PLAT OF RIVER BEND

SNOHOMISH COUNTY FILE NO. PFN 00-108475 SD

DECLARATION OF SUBDIVISION AND OF COVENANTS:

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT, WE THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION HEREBY DECLARE THIS PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AND GRANT EASEMENT TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. 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 PRIVATE STREETS, AVENUES, 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.
FOLLOWING ORIGINAL REASONABLE GRADING OF THE 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 PRIVATE ROAD RIGHTS-OF-WAY 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 ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

Covenants & Easement Recording # 200608160412

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 14th DAY OF July, 2006.

BY Grace Faber
GRACE FABER, AS HER SEPARATE ESTATE

BY _____, Manager
RIVER BEND INVESTMENT COMPANY, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY _____ TITLE SVP
FRONTIER BANK

LEGAL DESCRIPTION

PARCEL A:
GOVERNMENT LOTS 9 AND 10 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON:

EXCEPT THAT PORTION THEREOF LYING NORTH OF THE SOUTH BOUNDARY OF S.S.H. NO. 1-E.

PARCEL B:
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 16.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 1°13'21" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 627.50 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRANK KING BY WARRANTY DEED DATED JANUARY 24, 1846, AND RECORDED IN VOLUME 43 OF DEEDS, PAGE 551 UNDER AUDITOR'S FILE NUMBER 43389, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°35'22" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 202.61 FEET TO THE WEST BOUNDARY OF PARCEL 2 OF BLA NO. 200208290511;
THENCE NORTH 1°13'21" EAST PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 228.21 FEET;
THENCE SOUTH 88°35'22" EAST PARALLEL WITH SAID NORTH LINE, FOR A DISTANCE OF 306.42 FEET; THENCE SOUTH 40°40'00" EAST FOR A DISTANCE OF 522.19 FEET;
THENCE SOUTH 1°13'21" WEST PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 500.62 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°35'22" WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 857.10 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°13'21" EAST ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 616.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO GRACE M. BARLOND BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO(S). 200512061221;

AND EXCEPT THAT PORTION CONVEYED TO ROY H. FRANDSEN BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO(S). 200512061221.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GRACE FABER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED July 11, 2006.

AMBER JEWEL LEEMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 19, 2009

Amber Jewel Leeman
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Amber Jewel Leeman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Everett, WA
MY APPOINTMENT EXPIRES 2-19-09

STATE OF WASHINGTON)
)SS.
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Randall Faber 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 WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE Manager OF RIVERBEND INVESTMENT COMPANY 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: 7-14, 2006.

MELISSA J. HOLIMAN
COMMISSION EXPIRES
NOTARY
PUBLIC
4-29-2009
STATE OF WASHINGTON

Melissa J. Holiman
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Melissa J. Holiman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Marysville
MY APPOINTMENT EXPIRES 4/29/09

STATE OF WASHINGTON)
)SS.
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Larry Young 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 WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE SVP OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7-14, 2006.

MELISSA J. HOLIMAN
COMMISSION EXPIRES
NOTARY
PUBLIC
4-29-2009
STATE OF WASHINGTON

Melissa J. Holiman
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
Melissa J. Holiman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Marysville
MY APPOINTMENT EXPIRES 4/29/09

APPROVALS

DESIGN ENGINEER

PRIVATE ROAD EXAMINED AND APPROVED THIS 14 DAY OF July

JOHN W. CHERRY
STATE OF WASHINGTON
#35641
7-14-06
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 6/21/2007

ENGINEER

PLANNING AND DEVELOPMENT SERVICES

EXAMINED AND APPROVED THIS 24 DAY OF July 2006.

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 16th DAY OF August, 2006.

COUNTY COUNCIL CHAIRPERSON
SNOHOMISH COUNTY, WASHINGTON.

8-16-06
DATE

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 2007 TAXES.

TREASURER, SNOHOMISH COUNTY

BY: _____ 7-19-06
DEPUTY COUNTY TREASURER
8-16-06 KH

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY, THIS 16 OF August 2006, AT 23 MINUTES PAST 11 A M, AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, A.F.N. _____
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

BY: Jane Sorson
DEPUTY COUNTY AUDITOR

RCW 58.17.255 SURVEY DISCREPANCY -- DISCLOSURE.

WHENEVER A SURVEY OF A PROPOSED SUBDIVISION OR SHORT SUBDIVISION REVEALS A DISCREPANCY, THE DISCREPANCY SHALL BE NOTED ON THE FACE OF THE FINAL PLAT OR SHORT PLAT. ANY DISCREPANCY SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY A TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT. AS USED IN THIS SECTION, "DISCREPANCY" MEANS: (1) A BOUNDARY HIATUS; (2) AN OVERLAPPING BOUNDARY; OR (3) A PHYSICAL APPURTENANCE, WHICH INDICATES ENCROACHMENT, LINES OF POSSESSION, OR CONFLICT OF TITLE.

SHEET INDEX

SHEET 1 - DECLARATION, APPROVALS AND ACKNOWLEDGMENTS, LEGAL DESCRIPTION
SHEET 2 - RESTRICTIONS, EASEMENTS, LINE AND CURVE TABLE
SHEET 3 - SECTION SUBDIVISION AND PLAT CONFIGURATION
SHEET 4 - LOTS 10-15
SHEET 5 - LOTS 1-5
SHEET 6 - LOTS 6-9

OFFICIAL SEAL
TREASURER
SNOHOMISH COUNTY, WASHINGTON

A.F.N. 200608165008

REV 03 LCC 03-31-06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF RIVER BEND IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 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 CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

DATE: 7-13-06

THOMAS E. BARRY
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067

THOMAS E. BARRY
STATE OF WASHINGTON
28067
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 3-17-08

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

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DATE: JUNE 2004 JKP,LCC,SEP	SCALE: 1"=200'
PROJECT NO. 00046	F.B. 5-31

FILE NUMBER PFN 00-108475 SD

PLAT OF RIVER BEND
FOR
RIVER BEND INVESTMENT CO., LLC
A PORTION OF
THE N.E.1/4 OF S.W.1/4 AND
N.E.1/4 OF S.E.1/4 AND N.W.1/4 OF S.E.1/4 AND S.E.1/4 OF
S.E.1/4 OF AND S.W.1/4 OF S.E.1/4 OF SECTION 9,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF RIVER BEND

SNOHOMISH COUNTY FILE NO. PFN 00-108475 SD

RESTRICTIONS AND CONDITIONS OF SUBDIVISION APPROVAL

1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41A SCC. IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41A OF SNOHOMISH COUNTY CODE.
3. 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 FOR REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES SET FORTH IN SCC 32.10.110(29)(A), (C) AND (D) ARE ALLOWED WHEN APPROVED BY THE COUNTY.
4. THE LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR 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 26C.20.020. CREDIT SHALL BE GIVEN FOR TWO PREEXISTING PARCELS. LOTS 1 AND 2 RECEIVE THIS CREDIT.
5. S.C.C. TITLE 26A REQUIRES THE PER DWELLING UNIT FEE PAYMENT IN THE AMOUNT OF $1,077.00 FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS DISTRICT #10. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN.
6. YOUR REAL PROPERTY IS WITHIN, ADJACENT TO, OR WITHIN 1,300 FEET OF DESIGNATED FARMLAND; THEREFORE, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND AND OTHER AGRICULTURAL ACTIVITIES. SNOHOMISH COUNTY HAS ADOPTED A RIGHT TO FARM ORDINANCE WHICH MAY AFFECT YOU AND YOUR LAND. A COPY OF SAID ORDINANCE, CHAPTER 32.15 SCC. MAY BE OBTAINED FROM SNOHOMISH COUNTY.
AGRICULTURAL ACTIVITIES CONDUCTED ON DESIGNATED FARMLANDS IN COMPLIANCE WITH ACCEPTABLE AGRICULTURAL PRACTICES AND ESTABLISHED PRIOR TO SURROUNDING NONAGRICULTURAL ACTIVITIES ARE PRESUMED TO BE REASONABLE AND SHALL NOT BE FOUND TO CONSTITUTE A NUISANCE UNLESS THE ACTIVITIES HAVE A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY.
THIS DISCLOSURE APPLIES TO THE REAL PROPERTY WHICH IS SUBJECT TO A DEVELOPMENT OR BUILDING PERMIT AS OF THE DATE OF THE DEVELOPMENT OR BUILDING PERMIT APPROVAL OR, IN THE CASE OF REAL PROPERTY TRANSFERS, THE DISCLOSURE APPLIES TO THE SUBJECT PROPERTY AS OF THE DATE OF TRANSFER. THIS DISCLOSURE MAY NOT BE APPLICABLE THEREAFTER IF AREAS DESIGNATED FARMLAND ARE CHANGED FROM THE FARMLAND DESIGNATION.
NOTHING IN CHAPTER 32.15 SCC SHALL AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES.
7. THIS PLAT IS SUBJECT TO APPROVED RESOURCE MANAGEMENT PLAN PREPARED BY HIGA-BURKHOLDER ASSOCIATES DATED ON APRIL, 2002, ON FILE AT THE SNOHOMISH COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES.
8. ALL LOTS SHALL BE RESTRICTED TO DIRECT ACCESS ONTO THE PRIVATE ROAD.
9. 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 OR 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.
10. SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED UNDER RECORDING NUMBER _____.
11. SUBJECT TO A CLASSIFICATION AS FARM AND AGRICULTURAL LAND, RECORDING NUMBERS T104140184 AND 8607110078.
12. SUBJECT TO A EASEMENT FOR PUBLIC UTILITY DISTRICT NO 1, RECORDING NO. 1157912, AS SHOWN.
13. SUBJECT TO A EASEMENT FOR PUBLIC UTILITY DISTRICT NO 1, RECORDING NO. 2324647, AS SHOWN.
14. SUBJECT TO A EASEMENT FOR PUBLIC UTILITY DISTRICT, RECORDING NO. 7608200274, AS SHOWN.
15. SUBJECT TO A EASEMENT FOR PUBLIC UTILITY DISTRICT, RECORDING NO. 9308250054, AS SHOWN.
16. SUBJECT TO A EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDING NO. 200305120180.
17. SUBJECT TO A EASEMENT FOR PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC, RECORDING NO. 200401150088.
18. SUBJECT TO A RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION OF THE PREMISES, IF ANY, LYING BELOW THE LINE OF ORDINARY HIGH TIDE OR ORDINARY HIGH WATER OF THE RIVER AS SAID LINE EXISTS TODAY OR MAY HAVE EXISTED IN THE PAST.
19. SUBJECT TO A EASEMENT FOR PUBLIC UTILITY DISTRICT NO 1, RECORDING NO. 200406230232.
20. SUBJECT TO A PROPERTY LINE AGREEMENT BY QUIT CLAIM DEED AFN 200512061222 AND AFN 200512061221.
21. LOT 1 THROUGH 15 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO AN INDIVIDUAL LOT DRAINAGE SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.
22. WELL PROTECTION ZONE IS SHOWN IN THE SNOHOMISH HEALTH DISTRICT RECORDS FOR LOT 2 THROUGH 15 OF THIS PLAT. THE WELL PROTECTION ZONES ARE NOT BASED ON ACTUAL CONSTRUCTED WELLS. THE WELL PROTECTION ZONES MAY REQUIRE REVISION IF THE WELL CANNOT BE LOCATED AS PROPOSED. IF MOVED, THE 100 FOOT RADIUS WELL PROTECTION ZONE SHALL NOT EXTEND BEYOND THE SUBDIVISION EXTERIOR BOUNDARIES WITHOUT WRITTEN CONSENT AND RECORDED WELL PROTECTION COVENANT FROM THE AFFECTED PROPERTY OWNER(S). AFTER INSTALLATION OF ANY WATER WELL TO SERVE LOTS WITHIN THIS SUBDIVISION, ALL OWNER(S), AND SUCCESSORS AGREE TO MAINTAIN 100 FOOT WELL PROTECTION ZONES IN COMPLIANCE WITH CURRENT STATE AND LOCAL WELL SITING AND CONSTRUCTION REGULATIONS, WHICH, AT A MINIMUM, PREVENT INSTALLATION OF DRAIN FIELDS WITHIN THE WELL PROTECTION ZONE. THE REVISION OF THE WELL PROTECTION ZONE LOCATION IS A PRIVATE MATTER BETWEEN THE AFFECTED LOT OWNERS AND DOES NOT REQUIRE A PLAT ALTERATION.

RESTRICTIONS AND CONDITIONS OF SUBDIVISION APPROVAL

(CONTINUED)

23. A 100 FOOT RADIUS WELL PROTECTION ZONE COVENANT IS HEREBY ESTABLISHED ON LOT(S) 1 AROUND THE EXISTING WELL AS LOCATED ON THE PLAT. ALL OWNER(S) OF PROPERTY SHOWN WITHIN THIS PROTECTION ZONE(S) AGREE TO COMPLY WITH CURRENT STATE AND LOCAL WELL SITE PROTECTION MEASURES, WHICH, AT A MINIMUM, PREVENT INSTALLATION OF DRAIN FIELDS WITHIN THE WELL PROTECTION ZONE.
24. PORTIONS OF THIS PLAT ARE LOCATED WITHIN THE F.E.M.A. 100 YEAR FLOOD ZONE "AE" AND ARE SUBJECT TO RESTRICTIONS AS DEFINED BY F.E.M.A.
25. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY, OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
26. THE RIGHTS OF USE, CONTROL, OR REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER COMMERCE, NAVIGATION AND FISHERIES.

EASEMENTS

1. A 10' WIDE 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.
2. ALL LOTS SUBJECT TO A PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND ANNOTATED AS "PRIVATE EASEMENT", IS HEREBY OBLIGATED TO MAINTAIN AND REPAIR AS NECESSARY THE DRAINAGE PIPES AND APPURTENANCES LOCATED WITHIN THEIR INDIVIDUAL LOT OWNERSHIP. THE PRIVATE DRAINAGE EASEMENT IS FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF ONLY. SAID EASEMENT SHALL NOT BE USED FOR ANY OTHER PURPOSES. IF ANY PORTION OF THE DRAINAGE PIPES OR APPURTENANCES CAUSES TO BE IN DISREPAIR SO AS NOT TO CONVEY SAID STORM WATER RUNOFF THEN THOSE INDIVIDUAL LOT OWNERS AFFECTED BY THE DISREPAIR MAY ENFORCE CORRECTIVE MEASURES BY A LEGAL PROCESS.
3. AN AGRICULTURAL RESERVE EASEMENT IS HEREBY RESERVED AND GRANTED TO LOTS 1 THROUGH 15 , AS SHOWN ON SHEETS 4 AND 6. MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PARTIES BENEFITING THERE FROM.
4. AN EQUESTRIAN EASEMENT IS HEREBY RESERVED AND GRANTED TO LOTS 1 THROUGH 15, AS SHOWN ON SHEETS 4 AND 5. MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PARTIES BENEFITING THERE FROM.
5. 20' PRIVATE ACCESS EASEMENTS ARE HEREBY RESERVED AND GRANTED TO LOTS 1 THROUGH 15, AS SHOWN ON SHEETS 4, 5 AND 6. MAINTENANCE OF SAID EASEMENTS ARE THE RESPONSIBILITY OF THE PARTIES BENEFITING THERE FROM.
6. 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 AS 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 PURPOSE OF SAID EASEMENT: THE COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM THIS EASEMENT AND ACROSS THE ADJACENT PROPERTY IN THIS SUBDIVISION FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NATIVE GROWTH PROTECTION AREA EASEMENT. THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR OPERATION, 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 ANY 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 FROM 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.

LINE AND CURVE TABLES FOR SHEETS 4 AND 5

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L4	140.27'	N 00°50'02" E	L83	58.69'	N 74°42'46" E
L5	107.26'	N 01°37'53" E	L84	50.40'	N 39°19'36" W
L6	104.19'	N 03°12'29" W	L85	34.99'	N 03°45'44" E
L7	119.52'	N 01°32'47" E	L86	25.51'	N 09°39'15" W
L8	120.02'	N 02°40'32" E	L87	31.74'	N 23°24'40" W
L9	61.91'	N 15°10'35" E	L88	38.36'	N 03°34'05" W
L10	71.11'	N 15°10'35" E	L89	41.16'	N 02°02'12" W
L11	80.53'	N 22°42'57" E	L106	104.68'	N 46°40'40" E
L12	132.01'	N 43°28'02" E	L107	123.95'	N 54°33'20" E
L13	123.83'	S 03°30'11" W	L108	127.45'	S 48°43'46" W
L14	161.63'	S 03°30'11" W	L109	135.53'	S 48°43'46" W
L15	152.42'	S 16°24'54" E	L110	102.63'	S 30°36'31" W
L16	90.52'	S 16°24'54" E	L111	83.67'	S 85°38'48" W
L17	90.45'	S 39°08'38" W	L112	105.53'	S 59°33'00" W
L18	42.74'	S 39°08'38" W	L113	114.15'	S 38°42'08" W
L19	79.78'	N 39°08'38" E	L114	53.76'	S 16°50'40" E
L20	40.73'	N 41°14'15" E	L115	45.99'	S 16°50'40" E
L21	32.97'	N 12°19'10" E	L116	67.77'	S 48°19'24" E
L22	44.22'	N 12°44'40" E	L117	213.50'	S 82°50'25" E
L23	209.81'	N 14°08'53" W	L118	148.94'	N 66°08'28" E
L24	160.05'	N 14°08'53" W	L119	98.29'	N 12°01'54" E
L25	34.98'	N 00°14'03" W	L120	114.50'	N 37°44'52" W
L26	61.06'	N 90°00'00" W	L121	69.79'	N 59°17'40" W
L27	34.98'	S 00°14'03" E	L122	144.79'	N 73°27'27" E
L28	50.00'	S 00°14'03" E	L123	154.42'	N 54°04'44" E
L29	137.54'	N 90°00'00" W	L124	59.61'	S 82°40'06" E
L30	37.70'	N 01°15'18" E	L125	81.04'	N 01°21'58" E
L31	50.00'	N 01°15'18" E	L126	250.45'	S 03°30'11" W
L32	45.28'	N 00°56'54" E	L127	242.93'	N 16°24'54" W
L33	24.60'	S 45°06'22" E	L128	142.78'	S 39°08'38" W
L34	89.21'	N 24°18'33" E	L129	137.97'	S 39°08'38" W
L35	114.18'	N 20°45'58" E	L130	242.93'	S 16°24'54" E
L36	144.82'	N 13°48'25" E	L131	250.45'	N 03°30'11" E
L37	123.40'	N 04°48'24" W	L132	139.77'	S 34°42'02" W
L38	239.90'	N 02°37'02" E	L133	35.14'	N 86°29'29" W
L39	122.07'	N 13°50'44" E	L134	202.01'	N 26°55'34" E
L40	85.02'	N 89°17'19" W	L136	217.26'	S 02°02'54" E
L45	68.42'	N 27°18'25" E	L137	201.89'	S 74°51'55" W
L46	69.28'	N 83°51'42" E	L138	72.69'	N 11°34'33" W
L47	59.80'	N 83°51'42" E	L140	73.30'	S 11°34'33" E
L48	58.92'	N 35°57'53" E	L141	55.29'	S 74°51'55" W
L49	69.27'	N 15°14'37" E	L159	16.05'	N 88°54'19" W
L50	88.28'	N 49°43'38" W	L160	58.96'	N 88°38'57" W
L51	74.12'	N 30°00'23" W	L161	47.54'	N 58°51'08" E
L52	53.76'	N 53°23'54" E			
L53	46.88'	N 82°07'18" E			
L54	56.06'	N 36°23'01" W			
L55	86.66'	N 79°31'46" E			
L56	66.27'	N 79°30'08" W			
L57	6.65'	N 01°15'18" E			
L59	52.57'	N 40°40'27" W			
L60	60.75'	N 59°22'29" E			
L61	194.45'	S 89°00'44" E			
L62	117.38'	S 81°10'34" W			
L63	63.96'	N 61°13'38" E			
L64	56.96'	N 54°53'02" W			
L65	14.44'	N 54°53'02" W			
L66	50.21'	N 09°17'58" E			
L67	14.56'	S 87°30'22" E			
L68	119.35'	S 56°44'10" E			
L69	81.99'	N 15°12'49" W			
L70	52.26'	S 15°12'49" E			
L71	682.04'	N 86°12'42" W			
L72	128.04'	S 51°14'00" W			
L73	120.49'	S 62°02'05" W			
L74	117.13'	N 58°54'18" W			
L75	111.53'	N 41°54'39" E			
L76	118.72'	S 73°27'29" W			
L77	36.44'	N 39°19'36" W			
L78	79.71'	N 81°31'22" W			
L79	180.44'	S 88°03'10" W			
L80	80.19'	S 17°45'22" W			
L81	206.93'	S 17°45'22" W			
L82	271.62'	S 24°11'52" W			

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	45.10'	200.00	12°55'13"
C5	20.48'	200.00	5°52'04"
C6	63.95'	200.00	18°19'18"
C7	124.58'	200.00	35°41'23"
C8	5.40'	200.00	1°32'51"
C9	369.81'	7540.00	2°47'30"
C11	170.69'	60.00	162°59'55"
C12	34.27'	25.00	90°00'00"
C13	83.43'	240.00	19°55'05"
C14	155.15'	160.00	55°33'32"
C15	28.38'	30.00	54°12'07"
C16	323.53'	70.00	264°48'39"
C17	30.26'	40.00	43°20'31"
C18	232.72'	240.00	55°33'32"
C19	55.62'	160.00	19°55'05"
C20	34.27'	25.00	90°00'00"
C21	100.69'	7585.56	0°45'38"
C22	27.66'	60.00	26°24'55"
C23	20.36'	60.00	19°26'19"
C24	3.95'	200.00	1°07'48"

A.F.N. 200608165008

REV 04 KJS 07-10-06

SHEET INDEX

SHEET 1 - DECLARATION, APPROVALS AND ACKNOWLEDGMENTS, LEGAL DESCRIPTION
SHEET 2 - RESTRICTIONS, EASEMENTS, LINE AND CURVE TABLE
SHEET 3 - SECTION SUBDIVISION AND PLAT CONFIGURATION
SHEET 4 - LOTS 10-15
SHEET 5 - LOTS 1-5
SHEET 6 - LOTS 6-9

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.99994466) = GROUND DISTANCE.
2. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.99988843) = GROUND AREA.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., BEARS NORTH 88°36'36" WEST.

THOMAS E. BARPH — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 3-17-08

7-13-06

METRON
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LAND SURVEYS, MAPS, AND LAND USE PLANNING
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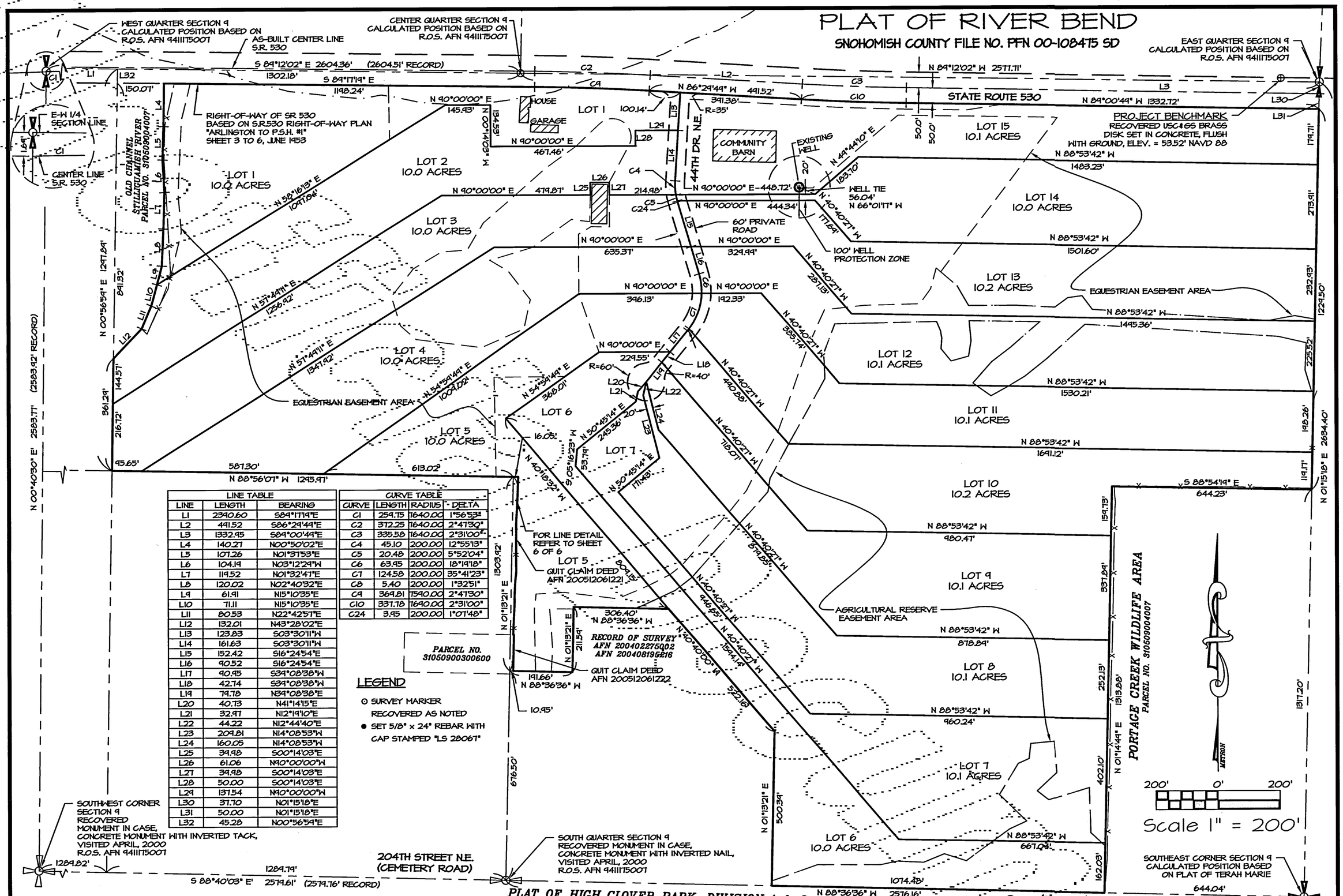
DATE: JUNE 2004 JKP,LCC,SEP	SCALE: 1"=200'
PROJECT NO. 00046	F.B. 5-31

FILE NUMBER PFN 00-108475 SD

PLAT OF RIVER BEND
FOR
RIVER BEND INVESTMENT CO., LLC
A PORTION OF
THE N.E.1/4 OF S.W.1/4 AND
N.E.1/4 OF S.E.1/4 AND N.W.1/4 OF S.E.1/4 AND S.E.1/4 OF
S.E.1/4 OF AND S.W.1/4 OF S.E.1/4 OF SECTION 9,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF RIVER BEND

SNOHOMISH COUNTY FILE NO. PFN 00-108475 SD



LINE TABLE		
LINE	LENGTH	BEARING
L1	2340.60	S89°17'19"E
L2	441.52	S86°29'49"E
L3	1332.95	S89°00'49"E
L4	140.27	N00°50'02"E
L5	107.26	N01°31'53"E
L6	104.19	N03°12'29"W
L7	119.52	N01°32'47"E
L8	120.02	N02°40'32"E
L9	61.91	N15°10'35"E
L10	71.11	N15°10'35"E
L11	80.53	N22°42'57"E
L12	132.01	N43°28'02"E
L13	123.83	S03°30'11"W
L14	161.63	S03°30'11"W
L15	152.42	S16°24'54"E
L16	90.52	S16°24'54"E
L17	90.45	S39°08'38"W
L18	42.74	S39°08'38"W
L19	79.78	N39°08'38"E
L20	40.73	N41°14'15"E
L21	32.97	N12°19'10"E
L22	44.22	N12°44'40"E
L23	209.81	N14°08'53"W
L24	160.05	N14°08'53"W
L25	39.98	S00°14'03"E
L26	61.06	N90°00'00"W
L27	39.98	S00°14'03"E
L28	50.00	S00°14'03"E
L29	137.54	N90°00'00"W
L30	37.70	N01°15'18"E
L31	50.00	N01°15'18"E
L32	45.28	N00°56'59"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	259.75	1640.00	1°56'53"
C2	372.25	1640.00	2°47'30"
C3	335.58	1640.00	2°31'00"
C4	45.10	200.00	12°55'13"
C5	20.48	200.00	5°52'04"
C6	63.95	200.00	18°19'18"
C7	124.58	200.00	35°41'23"
C8	5.40	200.00	1°32'51"
C9	369.81	1590.00	2°47'30"
C10	337.78	1690.00	2°31'00"
C24	3.95	200.00	1°07'48"

LEGEND

⊙ SURVEY MARKER RECOVERED AS NOTED

● SET 5/8" x 24" REBAR WITH CAP STAMPED "LS 28067"

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.99994466) = GROUND DISTANCE.
2. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.9998893) = GROUND AREA.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., BEARS NORTH 88°36'36" WEST.

FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY GPS SURVEY RECEIVERS
STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)
FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TCRA1103
LEAST COUNT ANGLE: 1 SECOND
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

SHEET INDEX

SHEET 1 - DECLARATION, APPROVALS AND ACKNOWLEDGMENTS, LEGAL DESCRIPTION
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SHEET 6 - LOTS 6-9

THOMAS E. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 5-17-08

7-14-06

A.F.N. 200608165008

REV 05 JSM 7/13/06

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DATE: JUNE 2004	JKP,LCC,SEP	SCALE: 1"=200'	
PROJECT NO. 00046		F.B. 5-31	

FILE NUMBER PFN 00-108475 SD

PLAT OF RIVER BEND

FOR

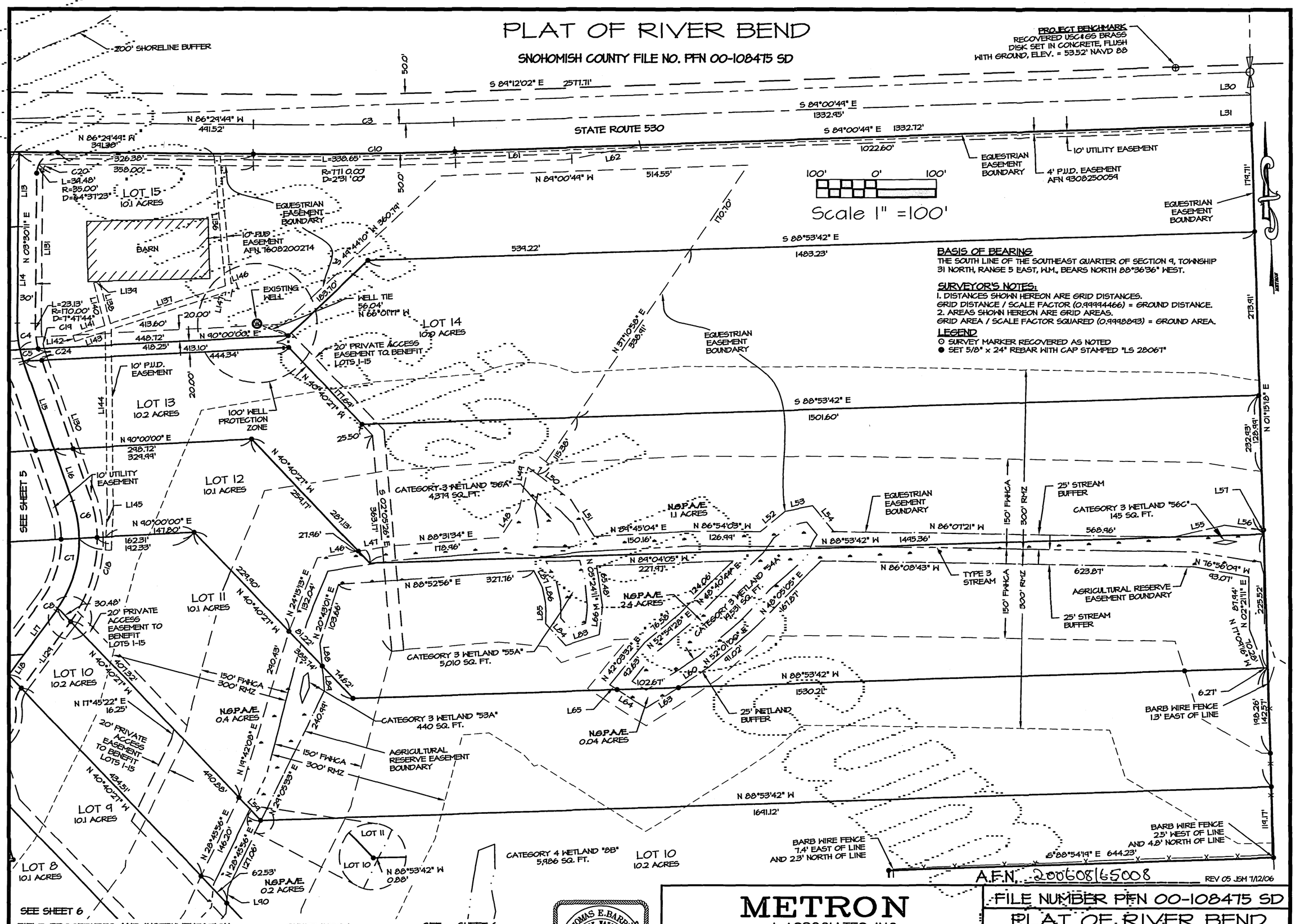
RIVER BEND INVESTMENT CO., LLC

A PORTION OF THE N.E.1/4 OF S.W.1/4 AND N.E.1/4 OF S.E.1/4 AND N.W.1/4 OF S.E.1/4 AND S.E.1/4 OF S.E.1/4 OF AND S.W.1/4 OF S.E.1/4 OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON

SHEET 3 OF 6

PLAT OF RIVER BEND

SNOHOMISH COUNTY FILE NO. PFN 00-108475 SD



FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TRIMBLE 4800 AND 4100 DUAL FREQUENCY GPS SURVEY RECEIVERS
STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)
FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TCRA1103
LEAST COUNT ANGLE: 1 SECOND
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

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SHEET 6 - LOTS 6-9

THOMAS E. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 3-11-08

7-14-06

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DATE: JUNE 2004	JKP,LCC,SEP	SCALE: 1"=100'
PROJECT NO. 00046		F.B. 5-31

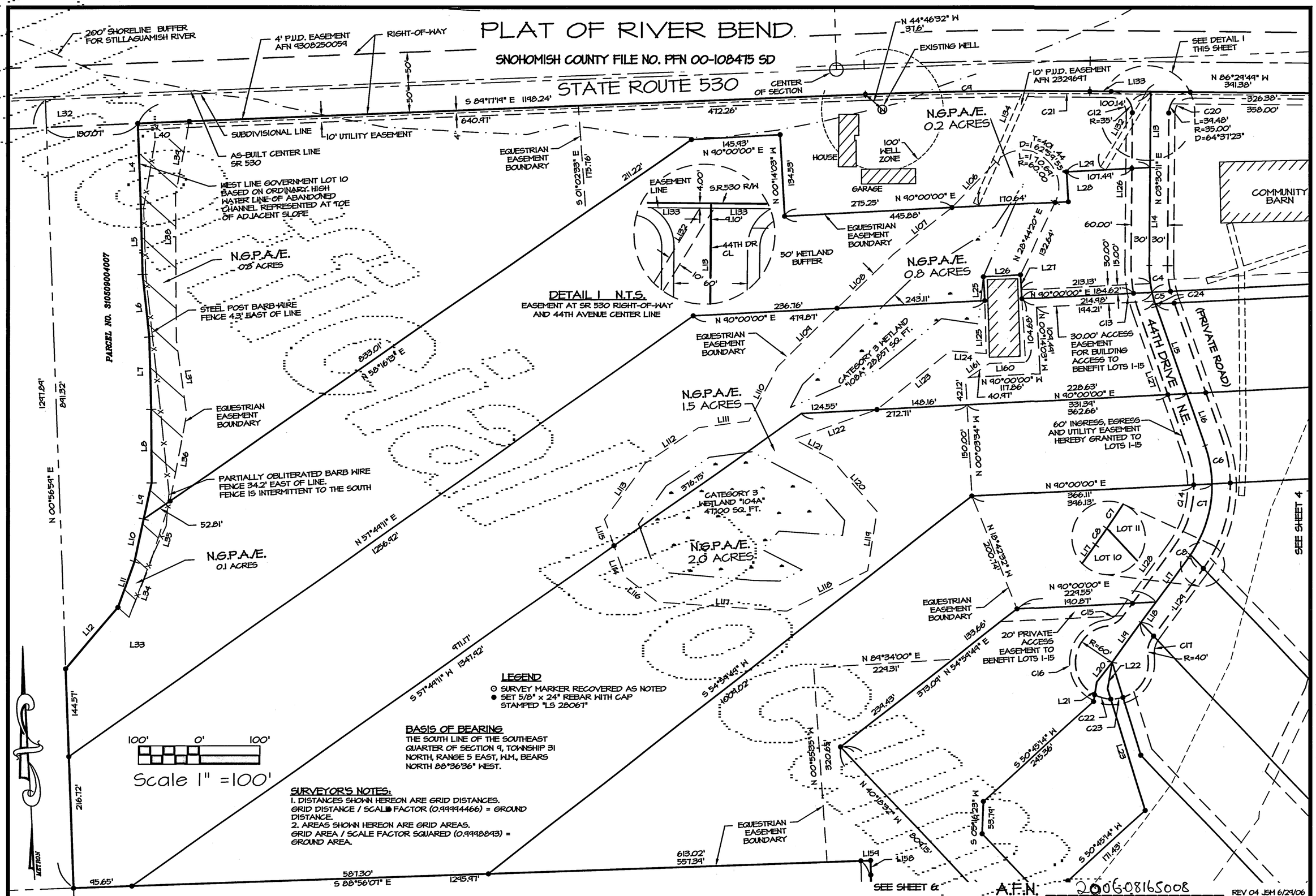
FILE NUMBER PFN 00-108475 SD

PLAT OF RIVER BEND
FOR
RIVER BEND INVESTMENT CO., LLC

A PORTION OF THE N.E.1/4 OF S.W.1/4 AND N.E.1/4 OF S.E.1/4 AND N.W.1/4 OF S.E.1/4 AND S.E.1/4 OF S.E.1/4 OF AND S.W.1/4 OF S.E.1/4 OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF RIVER BEND.

SNOHOMISH COUNTY FILE NO. PFN 00-108475 SD



LEGEND

- ⊙ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" x 24" REBAR WITH CAP STAMPED "LS 28067"

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., BEARS NORTH 88°36'36" WEST.

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.99994466) = GROUND DISTANCE.
2. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.9998843) = GROUND AREA.

FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY GPS SURVEY RECEIVERS
STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)
FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TCRA1103
LEAST COUNT ANGLE: 1 SECOND
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

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SHEET 6 - LOTS 6-9

THOMAS E. BARRETT — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 5-17-08

7-14-06

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DATE: JUNE 2004 JKP,LCC,SEP	SCALE: 1"=100'
PROJECT NO. 00046	F.B. 5-31

A.F.N. 200608165008

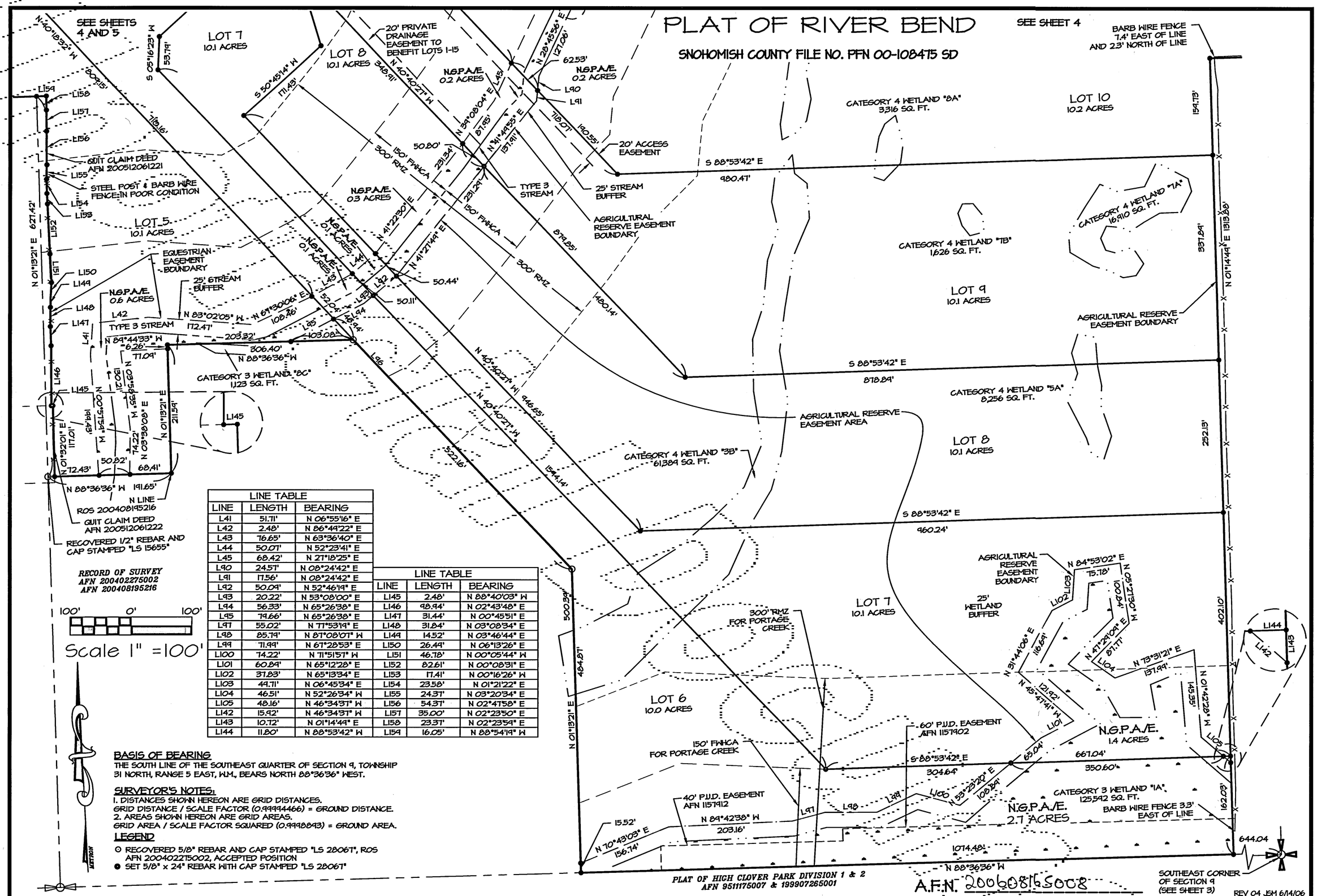
REV 04 JSM 6/29/06

FILE NUMBER PFN 00-108475 SD

PLAT OF RIVER BEND
FOR
RIVER BEND INVESTMENT CO., LLC
A PORTION OF
THE N.E.1/4 OF S.W.1/4 AND
N.E.1/4 OF S.E.1/4 AND N.W.1/4 OF S.E.1/4 AND S.E.1/4 OF
S.E.1/4 OF AND S.W.1/4 OF S.E.1/4 OF SECTION 9,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

PLAT OF RIVER BEND

SNOHOMISH COUNTY FILE NO. PFN 00-108475 SD



LINE TABLE		
LINE	LENGTH	BEARING
L41	51.71'	N 06°55'16" E
L42	2.48'	N 86°49'22" E
L43	76.65'	N 63°36'40" E
L44	50.07'	N 52°23'41" E
L45	68.42'	N 27°18'25" E
L90	24.57'	N 08°24'42" E
L91	17.56'	N 08°24'42" E
L92	50.09'	N 52°46'19" E
L93	20.22'	N 53°08'00" E
L94	56.33'	N 65°26'38" E
L95	79.66'	N 65°26'38" E
L97	55.02'	N 77°53'19" E
L98	85.79'	N 87°08'07" W
L99	71.99'	N 67°28'53" E
L100	74.22'	N 71°51'57" W
L101	60.84'	N 65°12'28" E
L102	37.83'	N 65°13'34" E
L103	49.71'	N 06°45'34" E
L104	46.51'	N 52°26'34" W
L105	48.16'	N 46°34'37" W
L142	15.92'	N 46°34'37" W
L143	10.72'	N 01°14'44" E
L144	11.80'	N 88°53'42" W

LINE TABLE		
LINE	LENGTH	BEARING
L145	2.48'	N 88°40'03" W
L146	98.94'	N 02°43'48" E
L147	31.44'	N 00°45'51" E
L148	31.84'	N 03°08'34" E
L149	14.52'	N 03°46'44" E
L150	26.49'	N 06°13'26" E
L151	46.78'	N 00°05'44" W
L152	82.61'	N 00°08'31" E
L153	17.41'	N 00°16'26" W
L154	23.58'	N 01°21'22" E
L155	24.37'	N 03°20'34" E
L156	54.37'	N 02°47'58" E
L157	35.00'	N 02°23'50" E
L158	23.37'	N 02°23'54" E
L159	16.05'	N 88°54'19" W

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., BEARS NORTH 88°36'36" WEST.

SURVEYOR'S NOTES:

1. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.99994466) = GROUND DISTANCE.
2. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.9998843) = GROUND AREA.

LEGEND

⊙ RECOVERED 5/8" REBAR AND CAP STAMPED "LS 28067", ROS AFN 200402275002, ACCEPTED POSITION

● SET 5/8" x 24" REBAR WITH CAP STAMPED "LS 28067"

FIELD PROCEDURES AND INSTRUMENTATION

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TRIMBLE 4800 AND 4700 DUAL FREQUENCY GPS SURVEY RECEIVERS STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)
FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TCRA1103 LEAST COUNT ANGLE: 1 SECOND STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT)

SHEET INDEX

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THOMAS E. BARRY — STATE OF WASHINGTON — 28067 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 5-17-08

7-14-06

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DATE: JUNE 2004 JKP,LCC,SEP	SCALE: 1"=100'
PROJECT NO. 00046	F.B. 5-31

FILE NUMBER PFN 00-108475 SD

PLAT OF RIVER BEND
FOR
RIVER BEND INVESTMENT CO., LLC
A PORTION OF
THE N.E.1/4 OF S.W.1/4 AND
N.E.1/4 OF S.E.1/4 AND N.W.1/4 OF S.E.1/4 AND S.E.1/4 OF
S.E.1/4 OF AND S.W.1/4 OF S.E.1/4 OF SECTION 9,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON