LEGENDS AT GLENEAGLE

POR SE4NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
POR SW4NW4 SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL "H" AND LOT 9, GLENEAGLE GOLF COURSE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 61 OF PLATS, PAGES 109 THROUGH 224, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT METCO HOMES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND EVERETT MUTUAL SAVINGS BANK AND WOODLAND RIDGE, A JOINT VENTURE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFY THAT THE SUBDIVISION IS MADE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DEDICATE TO THE CITY OF ARLINGTON FOR THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT, ALL SANITARY SEWER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT, FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THEIR USE AS STREETS, A SANITARY SEWER SYSTEM AND A WATER SYSTEM, RESPECTIVELY, AND ALSO THE RIGHT TO DRAIN ALL STREETS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE UNDERSIGNED WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

TRACT "A" IS HEREBY DEDICATED AND CONVEYED TO THE GLENEAGLE HOMEOWNERS ASSOCIATION
TRACT "B" IS HEREBY DEDICATED AND CONVEYED TO LOTS 14, 15, 16 AND 17
TRACT "C" IS HEREBY DEDICATED AND CONVEYED TO LOTS 18, 19, 20 AND 21
TRACT "D" IS HEREBY DEDICATED AND CONVEYED TO THE GLENEAGLE HOMEOWNERS ASSOCIATION
TRACT "E" IS HEREBY DEDICATED AND CONVEYED TO THE GLENEAGLE HOMEOWNERS ASSOCIATION
TRACT "F" IS HEREBY DEDICATED AND CONVEYED TO THE GLENEAGLE HOMEOWNERS ASSOCIATION
TRACT "G" IS HEREBY DEDICATED AND CONVEYED TO LOTS 41, 42, 43 AND 44
TRACT "H" IS HEREBY DEDICATED AND CONVEYED TO LOTS 62, 63 AND 64
TRACT "I" IS HEREBY DEDICATED AND CONVEYED TO LOTS 68, 69 AND 70
TRACT "J" IS HEREBY DEDICATED AND CONVEYED TO THE GLENEAGLE HOMEOWNERS ASSOCIATION
TRACT "K" IS HEREBY DEDICATED AND CONVEYED TO THE GLENEAGLE HOMEOWNERS ASSOCIATION
TRACT "L" IS HEREBY DEDICATED AND CONVEYED TO ARLINGTON COUNTRY CLUB

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 21st DAY OF August, 1997.

METCO HOMES, L.L.C.
BY: Mike Mietzner
ITS: MANAGER

EVERETT MUTUAL SAVINGS BANK
BY: [signature]
ITS: President

WOODLAND RIDGE, A JOINT VENTURE
BY: KAJIMA DEVELOPMENT CORPORATION
BY: [signature]
ITS: Project manager

BY: ARLINGTON COUNTRY CLUB
BY: [signature]
ITS: President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ~~RICHARD METZNER~~ MIKE MIETZNER 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 THE MANAGER OF METCO HOMES, L.L.C.
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 21, 1997
SIGNATURE OF NOTARY PUBLIC: [signature]
PRINTED NAME: Cher L. Standley
TITLE:
MY APPOINTMENT EXPIRES: 1-9-01

CHER L. STANDLEY COMMISSION EXPIRES NOTARY PUBLIC 1-9-01 STATE OF WASHINGTON

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael B. Hansen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Everett Mutual Saving Bank
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug. 27, 1997
SIGNATURE OF NOTARY PUBLIC: Linda Remick
PRINTED NAME: LINDA REMICK
TITLE:
MY APPOINTMENT EXPIRES: 6-7-2000

LINDA REMICK COMMISSION EXPIRES NOTARY PUBLIC 6-7-2000 STATE OF WASHINGTON

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROSS ADACHI 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 THE PRESIDENT OF KAJIMA DEVELOPMENT CORPORATION
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/97
SIGNATURE OF NOTARY PUBLIC: [signature]
PRINTED NAME: LARRY RANDALL WOOD
TITLE:
MY APPOINTMENT EXPIRES: 6-21-2000

LARRY RANDALL WOOD COMMISSION EXPIRES NOTARY PUBLIC 6-21-2000 STATE OF WASHINGTON

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH)

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE BROWN, JR. 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 THE PRESIDENT OF ARLINGTON COUNTRY CLUB
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/21/97
SIGNATURE OF NOTARY PUBLIC: [signature]
PRINTED NAME: Larry Randall Wood
TITLE:
MY APPOINTMENT EXPIRES: 6-21-2000

LARRY RANDALL WOOD COMMISSION EXPIRES NOTARY PUBLIC 6-21-2000 STATE OF WASHINGTON

APPROVALS

EXAMINED AND APPROVED THIS 19TH DAY OF NOVEMBER, 1997
AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY.
~~CITY ENGINEER~~ Public Works Director
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 14 DAY OF November, 1997
AS BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION
Ruth E. Gonzales
CHAIRMAN, CITY OF ARLINGTON
PLANNING COMMISSION

EXAMINED AND APPROVED THIS 19TH DAY OF NOVEMBER, 1997
AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY.
~~CITY ENGINEER~~ Public Works Director
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 19TH DAY OF NOVEMBER, 1997
DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES.
~~CITY ENGINEER~~ Public Works Director
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 7th DAY OF November, 1997
THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF LEGENDS AT GLENEAGLE IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY COUNCIL
CITY OF ARLINGTON
[signature], MAYOR
ATTEST: Kathy Peterson, 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 98 TAXES. 11-21-97

Bob Dantini
TREASURER, SNOHOMISH COUNTY

Linda Peterson
DEPUTY TREASURER, SNOHOMISH COUNTY

TREASURER SNOHOMISH COUNTY, WASHINGTON OFFICIAL SEAL

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF LEGENDS AT GLENEAGLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 23 & 24, 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 STATUES AND REGULATIONS GOVERNING PLATTING.

7/16/97
GUSTAV B. OSTERBACK, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18094
TRIAD ASSOCIATES, PHONE: (206)821-8448
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034

GUSTAV B. OSTERBACK STATE OF WASHINGTON 18094 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/06/98

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Metco Homes LLC THIS 21 DAY OF NOV, 19 97, AT 36 MINUTES PAST 12:00 P.M., AND RECORDED IN VOLUME ____ OF PLATS, PAGE(S) ____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BY: BOB TERWILLIGER
AUDITOR

BY: Katrina Bauman
DEPUTY COUNTY AUDITOR

AF # 9711215004

PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, IN SNOHOMISH COUNTY, WASHINGTON.

JOB NO 97-007

SHEET 1 OF 7

VOL./PG.

LEGENDS AT GLENEAGLE

POR SE4NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
POR SW4NW4 SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

THIS PLAT IS SUBJECT TO THE GLENEAGLE DECLARATION OF RESTRICTIVE COVENANTS, RECORDED UNDER AUDITOR'S FILE NO. 9302080064 AND MODIFIED BY INSTRUMENTS UNDER AUDITOR'S FILE NO. 9405120713 AND 9711210295.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF OR CONNECTION TO THE EXISTING DRAINAGE SYSTEM. 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.

PURCHASERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTIFIED THAT A SCHOOL MITIGATION FEE IS DUE AT THE TIME OF ISSUANCE OF BUILDING PERMIT. THIS PAYMENT SHALL BE MADE TO THE CITY OF ARLINGTON, WHO WILL ADMINISTRATE THESE FUNDS FOR TRANSMITTAL TO THE ARLINGTON SCHOOL DISTRICT.THIS FEE IS $941.00 PER RESIDENTIAL LOT.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CASCADE GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND TCI CABLE TV COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN, IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, CABLE TV, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

AN EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE CITY OF ARLINGTON ALONG EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM AND TO A WIDTH OF FIVE FEET OR AS SHOWN ON PLAT, ON EACH SIDE OF THE CENTERLINE OF EACH COMPONENT OF THE PUBLIC STORM DRAINAGE SYSTEM FOR THE PURPOSE OF MAINTENANCE, REPAIR OR IMPROVEMENT TO THE PUBLIC STORM DRAINAGE SYSTEM. AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC SANITARY SEWER LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT-OF-WAY AND TO A WIDTH OF FIVE FEET OR AS SHOWN ON PLAT, ON EACH SIDE OF SUCH PUBLIC SANITARY SEWER LINE, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC SANITARY SEWER LINE.
AN EASEMENT IS HEREBY RESERVED FOR THE CITY OF ARLINGTON ALONG EACH PUBLIC WATERLINE LINE NOT LOCATED WITHIN A DEDICATED ROAD RIGHT-OF-WAY AND TO A WIDTH OF FIVE FEET OR AS SHOWN ON PLAT, ON EACH SIDE OF SUCH PUBLIC WATERLINE, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SAID PUBLIC WATERLINE.

GENERAL NOTES

1) INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.

3) BASIS OF BEARING AND SECTION SUBDIVISION DATA FROM PLAT OF GLENEAGLE DIVISION IIB PHASE 1, VOLUME 54, PAGES 9-16. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23 IS THE HELD BEARING.

4) REFER TO THE PLATS OF GLENEAGLE GOLF COURSE VOLUME 61, PAGES 209-224, GLENEAGLE SECTOR IV A VOLUME 57, PAGES 183-192 AND GLENEAGLE SECTOR 11A VOLUME 52, PAGES 273-276 FOR FURTHER TIES TO EXISTING PLAT MONUMENTS.

5) THE PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE MAP PAGES OF THIS PLAT ARE NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM INDIVIDUAL LOT ROOF AND FOOTING DRAINS, TO BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION. FOR MAINTENANCE AND REPAIR RESPONSIBILTY REFERENCE C C & R's UNDER SNOHOMISH COUNTY REC. NO. 9302080064.

6) STORM DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION, HOWEVER, THE CITY OF ARLINGTON HAS THE RIGHT OF ACCESS FOR THE PURPOSES OF MAKING EMERGENCY REPAIRS OR MAINTENANCE OF ANY STORM DRAINAGE FACILITIES WITHIN THE PLAT.

7) THE SANITARY SEWER EASEMENTS AS SHOWN HEREON ARE TO THE CITY OF ARLINGTON FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, REPAIRING AND MAINTAINING SANITARY SEWER STRUCTURES.

8) PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENTS.

9) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION AND MAY BE REDUCED OR ELIMINATED BY THE CITY OF ARLINGTON IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.

10) TRACTS "A" AND "K" SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION AS LANDSCAPE AND SIGNAGE TRACTS. MAINTENANCE AND REPAIR OF FACILTIES WITHIN THE TRACTS SHALL BE IN ACCORDANCE WITH THE CC & R'S UNDER SNOHOMISH COUNTY RECORDING NUMBERS 9302080064 AND 9405120713.

11) TRACT "B" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 14, 15, 16 AND 17, AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE AND REPAIR OF THE ACCESS AND UTILTY FACILITIES WITHIN TRACT "B" SHALL BE IN ACCORDANCE WITH THE CC&R'S UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "B" IS GRANTED TO THE CITY OF ARLINGTON TO INSTALL, LAY , CONSTRUCT, RENEW, OPERATE AND MAINTAIN A STORM DRAINAGE LINE AND OTHER PUBLIC UTILITY FACILITIES.

12) TRACT "C" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 18, 19, 20 AND 21, AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE AND REPAIR OF THE ACCESS AND UTILTY FACILITIES WITHIN TRACT "C" SHALL BE IN ACCORDANCE WITH THE CC&R'S, UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "C" IS GRANTED TO THE CITY OF ARLINGTON TO INSTALL, LAY , CONSTRUCT, RENEW, OPERATE AND MAINTAIN A STORM DRAINAGE LINE AND OTHER PUBLIC UTILITY FACILITIES.

13) TRACTS "D", "E" AND "F" ARE LANDSCAPE AND PRIVATE UTILITIES TRACTS. THE GLENEAGLE HOMEOWNERS ASSOCIATION SHALL OWN THE TRACTS AND MAINTAIN ANY FACILITIES ASSOCIATED WITH LANDSCAPING. THE PRIVATE UTILITIES WITHIN THE TRACTS WILL BE MAINTAINED BY THE OWNERS OF THE LOTS BENEFITING FROM THE THE USE OF SAID UTILITIES.

14) TRACT "G" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 41, 42, 43 AND 44, AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE AND REPAIR OF THE ACCESS AND UTILTY FACILITIES WITHIN TRACT "G" SHALL BE IN ACCORDANCE WITH THE CC&R'S UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "G" IS GRANTED TO THE CITY OF ARLINGTON TO INSTALL, LAY , CONSTRUCT, RENEW, OPERATE AND MAINTAIN A STORM DRAINAGE LINE AND OTHER PUBLIC UTILITY FACILITIES.

15) TRACT "J" SHALL BE OWNED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION AS A GOLF CART PATH TRACT. MAINTENANCE AND REPAIR OF THE ACCESS FACILITIES WITHIN TRACT "J" SHALL BE IN ACCORDANCE WITH THE CC&R'S UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "J" IS GRANTED TO THE CITY OF ARLINGTON TO INSTALL, LAY , CONSTRUCT, RENEW, OPERATE AND MAINTAIN A SANITARY SEWER LINE AND A WATER LINE AND OTHER PUBLIC UTILITY FACILITIES.

16) LOTS 14 THROUGH 21 AND 34 THROUGH 110 ARE SUBJECT TO COMMON SIDE SEWERS. SAID LOTS SHALL BE REPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE SANITARY SEWER SYSTEM USED IN COMMON.

17) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 1 THROUGH 3 IS FOR THE BENEFIT OF LOTS 1 THROUGH 3. LOTS 1 THROUGH 3 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

18) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 4 THROUGH 8 IS FOR THE BENEFIT OF LOTS 4 THROUGH 8. LOTS 4 THROUGH 8 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

19) TRACT "H" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 62, 63, 64 AND 65, AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE AND REPAIR OF THE ACCESS AND UTILTY FACILITIES WITHIN TRACT "H" SHALL BE IN ACCORDANCE WITH THE CC&R'S UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "H" IS GRANTED TO THE CITY OF ARLINGTON TO INSTALL, LAY , CONSTRUCT, RENEW, OPERATE AND MAINTAIN A STORM DRAINAGE LINE AND OTHER PUBLIC UTILITY FACILITIES.

20) TRACT "I" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 68, 69, 70 AND 71, AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE AND REPAIR OF THE ACCESS AND UTILTY FACILITIES WITHIN TRACT "I" SHALL BE IN ACCORDANCE WITH THE CC&R'S UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "I" IS GRANTED TO THE CITY OF ARLINGTON TO INSTALL, LAY , CONSTRUCT, RENEW, OPERATE AND MAINTAIN A STORM DRAINAGE LINE AND OTHER PUBLIC UTILITY FACILITIES.

21) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 9 THROUGH 13 IS FOR THE BENEFIT OF LOTS 9 THROUGH 13. LOTS 9 THROUGH 13 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

22) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 22, 23 AND TRACT "F" IS FOR THE BENEFIT OF LOTS 22, 23 AND TRACT "F". LOTS 22, 23 AND TRACT "F" SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

23) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 24 AND 25 IS FOR THE BENEFIT OF LOTS 24 AND 25. LOTS 24 AND 25 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

24) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 26 THROUGH 29 IS FOR THE BENEFIT OF LOTS 26 THROUGH 29. LOTS 26 THROUGH 29 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

25) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 30 THROUGH 33 IS FOR THE BENEFIT OF LOTS 30 THROUGH 33. LOTS 30 THROUGH 33 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

26) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 35 THROUGH 38 IS FOR THE BENEFIT OF LOTS 35 THROUGH 38. LOTS 35 THROUGH 38 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

27) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOT 45 AND TRACT "G" IS FOR THE BENEFIT OF LOT 45 AND TRACT "G". LOT 45 AND TRACT "G" SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

28) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 46 THROUGH 49 IS FOR THE BENEFIT OF LOTS 46 THROUGH 49. LOTS 46 THROUGH 49 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

29) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 53 THROUGH 57 IS FOR THE BENEFIT OF LOTS 53 THROUGH 57. LOTS 53 THROUGH 57 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

30) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 59 THROUGH 61, 63 AND 65 IS FOR THE BENEFIT OF LOTS 59 THROUGH 61, 63 AND 65. LOTS 59 THROUGH 61, 63 AND 65 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

31) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 69 THROUGH 72 AND TRACT "I" IS FOR THE BENEFIT OF LOTS 69 THROUGH 72 AND TRACT "I". LOTS 69 THROUGH 72 AND TRACT "I" SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

32) THE 10' PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 75 THROUGH 84 IS FOR THE BENEFIT OF LOTS 75 THROUGH 83. LOTS 75 THROUGH 83 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

33) THE 15' PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 76 THROUGH 84 IS FOR THE BENEFIT OF LOTS 76 THROUGH 84. LOTS 76 THROUGH 84 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

34) THE 10' AND 15' PRIVATE STORM DRAINAGE EASEMENTS OVER LOTS 84 THROUGH 91 IS FOR THE BENEFIT OF LOTS 84 THROUGH 91. LOTS 84 THROUGH 91 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

35) THE 10', 25' AND 28' PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 93 THROUGH 104 AND TRACT "J" IS FOR THE BENEFIT OF LOTS 93 THROUGH 104 AND TRACT "J". LOTS 93 THROUGH 104 AND TRACT "J" SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF DRAINAGE SYSTEM USED IN COMMON.

36) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 108 THROUGH 110 IS FOR THE BENEFIT OF LOTS 108 THROUGH 110. LOTS 108 THROUGH 110 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

37) THE 10' PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 5, 11, 15, 19, 23, 28, 32, 35, AND 42 ARE FOR DRAINAGE OF THE LANDSCAPE BERM AND WILL BENEFIT THE LOTS AFFECTED BY DRAINAGE OF THE LANDSCAPE BERM. ALL LOTS AFFECTED BY SUCH DRAINAGE SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON. IF AFTER FINAL LOT GRADING THE DRAINAGE SYSTEM IS NOT NEEDED THEN REMOVAL OF THE YARD DRAIN AND ASSOCIATED PIPING WILL VOID THAT PORTION OF THIS EASEMENT.

38) EAGLEFIELD DRIVE PREVIOUSLY DEDICATED UNDER THE PLAT OF GLENEAGLE GOLF COURSE VOL. 61 OF PLATS, PAGES 209-224.

39) THE 1.0' WIDE SIDEWALK EASEMENT ADJACENT TO BERWICK PLACE IS FOR PEDESTRIAN ACCESS AND IS GRANTED TO THE CITY OF ARLINGTON.

40) THE 15' LANDSCAPE EASEMENT WITHIN LOT 3 THROUGH 6, 9 THROUGH 13, 15, 16, 19, 20 AND 22 THROUGH 44 IS TO THE GLENEAGLE HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES. REFER TO C C & Rs UNDER AUDITOR'S FILE NUMBER _____ FOR MAINTENANCE RESPONSIBILITIES.

41) THE PRIVATE STORM DRAINAGE EASEMENT OVER THE WEST PORTION OF LOTS 62 THROUGH 68 IS FOR THE BENEFIT OF LOTS 62 THROUGH 68. LOTS 62 THROUGH 68 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

9711215004

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JOB NO 97-007
SHEET 2 OF 7

GUSTAV B. OSTERBERG STATE OF WASHINGTON 18094 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/06/98 9/6/97

VOL/PG

LEGENDS AT GLENEAGLE

POR SE4NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
POR SW4NW4 SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

LOT SUMMARY

TRACT	TRACT AREA	TRACT SUMMARY
TRACT A	5,136 Sq.Ft.	LANDSCAPE AND SIGNAGE
TRACT B	1,320 Sq.Ft.	ACCESS AND UTILITIES
TRACT C	1,320 Sq.Ft.	ACCESS AND UTILITIES
TRACT D	1,005 Sq.Ft.	LANDSCAPE AND UTILITIES
TRACT E	1,920 Sq.Ft.	LANDSCAPE AND UTILITIES
TRACT F	960 Sq.Ft.	LANDSCAPE AND UTILITIES
TRACT G	1,883 Sq.Ft.	ACCESS AND UTILITIES
TRACT H	1,939 Sq.Ft.	ACCESS AND UTILITIES
TRACT I	2,263 Sq.Ft.	ACCESS AND UTILITIES
TRACT J	2,474 Sq.Ft.	GOLF CART PATH AND UTILITIES
TRACT K	1,779 Sq.Ft.	LANDSCAPE AND SIGNAGE
TRACT L	164,649 Sq.Ft.	GOLF COURSE

LOT NUMBER	LOT AREA	LOT ADDRESS	SUMMARY OF EASEMENTS
LOT 1	7,800 Sq.Ft.	18429 CHAMPIONS DRIVE 8211 MASTERS COURT	5, 17
LOT 2	5,392 Sq.Ft.	8219 MASTERS COURT	5, 17
LOT 3	6,922 Sq.Ft.	8223 MASTERS COURT	5, 17, 37, 40
LOT 4	7,498 Sq.Ft.	8225 MASTERS COURT	5, 18, 37, 40
LOT 5	6,303 Sq.Ft.	8228 MASTERS COURT	5, 18, 37, 40
LOT 6	7,924 Sq.Ft.	8226 MASTERS COURT	5, 18, 37, 40
LOT 7	4,348 Sq.Ft.	8224 MASTERS COURT	5, 18
LOT 8	6,147 Sq.Ft.	8220 MASTERS COURT 18413 CHAMPIONS DRIVE	5, 18
LOT 9	8,937 Sq.Ft.	18409 CHAMPIONS DRIVE	5, 21, 37, 40
LOT 10	8,221 Sq.Ft.	18405 CHAMPIONS DRIVE	5, 21, 37, 40
LOT 11	7,505 Sq.Ft.	18401 CHAMPIONS DRIVE	5, 21, 37, 40
LOT 12	7,386 Sq.Ft.	18331 CHAMPIONS DRIVE	5, 21, 37, 40
LOT 13	6,263 Sq.Ft.	18327 CHAMPIONS DRIVE	5, 21, 37, 40
LOT 14	5,441 Sq.Ft.	18315 CHAMPIONS DRIVE	5, 11, 16
LOT 15	7,103 Sq.Ft.	18319 CHAMPIONS DRIVE	5, 11, 16, 37, 40
LOT 16	5,952 Sq.Ft.	18309 CHAMPIONS DRIVE	5, 11, 16, 37, 40
LOT 17	4,800 Sq.Ft.	18305 CHAMPIONS DRIVE	5, 11, 16
LOT 18	4,800 Sq.Ft.	18229 CHAMPIONS DRIVE	5, 12, 16
LOT 19	5,944 Sq.Ft.	18231 CHAMPIONS DRIVE	5, 12, 16, 37, 40
LOT 20	5,937 Sq.Ft.	18223 CHAMPIONS DRIVE	5, 12, 16, 37, 40
LOT 21	4,800 Sq.Ft.	18221 CHAMPIONS DRIVE	5, 12, 16
LOT 22	5,772 Sq.Ft.	18215 CHAMPIONS DRIVE	5, 22, 37, 40
LOT 23	5,770 Sq.Ft.	18211 CHAMPIONS DRIVE	5, 22, 37, 40
LOT 24	5,768 Sq.Ft.	18205 CHAMPIONS DRIVE	5, 23, 37, 40
LOT 25	5,767 Sq.Ft.	18201 CHAMPIONS DRIVE	5, 23, 37, 40
LOT 26	5,765 Sq.Ft.	18131 CHAMPIONS DRIVE	5, 24, 37, 40
LOT 27	5,763 Sq.Ft.	18127 CHAMPIONS DRIVE	5, 24, 37, 40
LOT 28	5,762 Sq.Ft.	18121 CHAMPIONS DRIVE	5, 24, 37, 40
LOT 29	5,760 Sq.Ft.	18117 CHAMPIONS DRIVE	5, 24, 37, 40
LOT 30	5,758 Sq.Ft.	18113 CHAMPIONS DRIVE	5, 25, 37, 40
LOT 31	5,757 Sq.Ft.	18109 CHAMPIONS DRIVE	5, 25, 37, 40
LOT 32	5,755 Sq.Ft.	18103 CHAMPIONS DRIVE	5, 25, 37, 40
LOT 33	5,753 Sq.Ft.	18031 CHAMPIONS DRIVE	5, 25, 37, 40
LOT 34	3,624 Sq.Ft.	18029 CHAMPIONS DRIVE	5, 16, 37, 40
LOT 35	3,335 Sq.Ft.	18027 CHAMPIONS DRIVE	5, 16, 26, 37, 40

LOT NUMBER	LOT AREA	LOT ADDRESS	SUMMARY OF EASEMENTS
LOT 36	3,622 Sq.Ft.	18023 CHAMPIONS DRIVE	5, 16, 26, 37, 40
LOT 37	3,291 Sq.Ft.	18021 CHAMPIONS DRIVE	5, 16, 26, 37, 40
LOT 38	4,127 Sq.Ft.	18019 CHAMPIONS DRIVE	5, 16, 26, 37, 40
LOT 39	3,130 Sq.Ft.	18015 CHAMPIONS DRIVE	5, 16, 26, 37, 40
LOT 40	3,910 Sq.Ft.	18013 CHAMPIONS DRIVE	5, 16, 26, 37, 40
LOT 41	4,100 Sq.Ft.	18011 CHAMPIONS DRIVE	5, 14, 16, 37, 40
LOT 42	4,072 Sq.Ft.	18007 CHAMPIONS DRIVE	5, 14, 16, 37, 40
LOT 43	4,558 Sq.Ft.	18003 CHAMPIONS DRIVE	5, 14, 16, 37, 40
LOT 44	5,374 Sq.Ft.	18001 CHAMPIONS DRIVE	5, 14, 16, 37, 40
LOT 45	3,945 Sq.Ft.	18010 CHAMPIONS DRIVE	5, 16, 27
LOT 46	3,527 Sq.Ft.	18012 CHAMPIONS DRIVE	5, 16, 28
LOT 47	3,022 Sq.Ft.	18014 CHAMPIONS DRIVE	5, 16, 28, 39
LOT 48	3,467 Sq.Ft.	8330 GALLERY LANE	5, 16, 28, 39
LOT 49	4,251 Sq.Ft.	8326 GALLERY LANE	5, 16, 28, 39
LOT 50	3,963 Sq.Ft.	8322 GALLERY LANE	5, 16, 39
LOT 51	3,505 Sq.Ft.	8316 GALLERY LANE	5, 16, 39
LOT 52	5,766 Sq.Ft.	8312 GALLERY LANE	5, 16, 39
LOT 53	6,654 Sq.Ft.	8311 GALLERY LANE	5, 16, 29, 39
LOT 54	3,334 Sq.Ft.	8319 GALLERY LANE	5, 16, 29, 39
LOT 55	3,237 Sq.Ft.	8321 GALLERY LANE	5, 16, 29, 39
LOT 56	3,360 Sq.Ft.	8323 GALLERY LANE	5, 16, 29, 39
LOT 57	3,727 Sq.Ft.	8327 GALLERY LANE	5, 16, 29, 39
LOT 58	6,618 Sq.Ft.	18018 CHAMPIONS DRIVE	5, 16, 39
LOT 59	5,972 Sq.Ft.	18028 CHAMPIONS DRIVE	5, 16, 30
LOT 60	3,036 Sq.Ft.	8320 PUTTERS COURT	5, 16, 30
LOT 61	3,187 Sq.Ft.	8318 PUTTERS COURT	5, 16, 30
LOT 62	4,177 Sq.Ft.	8314 PUTTERS COURT	5, 16, 19, 41
LOT 63	3,693 Sq.Ft.	8312 PUTTERS COURT	5, 16, 19, 30, 41
LOT 64	4,169 Sq.Ft.	8310 PUTTERS COURT	5, 16, 19, 41
LOT 65	3,681 Sq.Ft.	8308 PUTTERS COURT	5, 16, 19, 30, 41
LOT 66	3,574 Sq.Ft.	8306 PUTTERS COURT	5, 16, 30, 41
LOT 67	3,809 Sq.Ft.	8302 PUTTERS COURT	5, 16, 41
LOT 68	11,801 Sq.Ft.	8303 PUTTERS COURT	5, 16, 20, 41
LOT 69	4,919 Sq.Ft.	8307 PUTTERS COURT	5, 16, 20, 31
LOT 70	3,472 Sq.Ft.	8309 PUTTERS COURT	5, 16, 20, 31
LOT 71	3,620 Sq.Ft.	8317 PUTTERS COURT	5, 16, 20, 31
LOT 72	3,178 Sq.Ft.	8319 PUTTERS COURT	5, 16, 31
LOT 73	5,585 Sq.Ft.	8321 PUTTERS COURT 18116 CHAMPIONS DRIVE	5, 16, 31
LOT 74	3,484 Sq.Ft.	18131 CHAMPIONS DRIVE	5, 16
LOT 75	3,024 Sq.Ft.	18202 CHAMPIONS DRIVE	5, 16, 32
LOT 76	3,073 Sq.Ft.	18204 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 77	3,219 Sq.Ft.	18208 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 78	3,192 Sq.Ft.	18210 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 79	3,465 Sq.Ft.	18214 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 80	3,423 Sq.Ft.	18216 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 81	4,387 Sq.Ft.	18220 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 82	4,532 Sq.Ft.	18222 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 83	3,139 Sq.Ft.	18226 CHAMPIONS DRIVE	5, 16, 32, 33
LOT 84	4,519 Sq.Ft.	18228 CHAMPIONS DRIVE	5, 16, 32, 33, 34
LOT 85	3,059 Sq.Ft.	18230 CHAMPIONS DRIVE	5, 16, 34
LOT 86	3,138 Sq.Ft.	18302 CHAMPIONS DRIVE	5, 16, 34
LOT 87	3,421 Sq.Ft.	18306 CHAMPIONS DRIVE	5, 16, 34
LOT 88	3,451 Sq.Ft.	18310 CHAMPIONS DRIVE	5, 16, 34
LOT 89	3,190 Sq.Ft.	18312 CHAMPIONS DRIVE	5, 16, 34
LOT 90	3,296 Sq.Ft.	18316 CHAMPIONS DRIVE	5, 16, 34
LOT 91	3,953 Sq.Ft.	18318 CHAMPIONS DRIVE	5, 16, 34
LOT 92	4,242 Sq.Ft.	18320 CHAMPIONS DRIVE	16
LOT 93	4,373 Sq.Ft.	18324 CHAMPIONS DRIVE	5, 16, 35
LOT 94	4,798 Sq.Ft.	18326 CHAMPIONS DRIVE	5, 16, 35
LOT 95	4,468 Sq.Ft.	18328 CHAMPIONS DRIVE	5, 16, 35
LOT 96	3,700 Sq.Ft.	18330 CHAMPIONS DRIVE	5, 16, 35
LOT 97	3,217 Sq.Ft.	18432 CHAMPIONS DRIVE	5, 16, 35
LOT 98	3,095 Sq.Ft.	18402 CHAMPIONS DRIVE	5, 16, 35
LOT 99	3,119 Sq.Ft.	18404 CHAMPIONS DRIVE	5, 16, 35
LOT 100	3,044 Sq.Ft.	18406 CHAMPIONS DRIVE	5, 16, 35
LOT 101	3,044 Sq.Ft.	18410 CHAMPIONS DRIVE	5, 16, 35
LOT 102	3,045 Sq.Ft.	18414 CHAMPIONS DRIVE	5, 16, 35
LOT 103	3,402 Sq.Ft.	18416 CHAMPIONS DRIVE	5, 16, 35
LOT 104	4,688 Sq.Ft.	18418 CHAMPIONS DRIVE	5, 16, 35
LOT 105	3,353 Sq.Ft.	18422 CHAMPIONS DRIVE	16
LOT 106	3,034 Sq.Ft.	18424 CHAMPIONS DRIVE	16
LOT 107	3,409 Sq.Ft.	18426 CHAMPIONS DRIVE	16
LOT 108	3,527 Sq.Ft.	18430 CHAMPIONS DRIVE	5, 16, 36
LOT 109	3,576 Sq.Ft.	18432 CHAMPIONS DRIVE	5, 16, 36
LOT 110	3,766 Sq.Ft.	18502 CHAMPIONS DRIVE	5, 16, 36

NOTE

THE NUMBERS UNDER THE SUMMARY OF EASEMENTS REFERS TO THE NUMBER UNDER THE GENERAL NOTES ON SHEET 2 OF 7.

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GUSTAV P. OSTERGREN STATE OF WASHINGTON 18094 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/06/98 9/16/97

VOL/PG

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LEGENDS AT GLENEAGLE

POR SE4NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
POR SW4NW4 SECTION 24, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

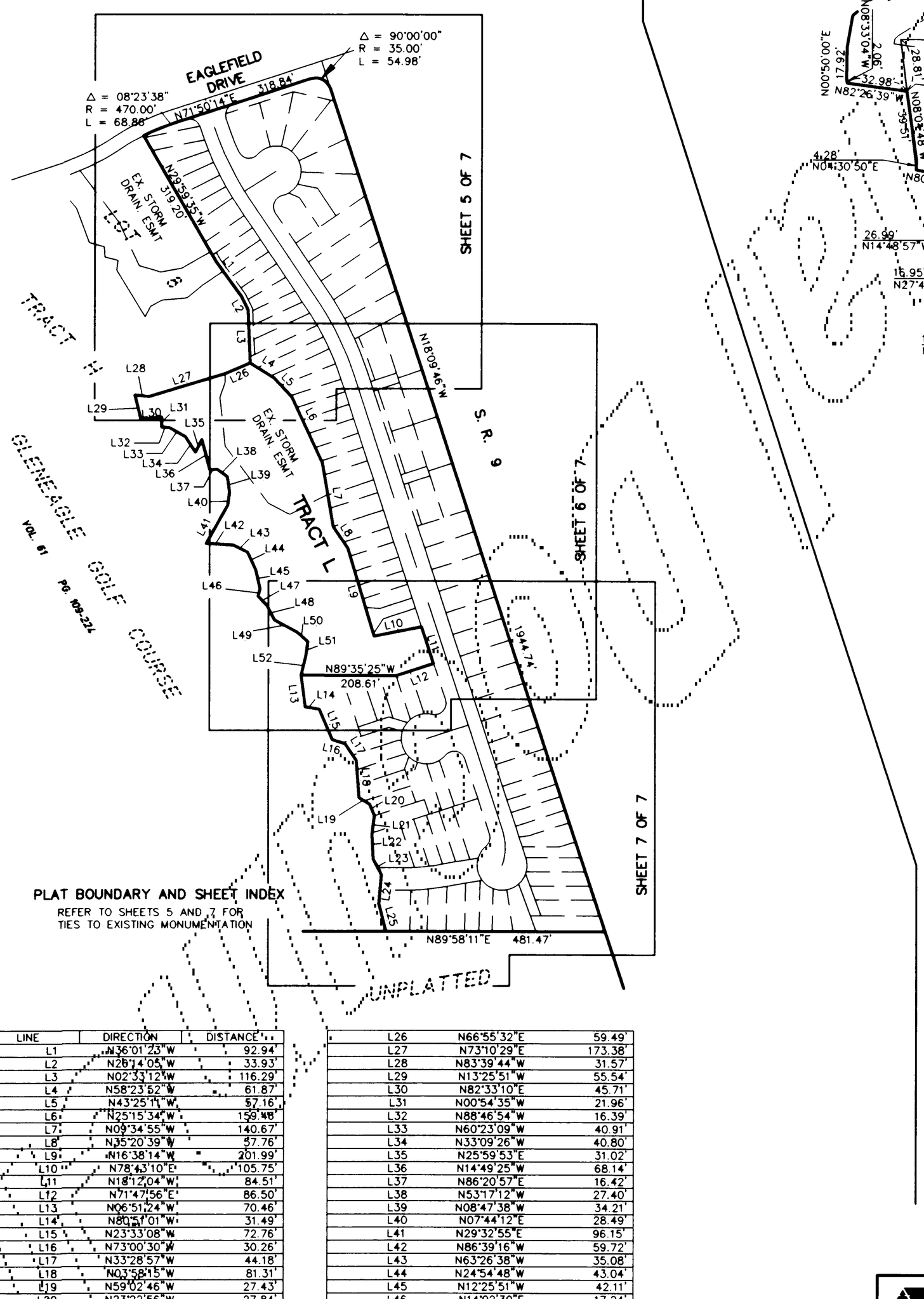
SCALE: 1" = 200

0' 100 200 400

GRAPHIC SCALE

BASIS OF BEARINGS

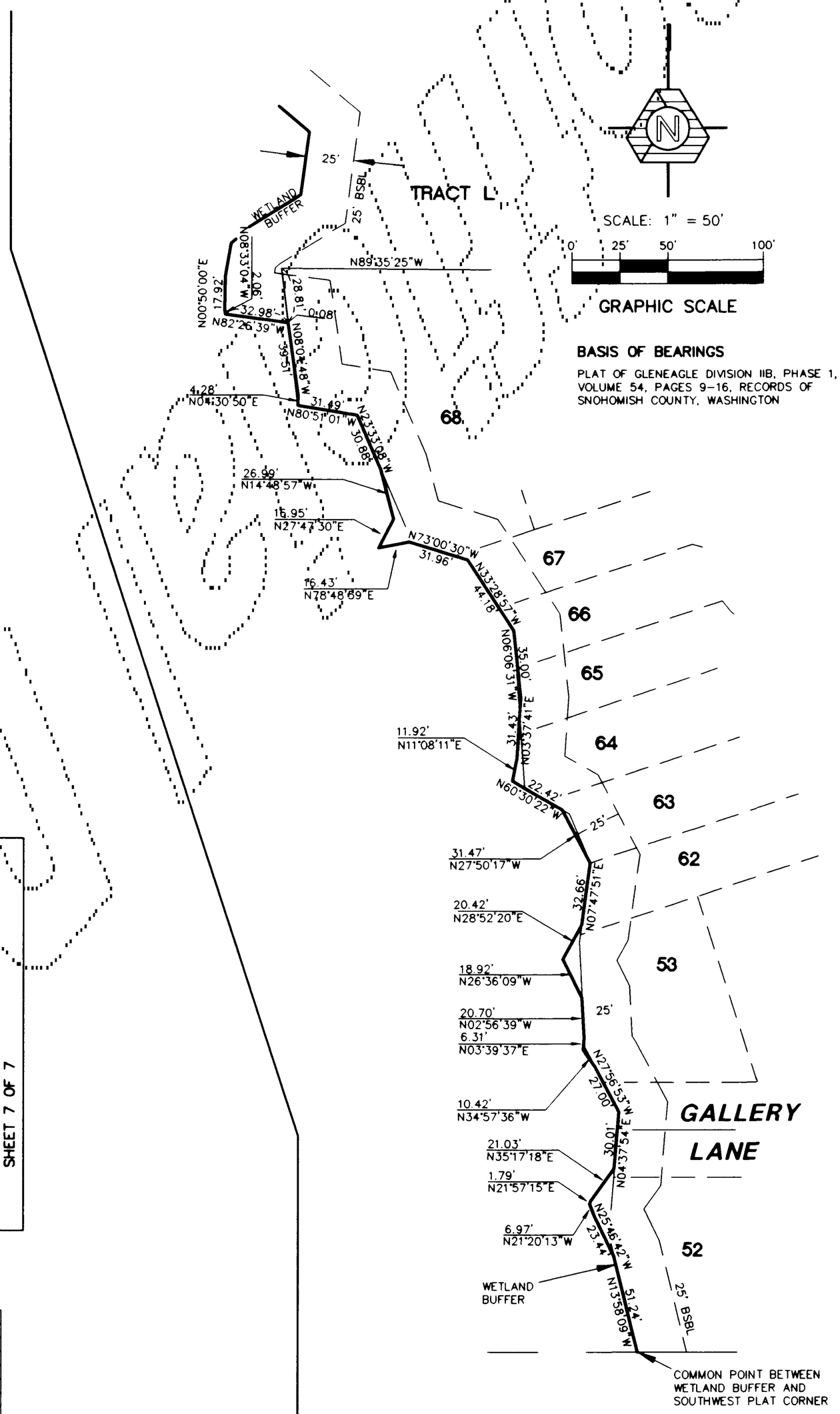
PLAT OF GLENEAGLE DIVISION IIB, PHASE 1, VOLUME 54, PAGES 9-16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON



PLAT BOUNDARY AND SHEET INDEX

REFER TO SHEETS 5 AND 7 FOR TIES TO EXISTING MONUMENTATION

LINE	DIRECTION	DISTANCE
L1	N36°01'23"W	92.94'
L2	N26°14'05"W	33.93'
L3	N02°33'12"W	116.29'
L4	N58°23'52"W	61.87'
L5	N43°25'11"W	57.16'
L6	N25°15'34"W	159.48'
L7	N09°34'55"W	140.67'
L8	N35°20'39"W	57.76'
L9	N16°38'14"W	201.99'
L10	N78°43'10"E	105.75'
L11	N18°12'04"W	84.51'
L12	N71°47'56"E	86.50'
L13	N06°51'24"W	70.46'
L14	N80°51'01"W	31.49'
L15	N23°33'08"W	72.76'
L16	N73°00'30"W	30.26'
L17	N33°28'57"W	44.18'
L18	N03°58'15"W	81.31'
L19	N59°02'46"W	27.43'
L20	N23°22'56"W	27.84'
L21	N07°47'51"E	41.71'
L22	N02°56'39"W	54.69'
L23	N27°56'53"W	38.34'
L24	N04°37'54"E	65.42'
L25	N13°58'09"W	62.71'
L26	N66°55'32"E	59.49'
L27	N73°10'29"E	173.38'
L28	N83°39'44"W	31.57'
L29	N13°25'51"W	55.54'
L30	N82°33'10"E	45.71'
L31	N00°54'35"W	21.96'
L32	N88°46'54"W	16.39'
L33	N60°23'09"W	40.91'
L34	N33°09'26"W	40.80'
L35	N25°59'53"E	31.02'
L36	N14°49'25"W	68.14'
L37	N86°20'57"E	16.42'
L38	N53°17'12"W	27.40'
L39	N08°47'38"W	34.21'
L40	N07°44'12"E	28.49'
L41	N29°32'55"E	96.15'
L42	N86°39'16"W	59.72'
L43	N63°26'38"W	35.08'
L44	N24°54'48"W	43.04'
L45	N12°25'51"W	42.11'
L46	N14°02'30"E	17.24'
L47	N44°30'47"W	28.35'
L48	N27°04'13"W	36.01'
L49	N61°52'30"W	56.93'
L50	N49°32'56"W	31.16'
L51	N07°47'42"E	33.42'
L52	N13°36'25"E	41.52'



SCALE: 1" = 50'

0' 25' 50' 100'

GRAPHIC SCALE

BASIS OF BEARINGS

PLAT OF GLENEAGLE DIVISION IIB, PHASE 1, VOLUME 54, PAGES 9-16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

WETLAND BUFFER LOTS 52, 53, 62 THROUGH 68

REFER TO SHEET 7 FOR ADDITIONAL SURVEY INFORMATION

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GUSTAV B. OSTERBACK STATE OF WASHINGTON 18094 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9/06/98

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LEGENDS AT GLENEAGLE

POR SE4NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
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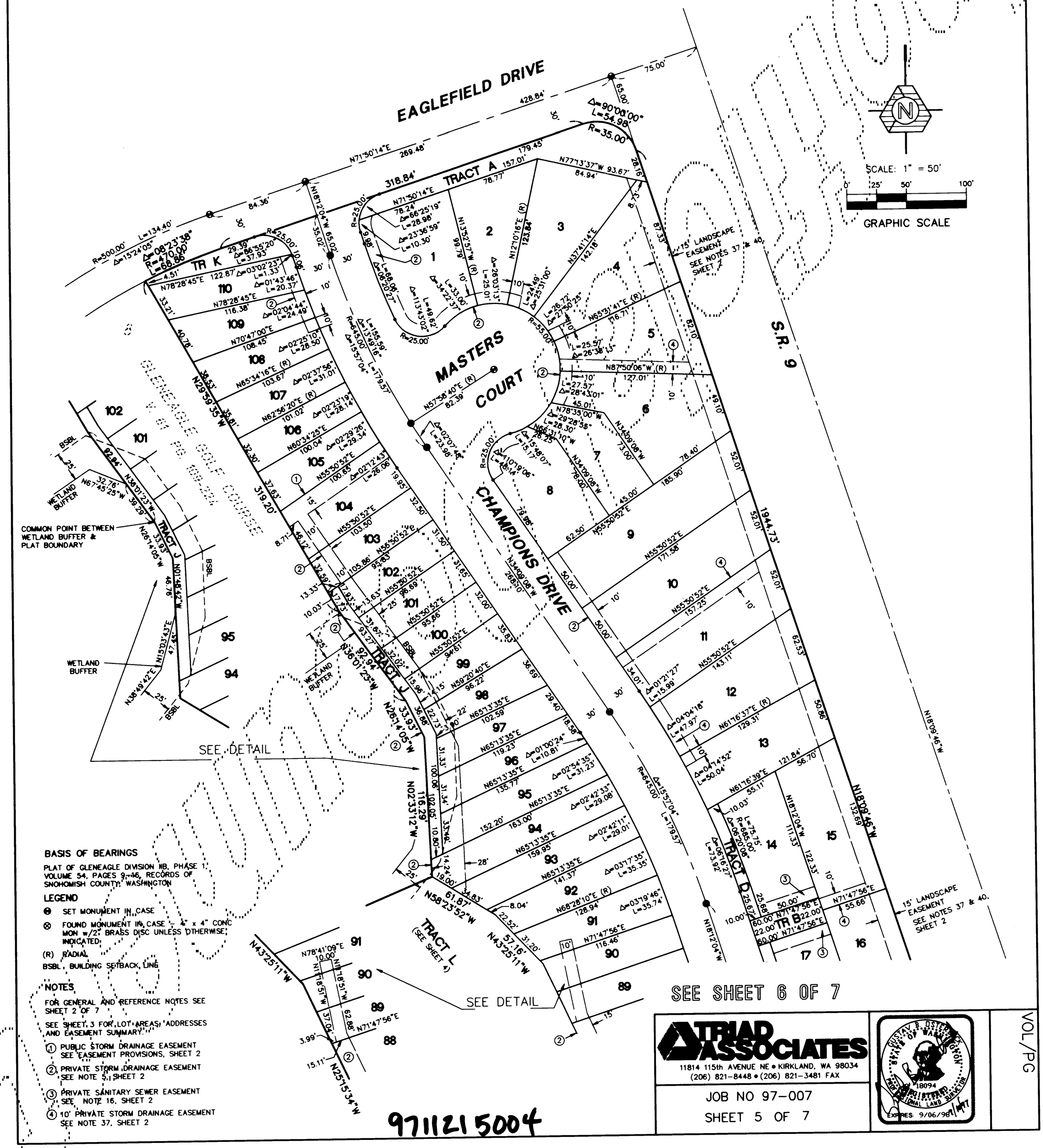

BASIS OF BEARINGS

PLAT OF GLENEAGLE DIVISION 1B, PHASE 1, VOLUME 54, PAGES 9-16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

LEGEND

- ⊕ SET MONUMENT IN CASE
- ⊗ FOUND MONUMENT IN CASE - 4" x 4" CONC MON w/2" BRASS DISC UNLESS OTHERWISE INDICATED
- (R) RADIAL
- BSBL BUILDING SETBACK LINE

NOTES

FOR GENERAL AND REFERENCE NOTES SEE SHEET 2 OF 7

SEE SHEET 3 FOR LOT AREAS, ADDRESSES AND EASEMENT SUMMARY

1. PUBLIC STORM DRAINAGE EASEMENT SEE EASEMENT PROVISIONS, SHEET 2
2. PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 5, SHEET 2
3. PRIVATE SANITARY SEWER EASEMENT SEE NOTE 16, SHEET 2
4. 10' PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 37, SHEET 2

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SHEET 5 OF 7

GUSTAV B. OSTERGREN STATE OF WASHINGTON 18094 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9/06/98 1/97

VOL/PG

LEGENDS AT GLENEAGLE

POR SE4NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
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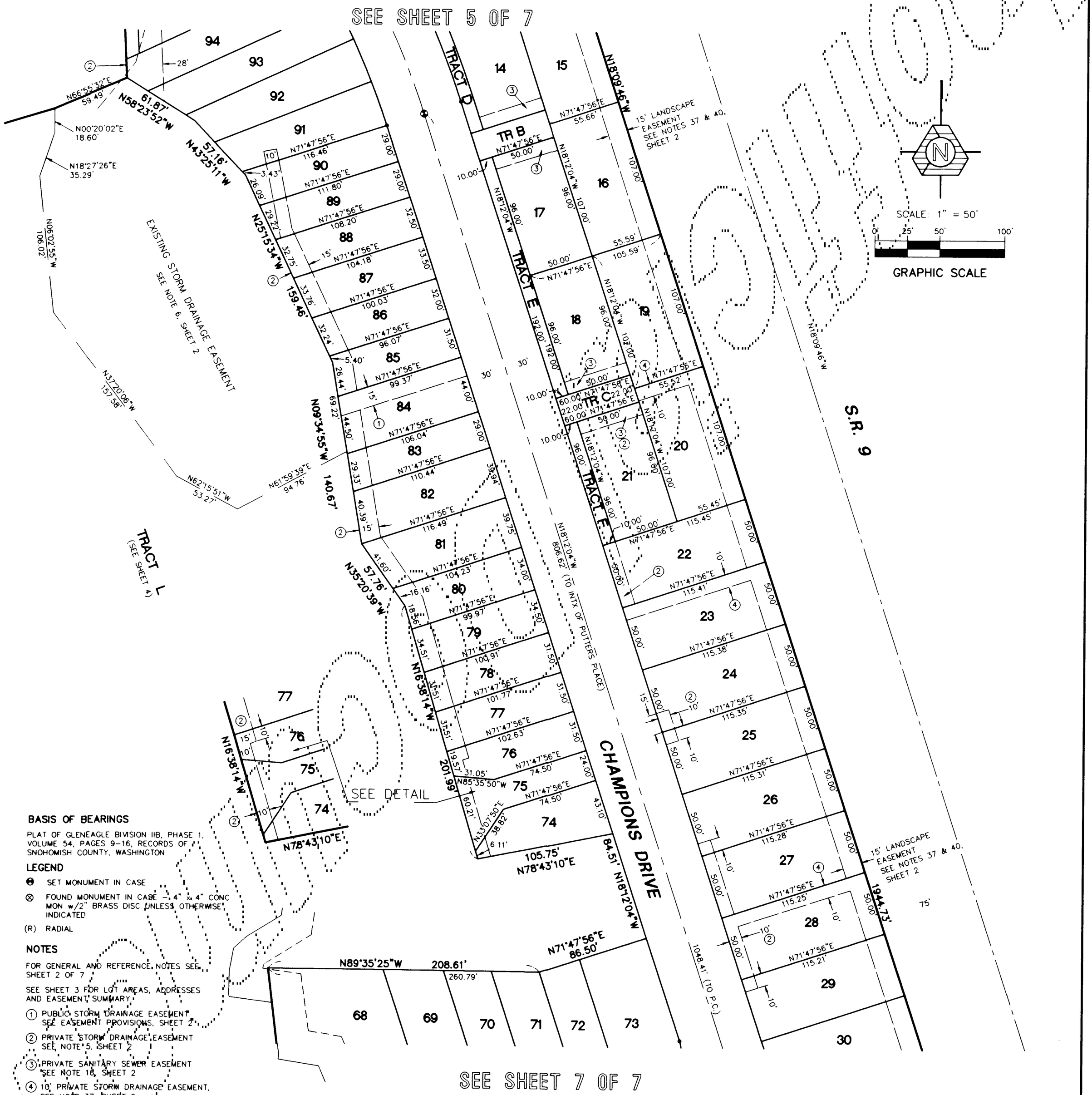

BASIS OF BEARINGS

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LEGEND

- ⊕ SET MONUMENT IN CASE
- ⊗ FOUND MONUMENT IN CASE – 4" x 4" CONC MON w/2" BRASS DISC UNLESS OTHERWISE INDICATED
- (R) RADIAL

NOTES

FOR GENERAL AND REFERENCE NOTES SEE SHEET 2 OF 7

SEE SHEET 3 FOR LOT AREAS, ADDRESSES AND EASEMENT SUMMARY

1. PUBLIC STORM DRAINAGE EASEMENT SEE EASEMENT PROVISIONS, SHEET 2
2. PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 5, SHEET 2
3. PRIVATE SANITARY SEWER EASEMENT SEE NOTE 16, SHEET 2
4. 10' PRIVATE STORM DRAINAGE EASEMENT, SEE NOTE 37, SHEET 2

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SHEET 6 OF 7

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LEGENDS AT GLENEAGLE

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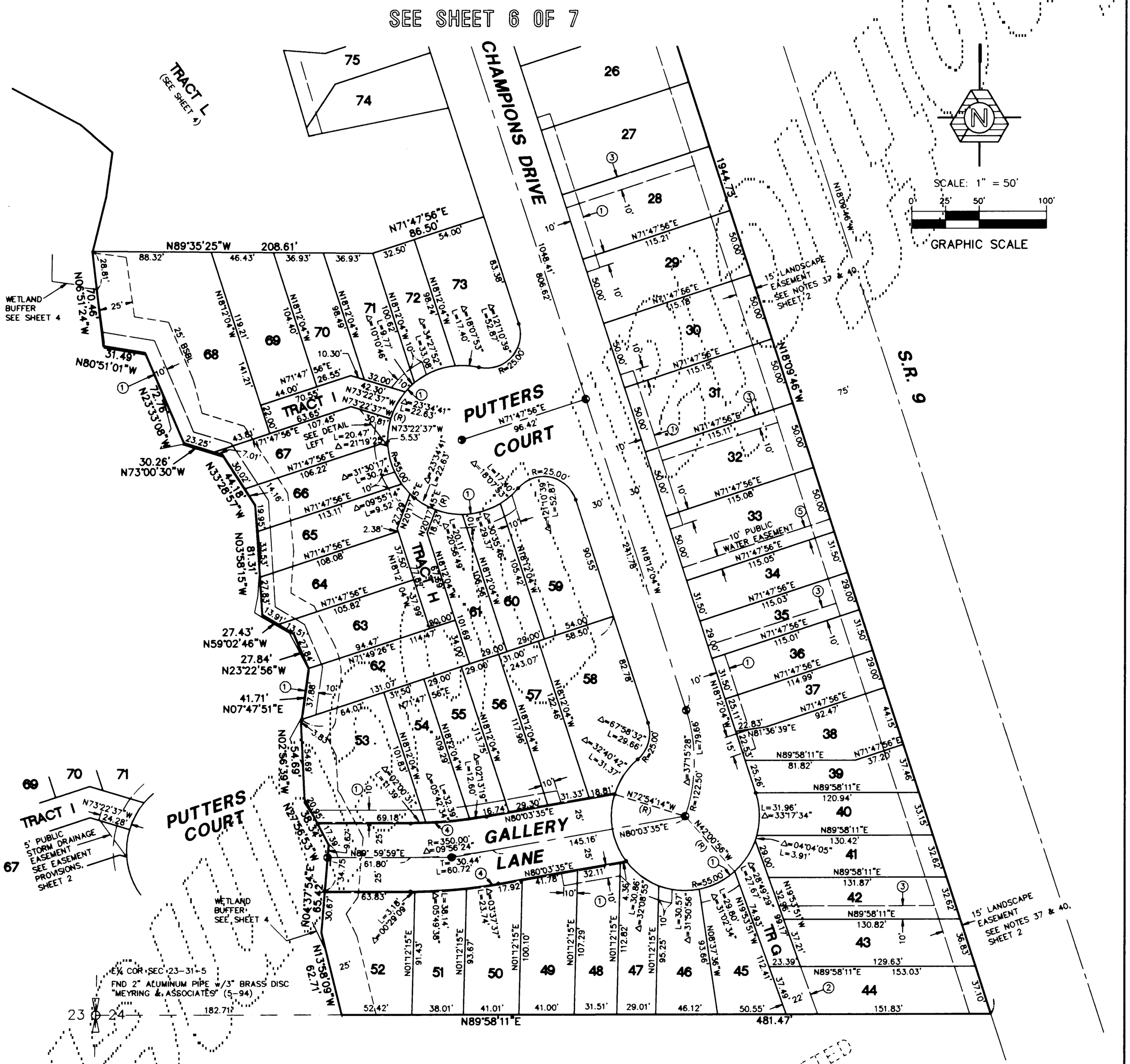

BASIS OF BEARINGS

PLAT OF GLENEAGLE DIVISION IIB, PHASE 1, VOLUME 54, PAGES 9-16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

LEGEND

- ⊕ SET MONUMENT IN CASE
- ⊗ FOUND MONUMENT IN CASE – 4" x 4" CONC MON w/2" BRASS DISC UNLESS OTHERWISE INDICATED
- (R) RADIAL
- BSBL BUILDING SETBACK LINE

NOTES

FOR GENERAL AND REFERENCE NOTES SEE SHEET 2 OF 7

SEE SHEET 3 FOR LOT AREAS, ADDRESSES AND EASEMENT SUMMARY.

SEE SHEET 4 FOR ALIGNMENT OF WETLAND BUFFER.

① PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 5, SHEET 2

② PUBLIC SANITARY SEWER EASEMENT SEE EASEMENT PROVISIONS ON SHEET 2

③ 10' PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 37, SHEET 2

④ 1' PUBLIC SIDEWALK EASEMENT SEE NOTE 39, SHEET 2

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