

PHASE 1 OF THE PLAT OF
EAGLE SPRINGS
A RURAL CLUSTER SUBDIVISION
NE, SE, SW & NW 1/4 OF NE 1/4 OF SECTION 19, TWP. 31N., RNG 6E., W.M.
SNOHOMISH COUNTY, WASHINGTON.
PFN 05 129036 SD

LEGAL DESCRIPTION

PARCEL A:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M.

PARCEL B:
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 19, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M.

PARCEL C:
LOT 3 OF VOLUME 9 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NUMBER 7902270373, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M.

PARCEL D:
THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M.

EXCEPT COUNTY ROAD ON WEST.

PARCEL E:
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M.

EXCEPT COUNTY ROAD ON WEST.

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

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT DW ARLINGTON LLC, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FRONTIER BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO SAID ALTERATION APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. 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 ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACT 994 THROUGH 999 ARE HEREBY GRANTED AND CONVEYED TO THE EAGLE SPRINGS HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH COUNTY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE COUNTY REGULATIONS AND CONDITIONS OR FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA, AS WELL AS RESPONSIBILITY FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

TRACT 993 TO BE RETAINED BY DW ARLINGTON LLC FOR FUTURE DEVELOPMENT.
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 22 DAY OF Oct 2009

Thomas J. DeDonato *Marcia A. Laypuri*
DW ARLINGTON LLC FRONTIER BANK
BY: *Thomas J. DeDonato* OR *Marcia A. Laypuri*
ITS: *Managing Member* ITS: *AVP*

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THIS 4 DAY OF Nov 2009 AT 9 AM, AND RECORDED IN VOL. 17088 OF PLATS, PAGE 200911045001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
Carolyn Weikel
AUDITOR, SNOHOMISH COUNTY
BY: *[Signature]*
DEPUTY COUNTY AUDITOR

200911045001

RESTRICTIONS

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 30.41 SCC OR PREVIOUSLY UNDER TITLE 19 SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 30.41A OF SNOHOMISH COUNTY CODE.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS MAY BE HELD. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS AND STREETS OF THIS PLAT SHALL PETITION THE COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO COUNTY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY, PRIOR TO ACCEPTANCE BY THE COUNTY.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE ARLINGTON SCHOOL DISTRICT NO. 16 TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF SCC 30.66C.010. CREDIT SHALL BE GIVEN FOR 5 EXISTING PARCELS. LOTS 1 THROUGH 5 SHALL RECEIVE CREDIT.
- SCC TITLE 30.66B REQUIRES THE NEW LOT MITIGATION PAYMENTS IN THE AMOUNTS SHOWN BELOW FOR EACH SINGLE-FAMILY RESIDENCE BUILDING PERMIT:

\$2,463.33 PER LOT FOR MITIGATION OF IMPACTS ON COUNTY ROADS PAID TO THE COUNTY,
\$912.97 PER LOT FOR MITIGATION OF IMPACTS ON ARLINGTON STREETS PAID TO THE CITY,
\$336.69 PER LOT FOR MITIGATION OF IMPACTS ON STATE HIGHWAY PAID TO THE COUNTY.

THESE PAYMENTS ARE DUE PRIOR TO OR AT THE TIME OF EACH BUILDING PERMIT ISSUANCE. NOTICE OF THESE MITIGATION PAYMENTS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION, SHORT SUBDIVISION OF LOTS THEREIN OR BINDING SITE PLAN. ONCE BUILDING PERMITS HAVE BEEN ISSUED ALL MITIGATION PAYMENTS SHALL BE DEEMED PAID BY PDS.

- ALL NATIVE GROWTH PROTECTION AREAS SHALL 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. THE ACTIVITIES AS SET FORTH IN SCC 30.94N.010 (1), (3), AND (4) ARE ALLOWED WHEN APPROVED BY THE COUNTY.
- THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO PARK IMPACT FEES IN THE AMOUNT OF \$48.82 PER NEWLY APPROVED DWELLING UNIT, AS MITIGATION FOR IMPACTS TO THE RIVER MEADOWS SERVICE AREA (#302) OF THE COUNTY PARKS SYSTEM IN ACCORDANCE WITH SCC 30.66A. PAYMENT OF THESE MITIGATION FEES IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE, PROVIDED THAT THE BUILDING PERMIT IS ISSUED BY APRIL 6, 2012 (FIVE YEARS AFTER THE COMPLETENESS DATE OF THE SUBJECT APPLICATION). AFTER THIS DATE, PARK IMPACT FEES SHALL BE BASED UPON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.
- LOTS 1 THROUGH 15 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN. SEE DRAINAGE PLAN FOR DETAILS.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 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.
- THE PRIVATE DRAINAGE EASEMENT LOCATED ACROSS LOTS 35, 36, 40 & 41 SHOWN HEREON IS HEREBY RESERVED AND GRANTED FOR TRACT 993 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE, WITH THE RIGHT OF INGRESS FOR SUCH PURPOSES.
- THIS PLAT IS SUBJECT TO THE FOLLOWING RECORDED CONDITIONS:
(1) RECORDING #809441 - POWER TRANSMISSION EASEMENT
(2) RECORDING #812070 - POWER TRANSMISSION EASEMENT
(3) RECORDING #200712110261 - UTILITY EXTENSION AGREEMENT
- SUBJECT TO DECLARATION OF COVENANTS FOR EAGLE SPRINGS, RECORDING NUMBER 200911040055
- RECORDING NUMBER 200911040056 - CITY OF ARLINGTON WATERLINE EASEMENT.

16 SUBJECT TO OPENSOURCE MANAGEMENT PLAN ON FILE WITH PDS.

17 NATIVE GROWTH PROTECTION AREA/EASEMENT
IN CONSIDERATION OF SNOHOMISH COUNTY CODE REQUIREMENTS, A NON EXCLUSIVE NATIVE GROWTH PROTECTION AREA/ EASEMENT (NGPA/E) IS HEREBY GRANTED TO SNOHOMISH COUNTY, ITS SUCCESSORS OR ASSIGNS. SAID EASEMENT AREA IS DEPICTED ON THE SUBDIVISION. THE NATIVE GROWTH PROTECTION AREA/EASEMENT SHALL 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 WITHIN SAID EASEMENT AREA; EXCEPT THE ACTIVITIES SET FORTH IN SNOHOMISH COUNTY CODE ARE ALLOWED, WHEN APPROVED BY THE COUNTY. SOME ACTIVITIES WHICH MAY BE PERMITTED ARE: (1) UNDERGROUND UTILITY CROSSINGS AND DRAINAGE DISCHARGE SWALES WHICH UTILIZE THE SHORTEST ALIGNMENT POSSIBLE AND FOR WHICH NO ALIGNMENT THAT WOULD AVOID SUCH A CROSSING IS FEASIBLE; (2) FENCES, WHEN THE CRITICAL AREA AND ITS BUFFER ARE NOT DETRIMENTALLY AFFECTED; (3) REMOVAL OF HAZARDOUS TREES BY THE PROPERTY OWNER; AND (4) OTHER USES AND DEVELOPMENT ACTIVITY ALLOWED BY SAID CODE. THE RIGHT TO USE AND POSSESS THE EASEMENT AREA IS RETAINED, PROVIDED THAT THE USE DOES NOT INTERFERE WITH, OBSTRUCT OR ENDANGER PURPOSES OF SAID EASEMENT.

THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RESTORING THE CONDITION OF THE NGPA/E IF ANY UNAUTHORIZED DISTURBANCE OCCURS. BY ACCEPTANCE OF THE EASEMENT FOR THE PURPOSES DESCRIBED, SNOHOMISH COUNTY DOES NOT ACCEPT OR ASSUME LIABILITY FOR ACTS OR OMISSIONS OF THE LOT OWNER, HIS OR HER INVITEES, LICENSEES OR OTHER THIRD PARTIES WITHIN THE EASEMENT AREA. THE LOT OWNER HOLDS SNOHOMISH COUNTY HARMLESS FOR ANY CLAIM OF DAMAGE OR INJURY TO ANY PROPERTY OR PERSON BY ANY PERSON ENTERING THE EASEMENT AREA NOT EXPRESSLY AUTHORIZED TO DO SO BY SNOHOMISH COUNTY. THIS EASEMENT IS CREATED, GRANTED AND ACCEPTED FOR THE BENEFIT OF THE SUBDIVISION AND THE GENERAL PUBLIC, BUT SHALL NOT BE CONSTRUED TO PROVIDE OPEN OR COMMON SPACE FOR OWNERS WITHIN THE SUBDIVISION OR MEMBERS OF THE PUBLIC.

18 THE 55' FOOT TEMPORARY TURN AROUND EASEMENT SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET IS EXTENDED SOUTH, ACCEPTED AND MAINTAINED BY THE COUNTY OR ITS SUCCESSORS.

19 THE PUBLIC WATER EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC WATER UTILITIES INCLUDING THE CITY OF ARLINGTON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING A WATER SYSTEM TOGETHER WITH THE RIGHT OF INGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH MAINTENANCE AND REPAIR RESPONSIBILITIES.

GRANTEE AGREES TO RESTORE THE REAL PROPERTY AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF THE UTILITIES.

GRANTOR SHALL NOT UNDERTAKE, AUTHORIZE, PERMIT OR CONSENT TO ANY CONSTRUCTION OR EXCAVATION INCLUDING, WITHOUT LIMITATION, DIGGING, TUNNELING, OR OTHER FORMS OF CONSTRUCTION ACTIVITY ON OR NEAR THE EASEMENT WHICH MIGHT IN ANY FASHION UNEARLY, UNDERMINE, OR DAMAGE THE WATER LINES OR ENDANGER THE LATERAL OR OTHER SUPPORT OF THE WATER LINES WITHOUT GRANTEE'S PRIOR WRITTEN APPROVAL.

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 2010 TAXES.

Kirk Sims 11-4-09 KH
TREASURER, SNOHOMISH COUNTY
BY: *Kim Hurd* 10-21-09
DEPUTY COUNTY TREASURER

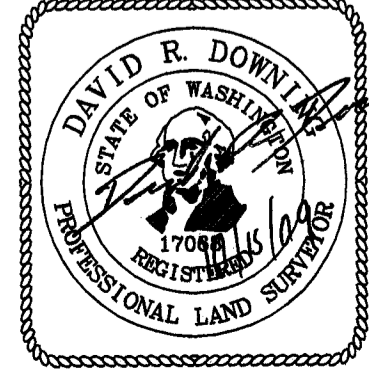


IN ACCORDANCE WITH RCW 58-08-040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF EAGLE SPRINGS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNER SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

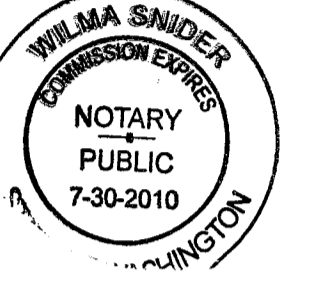
David R. Downing 11-15-09
REGISTERED PROFESSIONAL LAND SURVEYOR 17088 CERTIFICATE NO. DATE



ACKNOWLEDGMENTS

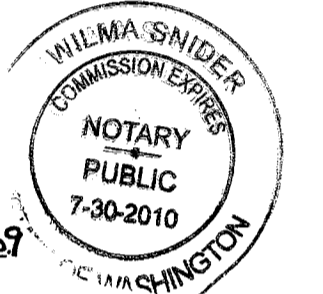
STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Thomas J. DeDonato IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing Member OF DW ARLINGTON LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-21-09
SIGNATURE: Wilma Snider
(PRINT NAME) Wilma Snider
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Arlington
MY APPOINTMENT EXPIRES 7/30/2010



STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Marcia A. Laypuri 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 AVP OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-21-09
SIGNATURE: Wilma Snider
(PRINT NAME) Wilma Snider
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Arlington
MY APPOINTMENT EXPIRES 7/30/2010



COUNTY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 22 DAY OF Oct 2009

[Signature]
SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES APPROVAL

EXAMINED AND APPROVED THIS 23 DAY OF Oct 2009

Thomas Bauer
SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

CHAIRMAN, COUNTY COUNCIL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 19 DAY OF Nov 2009

John Cooper 11-4-09
COUNTY COUNCIL CHAIR PERSON
SNOHOMISH COUNTY, WASHINGTON
DATE

DESIGN ENGINEERS APPROVAL

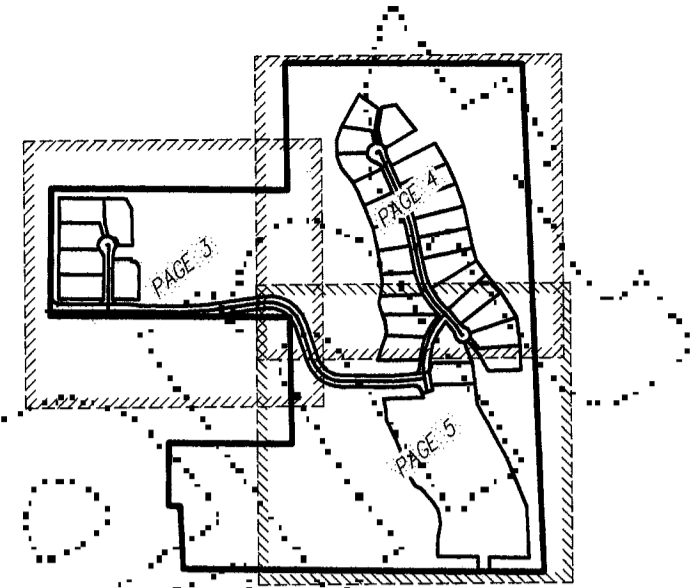
PRIVATE ROAD EXAMINED AND APPROVED THIS 21 DAY OF OCT 2009

[Signature]
SAM MUSANTE

A.F. NO. 200911045001
PHASE 1 OF THE PLAT OF EAGLE SPRINGS
NE, SE, SW & NW 1/4 OF THE NE 1/4 OF SEC. 19, TWP. 31N., RNG. 6E., W.M.
PFN 05 129036 SD

SURVEYOR:		SHEET	
DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		1	
JOB NO. 07-061	DRAWN BY DDD	OF	
DATE 7/28/09		5	

THE PLAT OF
EAGLE SPRINGS
A RURAL CLUSTER SUBDIVISION
NE, SE, SW & NW 1/4 OF NE 1/4 OF SECTION 19, TWP. 31N., RNG 6E., W.M.
SNOHOMISH COUNTY, WASHINGTON.
PFN 05 129036 SD



DRAINAGE FACILITY MAINTENANCE COVENANT

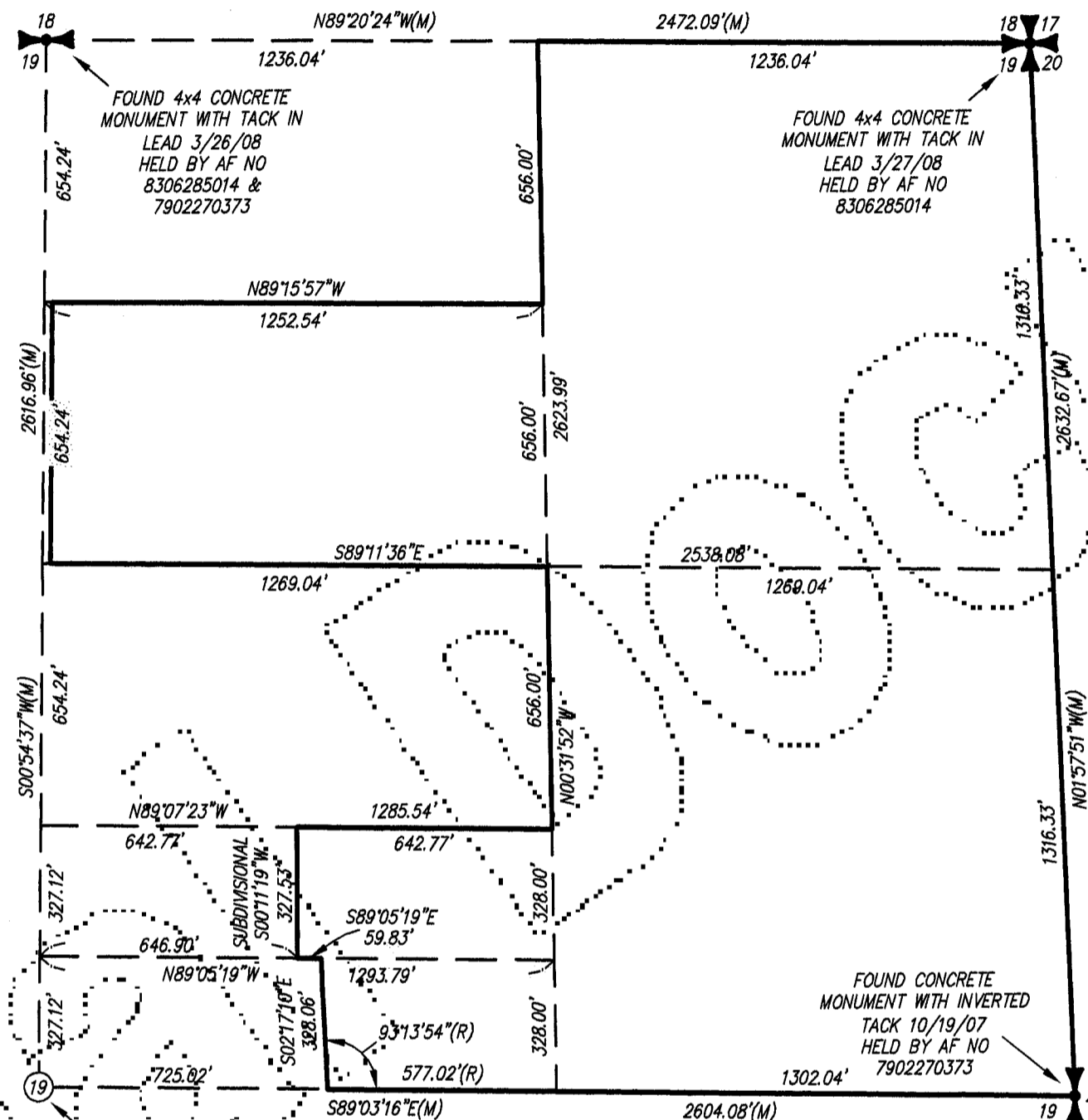
WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT SNOHOMISH COUNTY (COUNTY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. COUNTY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. COUNTY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
2. IF COUNTY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, COUNTY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, COUNTY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF COUNTY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, COUNTY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE COUNTY OR PAY COUNTY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN COUNTY'S STATEMENT.
3. IF COUNTY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, COUNTY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF COUNTY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE, WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, COUNTY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

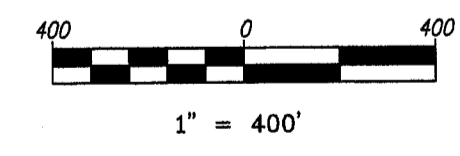


NOTES:

1. INSTRUMENT DATA - LIETZ 4 (5" DIRECT READING)
2. FIELD METHOD USED - TRAVERSE
3. METHOD OF ADJUSTMENT - NONE
4. MONUMENTS VISITED - AS NOTED
5. PRECISION OF TRAVERSE CLOSURE MEETS OR EXCEEDS STANDARDS REQUIRED BY WAC-332-130-090
6. BASIS OF BEARING - N89°20'24"W - ASSUMED THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19

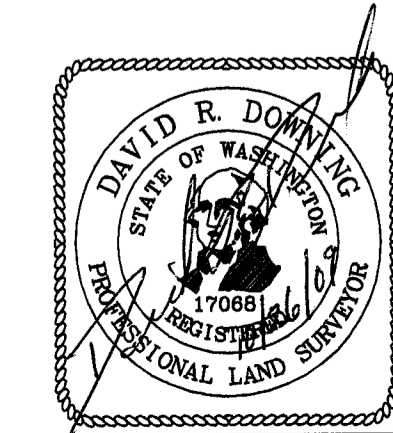
LEGEND

- SET 1/2" X 24" IRON ROD WITH CAP NO. 17088
- ⊙ SET STANDARD SNOHOMISH COUNTY MONUMENTS
- REBAR FOUND AS NOTED
- (R) DISTANCE OR ANGLE FROM THE TOM STORY SURVEY RECORDED UNDER AF NO 7902270373



A.F. NO. 200911045001

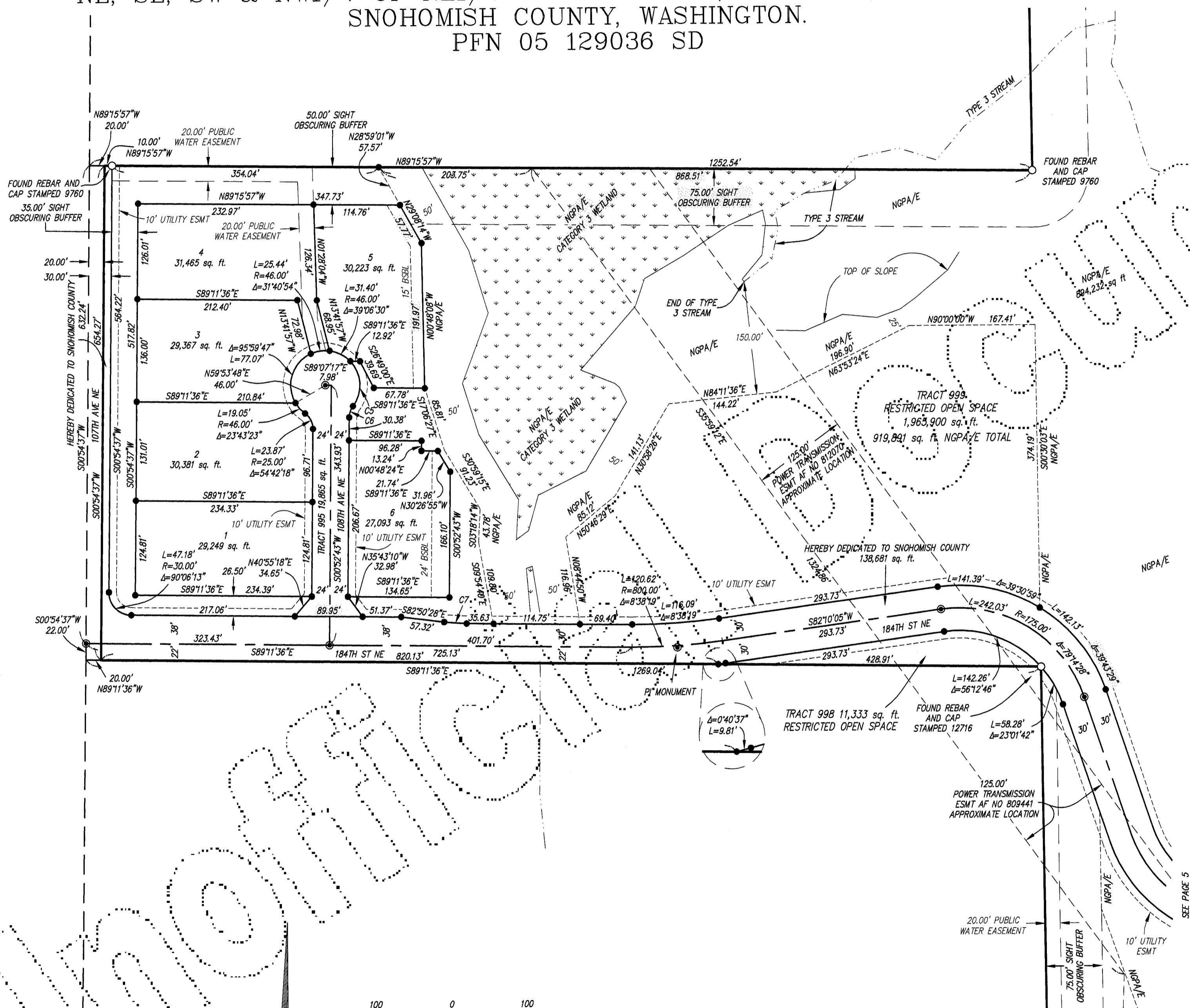
THE PLAT OF EAGLE SPRINGS	
NE, SE, SW & NW 1/4 OF THE NE 1/4 OF SEC. 19, TWP. 31N., RNG. 6E., W.M. PFN 05 129036 SD	
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 78th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385	
JOB NO. 07-061	SCALE 1" = 400'
DATE 7/28/09	FIELD BOOK 121
SHEET 2 OF 5	



THE PLAT OF EAGLE SPRINGS

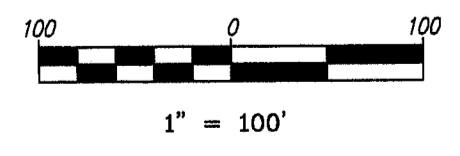
A RURAL CLUSTER SUBDIVISION

NE, SE, SW & NW 1/4 OF NE 1/4 OF SECTION 19, TWP. 31N., RNG 6E., W.M.
SNOHOMISH COUNTY, WASHINGTON.
PFN 05 129036 SD



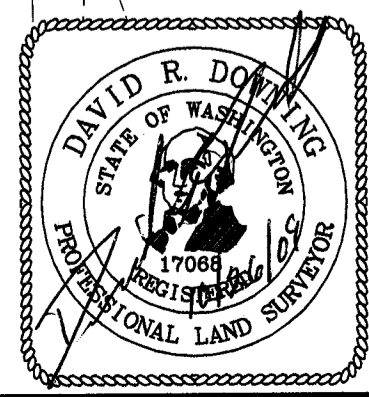
- LEGEND**
- SET 1/2" X 24" IRON ROD WITH CAP NO. 17068
 - ⊙ SET STANDARD SNOHOMISH COUNTY MONUMENTS
 - REBAR FOUND AS NOTED

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.97'	421.00'	5°59'05"
C2	43.70'	30.00'	83°28'04"
C3	42.63'	30.00'	81°24'43"
C4	19.86'	430.00'	2°38'46"
C5	64.89'	46.00'	80°49'36"
C6	15.98'	25.00'	36°37'52"
C7	29.93'	270.00'	6°21'08"
C8	17.93'	40.00'	25°41'21"



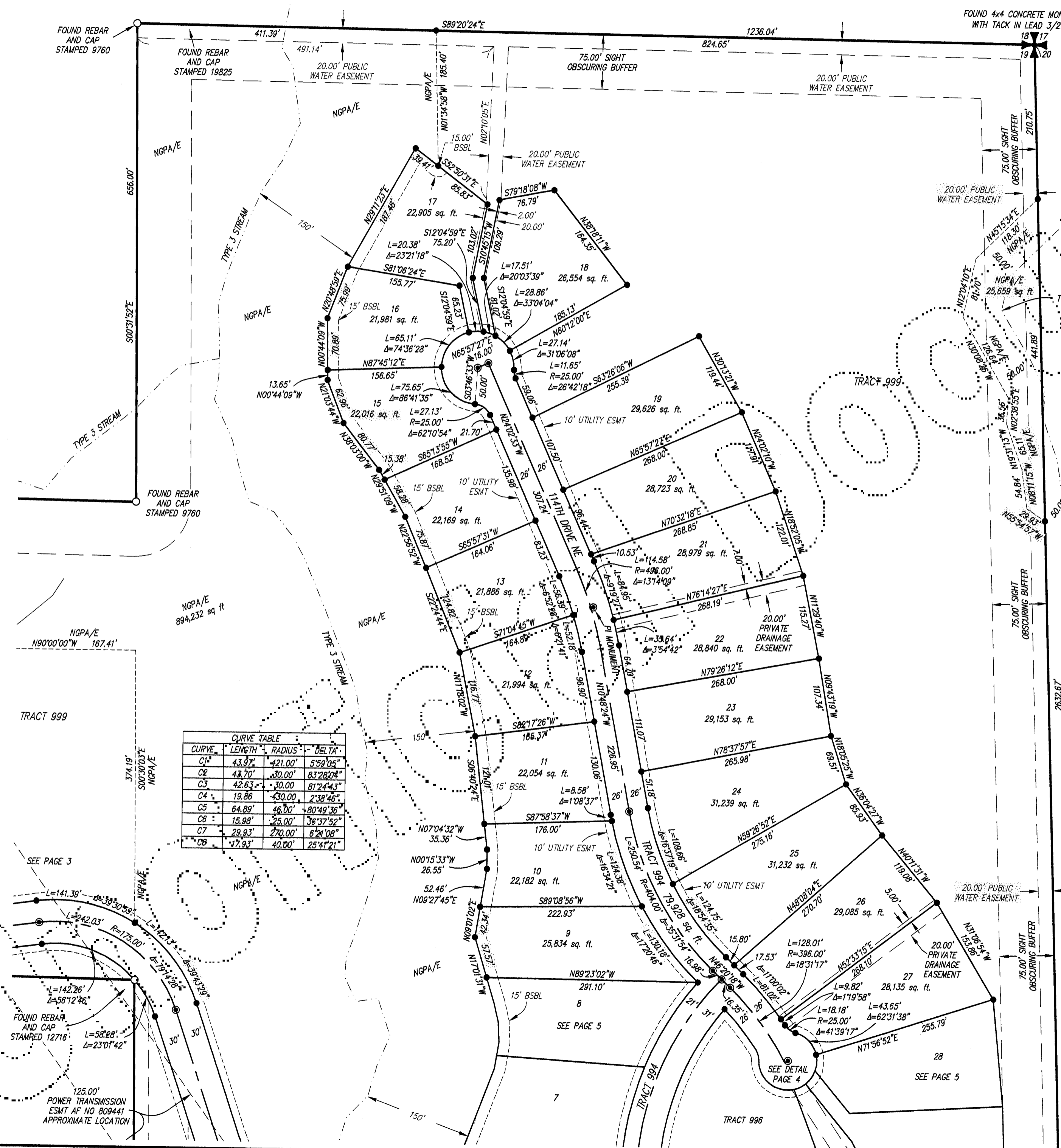
A.F. NO. 200911045001

THE PLAT OF EAGLE SPRINGS NE, SE, SW & NW 1/4 OF THE NE 1/4 OF SEC. 19, TWP. 31N., RNG. 6E., W.M. PFN 05 129036 SD	
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 78th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385	
JOB NO. 07-061	SCALE 1" = 200'
DATE 7/28/09	FIELD BOOK 121
SHEET 3 OF 5	



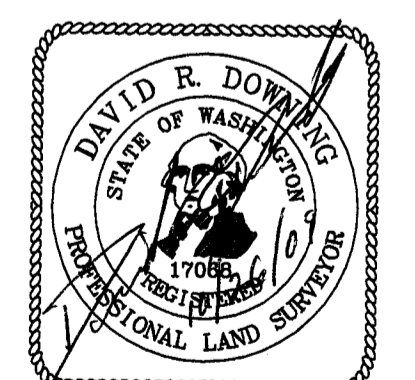
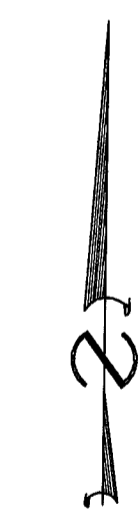
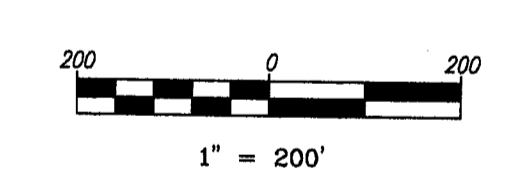
THE PLAT OF EAGLE SPRINGS

A RURAL CLUSTER SUBDIVISION
NE, SE, SW & NW 1/4 OF NE 1/4
SEC. 19, TWP. 31N., RNG. 6E., W.M.
SNOHOMISH COUNTY, WASHINGTON.
PFN 05 129036 SD



CURVE	LENGTH	RADIUS	DELTA
C1	43.92'	421.00'	5°59'05"
C2	43.70'	30.00'	83°28'07"
C3	42.63'	30.00'	81°24'43"
C4	19.86'	430.00'	2°38'46"
C5	64.89'	46.00'	80°49'36"
C6	15.98'	25.00'	36°37'52"
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C8	17.92'	40.00'	25°41'21"

- LEGEND
- SET 1/2" X 24" IRON ROD WITH CAP NO. 17068
 - ⊙ SET STANDARD SNOHOMISH COUNTY MONUMENTS
 - REBAR FOUND AS NOTED



A.F. NO. 20091104500

THE PLAT OF EAGLE SPRINGS NE, SE, SW & NW 1/4 OF THE NE 1/4 OF SEC. 19, TWP. 31N., RNG. 6E., W.M. PFN 05 129036 SD		SHEET 4 OF 5
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		
JOB NO. 07-061	SCALE 1" = 200'	FIELD BOOK 121
DATE 7/28/09		

SEE PAGE 3

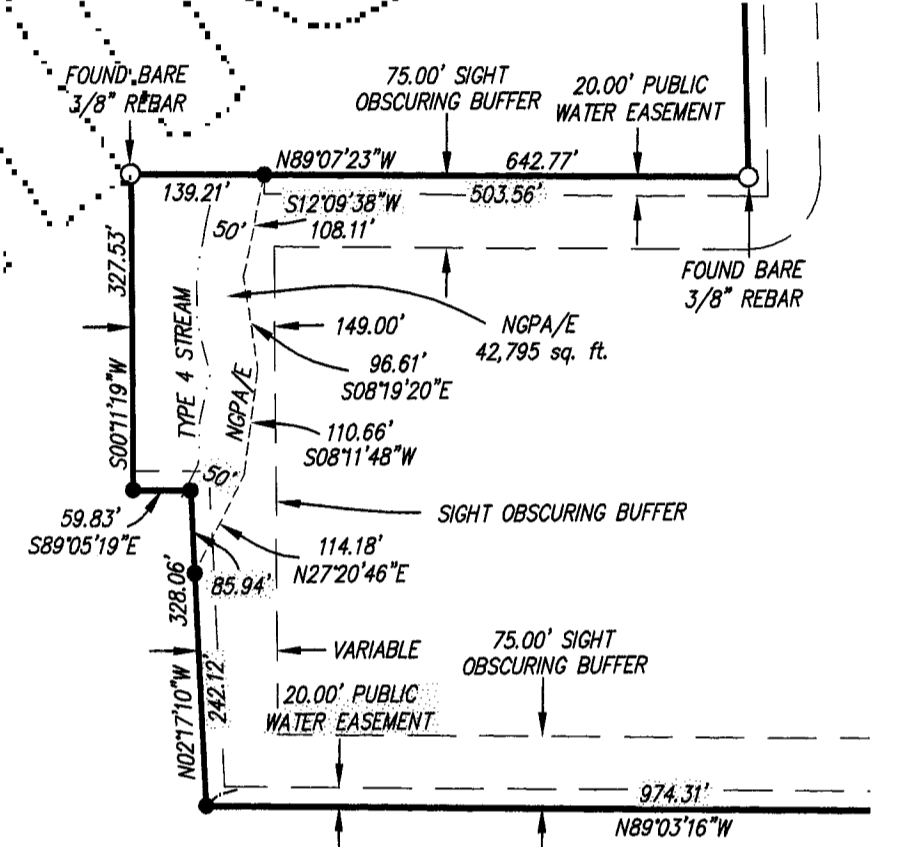
SEE PAGE 5

SEE DETAIL PAGE 4

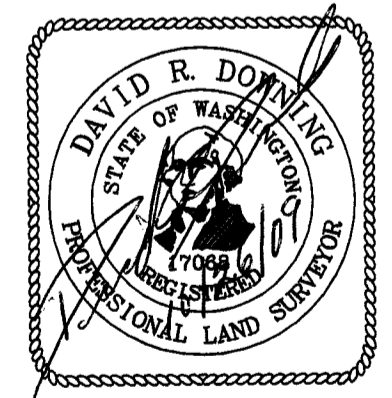
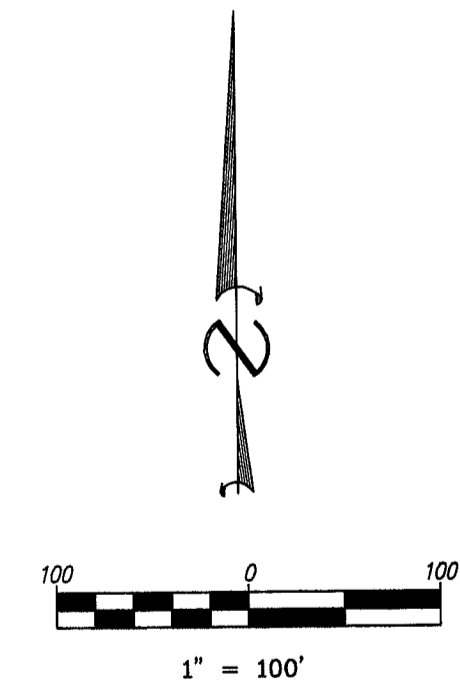
SEE PAGE 5

THE PLAT OF
EAGLE SPRINGS
 A RURAL CLUSTER SUBDIVISION
 NE, SE, SW & NW 1/4 OF NE 1/4
 SEC. 19, TWP. 31N., RNG. 6E., W.M.
 SNOHOMISH COUNTY, WASHINGTON.
 PFN 05 129036 SD

- LEGEND
- SET 1/2" X 24" IRON ROD WITH CAP NO. 17068
 - SET STANDARD SNOHOMISH COUNTY MONUMENTS
 - REBAR FOUND AS NOTED

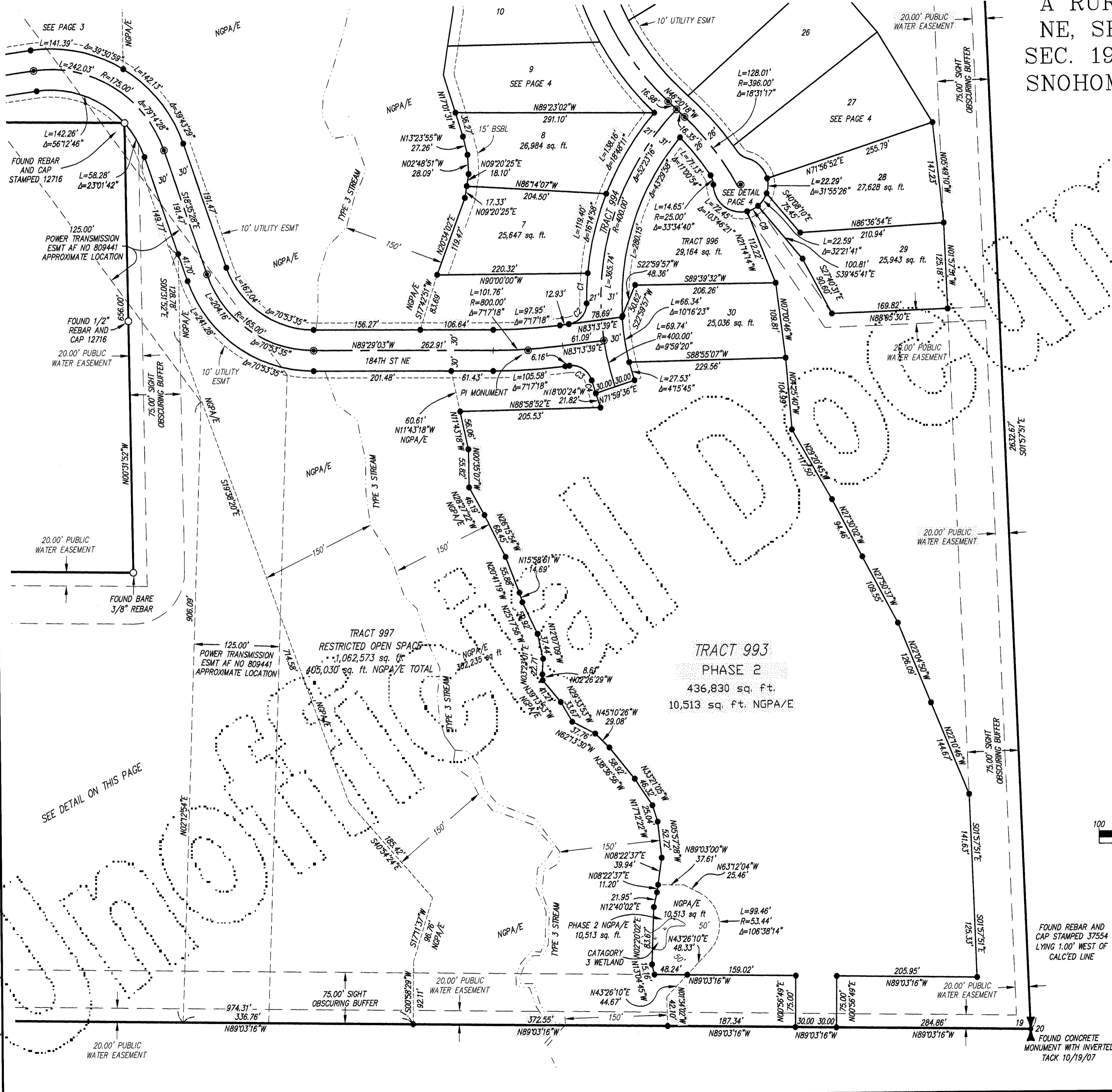


CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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C8	17.93'	40.00'	25°41'21"



A.F. NO. 200911045001

THE PLAT OF EAGLE SPRINGS		SHEET 5
NE, SE, SW & NW 1/4 OF THE NE 1/4 OF SEC. 19, TWP. 31N., RNG. 6E., W.M. PFN 05 129036 SD		
SURVEYOR: DAVID R. DOWNING & ASSOC., INC. PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		OF 5
JOB NO. 07-061	SCALE 1" = 200'	
DATE 7/28/09	FIELD BOOK 121	



SEE DETAIL ON THIS PAGE

FOUND REBAR AND CAP STAMPED 37554 LYING 1.00' WEST OF CALC'ED LINE

FOUND CONCRETE MONUMENT WITH INVERTED TACK 10/19/07