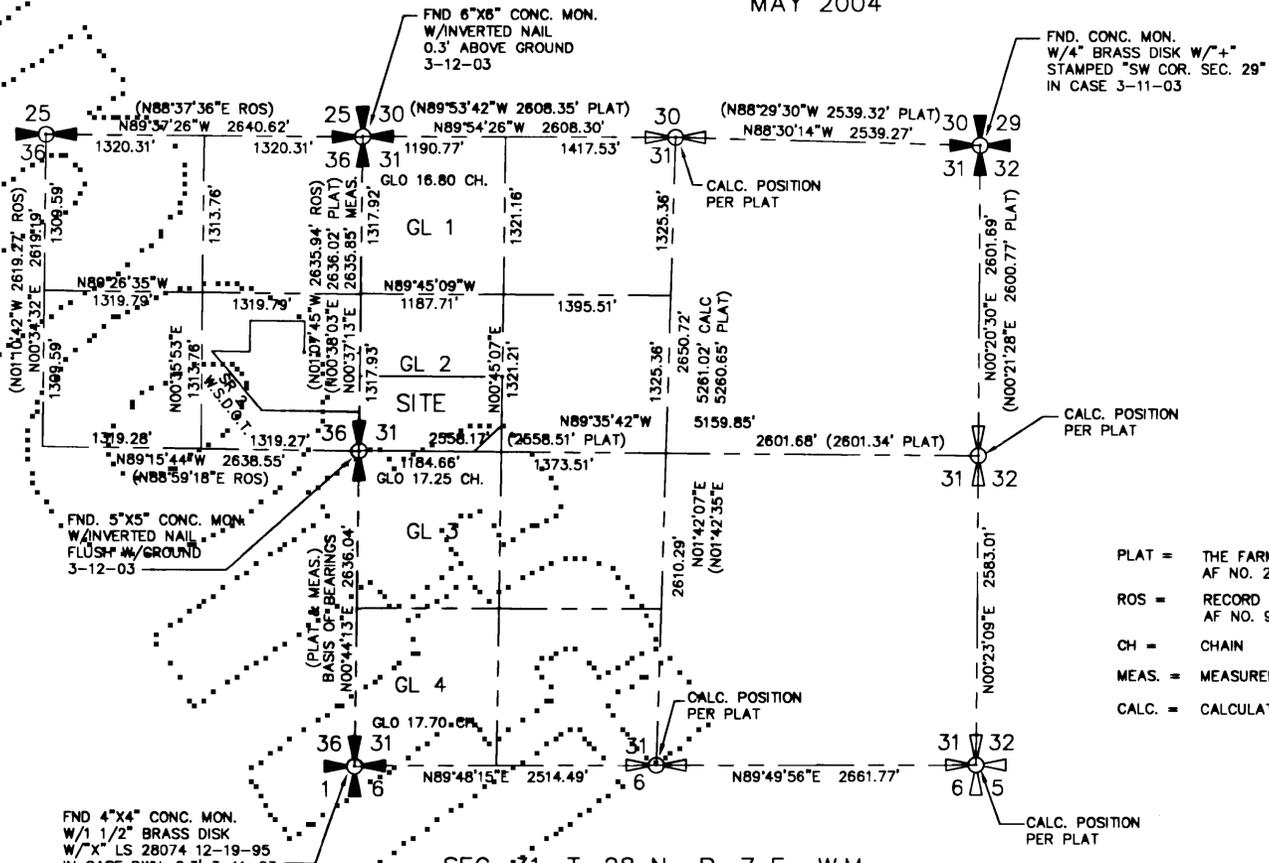
SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. &
SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

CITY OF MONROE FILE NO. PL 199003
MAY 2004

TEMPORARY EASEMENT PROVISIONS

THERE ARE TEMPORARY DRAINAGE EASEMENTS ON LOTS 30 THROUGH 36, 44 THROUGH 46, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, WHICH ENCUMBER THE TEMPORARY DRAINAGE FEATURES CONSTRUCTED ON SAID LOTS. THESE TEMPORARY DRAINAGE EASEMENTS ARE DEFINED AS BEING 5 FEET ON EITHER SIDE OF THE TEMPORARY DRAINAGE SYSTEM, "AS-BUILT" THESE EASEMENTS SHALL BE FOR THE MUTUAL PRIVATE BENEFIT OF ALL LOTS WHICH DIRECT DRAINAGE TO THE CURRENTLY INSTALLED TEMPORARY DRAINAGE SYSTEM. SAID EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE INSTALLATION OF THE FINAL DRAINAGE SYSTEM WITHIN THE 10 FOOT DRAINAGE EASEMENT PROVIDED WITHIN LOTS 30 THROUGH 36, 44 THROUGH 46, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, AS DEPICTED ON THIS FINAL PLAT, OR UPON COMPLETION OF THE CONSTRUCTION AND RECORDING OF A PERMANENT EASEMENT WHERE NECESSARY OUTSIDE OF THE 10 FOOT EASEMENT AS NOTED ON THIS PLAT. AT A MINIMUM, THE TEN FOOT DRAINAGE EASEMENT DEPICTED ON LOTS 30 THROUGH 36, 44, 45, 49 THROUGH 54, 56 THROUGH 66, AND TRACTS 994 AND 995, OF THE FINAL PLAT SHALL REMAIN IN PERPETUITY TO INSURE THAT THE PERMANENT DRAINAGE SYSTEM CAN BE INSTALLED."



PLAT = THE FARM AT WOODS CREEK NO. 1
AF NO. 200208305001
ROS = RECORD OF SURVEY
AF NO. 9806025004
CH = CHAIN
MEAS. = MEASURED
CALC. = CALCULATED

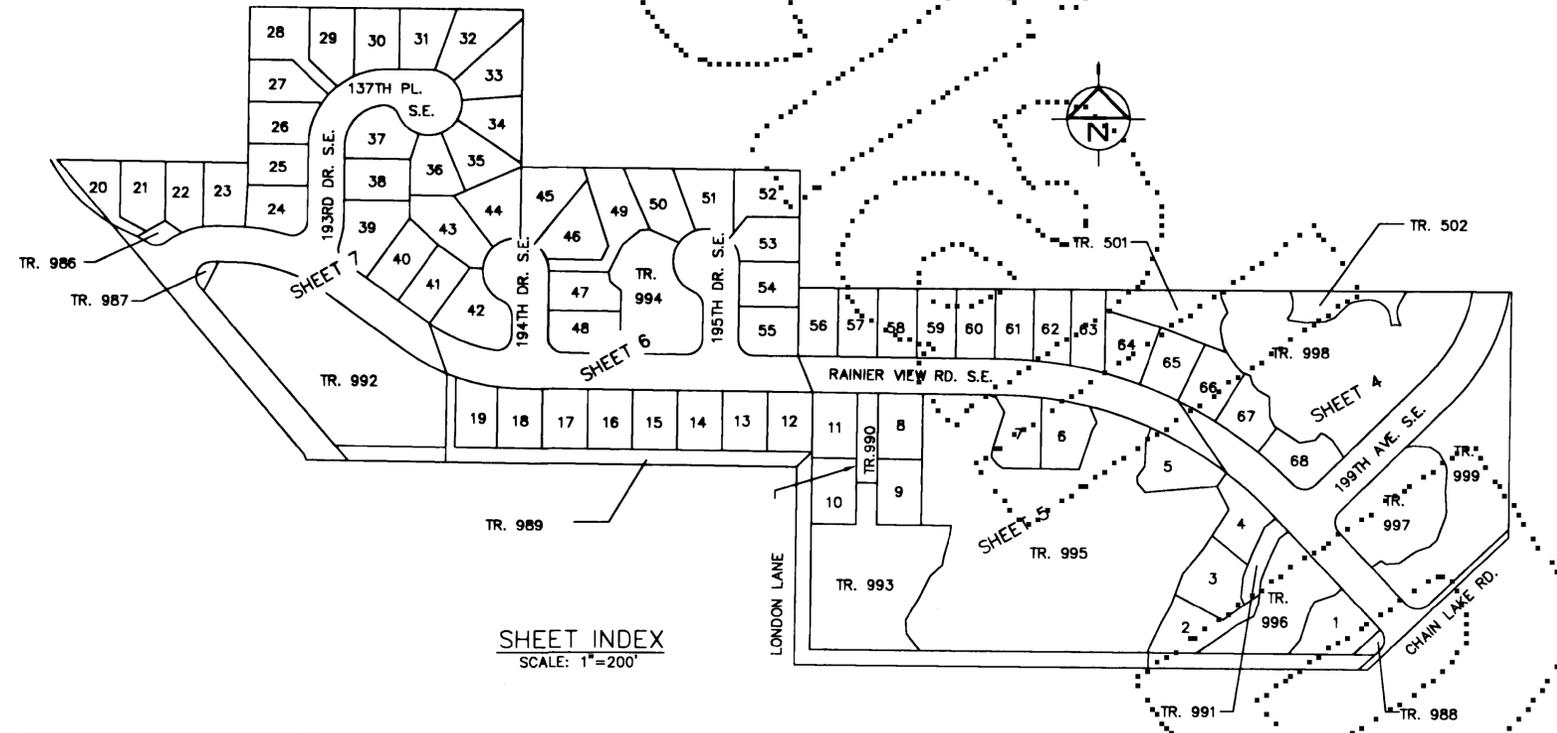
INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)
PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

CURB PLUG TABLE

DISTANCE FROM FRONT LOT CORNER TO CURB PLUG (NAIL & SHINER, LS 30450), ON LOT LINE EXTENDED.

1	11.67'	26	11.64'	51	9.54'
2	11.70'	27	11.55'	52	11.70'
3	11.79'	28	11.78'	53	11.75'
4	11.79'	29	11.81'	54	10.04'
5	11.83'	30	12.04'	55	9.83'
6	11.75'	31	11.79'	56	10.18'
7	14.41'	32	11.44'	57	9.88'
8	11.71'	33	12.75'	58	10.10'
9	13.46'	34	11.56'	59	11.56'
10	11.76'	35	9.49'	60	11.60'
11	11.75'	36	9.53'	61	11.65'
12	11.70'	37	9.57'	62	11.62'
13	11.80'	38	10.22'	63	11.66'
14	11.77'	39	9.77'	64	11.65'
15	11.80'	40	9.58'	65	11.69'
16	11.84'	41	11.50'	66	11.77'
17	11.85'	42	11.45'	67	11.78'
18	11.75'	43	11.45'	68	12.13'
19	11.80'	44	11.55'	69	11.60'
20	11.78'	45	11.49'	70	11.75'
21	12.42'	46	9.63'	71	11.86'
22	12.81'	47	9.35'	72	11.73'
23	13.24'	48	9.65'	73	13.76'
24	23.69'	49	9.53'	74	24.31'
25	12.51'	50	10.59'	75	11.85'

SEC. 31, T. 28 N., R. 7 E., W.M.
SUBDIVISION AND BASIS OF BEARINGS:
PLAT OF THE FARM AT WOODS CREEK NO. 1
A.F. NO. 200208305001
NE1/4, SEC. 36, T. 28 N., R. 6 E., W.M.
SUBDIVISION AND BASIS OF BEARINGS:
RECORD OF SURVEY
A.F. NO. 9806025004



SHEET INDEX
SCALE: 1"=200'



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BOTHELL, WASHINGTON 98011
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JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 3 OF 7
AUDITOR'S FILE NO.: 200405075141

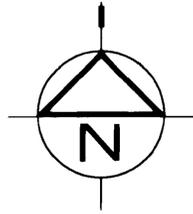
SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. &
SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

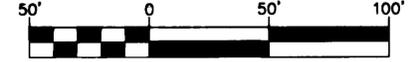
SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004



SCALE: 1"=50'



BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY
AF NO. 9806025004

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING
THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER
LEVEL THAN MINIMUM STANDARDS REQUIRED
BY WAC, 332-130-090.

LEGEND

AF NO. (XXXX)	AUDITOR'S FILE NUMBER LOT ADDRESS
N.G.P.A.	EXISTING MONUMENT AS NOTED
N.G.P.A./E.	EXISTING REBAR OR IRON PIPE AS NOTED
(R)	SET STANDARD SNOHOMISH COUNTY MONUMENT/ CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
R	SET TACK & SHINER, LS NO. 30450 (SEE CURB PLUG LEGEND)
R-O-W	DISTANCE FROM FRONT CORNER TO CURB PLUG
SEC.	SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
SE, NE, NW, SW	REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7
S, N, E, W.	
SF	
T.	
TR.	
W.M.	
X	
△	
○	
⊗	

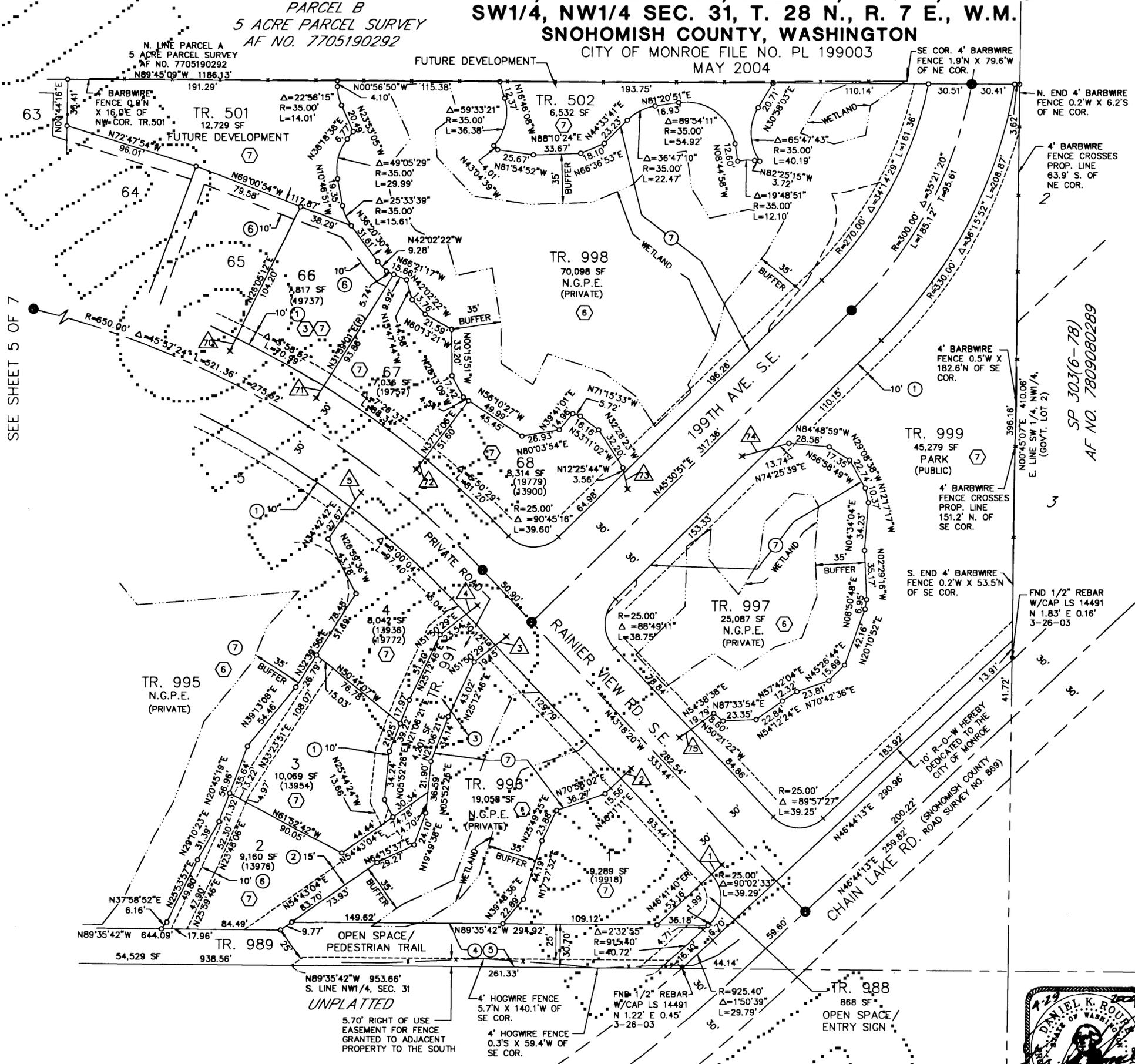
EASEMENTS

- ① PUBLIC UTILITY EASEMENT
- ② PUBLIC SANITARY SEWER EASEMENT
- ③ PUBLIC DRAINAGE, SANITARY SEWER,
WATER AND UTILITY EASEMENT
- ④ PUBLIC DRAINAGE, SANITARY SEWER
AND WATER EASEMENT
- ⑤ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ⑥ PRIVATE DRAINAGE EASEMENT
- ⑦ NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

NOTE:

- 1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED
HEREON.



SEE SHEET 5 OF 7



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JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 4 OF 7

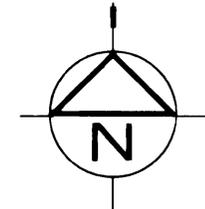
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SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE FILE NO. PL 199003

MAY 2004



SCALE: 1" = 50'



BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY
AF NO. 980625004

PARCEL D
5 ACRE PARCEL SURVEY
AF NO. 7705190292

N. LINE PARCEL A,
5 ACRE PARCEL SURVEY
AF NO. 7705190292

TR. 501
FUTURE DEVELOPMENT

RAINIER VIEW RD. S.E.

TR. 993

43,153 SF
STORMWATER
DETENTION
FACILITIES
(PUBLIC)

TR. 995

155,359 SF
N.G.P.E.
(PRIVATE)

TR. 989

54,529 SF OPEN SPACE/PEDESTRIAN TRAIL

UNPLATTED

FND 1/2" REBAR
W/CAP LS 14491
N=0.15' E=0.07'
3-26-03

FOUND 5" X 5" CONCRETE
MONUMENT WITH 1 1/2" BRASS
DISK WITH "X", LS NO. 28074
12-19-95 IN CASE DOWN 0.3'
3-11-03

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING
THEODOLITE WITH E.D.M)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER
LEVEL THAN MINIMUM STANDARDS REQUIRED
BY WAC, 332-130-090.

EASEMENTS

- ① PUBLIC UTILITY EASEMENT
 - ② PUBLIC SANITARY SEWER EASEMENT
 - ③ PUBLIC DRAINAGE, SANITARY SEWER,
WATER AND UTILITY EASEMENT
 - ④ PUBLIC DRAINAGE, SANITARY SEWER
AND WATER EASEMENT
 - ⑤ PUBLIC PEDESTRIAN ACCESS EASEMENT
 - ⑥ PRIVATE DRAINAGE EASEMENT
 - ⑦ NATIVE GROWTH PROTECTION EASEMENT
- SEE EASEMENT PROVISIONS ON SHEET 2 OF 7



LEGEND

- | | |
|-------------------|---|
| AF NO.
(XXXXX) | AUDITOR'S FILE NUMBER |
| N.G.P.A. | LOT ADDRESS |
| N.G.P.A./E. | NATIVE GROWTH PROTECTION AREA |
| (R) | NATIVE GROWTH PROTECTION AREA EASEMENT |
| R. | RADIAL |
| R-O-W | RANGE |
| SEC. | RIGHT-OF-WAY |
| SE, NE, NW, SW | SECTION |
| S., N., E., W., | SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST |
| SF | SOUTH, NORTH, EAST, WEST |
| T. | SQUARE FEET |
| TR. | TOWNSHIP |
| W.M. | TRACT |
| ○ | WILLAMETTE MERIDIAN |
| ○ | EXISTING MONUMENT AS NOTED |
| ○ | EXISTING REBAR OR IRON PIPE AS NOTED |
| ○ | SET STANDARD SNOHOMISH COUNTY MONUMENT/
CASE & BRASS CAP WITH PUNCH MARK |
| ○ | LS NO. 30450 |
| x | SET TACK & SHINER, LS NO. 30450
(SEE CURB PLUG LEGEND) |
| △ | DISTANCE FROM CORNER TO CURB PLUG
SEE CURB PLUG TABLE SHEET 3 OF 7 |
| ○ | SET 1/2" X 24" REBAR WITH
PLASTIC CAP, LS NO. 30450 |
| ○ | REFERENCE RESTRICTION & CONDITIONS
ON SHEET 2 OF 7 |

NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED
HEREON.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425) 775-4581 • (206) 362-4244 • FAX (206) 362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 5 OF 7

AUDITOR'S FILE NO.: 200405075141

LOT 1
ZA 8795238 SP
AF NO. 8708170071

W. LINE NW1/4, SEC. 31
N00°37'13"E 330.00'

SEE SHEET 6 OF 7

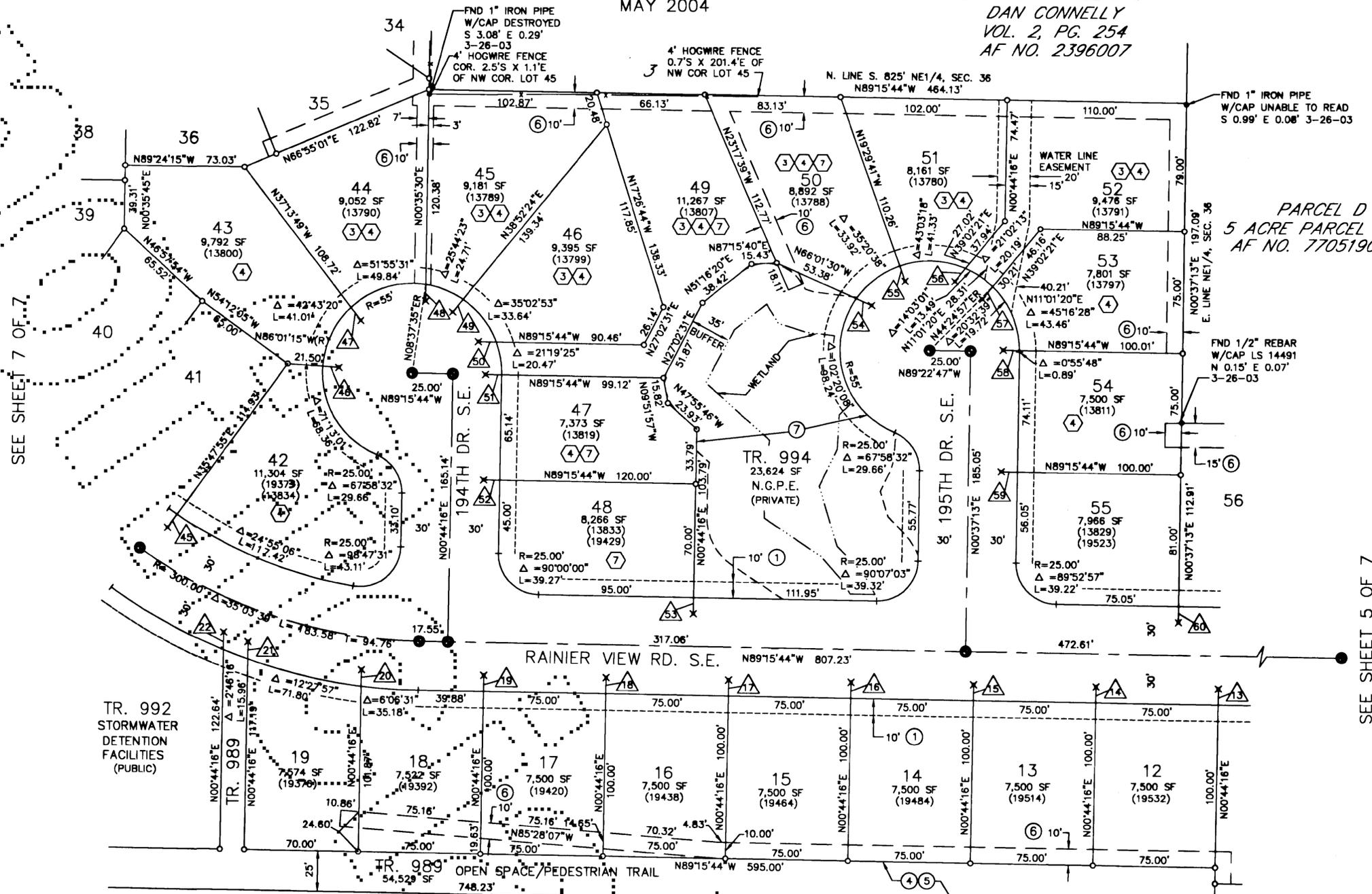
SEE SHEET 4 OF 7

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. &
SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.

CITY OF MONROE FILE NO. PL 199003
MAY 2004

5 ACRE PARCEL MAP
DAN CONNELLY
VOL. 2, PG. 254
AF NO. 2396007



SEE SHEET 7 OF 7

SEE SHEET 5 OF 7

PARCEL D
5 ACRE PARCEL SURVEY
AF NO. 7705190292

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M.)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC, 332-130-090.

EASEMENTS

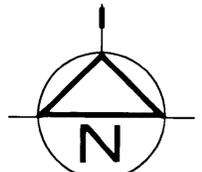
- ① PUBLIC UTILITY EASEMENT
- ② PUBLIC SANITARY SEWER EASEMENT
- ③ PUBLIC DRAINAGE, SANITARY SEWER, WATER AND UTILITY EASEMENT
- ④ PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
- ⑤ PUBLIC PEDESTRIAN ACCESS EASEMENT
- ⑥ PRIVATE DRAINAGE EASEMENT
- ⑦ NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

LEGEND

- AF NO. (XXXXXX) AUDITOR'S FILE NUMBER
- N.G.P.A. NATIVE GROWTH PROTECTION AREA
- N.G.P.A./E. NATIVE GROWTH PROTECTION AREA EASEMENT
- R. RADIAL
- R-0-W RIGHT-OF-WAY
- SEC. SECTION
- SE, NE, NW, SW SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST
- S, N, E, W. SOUTH, NORTH, EAST, WEST
- SF. SQUARE FEET
- T. TOWNSHIP
- TR. TRACT
- W.M. WILLAMETTE MERIDIAN
- EXISTING MONUMENT AS NOTED
- EXISTING REBAR OR IRON PIPE AS NOTED
- SET STANDARD SNOHOMISH COUNTY MONUMENT/CASE & BRASS CAP WITH PUNCH MARK
- LS NO. 30450
- SET TACK & SHINER, LS NO. 30450
- DISTANCE FROM FRONT LOT CORNER TO CURB PLUG (SEE CURB PLUG TABLE SHEET 3 OF 7)
- SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
- REFERENCE RESTRICTIONS & CONDITIONS ON SHEET 2 OF 7

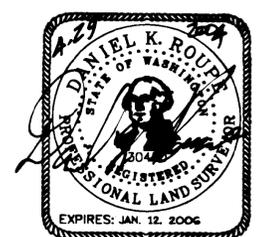
LOT 7
ZA 8795238SP
AF NO. 8708170071



SCALE: 1" = 50'



BASIS OF BEARINGS AND SUBDIVISION: RECORD OF SURVEY AF NO. 9806025004



NOTE:

- 1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.

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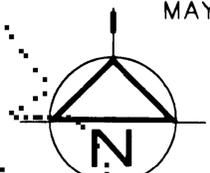
JOB NO.: 03-8003 DATE: 04/22/04 SHEET: 6 OF 7

AUDITOR'S FILE NO.: 200403075141

SINCLAIR HEIGHTS

SE1/4, NE1/4 SEC. 36, T. 28 N., R. 6 E., W.M. &
SW1/4, NW1/4 SEC. 31, T. 28 N., R. 7 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

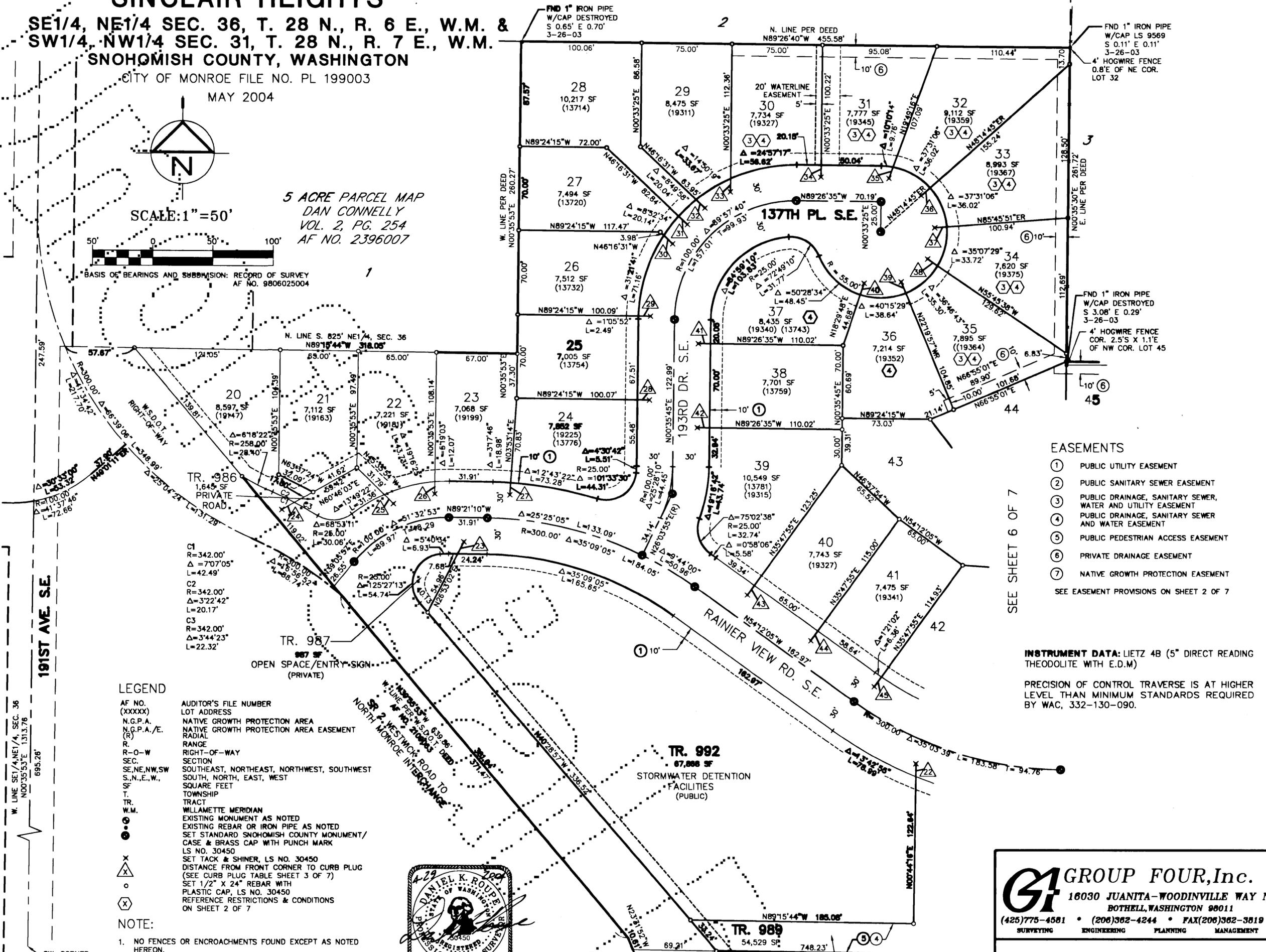
CITY OF MONROE FILE NO. PL 199003
MAY 2004



SCALE: 1" = 50'

5 ACRE PARCEL MAP
DAN CONNELLY
VOL. 2, PG. 254
AF NO. 2396007

BASIS OF BEARINGS AND SUBMISSION: RECORD OF SURVEY
AF NO. 9806025004



- C1
R=342.00'
Δ=7°07'05"
L=42.49'
- C2
R=342.00'
Δ=3°22'42"
L=20.17'
- C3
R=342.00'
Δ=3°44'23"
L=22.32'

LEGEND

- | | |
|------------------|---|
| AF NO.
(XXXX) | AUDITOR'S FILE NUMBER |
| N.G.P.A. | LOT ADDRESS |
| N.G.P.A./E. | NATIVE GROWTH PROTECTION AREA |
| (R) | NATIVE GROWTH PROTECTION AREA EASEMENT |
| R | RADIAL |
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| SEC. | RIGHT-OF-WAY |
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| S., N., E., W. | SOUTHEAST, NORTHEAST, NORTHWEST, SOUTHWEST |
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| TR. | TOWNSHIP |
| W.M. | TRACT |
| | WILLAMETTE MERIDIAN |
| | EXISTING MONUMENT AS NOTED |
| | EXISTING REBAR OR IRON PIPE AS NOTED |
| | SET STANDARD SNOHOMISH COUNTY MONUMENT/
CASE & BRASS CAP WITH PUNCH MARK
LS NO. 30450 |
| | SET TACK & SHINER, LS NO. 30450 |
| | DISTANCE FROM FRONT CORNER TO CURB PLUG
(SEE CURB PLUG TABLE SHEET 3 OF 7) |
| | SET 1/2" X 24" REBAR WITH
PLASTIC CAP, LS NO. 30450 |
| | REFERENCE RESTRICTIONS & CONDITIONS
ON SHEET 2 OF 7 |

NOTE:

- NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.



EASEMENTS

- ① PUBLIC UTILITY EASEMENT
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- ④ PUBLIC DRAINAGE, SANITARY SEWER AND WATER EASEMENT
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- ⑥ PRIVATE DRAINAGE EASEMENT
- ⑦ NATIVE GROWTH PROTECTION EASEMENT

SEE EASEMENT PROVISIONS ON SHEET 2 OF 7

SEE SHEET 6 OF 7

INSTRUMENT DATA: LIETZ 4B (5" DIRECT READING THEODOLITE WITH E.D.M)

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JOB NO.: 03-8003 DATE: 02/22/04 SHEET: 7 OF 7

AUDITOR'S FILE NO.: 200405075141

Appendix F — Qualifications

All field inspections, wetland determinations, habitat assessments, and supporting documentation, including this *Wetland and Fish and Wildlife Habitat Assessment Report* prepared for *Cooper Ridge* project site were prepared by, or under the direction of, Jon Pickett of SVC. In addition, the site investigations were performed by Harry Richardson and Kyla Caddey, and report preparation was completed by Mae Ancheta.

Jon Pickett

Associate Principal

Professional Experience: 10+ years

Jon Pickett is an Associate Principal and Senior Scientist with diverse professional experience in habitat development as a Regional Biologist and Environmental Project Manager, with an emphasis in wetland restoration and enhancement. Jon has extensive experience successfully planning, developing, securing funding, managing and implementing numerous large-scale wetland habitat projects aimed at restoring the biological and physical functions of wetlands throughout California's Central Valley and Southern California. During this time, he managed a 2,200-acre private wetland and upland habitat complex as a public trust resource for conservation and consumptive use. He worked to ensure projects were designed and implemented to achieve habitat restoration goals, including reclamation of wetland and floodplain habitats, reintroduction of aquatic complexity and habitat, and reestablishment of riparian corridor.

Jon has worked with Federal and State agencies and private entities on land acquisitions for conservational habitat and public use, including prioritizing acquisitions relative to value and opportunity and funding. In addition, Jon has experience in regulatory coordination to ensure projects operated in compliance with Federal, State and local environmental regulations, preparing permit documentation, coordinating with all pertinent agencies and stakeholders, and developing and maintaining appropriate permitting timelines to ensure timely approvals. He also oversaw earthwork construction components and revegetation efforts, as well as post-project monitoring, with an emphasis in native vegetation establishment and natural channel morphology.

Jon earned a Bachelor of Science degree in Natural Resource Sciences from Washington State University and Bachelor of Science Minor in Forestry from Washington State University. Jon has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement) and has been formally trained in the use of the Washington State Wetland Rating System, How to Determine the Ordinary High Water Mark, Using Field Indicators for Hydric Soils, and the Using the Credit-Debit Method for Estimating Mitigation Needs.

Kyla Caddey

Environmental Scientist & Certified Ecologist

Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience

performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. Ms. Caddey is a Certified Ecologist through the Ecological Society of America. She has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement), is a Pierce County Qualified Wetland Specialist and Wildlife Biologist, and is a USFWS-approved Mazama pocket gopher survey biologist. Kyla has been formally trained through the Washington State Department of Ecology, Coastal Training Program, and the Washington Native Plant Society in winter twig and grass, sedge, and rush identification for Western WA; Using the Credit-Debit Method in Estimating Wetland Mitigation Needs; How to Determine the Ordinary High Water Mark; Using Field Indicators for Hydric Soils; How to Administer Development Permits in Washington Shorelines; Puget Sound Coastal Processes; and Forage Fish Survey Techniques. Additionally, she has received formal training in preparing WSDOT Biological Assessments.

Megan Mae Ancheta

Staff Scientist

Professional Experience: 2 years

Megan (Mae) Ancheta is a Staff Scientist with a background in wildlife and conservation biology in Washington state. Mae earned her Bachelor of Science degree in Environmental Science with a focus in Conservation Biology and Ecology and a certificate in Restoration Ecology from University of Washington, Tacoma. There she gained extensive, hands-on experience working in lab and field settings, and studying socio-ecological restoration and wildlife conservation in old growth forests, historic Puget lowland prairies, and wetland and riparian areas. Mae has applied her studies working in the local government at the city and county level as well as within federal entities conducting wetland mitigation planning, stream habitat monitoring, habitat restoration for federally listed species, and thorough site analyses for natural resource management utilizing ArcGIS and model analyses.

Mae currently assists in wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla Caddey

Environmental Scientist & Certified Ecologist

Professional Experience: 6 years

Kyla Caddey is an Environmental Scientist with a diverse background in riparian habitat restoration, stream and wetland ecology, wildlife ecology and conservation, and wildlife and natural resource assessments and monitoring. Kyla has advanced expertise in report preparation, grant writing, environmental education, data compilation and statistical analysis. Kyla has field experience performing in-depth studies in both the Pacific Northwest and Central American ecosystems. She currently performs wetland, stream, and shoreline delineations and fish and wildlife habitat assessments; conducts environmental code analysis; and prepares environmental assessment and mitigation reports, biological evaluations, and permit applications to support clients through the regulatory and planning process for various land use projects.

Kyla earned a Bachelor of Science degree in Environmental Science and Resource Management from the University of Washington, Seattle with a focus in Wildlife Conservation and a minor in Quantitative Science. Ms. Caddey is a Certified Ecologist through the Ecological Society of America. She has received 40-hour wetland delineation training (Western Mtns, Valleys, & Coast and Arid West Regional Supplement), is a Pierce County Qualified Wetland Specialist and Wildlife Biologist, and is a USFWS-approved Mazama pocket gopher survey biologist. Kyla has been formally trained through the Washington State Department of Ecology, Coastal Training Program, and the Washington Native Plant Society in winter twig and grass, sedge, and rush identification for Western WA; Using the Credit-Debit Method in Estimating Wetland Mitigation Needs; How to Determine the Ordinary High Water Mark; Using Field Indicators for Hydric Soils; How to Administer Development Permits in Washington Shorelines; Puget Sound Coastal Processes; and Forage Fish Survey Techniques. Additionally, she has received formal training in preparing WSDOT Biological Assessments.