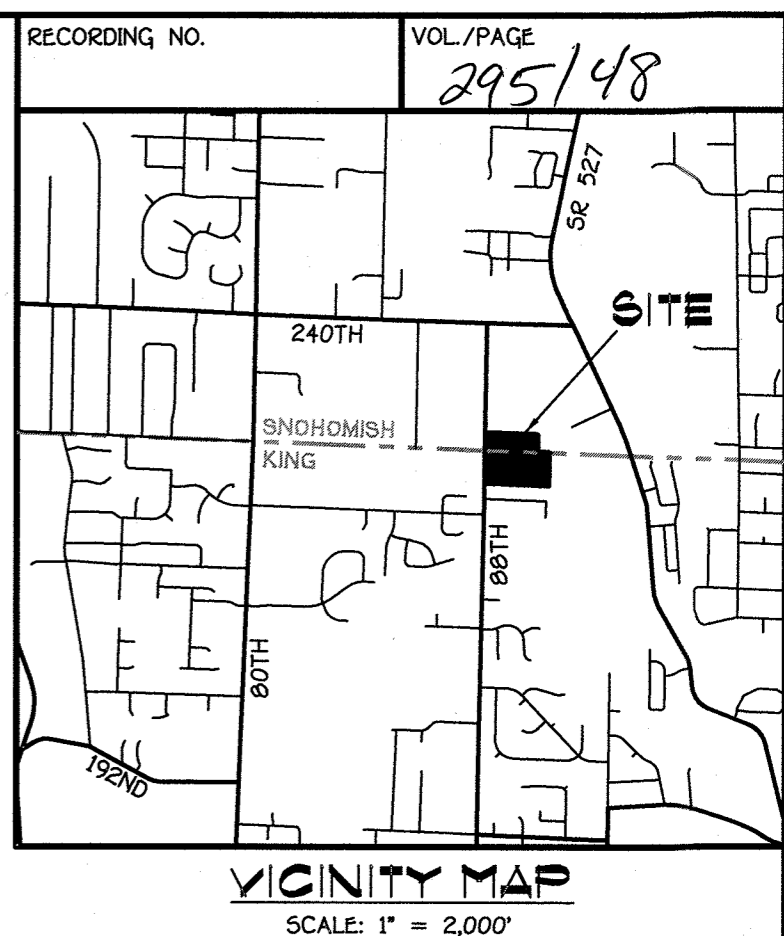


ELLIOT ESTATES
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON
CITY OF BOTHELL
SNOHOMISH COUNTY, WASHINGTON &
KING COUNTY, WASHINGTON



DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELLIOT ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES 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 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 80TH AVE. NE FROM LOTS 17 AND 18, OR TRACT C AND D, OR DIRECT ACCESS TO 7TH AVE. SE FROM TRACT A AND B. NOR SHALL THE CITY OF BOTHELL (CITY) OR ANY OTHER LOCAL GOVERNMENTAL AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREETS FROM SAID LOTS OR TRACTS.

TRACTS A, C, F, I, J, O, Q, R, T (STORMWATER DETENTION/OPEN SPACE TRACTS) AND TRACTS B, D, G, H (CRITICAL AREAS (NGPA)/OPEN SPACE TRACTS) ARE HEREBY GRANTED AND CONVEYED TO THE ELLIOT ESTATES OWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE INSPECTION AND EASEMENT GRANTED AND CONVEYED TO THE CITY OF BOTHELL (CITY). OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH THE CITY OF BOTHELL MUNICIPAL CODE (BMC) SHALL BE THE RESPONSIBILITY OF THE HOA. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THE SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID 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.

TRACT E (ACCESS & UTILITIES TRACT) IS HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 1 & 2. THE OWNERS OF LOTS 1 & 2 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRIVEWAY SURFACE EQUALLY. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THAT PORTION OF THE PRIVATE UTILITY LINE(S) SERVING THEIR RESPECTIVE LOT.

TRACTS L & M (ACCESS & UTILITIES TRACT) ARE HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 3, 4 & 5. THE OWNERS OF LOTS 3, 4 & 5 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRIVEWAY SURFACE EQUALLY. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THAT PORTION OF THE PRIVATE UTILITY LINE(S) SERVING THEIR RESPECTIVE LOT.

TRACT N (ACCESS & UTILITIES TRACT) IS HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 8 & 9. THE OWNERS OF LOTS 8 & 9 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRIVEWAY SURFACE EQUALLY. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THAT PORTION OF THE PRIVATE UTILITY LINE(S) SERVING THEIR RESPECTIVE LOT.

TRACT P (ACCESS & UTILITIES TRACT) IS HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 12 & 13. THE OWNERS OF LOTS 12 & 13 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRIVEWAY SURFACE EQUALLY. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THAT PORTION OF THE PRIVATE UTILITY LINE(S) SERVING THEIR RESPECTIVE LOT.

TRACT S (ACCESS & UTILITIES TRACT) IS HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 15, 16, 17 & 18. THE OWNERS OF LOTS 15, 16, 17 & 18 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRIVEWAY SURFACE EQUALLY. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THAT PORTION OF THE PRIVATE UTILITY LINE(S) SERVING THEIR RESPECTIVE LOT.

TRACT K (PRIVATE OPEN SPACE TRACT) IS HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOT 5. THE OWNERS OF LOT 5 SHALL BE RESPONSIBLE FOR MAINTAINING TRACT K AS YARD AREA.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF SAID OWNER.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 30th DAY OF MARCH, 2021

ELLIOT ESTATES, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
BY: KEVIN BALLARD BY: BRIAN GOULET
ITS: AUTHORIZED REPRESENTATIVE ITS: SENIOR VICE PRESIDENT

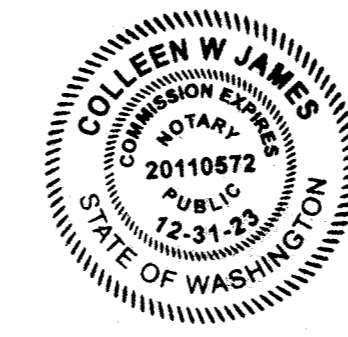
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) ss
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN BALLARD 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 AUTHORIZED REP. OF ELLIOT ESTATES, 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: 3/30/2021
SIGNATURE: [Signature]
PRINT NAME: CHER L. ANDERSON
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KENMORE
MY APPOINTMENT EXPIRES: 11-26-22



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) ss
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Goulet 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 Senior Vice President OF SEATTLE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 3/30/2021
SIGNATURE: [Signature]
PRINT NAME: Colleen W. James
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KIRKLAND
MY APPOINTMENT EXPIRES: 12-31-2023



DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 12th DAY OF April, 2021
[Signature]
Interim DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 8th DAY OF April, 2021
[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

COUNCIL APPROVAL

I HEREBY CERTIFY THAT THE WITHIN PLAT OF ELLIOT ESTATES WAS DULY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF BOTHELL, WASHINGTON
THIS 20th DAY OF APRIL, 2021
[Signature] [Signature]
MAYOR, CITY OF BOTHELL ATTEST: CLERK

CERTIFICATE OF COMPLETION

I HEREBY CERTIFY THAT APPROVED PLANS ARE ON FILE WITH THE CITY ENGINEER FOR ALL REQUIRED UTILITIES AND STREET IMPROVEMENTS AND A CASH OR SURETY BOND AS PROVIDED IN CHAPTER 15.16 BMC, APPLICATION CONTENTS, HAS BEEN POSTED WITH THE CITY CLERK AND DEPOSITED WITH THE CITY TREASURER.
[Signature]
CITY ENGINEER

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF ELLIOT ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., AND SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET, AND THE LOT AND BLOCK NUMBERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF THE PLATTING REGULATIONS.
Matthew J. Schneiders 3-29-21
MATTHEW J. SCHNEIDERS REGISTRATION #32441 DATE



KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28th DAY OF APRIL, 2021
John Wilson [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
PARCEL NUMBER 062605-9095

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 28th DAY OF APRIL, 2021
[Signature] [Signature]
MANAGER, FINANCE DIVISION DEPUTY

SITE DATA

SITE ADDRESSES: 243190 7TH AVE. SE BOTHELL, WA 98021 (SNOHOMISH COUNTY)
20350 80TH AVE. NE BOTHELL, WA 98011 (KING COUNTY)
ASSESSOR'S PARCEL NUMBERS: 270531-003-040-00 (SNOHOMISH COUNTY)
270531-003-058-00 (SNOHOMISH COUNTY)
270531-003-042-00 (SNOHOMISH COUNTY)
062605-9095 (KING COUNTY)
TOTAL PROJECT ACREAGE: 303,736 SF (6.97 ACRES)
TOTAL NUMBER OF LOTS: 18 (3.11 ACRES)
TOTAL NUMBER OF TRACTS: 15 (2.49 ACRES)

RECORDING CERTIFICATE

FILED FOR RECORD BY THIS 29th DAY OF April, 2021 A.D., AT 52 MINUTES PAST 4 O'CLOCK P M.
AND RECORDED IN VOLUME 295 OF PLATS ON PAGE 48-53
AT THE REQUEST OF Matthew J. Schneiders
MANAGER [Signature] SUPT. OF RECORDS

A.S.P.I.
LAND SURVEYING AND PLANNING
5205 S 2ND AVE, SUITE A
EVERETT, WA 98203
(425) 252-1884

ELLIOT ESTATES
SUB2020-17044
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. & A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF BOTHELL
SNOHOMISH COUNTY, WASHINGTON & KING COUNTY, WASHINGTON
PREP: 11-6-2020
REV: 3-1-2021
A5L
MJS
1 OF 6
217029FP

20210429002773 Vol: 295 Page: 48
PLAT Pages: 8
4/29/2021 4:52 PM
KING COUNTY, WA

RECORDING NO. VOL./PAGE
295/49

ELLIOT ESTATES
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON
CITY OF BOTHELL
SNOHOMISH COUNTY, WASHINGTON &
KING COUNTY, WASHINGTON

PLAT RESTRICTIONS

- NO FURTHER SUBDIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING A NEW SUBDIVISION OR SHORT SUBDIVISION APPLICATION.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 15 OF BOTHELL MUNICIPAL CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 15 OF THE BMC.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR ITS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CHAPTER 2112 BMC, WHICH IMPOSES IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. AS A CONDITION OF FINAL APPROVAL, FIFTY PERCENT (50%) OF THE IMPACT FEES DUE FOR THE PLAT SHALL BE ASSESSED AND COLLECTED IMMEDIATELY PRIOR TO RECORDING THE FINAL PLAT, USING THE FEE SCHEDULE IN EFFECT WHEN THE PLAT RECEIVES FINAL APPROVAL. THE BALANCE OF THE ASSESSED FEE SHALL BE ALLOCATED EVENLY TO THE DWELLING UNITS IN THE PLAT AND SHALL BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE.
- MAINTENANCE OF SERVICE DRAIN (STORM ROOF DRAIN) CONNECTIONS LOCATED WITHIN THE RIGHT OF WAY OR EASEMENTS SHALL BE MAINTAINED BY THE BENEFITED PROPERTIES.
- THIS SUBDIVISION IS SUBJECT TO TRANSPORTATION, PARK, AND SCHOOL IMPACT MITIGATION FEES WHICH SHALL BE ASSESSED AND PAID IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 17.04, 17.045, 21.08, AND 21.12 BMC.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED.
- NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE, CABLE TELEVISION, FIRE OR POLICE SIGNALS OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON THE OUTSIDE OF ANY BUILDING THEREON, UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.
- ALL LOT DWELLINGS ARE REQUIRED TO BE CONSTRUCTED AND COMPLY WITH ADDITIONAL RESTRICTIONS AND CONDITIONS AS PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- WHEREVER THE SUBMITTED PLANS ARE IN CONFLICT WITH THESE CONDITIONS, THE CONDITIONS SHALL PREVAIL.
- RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIRED DUE TO LONG, DEAD-END ACCESS.
- SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER KING COUNTY RECORDING NUMBER 9207300895.
- SUBJECT TO THE THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY THEREIN DESCRIBED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5045305.
- SUBJECT TO A SEWER UTILITY LINES EASEMENT FOR THE PURPOSES SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20200622001486 SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 202007300683.
- SUBJECT TO A WATER MAINS EASEMENT FOR THE PURPOSES SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20200626002159 AND SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 202007300682.
- SUBJECT TO A PUGET SOUND ENERGY EASEMENT FOR THE PURPOSES SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20200922000433 AND SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 202009220834.
- SUBJECT TO A DECLARATION OF MAINTENANCE COVENANT AND GRANT OF EASEMENT FOR STORMWATER DRAINAGE SYSTEM RECORDED UNDER RECORDING NUMBER 20210325002925.
- CONDITIONS, COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION ARE RECORDED UNDER KING COUNTY RECORDING NUMBER 20210308000707 AND SNOHOMISH COUNTY AUDITOR'S FILE 202103110254.

LEGAL DESCRIPTION

PARCEL A:
BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST W.M.
THENCE EAST 283.75 FEET;
THENCE NORTH 180 FEET;
THENCE WEST 283.75 FEET;
THENCE SOUTH 180 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION LYING WITHIN 7TH AVENUE S.E.;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION, 539 FEET MORE OR LESS TO A POINT 776.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 180 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 539 FEET MORE OR LESS TO THE EAST LINE OF GOVERNMENT LOT 4;
THENCE SOUTH ALONG SAID EAST LINE 180 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 283.75 FEET THEREOF; AND
EXCEPT THE EAST 242 FEET THEREOF;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:
THE EAST 242 FEET OF THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST W.M.;
THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION, 539 FEET MORE OR LESS, TO A POINT 776.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 180 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 539 FEET MORE OR LESS TO THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE SOUTH ALONG SAID EAST LINE 180 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH STATE OF WASHINGTON.

PARCEL D:
THE NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,
EXCEPT THE WEST 20 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 1421157; AND EXCEPT THE EAST 10 FEET OF THE WEST 30 FEET CONVEYED TO KING COUNTY FOR 88TH AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NO. 5045305;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

STORM DRAINAGE COVENANT

OWNERS AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY INTEREST, HEREBY AGREE THAT THE CITY OF BOTHELL SHALL BE DEFENDED AND HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES AND/OR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO PERSONS, LAND OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM, AND HEREBY WAIVE AND RELEASE THE CITY OF BOTHELL FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJURIES TO PERSONS BY REASON OF CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM. THIS COVENANT CAN NOT BE REPEALED OR AMENDED WITHOUT WRITTEN CONSENT OF THE CITY.

THE CITY OF BOTHELL IS A THIRD PARTY BENEFICIARY OF THE MAINTENANCE OF OPEN SPACE, STORM DRAINAGE DETENTION FACILITY AND ALL STORM DRAINAGE PIPES AND STRUCTURES NOT ON PUBLIC RIGHT OF WAY WITH THE RIGHT BUT NOT THE OBLIGATION TO CAUSE ENFORCEMENT. THIS COVENANT CAN NOT BE AMENDED OR REPEALED WITHOUT WRITTEN CONSENT OF THE CITY.

ALL UNDERGROUND AND SURFACE STORM WATER FACILITIES AND IMPROVEMENTS CONSTRUCTED AS PART OF THIS PLAT NOT LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN PERPETUITY BY THE HOA. THE HOA SHALL HOLD HARMLESS AND INDEMNIFY THE CITY AND ITS OFFICIALS AND EMPLOYEES, FROM ALL COSTS, EXPENSES AND DAMAGES ARISING FROM THE MAINTENANCE OR LACK OF MAINTENANCE OF THE STORM DRAINAGE FACILITIES BY SAID OWNERS ASSOCIATION. THE CITY IS HEREBY GRANTED THE RIGHT TO ENTER ONTO THE PRIVATE DRAINAGE EASEMENT AREAS FOR NECESSARY EMERGENCY PURPOSES AND INSPECTION. THIS RIGHT OF ENTRY, HOWEVER, SHALL NOT BE DEEMED A GRANT TO THE PUBLIC FOR ACCESS OR ANY OTHER PURPOSE.

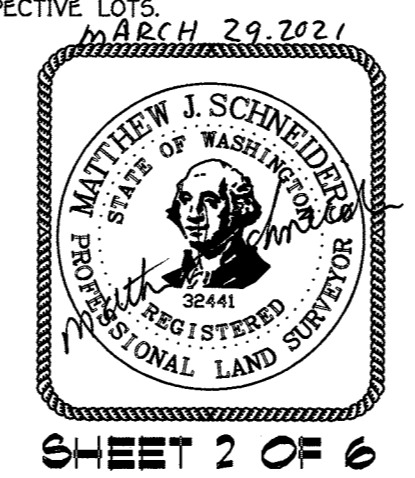
DRAINAGE TRACT FACILITY PROVISIONS

DRAINAGE TRACT FACILITIES SHALL BE GRANTED AND CREATED FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF DESIGNATED AS TRACTS A, C, D, F, I, J, O, Q, R, AND T (STORMWATER DETENTION/OPEN SPACE TRACTS) ON THE PLAT OF ELLIOT ESTATES. THIS GRANT SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR RECONSTRUCT AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES UNDER, UPON OR THROUGH THE TRACT AREA. MAINTENANCE OF STORM WATER FACILITIES LOCATED IN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOA. THE CITY IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID TRACTS FOR NECESSARY EMERGENCY PURPOSES. THIS RIGHT OF ENTRY, HOWEVER, SHALL NOT BE DEEMED A GRANT TO THE PUBLIC FOR ACCESS OR ANY OTHER PURPOSES.

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 RIGHT-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 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.

EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN 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, WATER, SEWER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- THE 10-FOOT PUBLIC DRAINAGE EASEMENT LOCATED ON LOTS 1 AND 2, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF BOTHELL, 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 STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.
- THE 10-FOOT PRIVATE DRAINAGE EASEMENT LOCATED ON LOTS 9 AND 10, AND TRACT N IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 8, 9 AND 10. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS.
- THE 10-FOOT PRIVATE DRAINAGE EASEMENT LOCATED ON LOTS 12 AND 14, AND TRACT P IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 12, 13 AND 14. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS.
- THE PRIVATE ACCESS EASEMENT LOCATED ON LOT 1, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 1 AND 2. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY SURFACE WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS.



SHEET 2 OF 6

A.S.P.I.
LAND SURVEYING AND PLANNING
5205 9 2ND AVE, SUITE A
EVERETT, WA 98203
(425) 252-1884

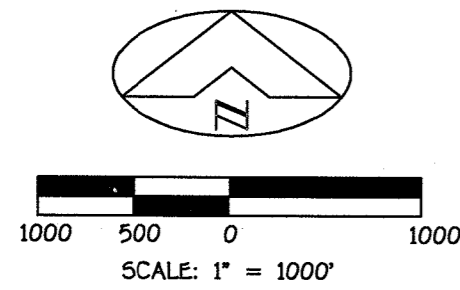
ELLIOT ESTATES		PREP: 11-6-2020
SUB2020-17044		REV: 3-1-2021
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. & A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.		ASL
CITY OF BOTHELL SNOHOMISH COUNTY, WASHINGTON & KING COUNTY, WASHINGTON		MJS
		2 OF 6
		217029FP

ELLIOT ESTATES

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON
CITY OF BOTHELL
 SNOHOMISH COUNTY, WASHINGTON &
 KING COUNTY, WASHINGTON

RECORDING NO.

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 295/50



BASIS OF BEARING

N1°1'21"E BETWEEN THE FOUND MONUMENT AT THE SW CORNER OF SECTION 31, T 27 N, R 5 E AND THE WEST QUARTER CORNER OF SECTION 31 PER THE PLAT OF SARASOTA RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201405305004.

SURVEY REFERENCES

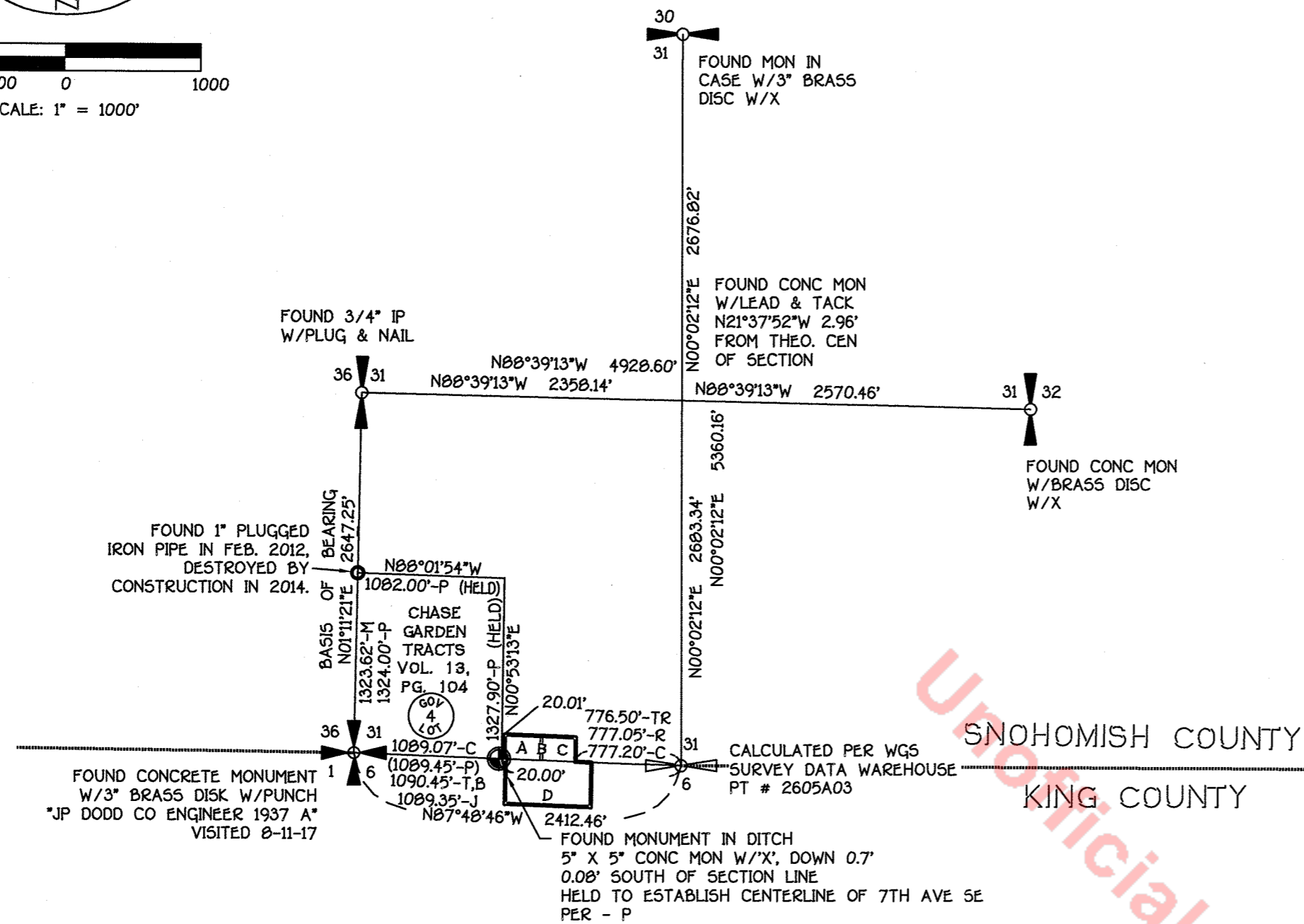
- RECORDS OF SNOHOMISH COUNTY**
 BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY AFN 201905235002
 R-BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY AFN 201011155001
 PLAT OF SARASOTA, AFN 2014053005004
 P-CHASE GARDEN TRACTS, VOL. 13, P. 104
 SHORT PLAT AFN 2000000177
 RECORD OF SURVEY AFN 9510105001
 RECORD OF SURVEY AFN 0900155005
 J-RECORD OF SURVEY AFN 7312140404
 SNOHOMISH COUNTY SURVEY NO. 1476 DATED JANUARY 1933
- RECORDS OF KING COUNTY**
 T-PLAT OF TAPESTRY, AFN 20030506001140
 RAVEN'S RIDGE, AFN 20170523000521
 W-WEATHERFIELD, VOL. 106, PP. 40-42
 B-BOTHELL HEIGHTS, VOL. 69, P. 10
 LANSDOWNE HEIGHTS, AFN 20000916000140
 CF-CONIFER VIEW EAST, VOL. 176, PP. 4-6
 RECORD OF SURVEY AFN 9606049003
 RECORD OF SURVEY AFN 20001121900000
 RECORD OF SURVEY AFN 0911009001
 KCAS-KING COUNTY CONTROL SURVEY OF SEC.6, TWP 26, RQE 5
 RUSKIN FISHER BREAKDOWN OF THE NW 1/4 OF SEC.6 DATED 7-13-60

SURVEY NOTES

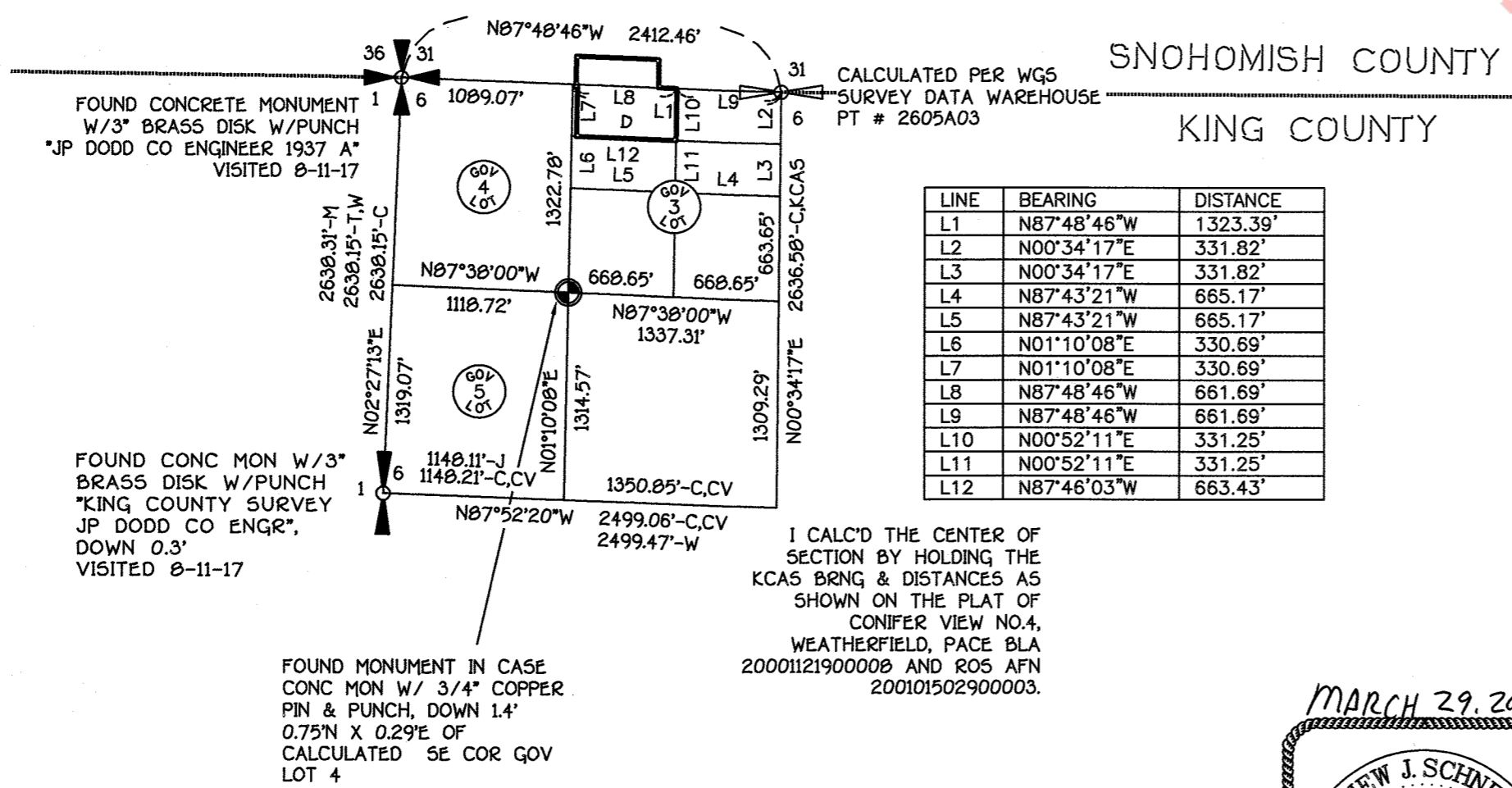
EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER
 METHOD: FIELD TRAVERSE AND/OR WASHINGTON STATE REFERENCE NETWORK GNSS
 THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

LEGEND

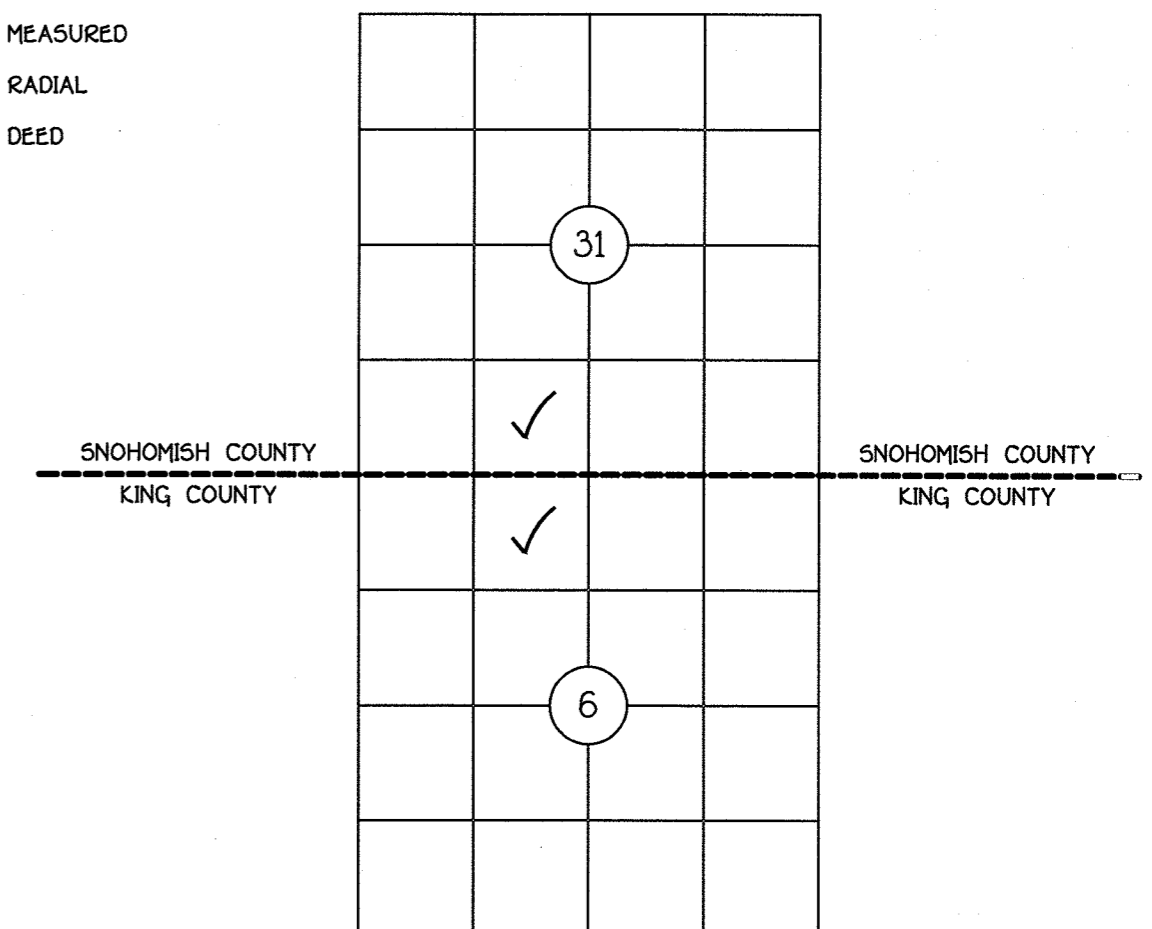
- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP (RBC) AS NOTED
- C CALCULATED
- M MEASURED
- R RADIAL
- D DEED



SURVEY CONTROL



LINE	BEARING	DISTANCE
L1	N87°48'46"W	1323.39'
L2	N00°34'17"E	331.82'
L3	N00°34'17"E	331.82'
L4	N87°43'21"W	665.17'
L5	N87°43'21"W	665.17'
L6	N01°10'08"E	330.69'
L7	N01°10'08"E	330.69'
L8	N87°48'46"W	661.69'
L9	N87°48'46"W	661.69'
L10	N00°52'11"E	331.25'
L11	N00°52'11"E	331.25'
L12	N87°46'03"W	663.43'



SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON &
 SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



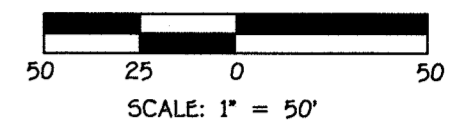
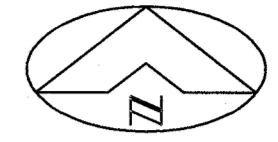
A.S.P.I.
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ELLIOT ESTATES
 SUB2020-17044
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PREP: 11-6-2020
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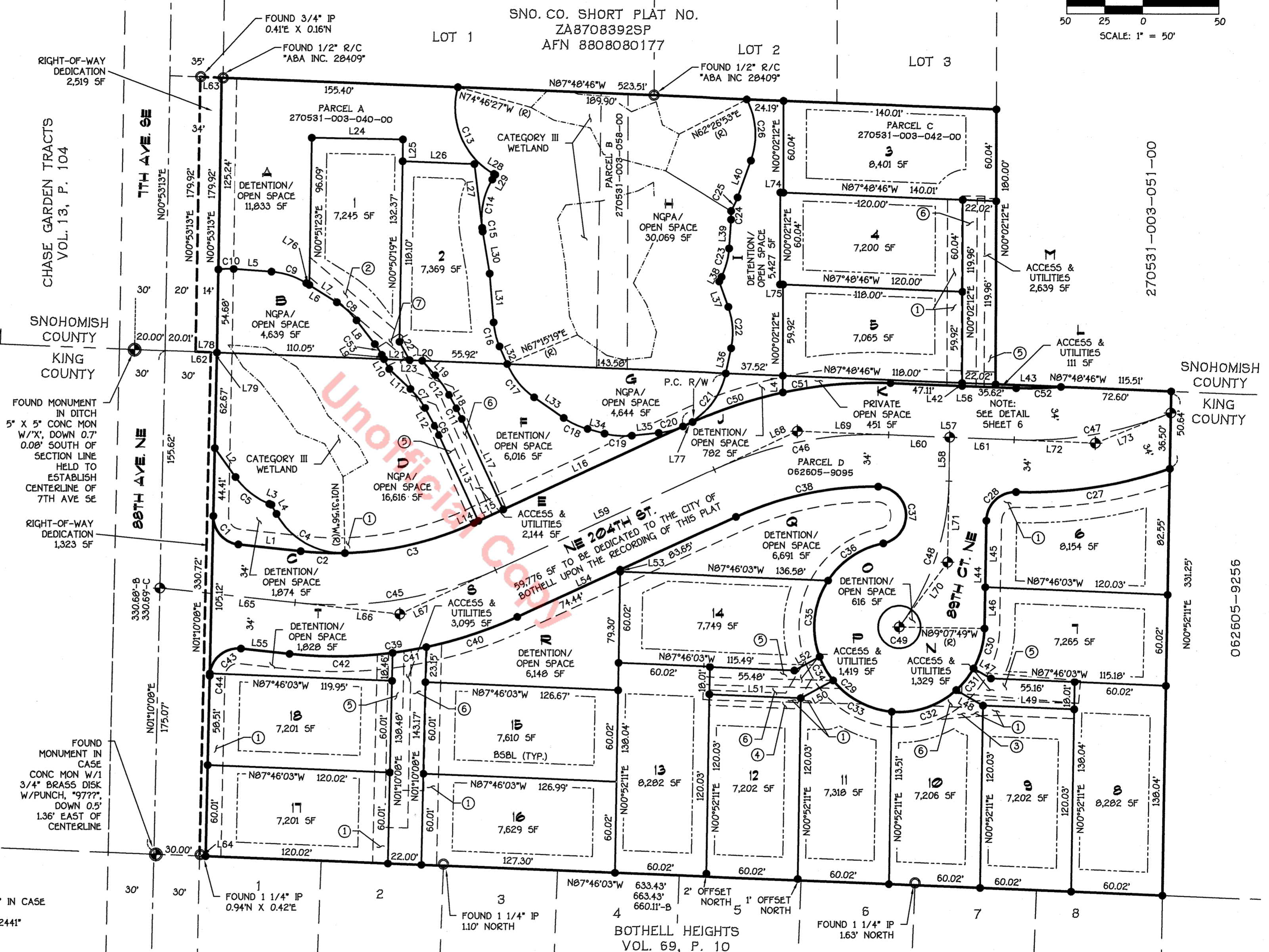
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CITY OF BOTHELL
 SNOHOMISH COUNTY, WASHINGTON &
 KING COUNTY, WASHINGTON



FOUND 3/4" IP
 W/PLUG & NAIL

FOUND MONUMENT
 @SW CONC RUBBLE
 WALL SECTION
 CORNER
 CONC MON W/3"
 BRASS DISK
 W/PUNCH
 *JP DODD CO
 ENGINEER 1937 A*
 VISITED 8-11-17



EASEMENT NOTES

- ① PUBLIC UTILITIES EASEMENT. SEE EASEMENT PROVISIONS #1, SHEET 2.
- ② PUBLIC DRAINAGE EASEMENT. SEE EASEMENT PROVISIONS #2, SHEET 2. SEE DETAIL SHEET 6.
- ③ PRIVATE DRAINAGE EASEMENT. SEE EASEMENT PROVISIONS #3, SHEET 2. SEE DETAIL SHEET 6.
- ④ PRIVATE DRAINAGE EASEMENT. SEE EASEMENT PROVISIONS #4, SHEET 2. SEE DETAIL SHEET 6.
- ⑤ NUD SEWER EASEMENT. SEE PLAT RESTRICTIONS #14, SHEET 2.
- ⑥ NUD WATER EASEMENT. SEE PLAT RESTRICTIONS #15, SHEET 2.
- ⑦ PRIVATE ACCESS EASEMENT. SEE EASEMENT PROVISIONS #5, SHEET 2. SEE DETAIL SHEET 6.

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET PUNCHED STANDARD MONUMENT STAMPED "32441" IN CASE
- SET 24" X 1/2" REBAR WITH CAP (RBC) STAMPED "32441"
- FOUND REBAR & CAP (RBC) AS NOTED
- C CALCULATED
- M MEASURED
- R RADIAL
- T.R. TITLE REPORT
- BSBL BUILDING SETBACK LINE
- RBC REBAR & CAP
- △ SET NAIL/TAQ STAMPED "32441"

BUILDING SETBACK LINE (BSBL) NOTE

THE CITY OF BOTHELL REQUIRES A SIDE YARD BUILDING SETBACK OF 15' TOTAL (BOTH SIDES), WITH A 5' MINIMUM, OR 10' ON ONE SIDE AND 5' ON THE OTHER SIDE. FRONT SETBACK IS 20'. REAR SETBACK IS 15'.

LINE/CURVE/ADDRESS TABLES NOTE

FOR LINE/CURVE/ADDRESS TABLES SEE SHEET 5



SHEET 4 OF 6

A.S.P.I.
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ELLIOT ESTATES
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON
CITY OF BOTHELL
 SNOHOMISH COUNTY, WASHINGTON &
 KING COUNTY, WASHINGTON

LINE/CURVE/ADDRESS TABLES

LINE	BEARING	DISTANCE
L1	N83°49'52"W	41.29'
L2	N35°53'23"W	23.42'
L3	N68°02'57"W	1.59'
L4	N29°11'34"W	6.86'
L5	N85°55'13"W	24.86'
L6	N58°03'25"W	23.68'
L7	N58°03'25"W	21.35'
L8	N37°34'56"W	19.69'
L9	N27°57'42"W	3.22'
L10	N27°57'42"W	7.34'
L11	N46°45'08"W	19.14'
L12	N28°40'28"W	13.36'
L13	N24°49'48"W	61.74'
L14	N65°10'12"E	3.12'
L15	N65°10'12"E	18.00'
L16	N65°10'12"E	130.01'
L17	N24°49'48"W	65.12'
L18	N28°40'28"W	10.04'
L19	N41°57'21"W	12.91'
L20	N87°48'46"W	8.21'
L21	N87°48'46"W	16.88'
L22	N28°50'10"W	13.92'
L23	N87°48'46"W	25.08'
L24	N89°08'37"W	60.00'
L25	N00°40'35"E	14.27'
L26	N87°48'46"W	47.21'
L27	N07°02'32"W	42.01'
L28	N60°47'17"W	0.92'
L29	N30°36'42"E	3.74'
L30	N09°40'11"W	27.91'
L31	N04°44'16"W	32.13'
L32	N23°28'36"W	12.69'
L33	N55°22'02"W	23.64'
L34	N75°15'50"W	11.63'
L35	N84°05'23"E	17.80'
L36	N11°49'18"E	16.99'
L37	N19°47'00"W	17.67'
L38	N25°56'41"E	3.28'
L39	N03°44'34"E	18.85'
L40	N19°46'47"E	25.60'
L41	N00°02'12"E	10.98'
L42	N00°02'12"E	2.01'
L43	N87°48'46"W	42.91'
L44	N00°52'11"E	70.92'
L45	N00°52'11"E	43.66'
L46	N00°52'11"E	27.26'
L47	N60°06'30"W	13.17'
L48	N60°06'30"W	20.31'
L49	N87°46'03"W	60.02'
L50	N61°21'40"E	24.23'
L51	N87°46'03"W	60.02'
L52	N61°21'40"E	18.88'
L53	N00°52'11"E	1.27'
L54	N65°10'12"E	158.08'
L55	N83°49'52"W	32.10'
L56	N87°50'18"W	87.73'
L57	N87°50'18"W	82.73'
L58	N00°52'10"E	28.63'
L59	N65°10'12"E	158.08'
L60	N87°50'18"W	40.33'
L61	N87°50'18"W	42.40'
L62	N87°48'46"W	10.00'
L63	N87°48'46"W	14.00'
L64	N87°46'03"W	4.00'
L65	N83°49'52"W	89.40'
L66	N83°49'52"W	69.33'
L67	N65°10'12"E	69.33'
L68	N65°10'12"E	60.00'
L69	N87°50'18"W	60.00'
L70	N36°33'57"E	53.13'
L71	N00°52'10"E	53.13'
L72	N87°50'18"W	53.41'
L73	N68°02'44"E	53.40'
L74	N87°48'46"W	2.00'
L75	N87°48'46"W	2.00'
L76	N58°03'25"W	2.33'
L77	N65°10'12"E	6.95'
L78	N87°48'46"W	14.00'
L79	N87°48'46"W	4.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	RADIAL BEARING
C1	18.50'	84°30'02"	27.28'	
C2	216.00'	7°42'04"	29.03'	
C3	216.00'	23°17'52"	87.83'	
C4	50.00'	62°20'23"	54.40'	N01°31'56"W
C5	50.00'	32°43'11"	28.55'	
C6	50.00'	7°41'20"	6.71'	
C7	50.00'	18°04'40"	15.78'	
C8	50.00'	20°28'29"	17.87'	
C9	50.00'	27°51'48"	24.32'	
C10	50.00'	11°36'45"	10.13'	N04°04'47"E
C11	117.00'	3°50'40"	7.85'	
C12	68.00'	13°16'54"	15.76'	
C13	50.00'	76°00'49"	66.33'	
C14	50.00'	37°39'14"	32.86'	N82°57'28"E
C15	50.00'	2°37'39"	2.29'	
C16	50.00'	18°44'20"	16.35'	
C17	50.05'	32°36'50"	28.49'	
C18	50.00'	19°53'48"	17.36'	
C19	50.00'	20°38'47"	18.02'	
C20	50.00'	18°55'11"	16.51'	N05°54'37"W
C21	50.00'	53°21'40"	46.57'	N24°49'48"W
C22	50.00'	31°36'18"	27.58'	
C23	50.00'	22°12'08"	19.38'	
C24	50.00'	6°28'42"	5.65'	
C25	50.00'	11°19'28"	9.88'	N58°53'45"W
C26	50.00'	47°19'54"	41.30'	
C27	282.78'	20°49'03"	102.74'	
C28	19.00'	90°45'35"	30.10'	
C29	56.00'	258°03'11"	252.22'	
C30	56.00'	28°13'30"	27.59'	
C31	56.00'	18°42'24"	18.28'	
C32	56.00'	47°09'52"	46.10'	
C33	56.00'	45°55'53"	44.89'	
C34	56.00'	18°30'03"	18.08'	
C35	56.00'	53°31'31"	52.31'	
C36	56.00'	45°59'58"	44.96'	
C37	18.75'	168°12'09"	55.04'	
C38	216.00'	25°33'01"	96.32'	
C39	284.00'	30°59'56"	153.65'	
C40	284.00'	12°44'08"	63.13'	
C41	284.00'	4°31'22"	22.42'	
C42	284.00'	13°44'26"	68.11'	
C43	18.50'	90°00'04"	29.06'	
C44	18.50'	4°38'09"	1.50'	
C45	250.00'	30°59'56"	135.26'	
C46	250.00'	26°59'30"	117.77'	
C47	250.00'	24°06'58"	105.23'	
C48	165.00'	35°41'47"	102.80'	
C49	14.00'	180°00'00"	43.98'	
C50	284.00'	12°36'22"	62.48'	
C51	284.00'	14°22'50"	71.28'	
C52	216.00'	7°46'40"	29.32'	
C53	50.00'	9°37'14"	8.40'	

LOT	ADDRESS
1	8822 NE 204TH ST. BOTHELL, WA 98021
2	8830 NE 204TH ST. BOTHELL, WA 98021
3	8920 NE 204TH ST. BOTHELL, WA 98021
4	8912 NE 204TH ST. BOTHELL, WA 98021
5	8906 NE 204TH ST. BOTHELL, WA 98021
6	20340 89TH CT. NE BOTHELL, WA 98021
7	20336 89TH CT. NE BOTHELL, WA 98021
8	20332 89TH CT. NE BOTHELL, WA 98021
9	20328 89TH CT. NE BOTHELL, WA 98021
10	20324 89TH CT. NE BOTHELL, WA 98021
11	20325 89TH CT. NE BOTHELL, WA 98021
12	20329 89TH CT. NE BOTHELL, WA 98021
13	20333 89TH CT. NE BOTHELL, WA 98021
14	20337 89TH CT. NE BOTHELL, WA 98021
15	8821 NE 204TH ST. BOTHELL, WA 98021
16	8815 NE 204TH ST. BOTHELL, WA 98021
17	8809 NE 204TH ST. BOTHELL, WA 98021
18	8803 NE 204TH ST. BOTHELL, WA 98021



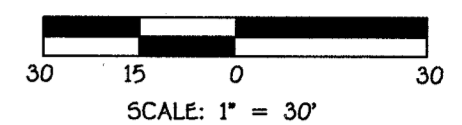
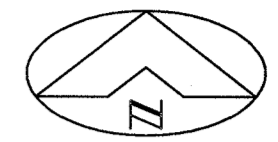
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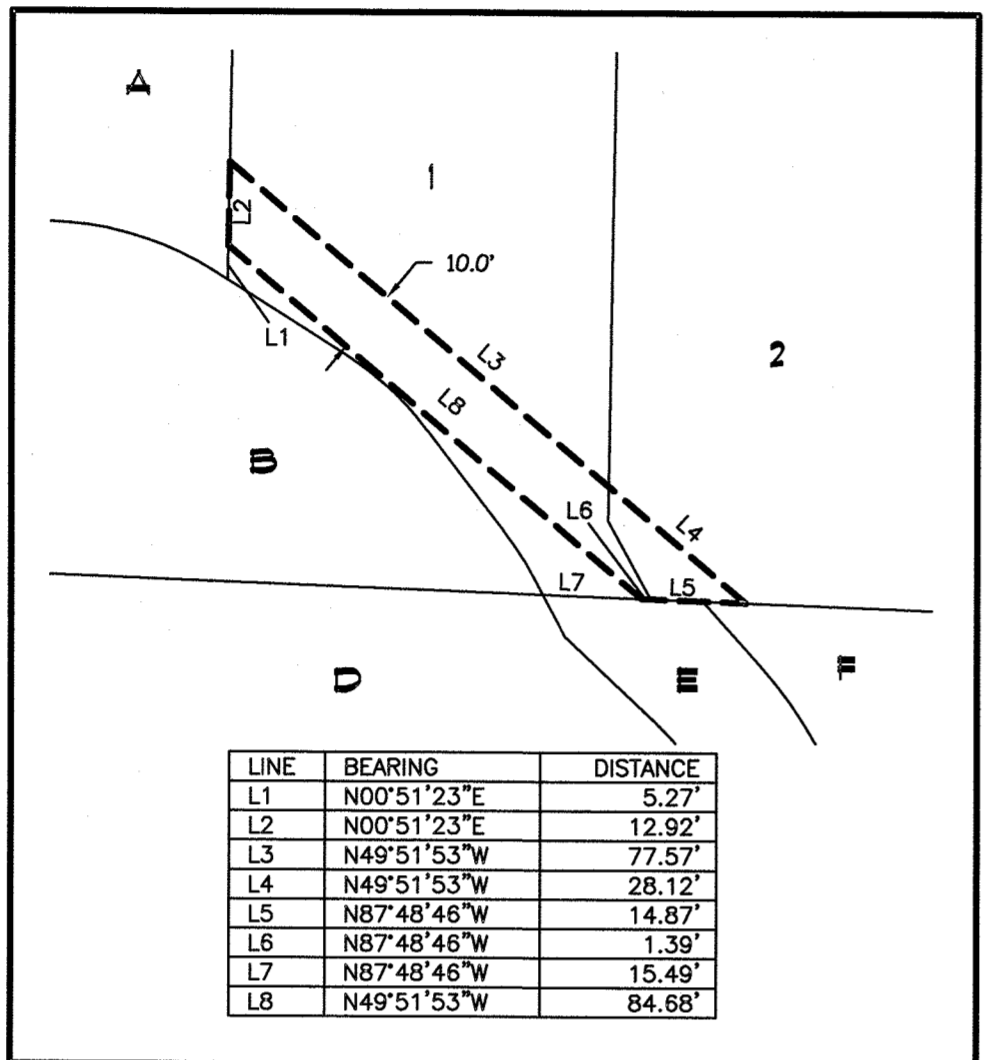
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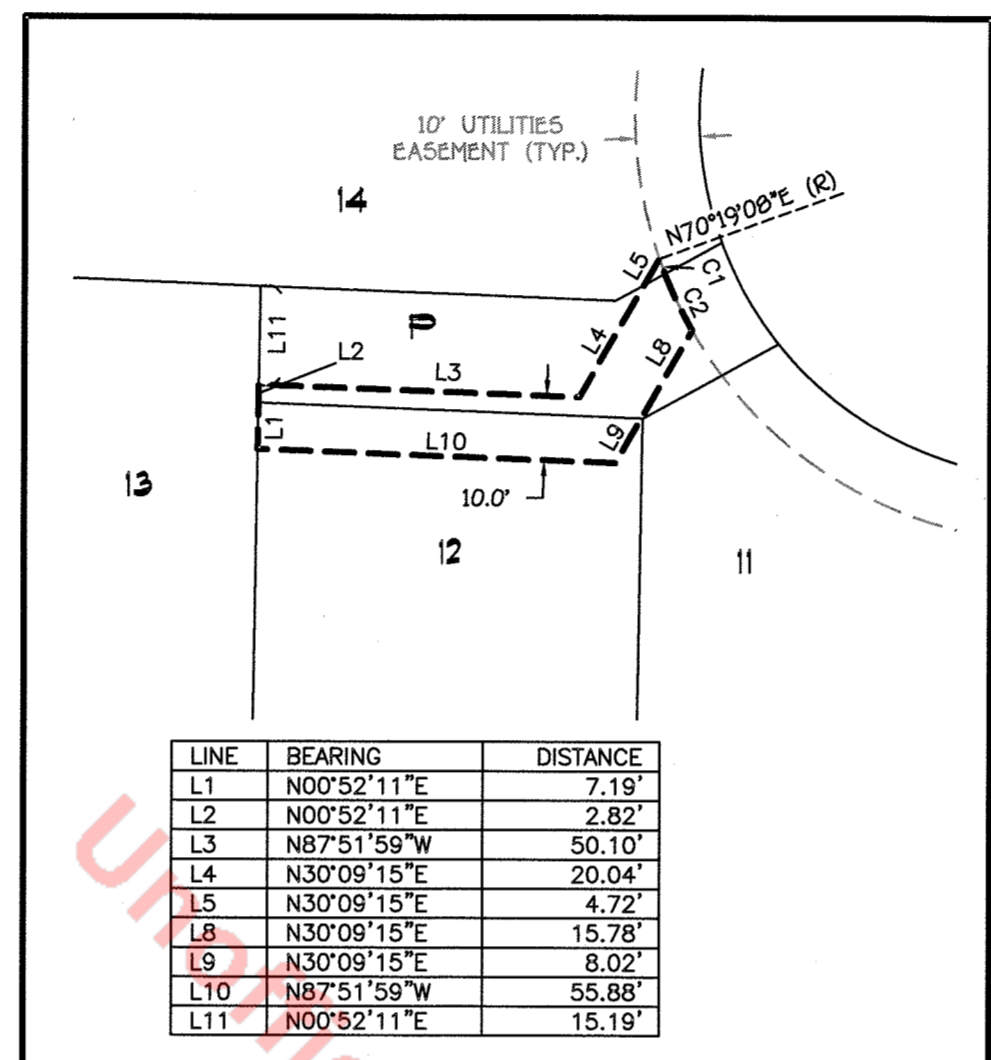


EASEMENT/TRACT DETAILS



LINE	BEARING	DISTANCE
L1	N00°51'23"E	5.27'
L2	N00°51'23"E	12.92'
L3	N49°51'53"W	77.57'
L4	N49°51'53"W	28.12'
L5	N87°48'46"W	14.87'
L6	N87°48'46"W	1.39'
L7	N87°48'46"W	15.49'
L8	N49°51'53"W	84.68'

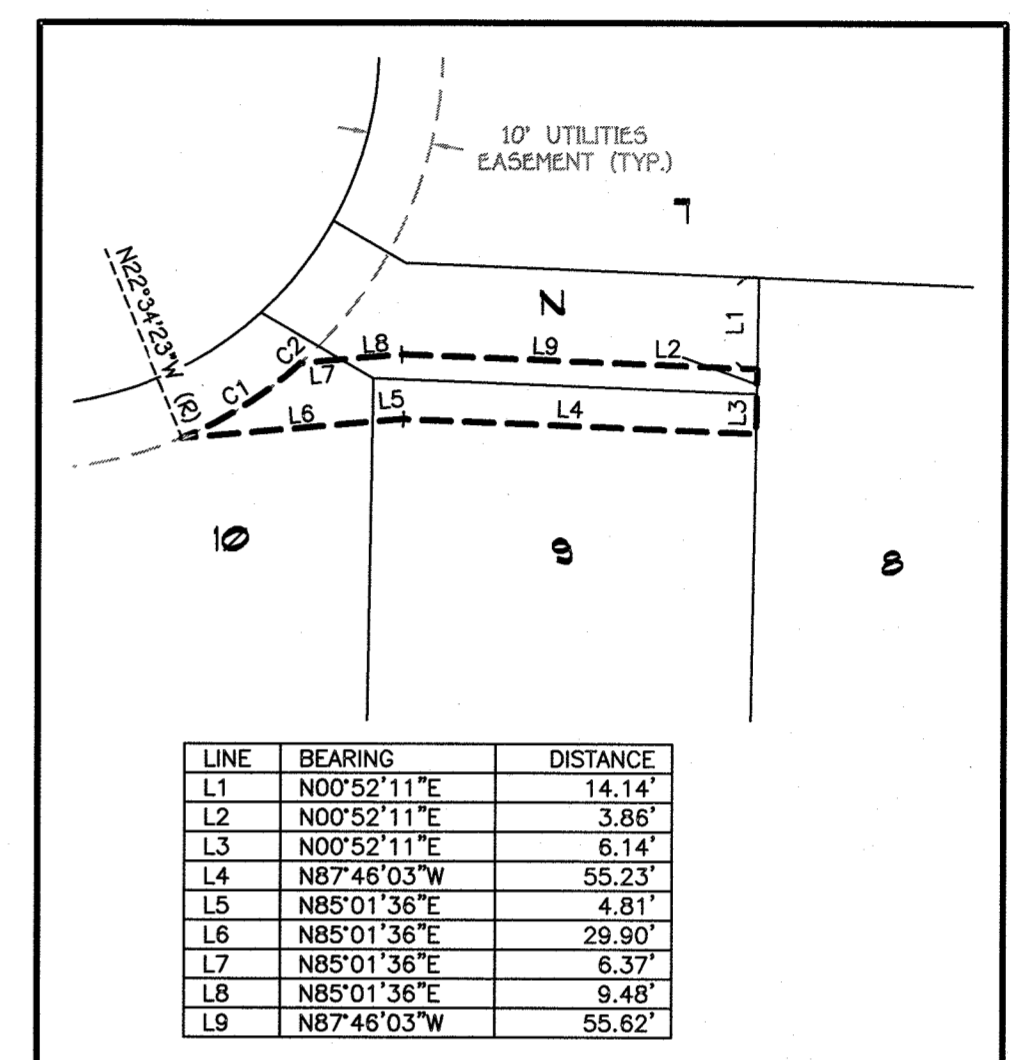
PUBLIC DRAINAGE EASEMENT DETAIL
 SCALE: 1" = 30'
 (SEE EASEMENT PROVISIONS #2, SHEET 2)



LINE	BEARING	DISTANCE
L1	N00°52'11"E	7.19'
L2	N00°52'11"E	2.82'
L3	N87°51'59"W	50.10'
L4	N30°09'15"E	20.04'
L5	N30°09'15"E	4.72'
L6	N30°09'15"E	15.78'
L7	N30°09'15"E	8.02'
L8	N30°09'15"E	15.78'
L9	N30°09'15"E	8.02'
L10	N87°51'59"W	55.88'
L11	N00°52'11"E	15.19'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	66.00'	2°08'42"	2.47'
C2	66.00'	8°27'03"	9.73'

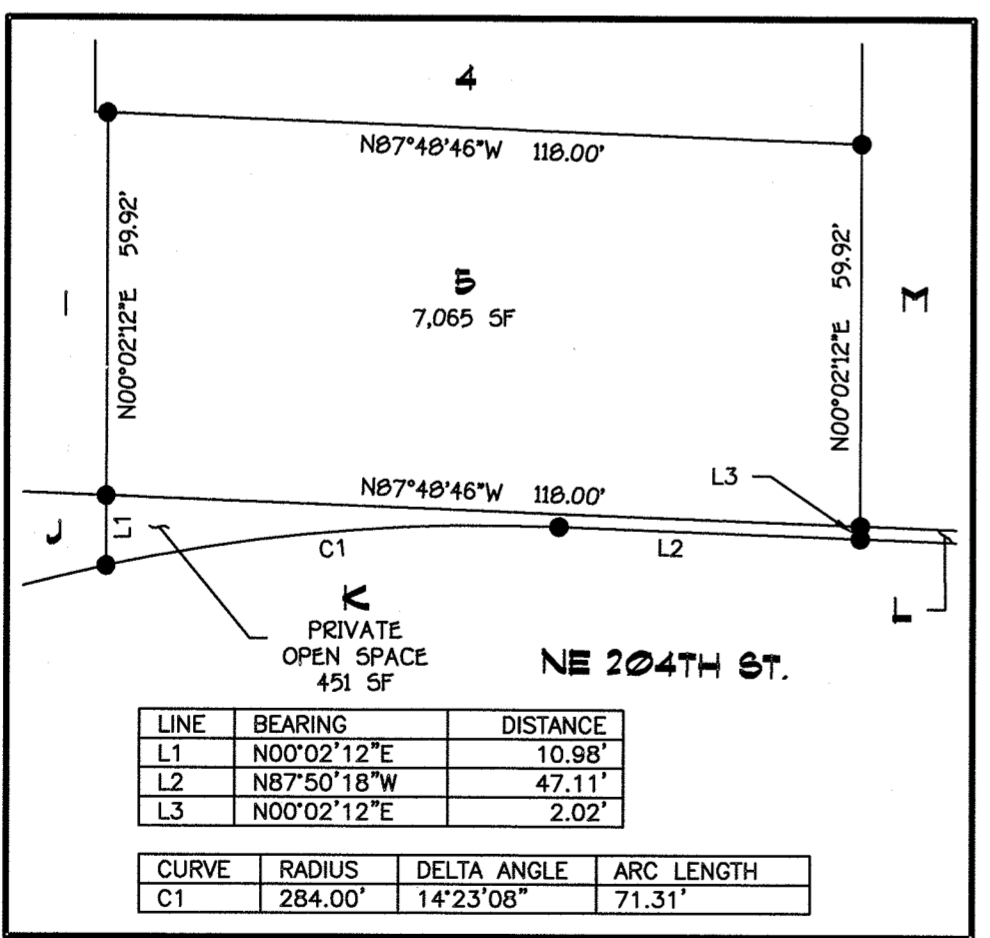
PRIVATE DRAINAGE EASEMENT DETAIL
 SCALE: 1" = 30'
 (SEE EASEMENT PROVISIONS #3, SHEET 2)



LINE	BEARING	DISTANCE
L1	N00°52'11"E	14.14'
L2	N00°52'11"E	3.86'
L3	N00°52'11"E	6.14'
L4	N87°46'03"W	55.23'
L5	N85°01'36"E	4.81'
L6	N85°01'36"E	29.90'
L7	N85°01'36"E	6.37'
L8	N85°01'36"E	9.48'
L9	N87°46'03"W	55.62'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	66.00'	19°06'35"	22.01'
C2	66.00'	3°18'02"	3.80'

PRIVATE DRAINAGE EASEMENT DETAIL
 SCALE: 1" = 30'
 (SEE EASEMENT PROVISIONS #4, SHEET 2)

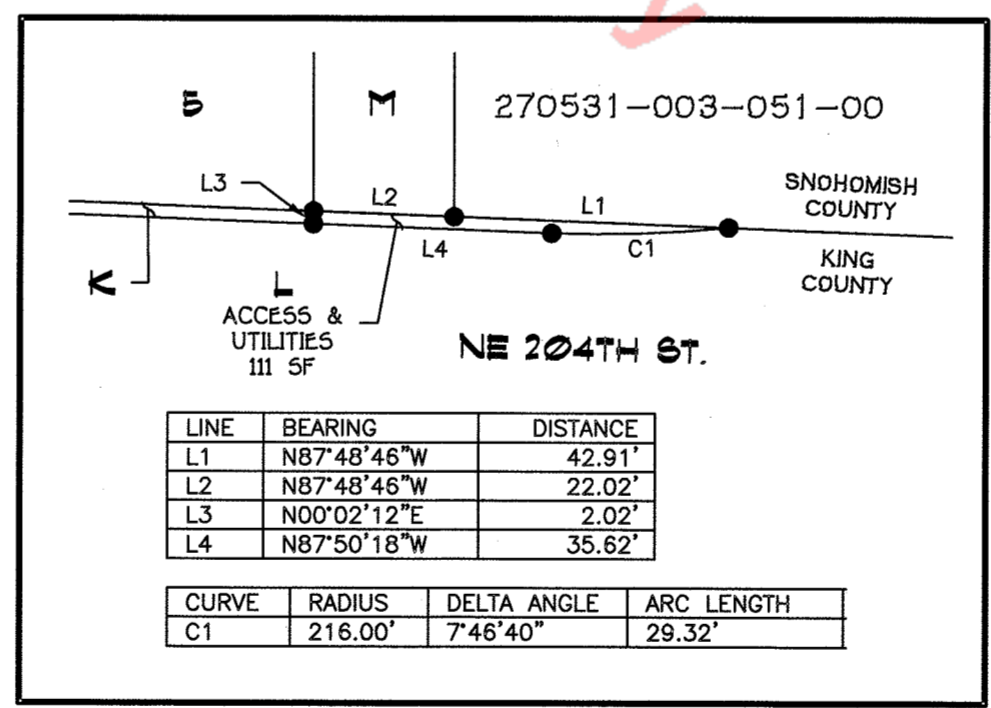


LINE	BEARING	DISTANCE
L1	N00°02'12"E	10.98'
L2	N87°50'18"W	47.11'
L3	N00°02'12"E	2.02'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	284.00'	14°23'08"	71.31'

TRACT K & LOT 5 DETAIL
 SCALE: 1" = 30'
 (SEE DEDICATION, SHEET 1)

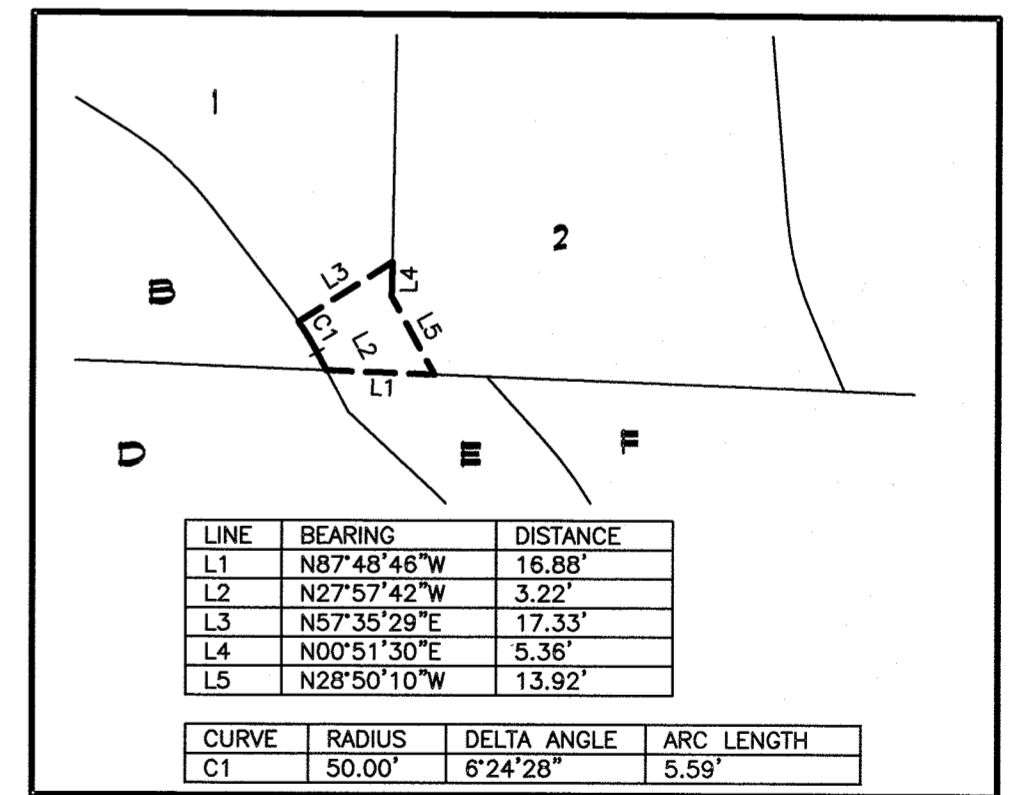
(TRACT K SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOT 5. TRACT K SHALL BE INSEPARABLE FROM LOT 5)



LINE	BEARING	DISTANCE
L1	N87°48'46"W	42.91'
L2	N87°48'46"W	22.02'
L3	N00°02'12"E	2.02'
L4	N87°50'18"W	35.62'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	216.00'	7°46'40"	29.32'

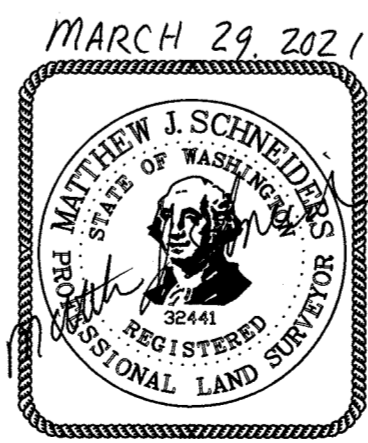
TRACT L DETAIL
 SCALE: 1" = 30'
 (SEE DEDICATION, SHEET 1)



LINE	BEARING	DISTANCE
L1	N87°48'46"W	16.88'
L2	N27°57'42"W	3.22'
L3	N57°35'29"E	17.33'
L4	N00°51'30"E	5.36'
L5	N28°50'10"W	13.92'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00'	6°24'28"	5.59'

PRIVATE ACCESS EASEMENT DETAIL
 SCALE: 1" = 30'
 (SEE EASEMENT PROVISIONS #5, SHEET 2)



SHEET 6 OF 6

A.S.P.I.
LAND SURVEYING AND PLANNING
 5205 8 2ND AVE, SUITE A
 EVERETT, WA 98203
 (425) 252-1884

ELLIOT ESTATES
SUB2020-17044
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. &
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF BOTHELL
 SNOHOMISH COUNTY, WASHINGTON &
 KING COUNTY, WASHINGTON

PREP: 11-6-2020
REV: 3-1-2021
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6 OF 6
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