

**DEDICATION**

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

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

TRACTS 997 THROUGH 999 ARE HEREBY GRANTED AND CONVEYED TO THE HAYDEN PARK HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH COUNTY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE COUNTY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 27<sup>th</sup> DAY OF February 2017.

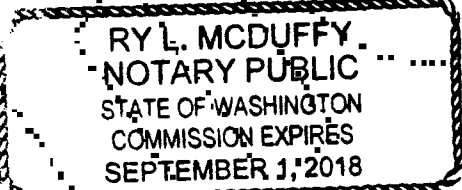
[Signature]  
 HAYDEN PARK I, LLC  
 A WASHINGTON LIMITED LIABILITY COMPANY  
 BY: Martin H. Robinson  
 ITS: Manager

**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Martin H. Robinson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF HAYDEN PARK I, 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.

DATE: 2/27/2017  
 SIGNATURE: [Signature]  
 (PRINT NAME) Ry L. McDuffey  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT Buena Vista, WA  
 MY APPOINTMENT EXPIRES 9-1-2018



**LEGAL DESCRIPTION**

PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 13-115822 RECORDED UNDER AUDITOR'S FILE NO. 201412160521, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

201703085001

**RESTRICTIONS**

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41A SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41A SCC.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
- LOTS 1 THROUGH 19 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN. SEE DRAINAGE PLAN FOR DETAILS.
- THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO PARK IMPACT FEES IN THE AMOUNT OF \$48.82 (RIVER MEADOWS # 302) PER NEWLY APPROVED DWELLING UNIT PURSUANT TO CHAPTER 30.66A SCC. PAYMENT OF THESE MITIGATION FEES IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE; PROVIDED THAT THE BUILDING PERMIT HAS BEEN ISSUED WITHIN FIVE YEARS AFTER THE APPLICATION IS DEEMED COMPLETE. AFTER FIVE YEARS, PARK IMPACT FEES SHALL BE BASED UPON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CHAPTER 30.66B SCC REQUIRES THE NEW LOT MITIGATION PAYMENTS IN THE AMOUNTS SHOWN BELOW FOR A SINGLE-FAMILY RESIDENCE OR TWICE THE AMOUNT SHOWN FOR A DUPLEX:  
 \$478.50 PER LOT FOR MITIGATION OF IMPACTS ON COUNTY ROADS PAID TO THE COUNTY,  
 \$344.52 PER LOT FOR MITIGATION OF IMPACTS ON STATE HIGHWAYS PAID TO THE COUNTY,  
 \$2,371.45 PER LOT FOR MITIGATION OF IMPACTS ON CITY STREETS FOR THE CITY OF ARLINGTON PAID TO THE CITY. PROOF OF PAYMENT SHALL BE PROVIDED.  
 \$1,575.00 PER LOT FOR MITIGATION OF IMPACTS ON CITY STREETS FOR THE CITY OF MARYSVILLE PAID TO THE CITY. PROOF OF PAYMENT SHALL BE PROVIDED.  
 THESE PAYMENTS ARE DUE PRIOR TO OR AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH SINGLE-FAMILY RESIDENCE. NOTICE OF THESE MITIGATION PAYMENTS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN. ONCE BUILDING PERMITS HAVE BEEN ISSUED ALL MITIGATION PAYMENTS SHALL BE DEEMED PAID BY PDS.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE ARLINGTON SCHOOL DISTRICT NO. 16 TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF SCC 30.66C.010. CREDIT SHALL BE GIVEN FOR ONE EXISTING PARCEL LOT 1 SHALL RECEIVE CREDIT.
- ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN SCC 30.91N.010 ARE ALLOWED WHEN APPROVED BY THE COUNTY.
- THE OPEN SPACE MANAGEMENT PLAN (EXHIBIT A4) SHALL BE FULLY IMPLEMENTED. THE HOME OWNERS' ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE OPEN SPACE TRACTS. CHANGES TO THE OPEN SPACE MANAGEMENT PLAN MAY BE ACCOMPLISHED THROUGH A PLAT ALTERATION, PER SCC 30.41A.700, 30.41A.710, 30.41A.720, 30.41A.730, 30.41A.740, AND 30.41A.750.
- ALL OPEN SPACE SHALL BE PROTECTED AS OPEN SPACE IN PERPETUITY. USE OF THE OPEN SPACE TRACTS WITHIN THIS SUBDIVISION IS RESTRICTED TO THOSE USES APPROVED FOR THE RURAL CLUSTER SUBDIVISION AS SHOWN ON THE APPROVED SITE PLAN AND THE APPROVED OPEN SPACE MANAGEMENT PLAN. THE ONLY CLEARING OF THE RESTRICTED OPEN SPACE THAT MAY BE PERFORMED IS THAT NECESSARY FOR FIRE SUPPRESSION AND/OR REMOVAL OF HAZARDOUS TREES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE SNOHOMISH COUNTY CODE. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED WITH THE PLAT, AND AS MAY BE AMENDED IN THE FUTURE, SHALL INCLUDE PROVISIONS FOR THE CONTINUING PRESERVATION AND MAINTENANCE OF THE USES, FACILITIES AND LANDSCAPING WITHIN THE OPEN SPACE AS APPROVED AND CONSTRUCTED.
- THE LANDSCAPE BUFFERS QUALIFY AS OPEN SPACE TO BE PROTECTED IN PERPETUITY AND SHALL BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION AS VEGETATED BUFFERS. THE ENTIRE BUFFER WIDTH SHALL BE MAINTAINED WITH SIGHT-OBSCURING VEGETATION.
- THE LOTS IN THIS SUBDIVISION DO NOT QUALIFY AS DUPLEX LOTS PER SNOHOMISH COUNTY CODE.
- THE LANDSCAPE BUFFERS SHALL BE MAINTAINED AS VEGETATED BUFFERS. THE ENTIRE BUFFER WIDTH SHALL BE MAINTAINED WITH SIGHT-OBSCURING VEGETATION.
- WELL PROTECTION ZONES ARE SHOWN IN THE SNOHOMISH HEALTH DISTRICT RECORDS FOR LOTS 1-19 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 DRAINFIELDS 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.
- TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NUMBER 500043741, DATED JUNE 24, 2016, WAS RELIED UPON FOR TITLE INFORMATION. ACCORDING TO THIS DOCUMENT, THIS SITE IS SUBJECT TO THE FOLLOWING EXCEPCTIONS:  
 1. RIGHT OF WAY EASEMENT, RECORDED UNDER AFN 554470. THIS IS ACROSS THE NORTH 30 FEET OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4, 156TH ST. N.E.  
 2-3. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEEDS, RECORDED UNDER AFN 822746 AND AFN 822747. AFFECTS NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4, RESPECTIVELY.  
 4. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER 1-A BY DEED, RECORDED UNDER AFN 1205177. ROAD RUNS ALONG THE WESTERN PLAT BOUNDARY.  
 5. COVENANT TO MAINTAIN APPROACH BETWEEN RIGHT OF WAY LINE AND SHOULDER LINE OF THE STATE HIGHWAY CONTAINED IN DEED, RECORDED UNDER AFN 1205177.
- SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HAYDEN PARK, AS RECORDED UNDER AFN 201703085001

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF HAYDEN PARK, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, 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.

Joanne M. Swanson  
 JOANNE M. SWANSON, P.L.S.  
 CERTIFICATE NUMBER 34671



2-27-17  
 DATE

**APPROVALS**

COUNTY ENGINEER APPROVAL  
 EXAMINED AND APPROVED THIS 27 DAY OF February 2017.

[Signature]  
 SNOHOMISH COUNTY ENGINEER

PLANNING & DEVELOPMENT SERVICES APPROVAL  
 EXAMINED AND APPROVED THIS 27<sup>th</sup> DAY OF February 2017.

[Signature]  
 SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

CHAIRMAN, COUNTY COUNCIL  
 EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 8<sup>th</sup> DAY OF March 2017.

[Signature]  
 COUNTY COUNCIL CHAIR PERSON  
 SNOHOMISH COUNTY, WASHINGTON

**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 2017 TAXES.

KIRKE SIEVERS  
 TREASURER, SNOHOMISH COUNTY



BY: [Signature] 2-27-17  
 DEPUTY COUNTY TREASURER 3/8/17  
KH

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF JOANNE M. SWANSON THIS 8<sup>th</sup> DAY OF March 2017, AT 29 MINUTES PAST 9 A.M. AND RECORDED IN VOL. 2 OF PLATS, PAGE 1; AFN 201703085001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CAROLYN WEIKEL  
 AUDITOR, SNOHOMISH COUNTY

[Signature]  
 DEPUTY COUNTY AUDITOR

**HAYDEN PARK**  
**A RURAL CLUSTER SUBDIVISION**  
**P.F.N. 06-128534-SD**  
 IN NE 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE NE 1/4,  
 BOTH IN SECTION 36, T.31N., R.5E., W.M.  
 SNOHOMISH COUNTY, WASHINGTON

|   |  |
|---|--|
| <p><b>ORCA Land Surveying</b><br/>                 3605 COLBY AVENUE, EVERETT, WA 98201<br/>                 425-259-3400 FAX: 425-258-1616</p> | JOB NO. 2013-114<br>DATE: 12/20/16<br>DWG BY: AP<br>SHEET 1 of 5 |
|---|--|

**EASEMENT PROVISIONS**

**UTILITY EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

**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 OPERATING, MAINTAINING, REPAIRING AND RESTORING THE CONDITION OF THE NGPA/E IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

BY ACCEPTANCE OF THE EASEMENT FOR THE PURPOSES DESCRIBED, SNOHOMISH COUNTY DOES NOT ACCEPT OR ASSUME 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 THIS 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.

**TEMPORARY TURN AROUND EASEMENT**

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

**DRAINAGE FACILITY MAINTENANCE COVENANT**

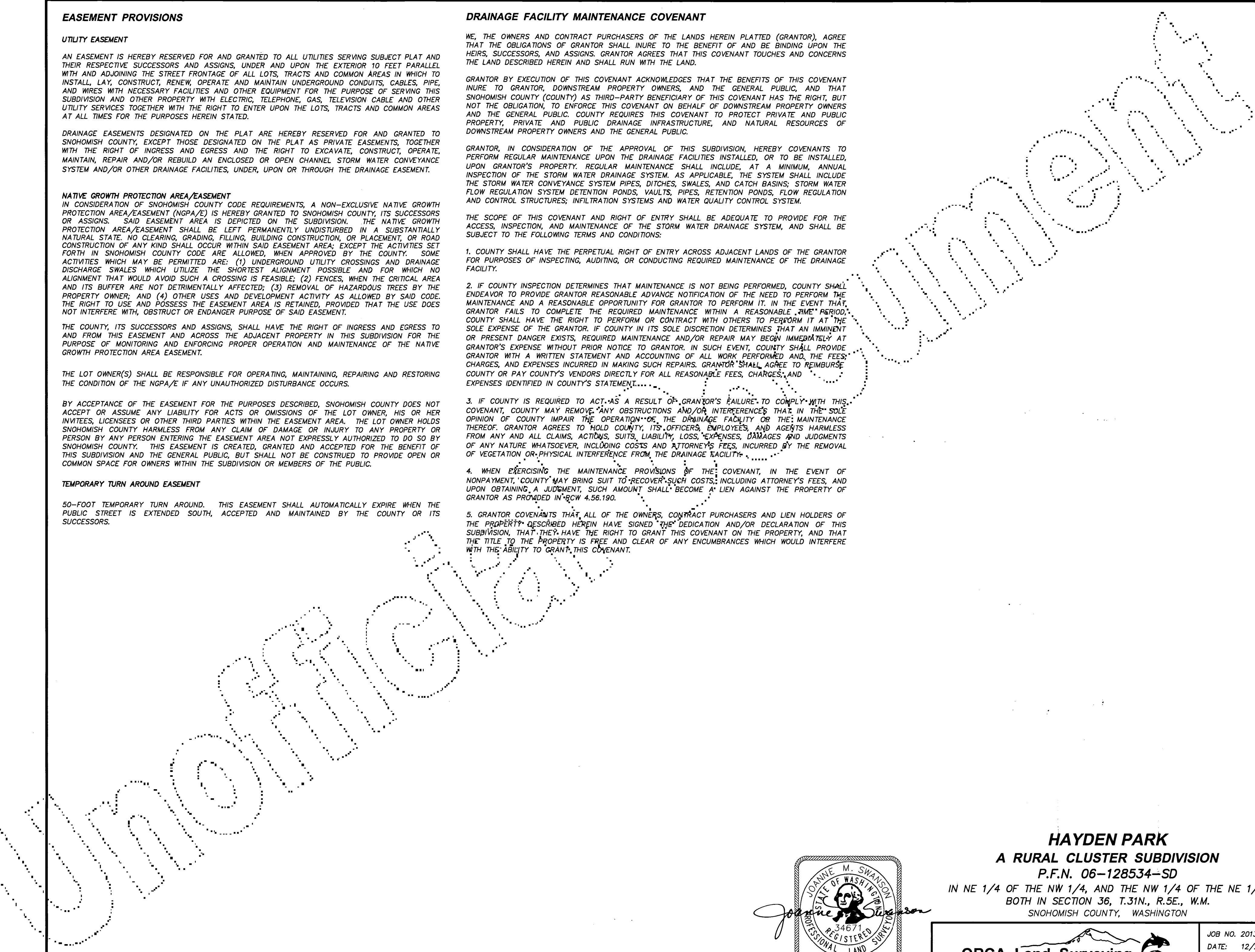
WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH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

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

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

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

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



201703085001

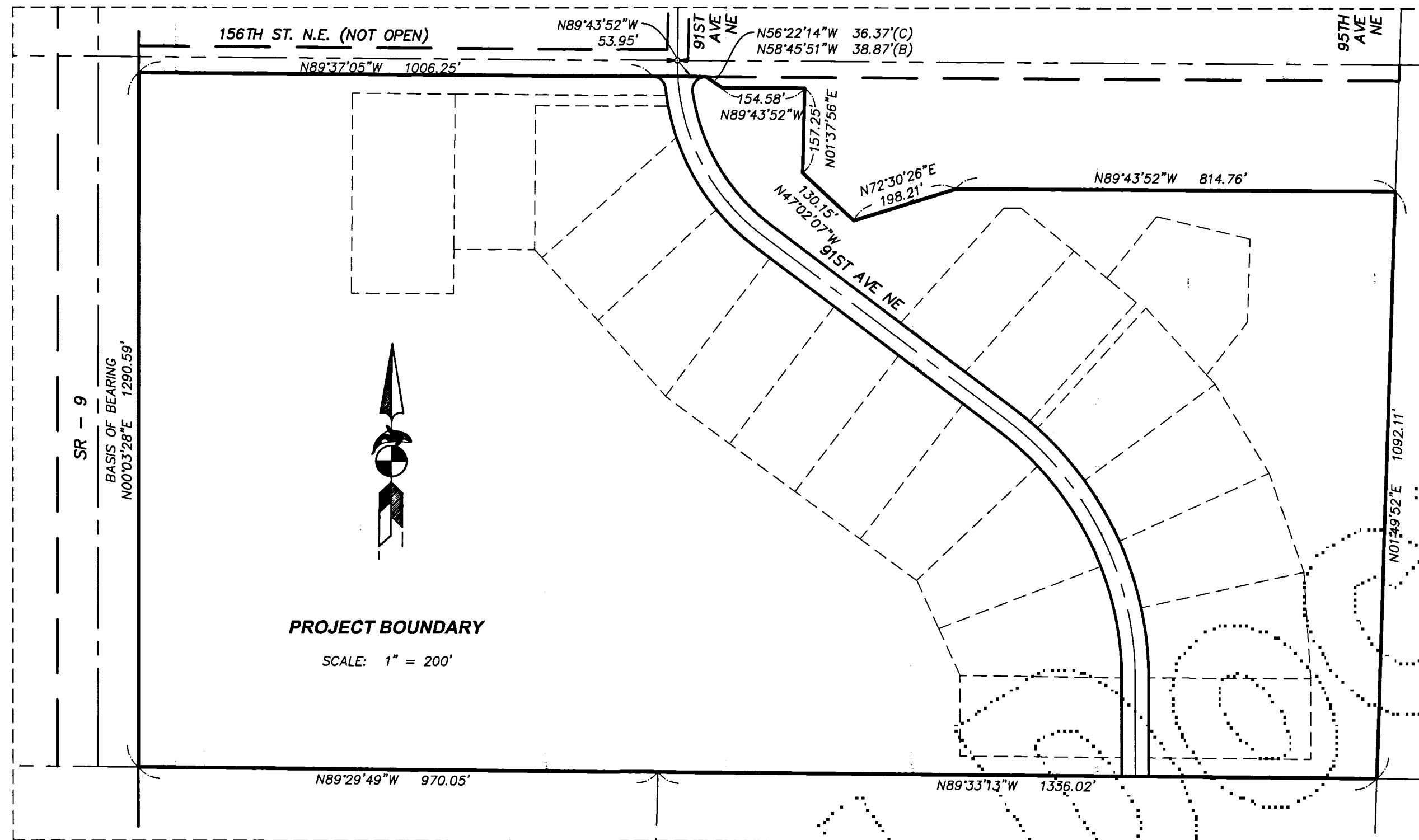


1-25-17

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**A RURAL CLUSTER SUBDIVISION**  
P.F.N. 06-128534-SD  
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BOTH IN SECTION 36, T.31N., R.5E., W.M.  
SNOHOMISH COUNTY, WASHINGTON

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425-259-3400 FAX: 425-258-1616

JOB NO. 2013-114  
DATE: 12/20/16  
DWG BY: AP  
SHEET 2 of 5



- LEGEND**
- EXISTING CASSED CONCRETE MONUMENT AS DESCRIBED
  - B BOUNDARY LINE ADJUSTMENT, AFN 201412160521
  - C CALCULATED DIMENSION

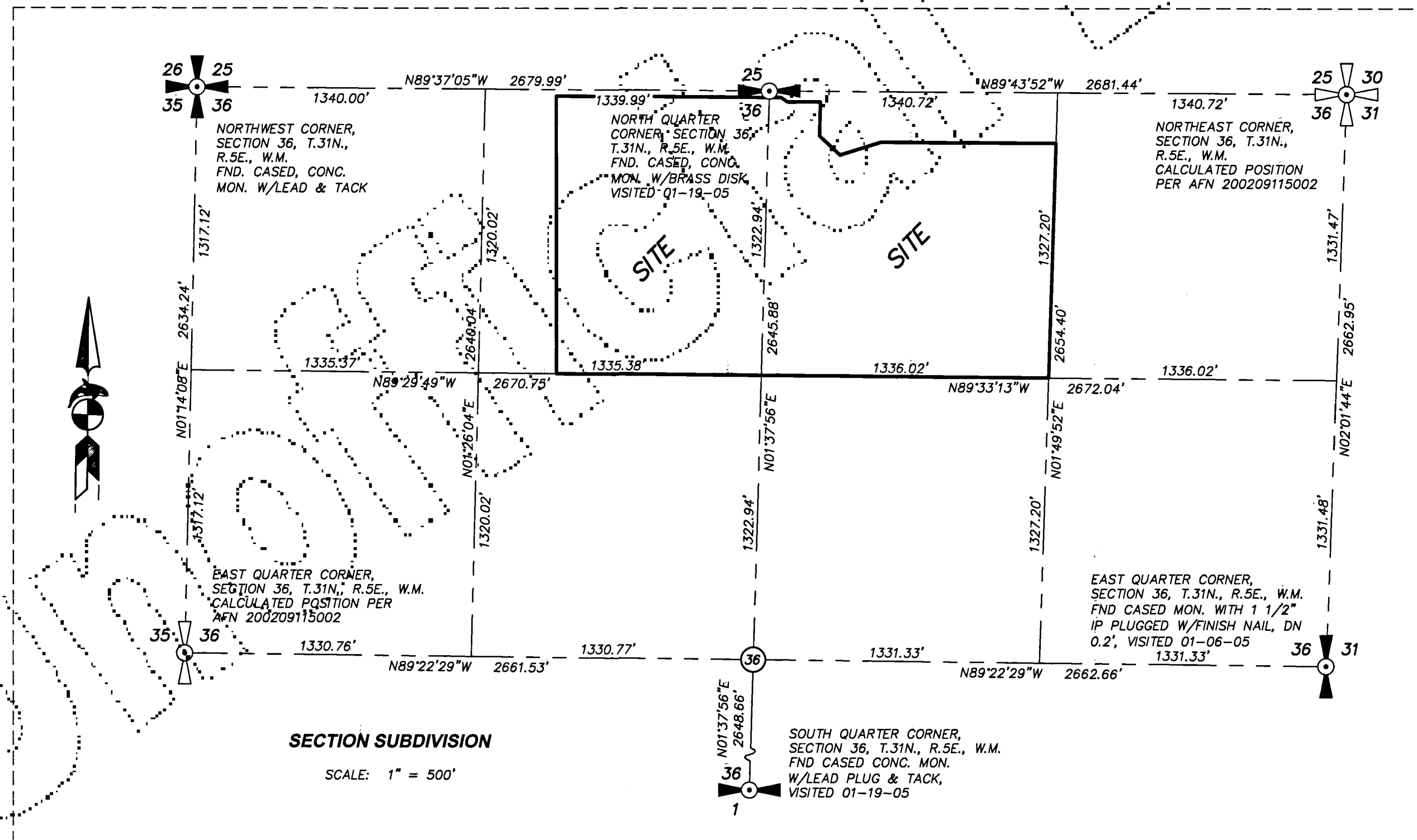
**EQUIPMENT & PROCEDURES**

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION  
LEICA ATX 1200 GPS

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: MONUMENTED NORTH-SOUTH CENTERLINE OF SR9  
PER WSDOT RECORD OF SURVEY AFN 200209115002.



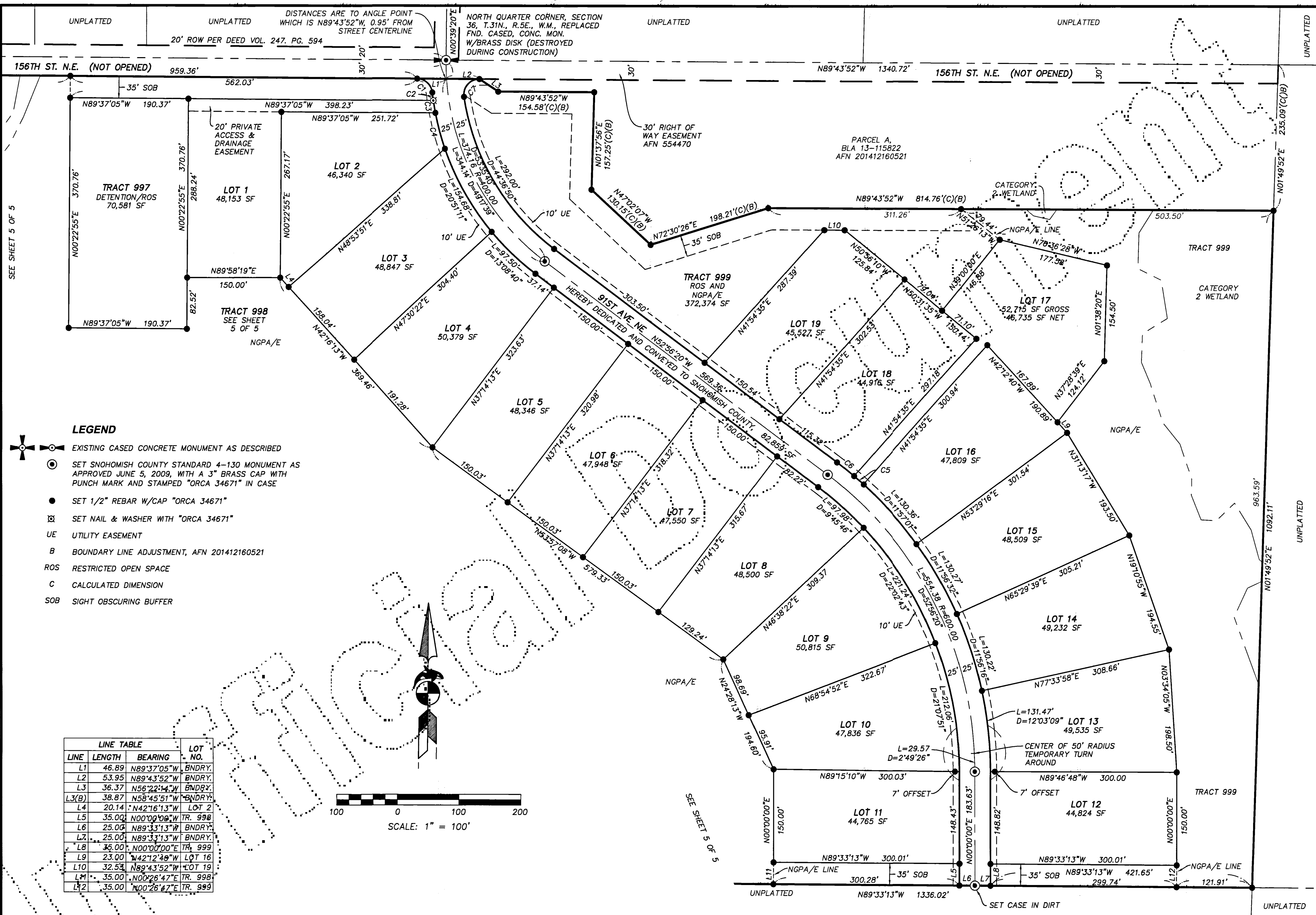
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**ORCA Land Surveying**  
 3605 COLBY AVENUE, EVERETT, WA 98201  
 425-259-3400 FAX: 425-258-1616

JOB NO. 2013-114  
 DATE: 12/20/16  
 DWG BY: AP  
 SHEET 3 of 5

201703085001

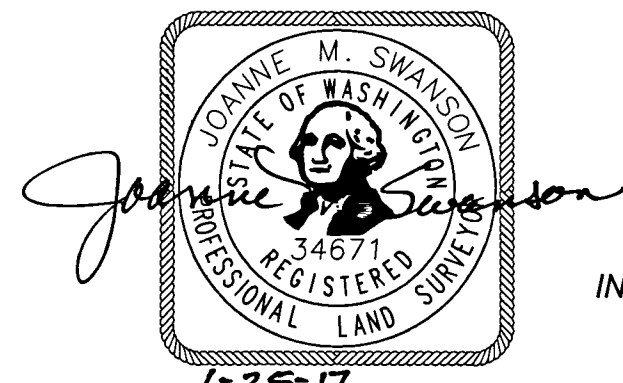
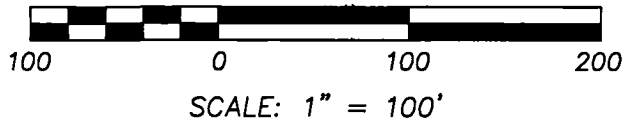




- LEGEND**
- ⊕ EXISTING CASSED CONCRETE MONUMENT AS DESCRIBED
  - ⊙ SET SNOHOMISH COUNTY STANDARD 4-130 MONUMENT AS APPROVED JUNE 5, 2009, WITH A 3" BRASS CAP WITH PUNCH MARK AND STAMPED "ORCA 34671" IN CASE
  - SET 1/2" REBAR W/CAP "ORCA 34671"
  - ⊗ SET NAIL & WASHER WITH "ORCA 34671"
  - UE UTILITY EASEMENT
  - B BOUNDARY LINE ADJUSTMENT, AFN 201412160521
  - ROS RESTRICTED OPEN SPACE
  - C CALCULATED DIMENSION
  - SOB SIGHT OBSCURING BUFFER

| LINE  | LENGTH | BEARING     | LOT NO. |
|-------|--------|-------------|---------|
| L1    | 46.89  | N89°37'05"W | BNDRY   |
| L2    | 53.95  | N89°43'52"W | BNDRY   |
| L3    | 36.37  | N56°22'14"W | BNDRY   |
| L3(B) | 38.87  | N58°45'51"W | BNDRY   |
| L4    | 20.14  | N42°16'13"W | LOT 2   |
| L5    | 35.00  | N00°00'00"E | TR. 998 |
| L6    | 25.00  | N89°33'13"W | BNDRY   |
| L7    | 25.00  | N89°33'13"W | BNDRY   |
| L8    | 35.00  | N00°00'00"E | TR. 999 |
| L9    | 23.00  | N42°12'49"W | LOT 16  |
| L10   | 32.53  | N89°43'52"W | LOT 19  |
| L11   | 35.00  | N00°26'47"E | TR. 998 |
| L12   | 35.00  | N00°26'47"E | TR. 999 |

| CURVE | LENGTH | RADIUS | DELTA     | LOT NO. |
|-------|--------|--------|-----------|---------|
| C1    | 36.31  | 25.00  | 83°13'29" | TR. 998 |
| C2    | 13.07  | 425.00 | 1°45'42"  | TR. 998 |
| C3    | 20.30  | 425.00 | 2°44'14"  | LOT 1   |
| C4    | 59.71  | 425.00 | 8°02'57"  | LOT 2   |
| C5    | 20.00  | 625.00 | 1°50'01"  | LOT 17  |
| C6    | 35.15  | 625.00 | 3°13'21"  | LOT 18  |
| C7    | 43.02  | 25.00  | 98°35'38" | TR. 999 |



201703085001

**HAYDEN PARK**  
**A RURAL CLUSTER SUBDIVISION**  
 P.F.N. 06-128534-SD  
 IN NE 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE NE 1/4,  
 BOTH IN SECTION 36, T.31N., R.5E., W.M.  
 SNOHOMISH COUNTY, WASHINGTON

|  |  |
|--|--|
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