GLENEAGLE SECTOR III B

POR E²NE⁴ SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

LEGAL DEBCRIPTION

PARCELS "F" AND "I", GLENEAGLE GOLF COURSE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 61 OF PLATS, PAGES 209 THROUGH 224, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT FOR PORTIONS OF SAID TRACTS WITHIN THE PLAT OF GLENEAGLE SECTOR III A ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGES 81 THROUGH 86 INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LOZIER HOMES CORPORATION 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 96 AND 97 AND TRACT "A" TRACT "C" IS HEREBY DEDICATED AND CONVEYED TO THE ARLINGTON COUNTRY CLUB

TRACT "E" IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ARLINGTON

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 24th DAY OF

SEPTEMBEE 19

TRACT "D" IS HEREBY DEDICATED AND CONVEYED TO LOTS 71, 72 AND 73

LOZIER HOMES CORPORATION
MICHAEL D. LEVY
BY:
ITS: PRESIDENT

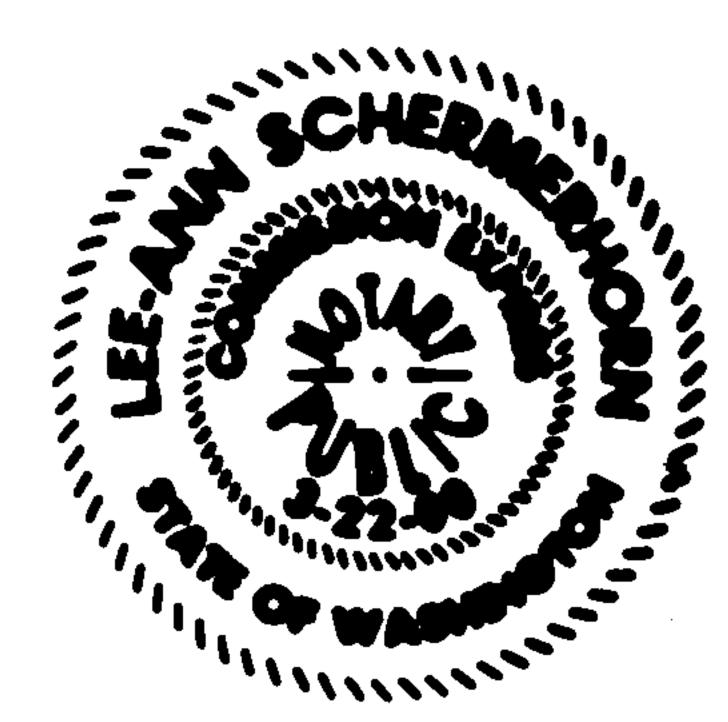
ACKNOWLEDGLENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

STATE OF WASHINGJON COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL D. LEVY 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 LOZIER HOMES CORPORATION

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: 9-24-97
SIGNATURE OF COLON CELEBRANA PRINTED NAME: LEE A MAN SCHEEMER NORM
TITLE: NOTO BY DUBLIC
MY APPOINTMENT EXPIRES: 3-22-00

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.

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 GUNSTRUCTION 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 CULVER'S OR DRAINS OR REPOUTING 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 LQT.

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, WRES 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.

APPROVAL

CHAIRMAN, CITY OF LARLINGTON
PLANNING COMMISSION

OFF ENGINEER PLBIC WORKS DIVECTOR

EXAMINED AND APPROVED THIS DAY OF LOWINGLE SECTOR III B IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY COUNCIL CITY OF ARLINGTON

ATTEST: Sach Burn

__ , MAYOR
__ , CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, LAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1998 TAXES.

TREASURER, SNOHOMISH COUNTY

Penda H. Wheles DEPUTY TREASURER, SHOHOMISH COUNTY.

Y ERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

CENERAL NOTES

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.

DATUM IS NGVD 1929, THE ORIGINAL BENCHMARK IS THE TOP OF THE CONCRETE MONUMENT IN CASE AT CORNER OF SECTIONS 22-23-26-27, TWP. 31N., RGE. 5E., WM. LOCATED AT THE INTERSECTION OF 67TH AVENUE NE AND SISCO HEIGHTS ROAD (NE 172ND STREET). THE ELEVATION IS 135.54.

3) 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.

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

(SEE SHEET 2 FOR CONTINUATION OF GENERAL NOTES)

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

LAND SURVEYOR'S CENTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF GLENEAGLE SECTOR III B IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, 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.

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



RECORDING CERTIFICATE

FILED FOR RECORD AT	THE REQUEST OF	Survey	6	THIS
25_DAY OF NOV.	19_77	AT	46	
MINUTES PAST	M., AND REC	CORDED IN VOL	UME OF	PLATS,
PAGE(S)				
av. Bob Terwil	liaer			

BY: Katina Bauman
DEPUTY COUNTY AUDITOR
AF 4 9711255004

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 97-159

SHEET 1 OF 8

VOL./PG

POR E²NE⁴ SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON

(CONTINUED FROM GENERAL NOTES, SHEET 1)

- 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.
- THE PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE MAP PAGES OF THIS PLAT ARE NONEXCLUSIVE 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.
- TORM 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.
- 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.
- 9) PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENTS.
- 10) 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.
- TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE GLENEAGLE HOMEOWNERS ASSOCIATION FOR STORM DRAINAGE. 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.
- TRACT "B" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 96, 97
 AND TRACT "A", AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE
 AND REPAIR OF THE ACCESS AND UTILITY 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.
- 13) TRACT "C" SHALL BE OWNED AND MAINTAINED BY THE ARLINGTON COUNTRY CLUB FOR STORM DRAINAGE AND ACCESS. MAINTENANCE AND REPAIR OF THE FACILITIES WITHIN THE TRACT SHALL BE IN ACCORDANCE WITH THE CC & R'S UNDER SNOHOMISH COUNTY RECORDING NUMBERS 9302080064 AND 9405120713.
- TRACT "D" SHALL BE OWNED AS TENANTS IN COMMON BY THE OWNERS OF LOTS 71, 72 AND 73, AND SHALL BE USED AS ACCESS AND UTILITIES FOR SAID LOTS. MAINTENANCE AND REPAIR OF THE ACCESS AND UTILTY FACILITIES WITHIN TRACT "D" SHALL BE IN ACCORDANCE WITH THE CC&R'S UNDER SNOHOMISH COUNTY RECORDING NUMBER 9302080064. AN EASEMENT ACROSS TRACT "D" 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 "E" SHALL BE OWNED AND MAINTAINED BY THE CITY OF ARLINGTON FOR ACCESS AND UTILITIES. THE PRIVATE STORM DRAINAGE LINES CONNECTING ROOF, FOOTING AND OTHER PRIVATE DRAINAGE SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 23. 24 AND 25.
- 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.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 4 THROUGH 6 IS FOR THE BENEFIT OF LOTS 4 THROUGH 6. LOTS 4 THROUGH 6 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 7 THROUGH 9 IS FOR THE BENEFIT OF LOTS 7 THROUGH 9. LOTS 7 THROUGH 9 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 10 AND 11 IS FOR THE

 BENEFIT OF LOTS 10 AND 11. LOTS 10 AND 11 SHALL BE RESPONSIBLE

 FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 12 THROUGH 15 IS FOR THE BENEFIT OF LOTS 12 THROUGH 15. LOTS 12 THROUGH 15 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 17 THROUGH 19 IS FOR THE BENEFIT OF LOTS 17 THROUGH 19. LOTS 17 THROUGH 19 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 20 THROUGH 22 IS FOR THE BENEFIT OF LOTS 20 THROUGH 22. LOTS 20 THROUGH 22 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER TRACT "E" AND LOTS 25 AND 26 IS FOR THE BENEFIT OF LOTS 23 THROUGH 26. LOTS 23 THROUGH 26 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE DRAINAGE SYSTEM USED IN COMMON, EXCLUDING ANY PART OF THE PUBLIC STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 27 THROUGH 29 IS FOR THE BENEFIT OF LOTS 27 THROUGH 29. LOTS 27 THROUGH 29 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 30 THROUGH 32 IS FOR THE BENEFIT OF LOTS 30 THROUGH 32. LOTS 30 THROUGH 32 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 33 AND 34 IS FOR THE BENEFIT OF LOTS 33 AND 34. LOTS 33 AND 34 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 35 THROUGH 37 IS FOR THE BENEFIT OF LOTS 35 THROUGH 37. LOTS 35 THROUGH 37 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 38 THROUGH 41 IS FOR THE BENEFIT OF LOTS 38 THROUGH 41. LOTS 38 THROUGH 41 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 45 THROUGH 47 IS FOR THE BENEFIT OF LOTS 45 THROUGH 47. LOTS 45 THROUGH 47 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 48 THROUGH 50 IS FOR THE BENEFIT OF LOTS 48 THROUGH 50. LOTS 48 THROUGH 50 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
 - THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 51 AND 52 IS FOR THE BENEFIT OF LOTS 51 AND 52. LOTS 51 AND 52 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 53 AND 54 IS FOR THE BENEFIT OF LOTS 53 AND 54. LOTS 53 AND 54 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.

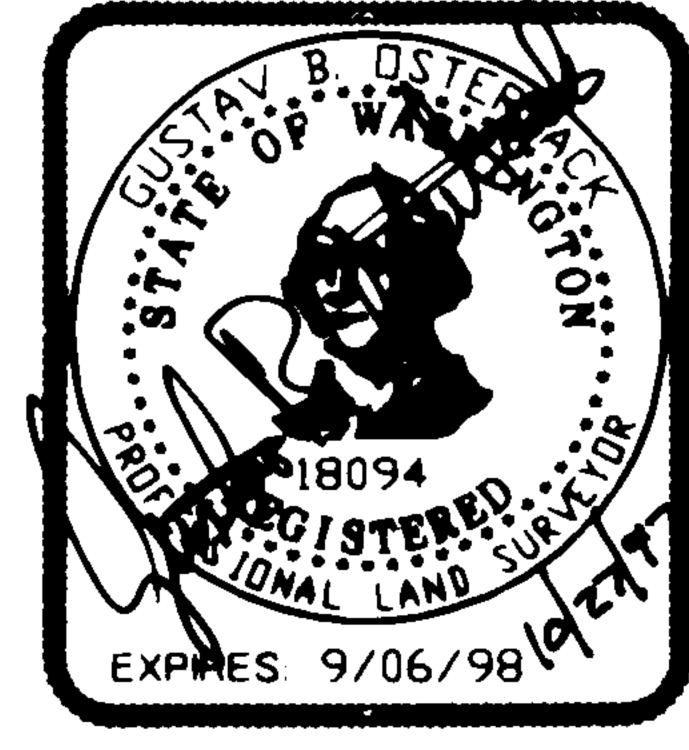
- 33) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 55 AND 56 IS FOR THE BENEFIT OF LOTS 55 AND 56. LOTS 55 AND 56 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 34) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 58 AND 59 IS FOR THE BENEFIT OF LOTS 58 AND 59. LOTS 58 AND 59 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 35) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 60 AND 61 IS FOR THE BENEFIT OF LOTS 60 AND 61. LOTS 60 AND 61 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 36) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 62 AND 63 IS FOR THE BENEFIT OF LOTS 62 AND 63. LOTS 62 AND 63 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON
- 37) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 64 AND 65 IS FOR THE BENEFIT OF LOTS 64 AND 65. LOTS 64 AND 65 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 38) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 66 AND 67 IS FOR THE BENEFIT OF LOTS 66 AND 67. LOTS 66 AND 67 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 39) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 68 AND 69 IS FOR THE BENEFIT OF LOTS 68 AND 69 LOTS 68 AND 69 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 40) THE PRIVATE STORM DRAINAGE EASEMENT OVER TRACT "D" IS FOR THE BENEFIT OF LOTS 70 THROUGH 74. LOTS 70 THROUGH 74 SHALL BE REPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE DRAINAGE SYSTEM USED IN COMMON, EXCLUDING ANY PART OF THE PUBLIC STORM DRAINAGE SYSTEM.
- 1) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 78 AND 79 IS FOR THE BENEFIT OF LOTS 78 AND 79. LOTS 78 AND 79 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 42) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 80 THROUGH 82 IS FOR THE BENEFIT OF LOTS 80 THROUGH 82. LOTS 80 THROUGH 82 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 43) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 83 AND 84 IS FOR THE BENEFIT OF LOTS 83 AND 84. LOTS 83 AND 84 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 44) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 85 THROUGH 87 IS FOR THE BENEFIT OF LOTS 85 THROUGHT 87. LOTS 85 THROUGH 87 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 45) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 88 THROUGH 90 IS FOR THE BENEFIT OF LOTS 88 THROUGH 90. LOTS 88 THROUGH 90 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 46) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 91 THROUGH 93 IS FOR THE BENEFIT OF LOTS 91 THROUGH 93. LOTS 91 THROUGH 93 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 47) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 94 AND 95 IS FOR THE BENEFIT OF LOTS 94 AND 95. LOTS 94 AND 95 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 48) THE PRIVATE STORM DRAINAGE EASEMENT OVER TRACT "B" IS FOR THE BENEFIT OF LOTS 96 AND 97. LOTS 96 AND 97 SHALL BE REPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE DRAINAGE SYSTEM USED IN COMMON, EXCLUDING ANY PART OF THE PUBLIC STORM DRAINAGE SYSTEM.
- 49) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 98 AND 99 IS FOR THE BENEFIT OF LOTS 98 AND 99. LOTS 98 AND 99 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 50) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 100 THROUGH 102 IS FOR THE BENEFIT OF LOTS 100 THROUGH 102. LOTS 100 THROUGH 102 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT OVER TRACT "A" IS FOR THE BENEFIT OF LOT 97. LOT 97 SHALL BE REPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE DRAINAGE SYSTEM USED BY LOT 97, EXCLUDING ANY PART OF THE PUBLIC STORM DRAINAGE SYSTEM.
- 52) EAGLEFIELD DRIVE PREVIOUSLY DEDICATED UNDER THE PLAT OF GLENEAGLE GOLF COURSE VOL. 61 OF PLATS, PAGES 209-224.
- 53) THE GOLF CART PATH EASEMENT OVER LOTS 45 AND 46 IS TO WOODLAND RIDGE, A JOINT VENTURE FOR ACCESS. REFER TO THE INSTRUMENT RECORDED UNDER RECORDING NUMBER 9704010429 FOR ADDITIONAL INFORMATION.
- 54) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 42 THROUGH 44 IS FOR THE BENEFIT OF LOTS 42 THROUGH 44. LOTS 42 THROUGH 44 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 55) THE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 75 THROUGH 77 IS FOR THE BENEFIT OF LOTS 75 THROUGH 77. LOTS 75 THROUGH 77 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM USED IN COMMON.
- 56) THE 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 52 AND 53 IS FOR THE BENEFIT OF THE GLENEAGLE GOLF COURSE. THE GLENEAGLE GOLF COURSE SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THE DRAINAGE SYSTEM.

971125500+



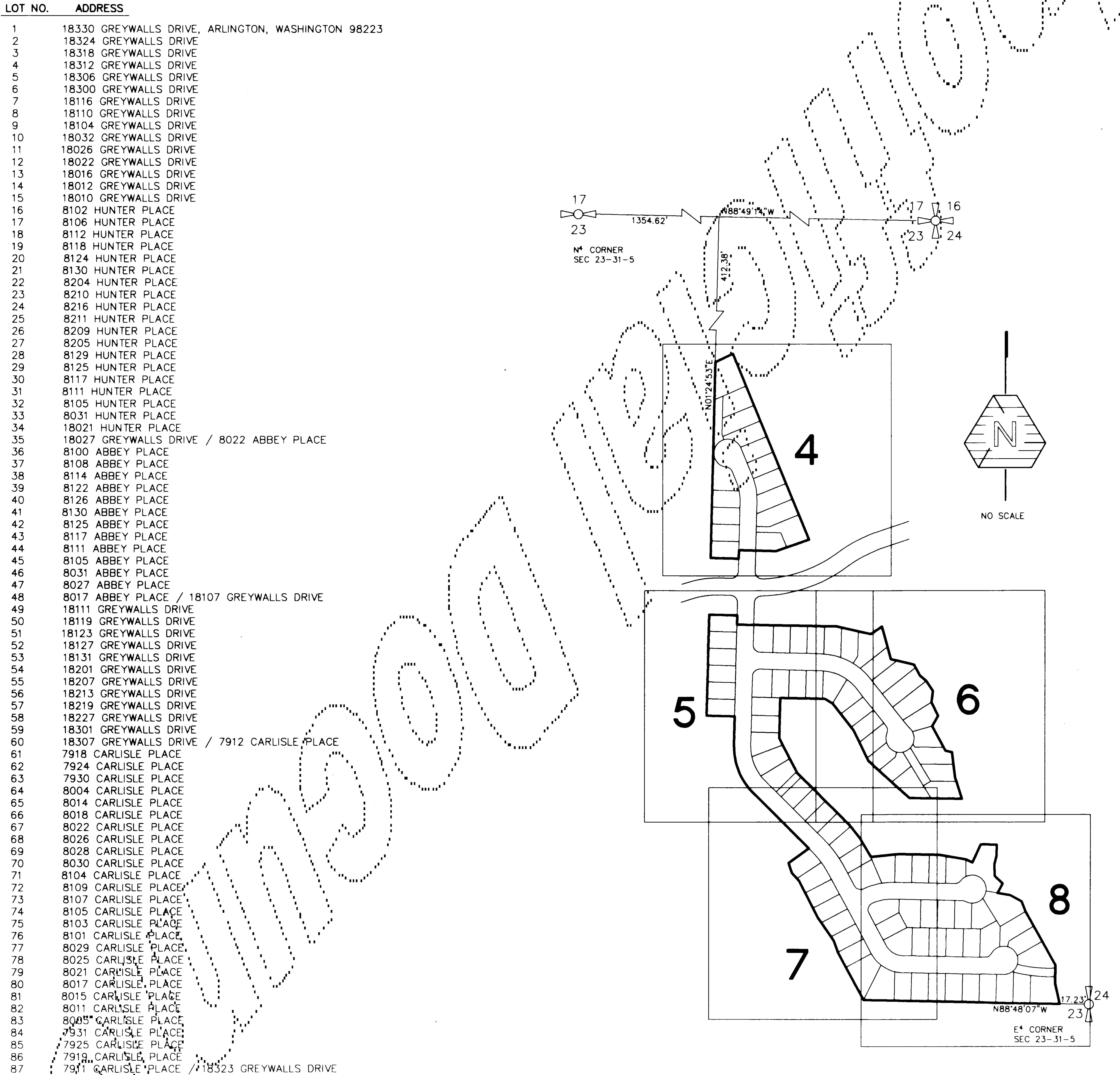
JOB NO 97-159

SHEET 2 OF 8



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GLENEAGLE SECTOR III B POR E²NE⁴ SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON | 18330 GREYWALLS DRIVE, ARLINGTON, WASHINGTON 98223 | 18324 GREYWALLS DRIVE | 18324 GREYWALLS DRIVE



18427 TEESIDE LANE

18501 TEESIDE LANE

18601 TEESIDE LANE

18607 TEESIDE LANE

18514 TEESIDE LANE

18504 TEESIDE LANE

18428 TEESIDE LANE

18422 TEESIDE LANE

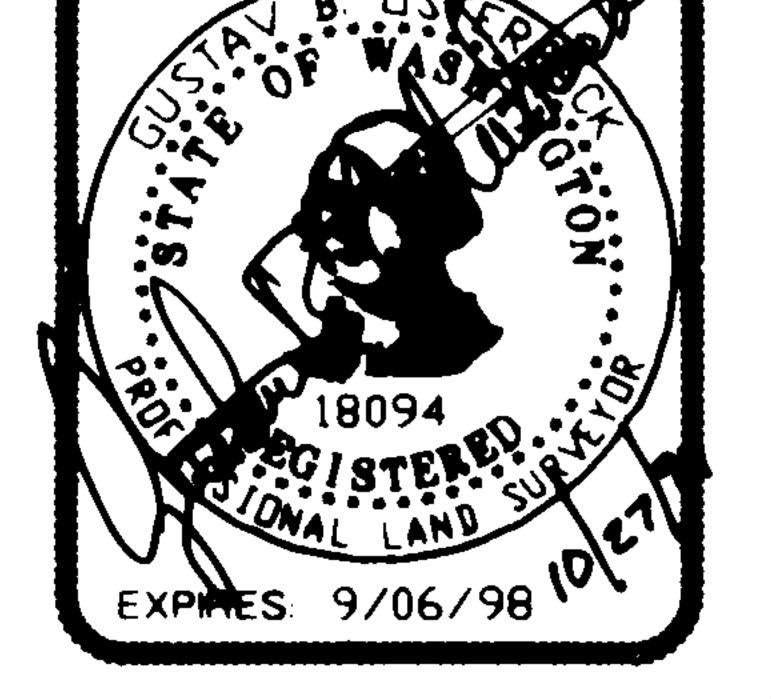
SECTION CONTROL AND SHEET LAYOUT

SEE SHEET 3 OF THE PLAT OF GLENEAGLE GOLF COURSE FOR COMPLETE SECTION SUBDIVISION AND MONUMENT DESCRIPTION

9711255004





JOB NO 97-159 SHEET 3 OF 8




VOL/PG

GLENEAGLE SECTOR III B POR E2NE4 SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON SNOHOMISH COUNTY, WASHINGTON CART PATH EASEMENT REC. NO. 9704010429 SEE DETAIL RIGHT $\Delta = 99'22'57''$ R = 23.44'L = 40.65EXISTING 15' SANITARY SEWER EASEMENT TRACTA TRACT A 11,694 Sq.Ft. POND EASEMENT REC. NO. 9704010429 SEE NOTES 11 & 51 SEE DETAIL RIGHT SHEET 2 SCALE: 1" = 50'POND EASEMENT REC. NO. 9704010429 $\Delta = 20.54'38''$ SEE DETAIL RIGHT R = 35.93'= 13.11'GRAPHIC SCALE CART PATH AND POND EASEMENT DETAIL 7,718 Sq.Ft. BASIS OF BEARINGS SEE NOTES 6, 48, & 51 SHEET 2 PLAT OF GLENEAGLE DIVISION IIB, PHASE 1, TRACT B VOLUME 54, PAGES 9-16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON 5,074 Sq.Ft. SEE NOTES 12 & 48 DATUM SHEET 2 N.G. V.D. - 1929 8,044 Sq.Ft. SEE NOTE 2, SHEET 1 SEE NOTES 6 & 48 SHEET 2 LEGEND SET MONUMENT IN CASE FOUND MONUMENT IN CASE - 4" x 4" CONC 7,087 Sq.Ft. MON w/2" BRASS DISC UNLESS OTHERWISE $\Delta = 36.37.33$ " R = 50.00SEE NOTES 6 & 47 INDICATED SHEET 2 L=31.96'(R) RADIAL $\Delta = 71.24'03''$ L=62.31'NOTES FOR GENERAL AND REFERENCE NOTES SEE 6,000 Sq.Ft. SHEET 2 OF 8 SEE NOTES 6 4 47 SHEET 2 SEE SHEET 3 FOR LOT ADDRESSES N88'35'07"W(R)_ (1) 10' PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 6, SHEET 2 か/む 2) PUBLIC SANITARY SEWER EASEMENT SEE EASEMENT PROVISIONS SEEINOTES 6 & 46 SHEET 7,341 Sq.Ft. SEE NOTES 8 & 46 SEE NOTES $\Delta = 11.24.46$ 6 **&** 49 L = 34.86'SHEET 2 N88'35'07"W 100' PUGET POWER EASEMENT 96.03 1 AF NO's 335801 AND 479763 7,430 Sq.Ft. SEE NOTES 6 & 46 5,951 Sq.Ft. Δ=05'27'47" SHEET 2 SEE NOTES 6 & 49 **8,531** Sq.Ft. SEE NOTES 6 & 45 SHEET 2 41 111 1, SEE NOTES 6 & 45 SHEET 2 SEE NOTES 6 & 45 SHEET 2 403 EE NOTES 6 & 50 SHEET 2 4 () () 1 8 7 8 7 1 1 1 1 30.00' . N88'35'07"w 11814 115th AVENUE NE . KIRKLAND, WA 98034 (206) 821-8448 • (206) 821-3481 FAX 4 () () 40/ 101VOL 63 4/1/ JOB NO 97-159 1 1 / / / / PGS 81 -SHEET 4 OF 8







				L
	LINE	DIRECTION	DISTANCE]• ,
	L27	N30'50'35"W	18.70] • <u> </u>
	L28	NO1'39'47'E	20.00] '.
	L29	N12'45'37 E	58.75	'
	L30	N25'48'20"W	20.44"] '
	L31	N34'23'11'E	27.01]
	L32	N48'54'43'W	43.10]
	L33	N31'47'18'E	55.69]
	L34	N80'30'37"W	78.07]•
	L35	N57'21'42"W	8.94] _
	L36	N64'58'22"W	20.13]
	<u>L'37</u>	N51'03'39"W	17.49	
	L38	N13'30'06"W	15.83	
	L59	N13")6'19"W"	31,53']
	L40	N42°11'48 W	38:09	
	L41	N01'35'54"W	140.64	
	L42	N34,51 41 W	40.89]
	L43	N25'57'14"W	32.89	
	L44	", N30'30'33"W	41.44]
	L45	N51'50'26"W	27.16	
•	L46	N28'08'03'E	29.33'	
•	L47	N00'22'47"W	54.07'	
	L48	N53'05'08"W	30.60']
	L49	N07'32'24 E	19.04	
	• L50	N29 22 21 E	22.87	
	<u> </u>			-
	CURYE	RADIUS LENGT	TH DELTA	
-				-

109.30

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

N88'48'07"W

60.00

60.00'

N.G.V.D. - 1929 SEE NOTE 2, SHEET 1

LEGEND

SET MONUMENT IN CASE

BSBL BUILDING SETBACK LINE

MIN FFE MINIMUM FINISH FLOOR ELEVATION (R) RADIAL

NOTES

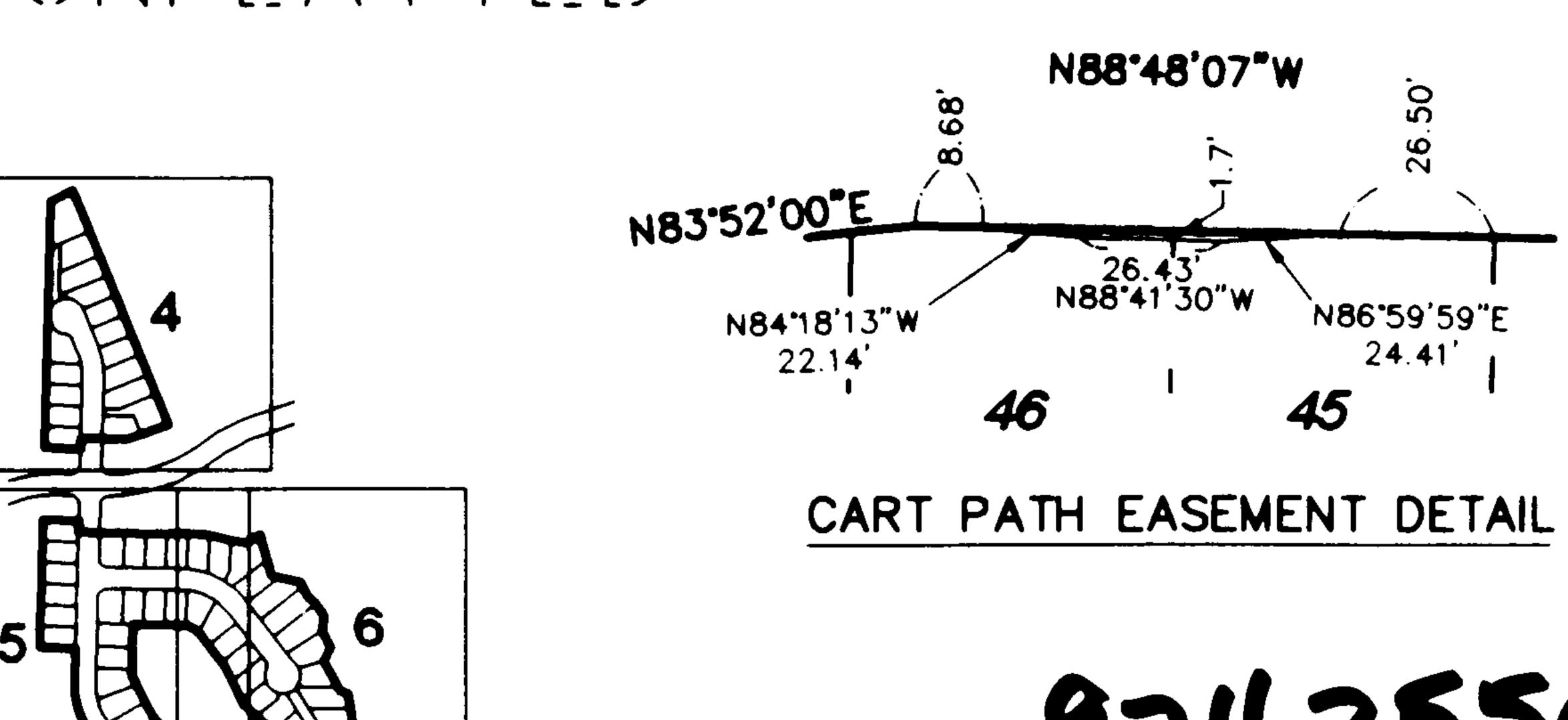
FOR GENERAL AND REFERENCE NOTES SEE SHEET 2 OF 8

SEE SHEET 3 FOR LOT ADDRESSES.

(1) 10' PRIVATE STORM DRAINAGE EASEMENT SEE NOTE 6, SHEET 2

60.00'

60.00



60.00

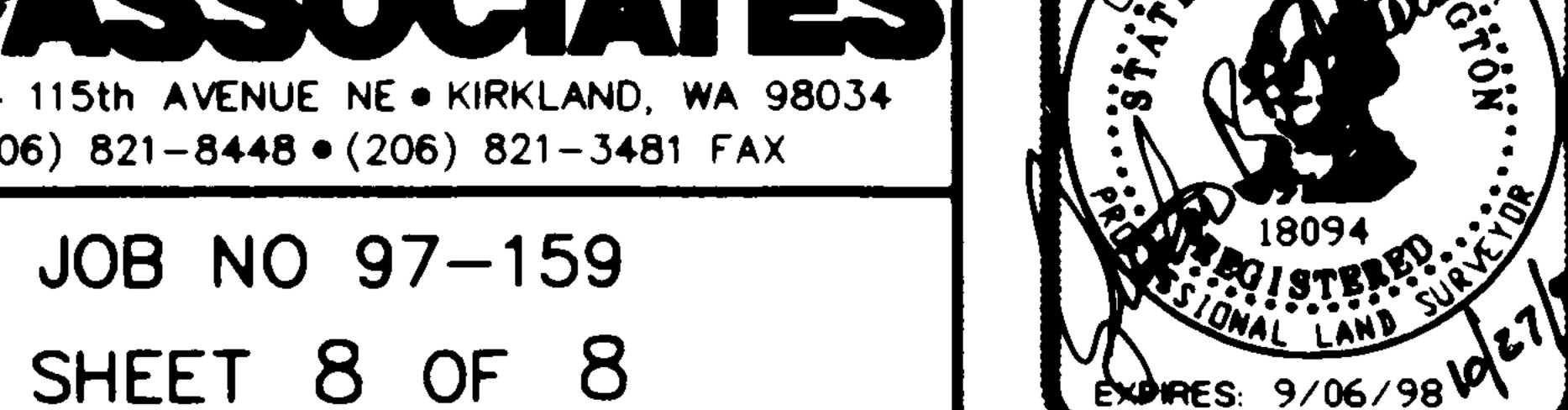
693.02

9711255004

11814 115th AVENUE NE . KIRKLAND, WA 98034 (206) 821-8448 • (206) 821-3481 FAX

SHEET 2

60.00'



103.73' %-28.91'