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PLAT Rec: \$187.50
3/18/2021 10:31 AM 7 PG
SNOHOMISH COUNTY, WA

GLACIER VIEW ESTATES PHASE 2

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT

RESTRICTIONS/COVENANTS

- 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.
- ALL PROPERTY WITHIN THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NO. 202011030025 AND FIRST AMENDMENT RECORDED UNDER AUDITOR'S FILE NO. 202103180277.
- CHAPTER 30.66B SCC REQUIRES NEW LOT MITIGATION PAYMENT FOR EACH SINGLE FAMILY RESIDENCE (TWICE THE AMOUNT FOR EACH DUPLICATE) OF \$2,414.76 PER SINGLE FAMILY RESIDENCE FOR MITIGATION OF IMPACTS ON COUNTY ROADS. PAYMENT SHALL BE MADE TO THE COUNTY IN ACCORDANCE WITH THE TIMING PROVISIONS OF CHAPTER 30.66B SCC. CREDIT FOR CERTAIN EXPENDITURES MAY BE ALLOWED AGAINST SAID PAYMENTS TO THE EXTENT AUTHORIZED BY COUNTY CODE. PAYMENT OF THESE FEES IS DUE PRIOR TO OR AT THE TIME OF BUILDING PERMIT ISSUANCE, UNLESS DEFERMENT IS ALLOWED PURSUANT TO CHAPTER 30.66B SCC, FOR EACH SINGLE FAMILY RESIDENCE. NOTICE OF THESE MITIGATION PAYMENTS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOTS THEREIN.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR SNOHOMISH SCHOOL DISTRICT NO. 201 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 LOT. LOT 1 SHALL RECEIVE CREDIT.
- ALL RESIDENCES CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL COMPLY WITH THE APPROVED PRD SITE PLAN (17-119821 SPA) AND THE REQUIREMENTS OF SCC 30.23A.040.
- THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO PARK IMPACT FEES PER NEWLY APPROVED DWELLING UNIT AS MITIGATION FOR IMPACTS TO THE NAKETA BEACH PARK SERVICE AREA NO. 307 OF THE COUNTY PARKS SYSTEM IN ACCORDANCE WITH CHAPTER 30.66A SCC. IMPACT MITIGATION FEES SHALL BE DETERMINED BASED UPON THE IMPACT FEE SCHEDULE UNDER SCC 30.66A.040 IN EFFECT AT THE TIME OF A COMPLETE BUILDING PERMIT APPLICATION. THE IMPACT FEES SHALL BE PAID IN FULL PRIOR TO BUILDING PERMIT ISSUANCE.
- MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION 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.
- 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 PLANNED RESIDENTIAL DEVELOPMENT, INCLUDING OPEN PLAY AREAS, PICNIC AREAS, RECREATION TRAIL SYSTEM, VIEWING PLATFORM, DRAINAGE FACILITIES, BENCHES, AND REQUIRED LANDSCAPE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN AND THE APPROVED LANDSCAPE PLAN. 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.
- ALL CRITICAL AREA 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.
- TREES TO BE PLANTED TO MEET THE TREE CANOPY REQUIREMENTS OF SCC 30.25.016(3) (LOCATIONS INDICATED ON THE APPROVED LANDSCAPE PLANS FOR THE PROJECT) MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AND SUBMITTAL OF DOCUMENTATION FROM A CERTIFIED ARBORIST THAT REMOVAL OF ANY OF THE TREES IS AN IMMINENT SAFETY HAZARD. ANY TREES REMOVED WITHOUT AUTHORIZATION SHALL BE SUBJECT TO A FINE AS DETERMINED UNDER CHAPTER 30.85 SCC.
- ANY DWELLING IN EXCESS OF 4,800 SQUARE FEET SHALL MEET THE MINIMUM REQUIRED FIRE FLOW OF APPENDIX B2 OF THE INTERNATIONAL FIRE CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. IF THE REQUIRED FIRE FLOW CANNOT BE MET, INSTALLATION OF AN NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM WILL REDUCE THE REQUIRED FIRE FLOW BY 50%.
- LOTS 1 THROUGH 49 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN. SEE DRAINAGE PLAN FOR DETAILS.
- ALL SITE DEVELOPMENT AND FUTURE ACTIVITY SHALL COMPLY WITH THE APPROVED PRD OFFICIAL SITE PLAN ON FILE WITH THE SNOHOMISH COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES OR THEIR SUCCESSOR AGENCY.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS MAY BE HELD. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROAD OR STREETS OF THIS PLAT SHALL PETITION THE COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO COUNTY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHT-OF-WAY, PRIOR TO ACCEPTANCE BY THE COUNTY.

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT LENNAR NORTHWEST, INC. A DELAWARE CORPORATION, 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 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.

TRACT 991 IS AN OPEN SPACE TRACT, TRACT 993 IS A PRIVATE ACCESS & UTILITY TRACT, TRACTS 994 AND 995 ARE ONSITE RECREATION SPACE TRACTS, AND TRACT 998 IS AN OPEN SPACE/STORMWATER MANAGEMENT TRACT, AND ARE HEREBY GRANTED AND CONVEYED TO THE GLACIER VIEW ESTATES 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 THIS 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 THE 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.

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "GLACIER VIEW ESTATES PHASE 2", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GLACIER VIEW ESTATES, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202011030025 AND FIRST AMENDMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202103180277.

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

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 17th DAY OF February, 2021.

LENNAR NORTHWEST, INC.
A DELAWARE CORPORATION

BY: JASON HANCOCK
ITS: AUTHORIZED AGENT

LEGAL DESCRIPTION

TRACTS 500 AND 501, GLACIER VIEW ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 202011035002 IN THE RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

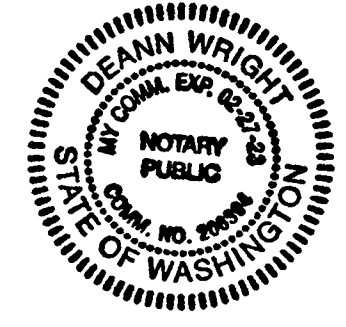
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JASON HANCOCK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS AN AUTHORIZED AGENT OF LENNAR NORTHWEST, INC., A DELAWARE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2/17/21
SIGNATURE: [Signature]
(PRINT NAME) DeAnn Wright
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Maple Valley
MY APPOINTMENT EXPIRES 2/27/23

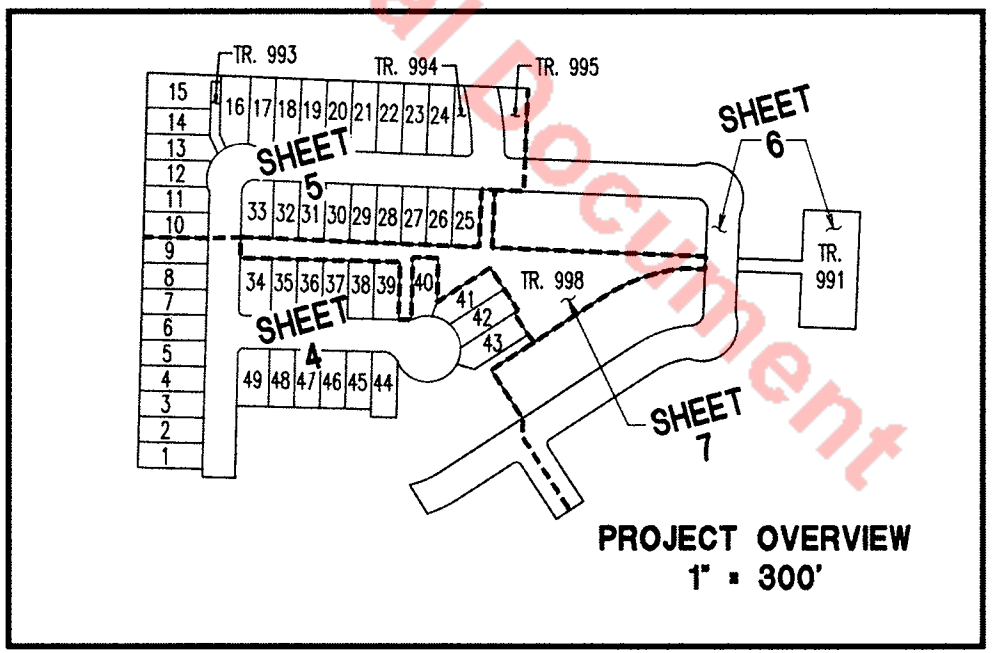
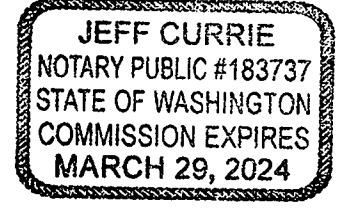


SURVEYOR'S ACKNOWLEDGMENT

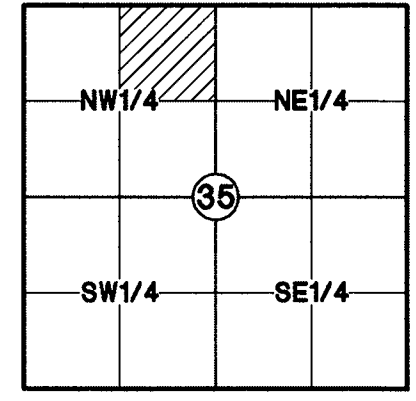
STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT OWEN B. HILLE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 17th DAY OF FEBRUARY, 2021.
(SIGNATURE OF NOTARY) [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME JEFF CURRIE
RESIDING AT AUBURN, WA
MY APPOINTMENT EXPIRES 3-29-24

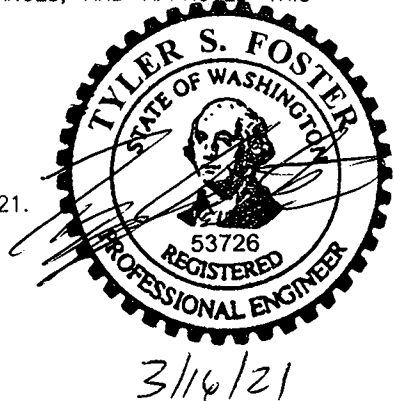


INDEXING DATA



SHEET KEY

- SHEET 1 LEGAL DESCRIPTION, DEDICATION, APPROVALS, & RESTRICTIONS/COVENANTS
- SHEET 2 SECTION CONTROL, SURVEY INFORMATION EASEMENTS & DRAINAGE COVENANT
- SHEET 3 OVERALL BOUNDARY DIMENSIONS
- SHEET 4 LOT & TRACT DETAIL
- SHEET 5 LOT & TRACT DETAIL
- SHEET 6 TRACT DETAIL
- SHEET 7 TRACT DETAIL



ASSESSOR'S PARCEL NOS.: 01200900050000 & 01200900050100

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 2021 TAXES.

BY: Brian Sullivan TREASURER, SNOHOMISH COUNTY
BY: [Signature] DEPUTY COUNTY TREASURER

APPROVALS

COUNTY ENGINEER APPROVAL 15th DAY OF March, 2021.
EXAMINED AND APPROVED THIS

[Signature]
SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES APPROVAL
EXAMINED, FOUND TO CONFORM TO ALL TERMS OF THE PRELIMINARY PLAT APPROVAL, THE REQUIREMENTS OF CHAPTER 58.17 ROW, OTHER APPLICABLE STATE LAWS, AND APPLICABLE LOCAL ORDINANCES, AND APPROVED THIS 16th DAY OF March, 2021.

[Signature] for B. Mock
SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

DESIGN ENGINEER APPROVAL
PRIVATE ROAD EXAMINED AND APPROVED THIS 18 DAY OF February, 2021.

[Signature]
ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OWEN B. HILLE, THIS 18 DAY OF March, 2021, AT 31 MINUTES PAST 10 A.M., AND RECORDED IN VOL. OF PLATS, PAGE ; AFN 202103185002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garth Fell BY: Diana Mix
AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF GLACIER VIEW ESTATES PHASE 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 35, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY THE 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 ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

OWEN B. HILLE 02/17/2021
OWEN B. HILLE, PLS #40016 DATE



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON

LENNAR NORTHWEST, INC.
33455 6TH AVENUE S., UNIT 1B
FEDERAL WAY, WA 98003

DWN. BY	DATE	JOB NO.
KMA	3/24/2020	20517
CHKD. BY	SCALE	SHEET
BDG/OBH	N/A	1 OF 7

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GLACIER VIEW ESTATES PHASE 2

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PLANNED RESIDENTIAL DEVELOPMENT

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 STORMWATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER 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 STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- 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.
- 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.
- 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.
- 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.
- 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.

SURVEY INFORMATION

BASIS OF BEARING:
 NAD 83/2011 N 01°32'31" E ALONG THE WEST LINE OF THE NORTH WEST QUARTER OF SECTION 35, T28N, R5E, W.M. AS OBSERVED USING RTK GPS IN CONJUNCTION WITH W. S. R. N.

DATES OF SURVEY:
 FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN OCTOBER 2018. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

PROCEDURE / NARRATIVE
 A FIELD TRAVERSE USING A TOPCON ROBOTIC THEODOLITE AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

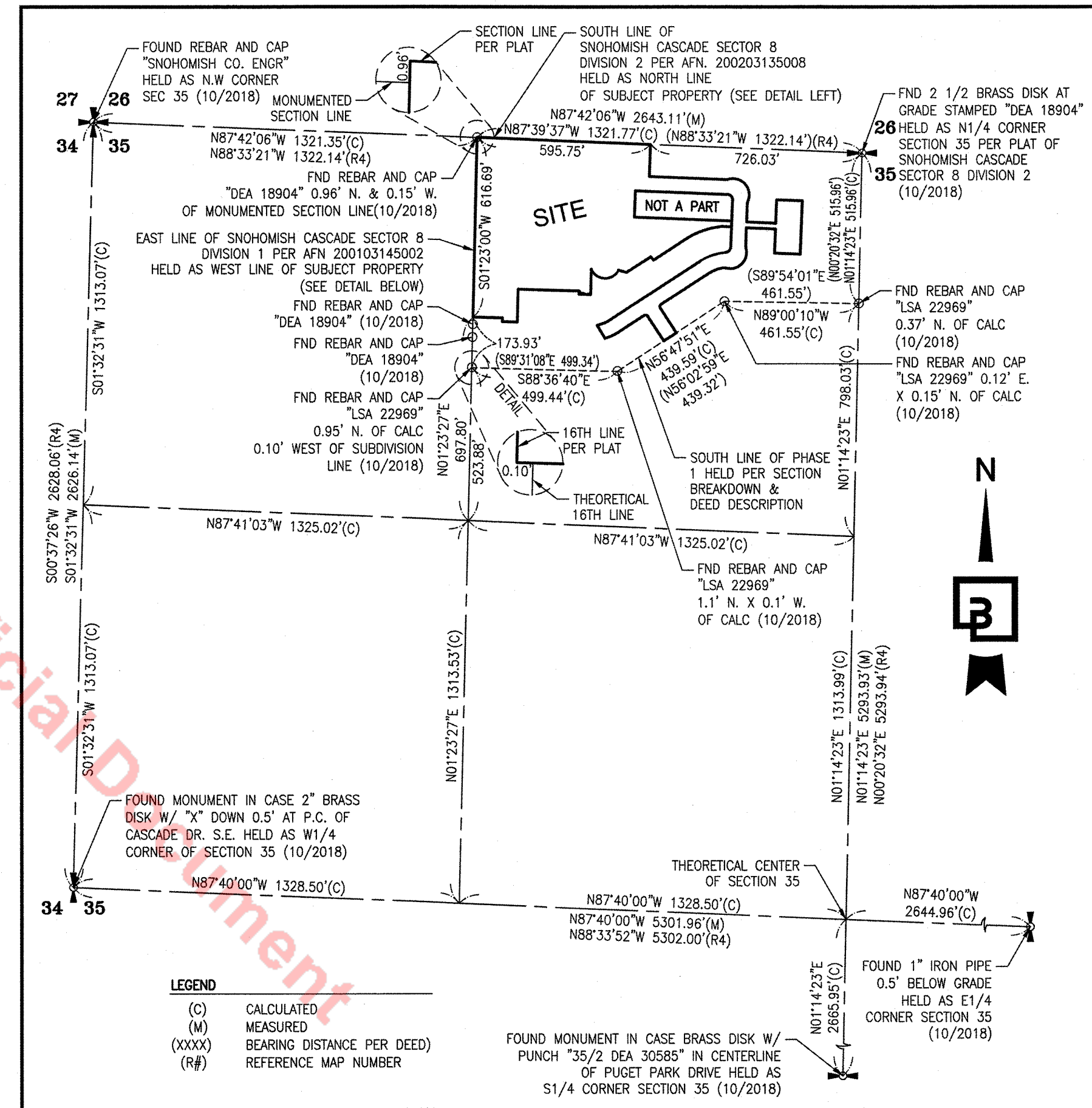
- REFERENCE SURVEY:**
- ROS, AFN 201703165007
 - ROS, AFN 9005305011
 - ROS, AFN 201108225002
 - PLAT OF SNOHOMISH CASCADE SECTOR 8 - DIVISION 1, AFN 200103145002
 - PLAT OF SNOHOMISH CASCADE SECTOR 8 - DIVISION 2, AFN 200203135008
 - PLAT OF GLACIER VIEW ESTATES PHASE 1, AFN 202011035002

SURVEYOR'S NARRATIVE

THE NORTHWEST QUARTER OF SECTION 35 WAS CALCULATED BY MAPPING THE NORTHWEST CORNER AND THE NORTH, SOUTH, EAST AND WEST QUARTER CORNERS, WITH THE THEORETICAL CENTER OF SECTION BEING CALCULATED USING TRADITIONAL METHODS. FOR THE NORTH LINE OF THE SUBJECT PROPERTY THE MONUMENTED SOUTH LINE (SOUTH LINE OF SECTION 26) WAS HELD PER PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 2, RECORDED UNDER AUDITOR'S FILE NO. 200203135008, AND THE WEST LINE OF THE SUBJECT PROPERTY WAS HELD PER THE MONUMENTED EAST LINE (EAST LINE OF NW 1/4 OF NW 1/4 OF SECTION 35) OF THE PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 1, RECORDED UNDER AUDITOR'S FILE NO. 200103145002. THE CALCULATED DEED LOCATION WAS HELD USING THE CALCULATED THEORETICAL SECTION.

EASEMENTS

- 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.
- THE PUBLIC UTILITY EASEMENTS SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO SILVER LAKE WATER & SEWER DISTRICT FOR MAINTENANCE OF THE PUBLIC UTILITY FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED TO THE LOT OWNER(S) WHO WOULD BENEFIT FROM THE EASEMENT FOR MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 2 THROUGH 5 IS FOR THE BENEFIT OF LOTS 1 THROUGH 4.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 6 THROUGH 9 IS FOR THE BENEFIT OF LOTS 5 THROUGH 10.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 11 & 12 IS FOR THE BENEFIT OF LOTS 11 THROUGH 13.
 - THE 10' PSDE WITHIN THE REAR OF LOT 15 IS FOR THE BENEFIT OF LOT 14.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 16 THROUGH 20 IS FOR THE BENEFIT OF LOTS 16 THROUGH 21.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 23, 24 & TRACT 994 IS FOR THE BENEFIT OF LOTS 22 THROUGH 24.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 44 THROUGH 46 IS FOR THE BENEFIT OF LOTS 44 THROUGH 47.
 - THE 10' PSDE WITHIN THE FRONT OF LOTS 47 & 48 IS FOR THE BENEFIT OF LOTS 48 & 49.
- THE LANDSCAPE EASEMENT SITE PERIMETER BUFFER SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY SNOHOMISH COUNTY ON APRIL 6, 2020. EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE VEGETATION WITHIN THE LANDSCAPE BUFFER ON THE OWNER'S LOT. NO TREE SHALL BE REMOVED UNLESS DETERMINED TO BE DEAD, DISEASED OR HAZARDOUS.



Unofficial Document

SECTION CONTROL
 1" = 400'

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 Kent, WA 98032
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202103185002

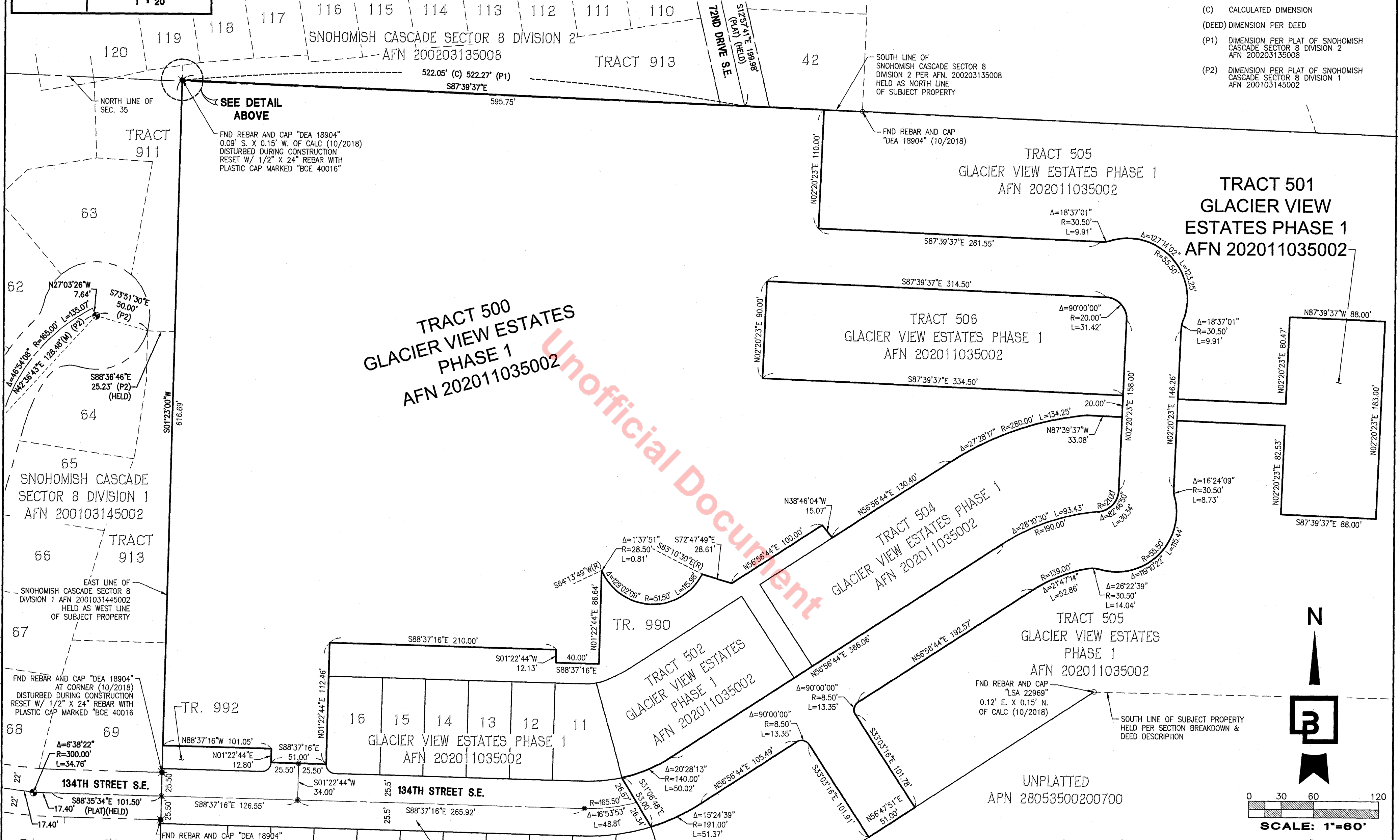
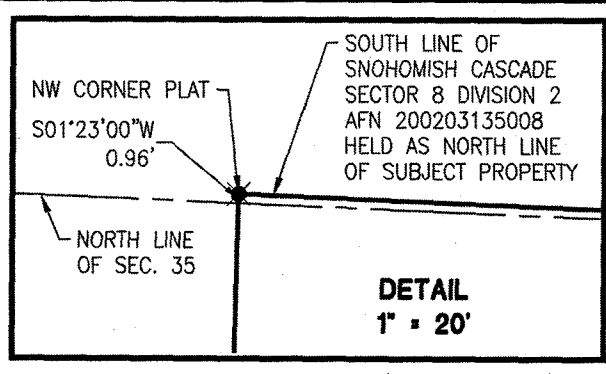
PFN #17-119821-PSD

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON		
LENNAR NORTHWEST, INC. 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003		
DWN. BY KMA	DATE 3/24/2020	JOB NO. 20517
CHKD. BY BDG/OBH	SCALE 1" = 400'	SHEET 2 OF 7

GLACIER VIEW ESTATES PHASE 2

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PLANNED RESIDENTIAL DEVELOPMENT

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND REBAR/CAP AS NOTED
 - SNOHOMISH COUNTY STANDARD 4-130 CONCRETE MONUMENT AS APPROVED JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED "BCE 40016" SET FOR GLACIER VIEW ESTATES PHASE 1 AFN 202011035002
 - (C) CALCULATED DIMENSION
 - (DEED) DIMENSION PER DEED
 - (P1) DIMENSION PER PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 2 AFN 200203135008
 - (P2) DIMENSION PER PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 1 AFN 200103145002



Unofficial Document

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0 30 60 120
SCALE: 1" = 60'

TOTAL SITE AREA: 402,804 SQ. FT.
 AREA OF R/W DEDICATION: 137,779 SQ. FT.



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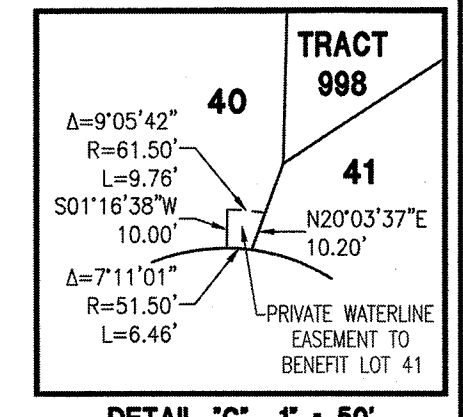
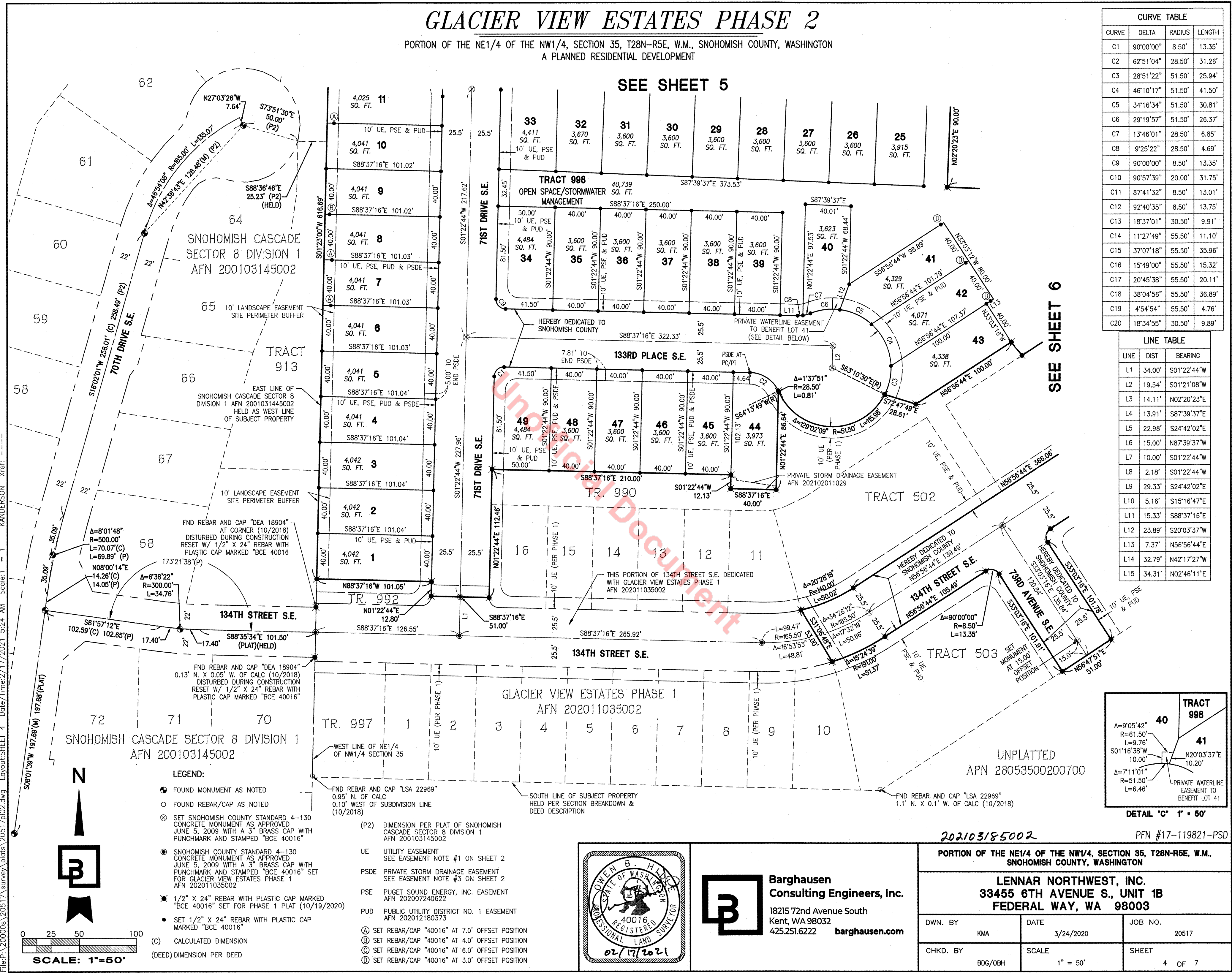
PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON		
LENNAR NORTHWEST, INC. 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003		
DWN. BY	DATE	JOB NO.
KMA	3/24/2020	20517
CHKD. BY	SCALE	SHEET
BDG/OBH	1" = 60'	3 OF 7

GLACIER VIEW ESTATES PHASE 2

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PLANNED RESIDENTIAL DEVELOPMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	8.50'	13.35'
C2	62°51'04"	28.50'	31.26'
C3	28°51'22"	51.50'	25.94'
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C11	87°41'32"	8.50'	13.01'
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C14	11°27'49"	55.50'	11.10'
C15	37°07'18"	55.50'	35.96'
C16	15°49'00"	55.50'	15.32'
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C19	4°54'54"	55.50'	4.76'
C20	18°34'55"	30.50'	9.89'

LINE TABLE		
LINE	DIST	BEARING
L1	34.00'	S01°22'44"W
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L11	15.33'	S88°37'16"E
L12	23.89'	S20°03'37"W
L13	7.37'	N56°56'44"E
L14	32.79'	N42°17'27"W
L15	34.31'	N02°46'11"E



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND REBAR/CAP AS NOTED
 - ⊗ SET SNOHOMISH COUNTY STANDARD 4-130 CONCRETE MONUMENT AS APPROVED JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED "BC 40016"
 - SNOHOMISH COUNTY STANDARD 4-130 CONCRETE MONUMENT AS APPROVED JUNE 5, 2009 WITH A 3" BRASS CAP WITH PUNCHMARK AND STAMPED "BC 40016" SET FOR GLACIER VIEW ESTATES PHASE 1 AFN 202011035002
 - ✱ 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "BC 40016" SET FOR PHASE 1 PLAT (10/19/2020)
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "BC 40016"
 - (C) DIMENSION PER DEED
 - (DEED) DIMENSION PER DEED
 - (P2) DIMENSION PER PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 1 AFN 200103145002
 - UE UTILITY EASEMENT SEE EASEMENT NOTE #1 ON SHEET 2
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE #3 ON SHEET 2
 - PSE PUGET SOUND ENERGY, INC. EASEMENT AFN 202007240622
 - PUD PUBLIC UTILITY DISTRICT NO. 1 EASEMENT AFN 202012180373
 - Ⓐ SET REBAR/CAP "40016" AT 7.0' OFFSET POSITION
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202103185002 PFN #17-119821-PSD

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON

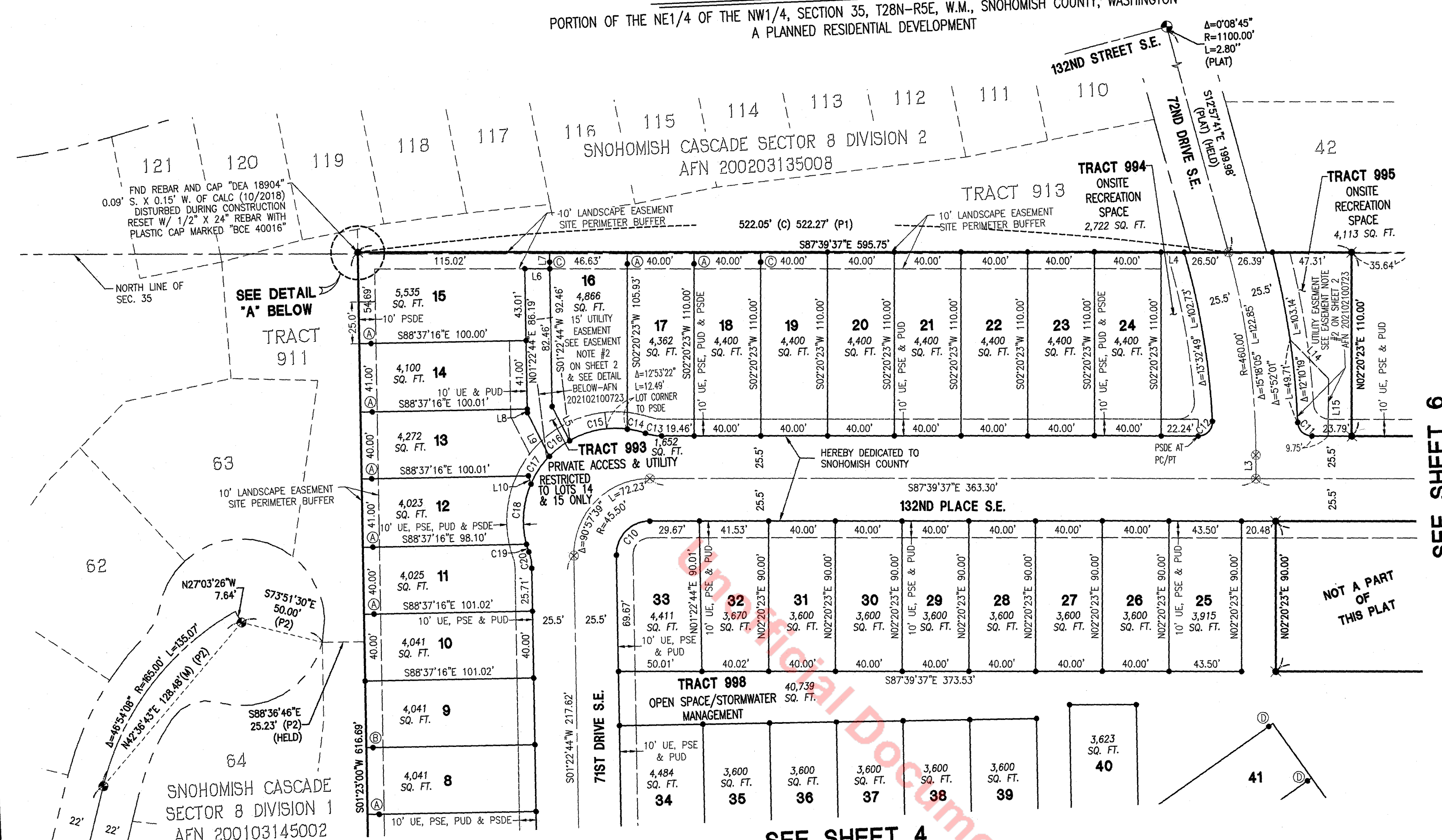
LENNAR NORTHWEST, INC.
 33455 6TH AVENUE S., UNIT 1B
 FEDERAL WAY, WA 98003

DWN. BY	DATE	JOB NO.
KMA	3/24/2020	20517
CHKD. BY	SCALE	SHEET
BDG/OBH	1" = 50'	4 OF 7

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GLACIER VIEW ESTATES PHASE 2

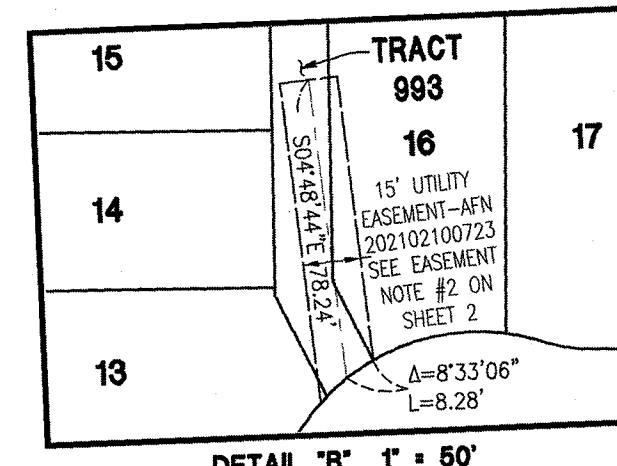
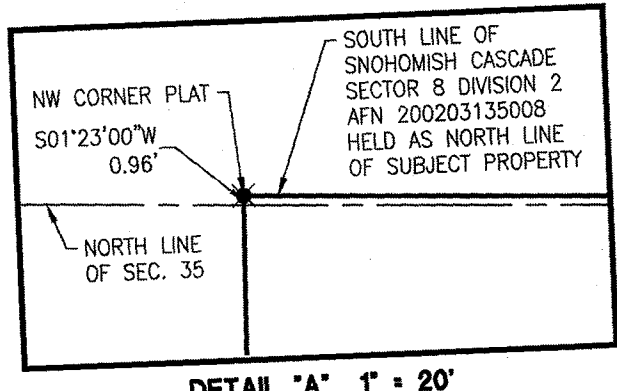
PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PLANNED RESIDENTIAL DEVELOPMENT



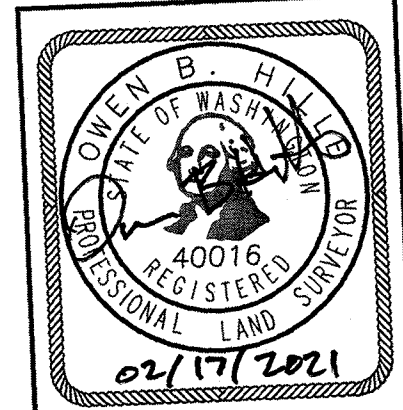
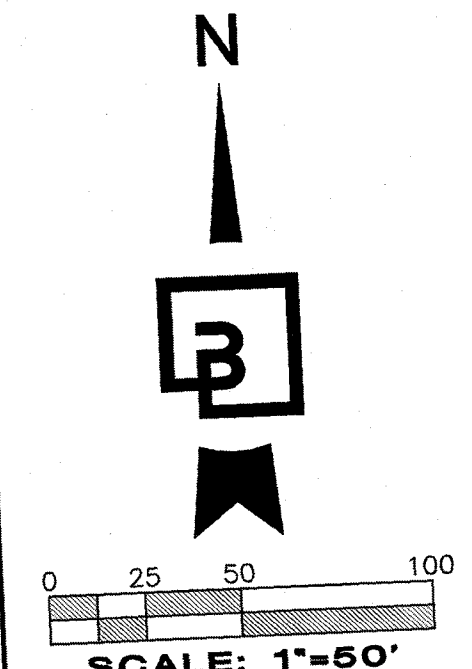
CURVE	DELTA	RADIUS	LENGTH
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L14	32.79'	N42°17'27"W
L15	34.31'	N02°46'11"E

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND REBAR/CAP AS NOTED
 - ⊗ SET SNOHOMISH COUNTY STANDARD 4-130 CONCRETE MONUMENT AS APPROVED
 - SNOHOMISH COUNTY STANDARD 4-130 CONCRETE MONUMENT AS APPROVED
 - ✱ 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "BCE 40016" SET FOR PHASE 1 PLAT (10/19/2020)
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "BCE 40016"
 - (C) CALCULATED DIMENSION
 - (DEED) DIMENSION PER DEED
 - (P1) DIMENSION PER PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 2 AFN 200203135008
 - (P2) DIMENSION PER PLAT OF SNOHOMISH CASCADE SECTOR 8 DIVISION 1 AFN 200103145002
 - UE UTILITY EASEMENT SEE EASEMENT NOTE #1 ON SHEET 2
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE #3 ON SHEET 2
 - PSE PUGET SOUND ENERGY, INC. EASEMENT AFN 202007240622
 - PUD PUBLIC UTILITY DISTRICT NO. 1 EASEMENT AFN 202012180373
 - Ⓐ SET REBAR/CAP "40016" AT 7.0' OFFSET POSITION
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202103185002 PFN #17-119821-PSD

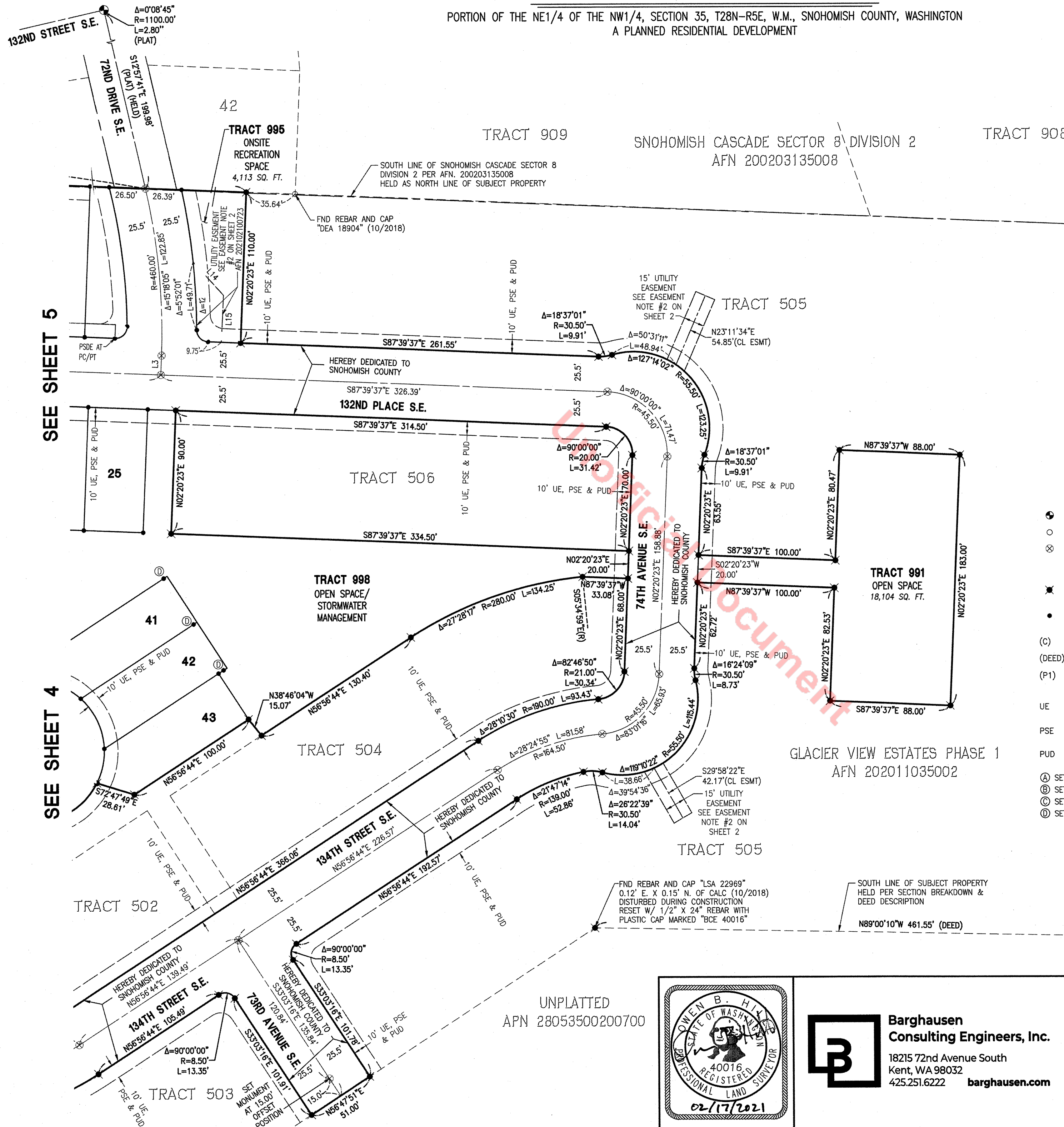
PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON

LENNAR NORTHWEST, INC.
 33455 6TH AVENUE S., UNIT 1B
 FEDERAL WAY, WA 98003

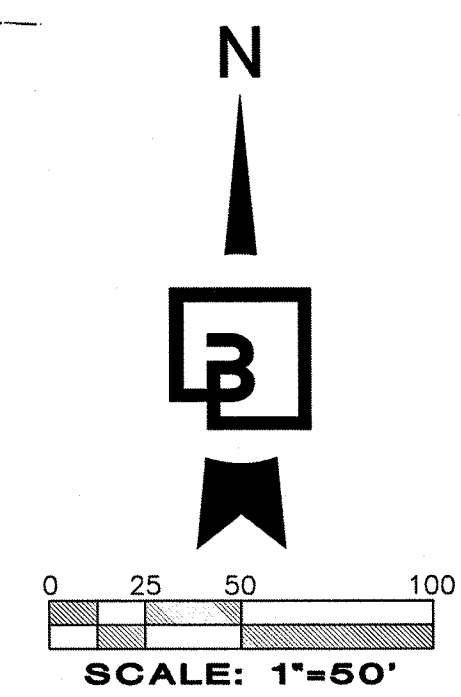
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CHKD. BY	BDG/OBH	SCALE	1" = 50'	SHEET	5 OF 7

GLACIER VIEW ESTATES PHASE 2

PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON
 A PLANNED RESIDENTIAL DEVELOPMENT



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- LEGEND:**
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 - FOUND REBAR/CAP AS NOTED
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 - UE UTILITY EASEMENT SEE EASEMENT NOTE #1 ON SHEET 2
 - PSE PUGET SOUND ENERGY, INC. EASEMENT AFN 202007240622
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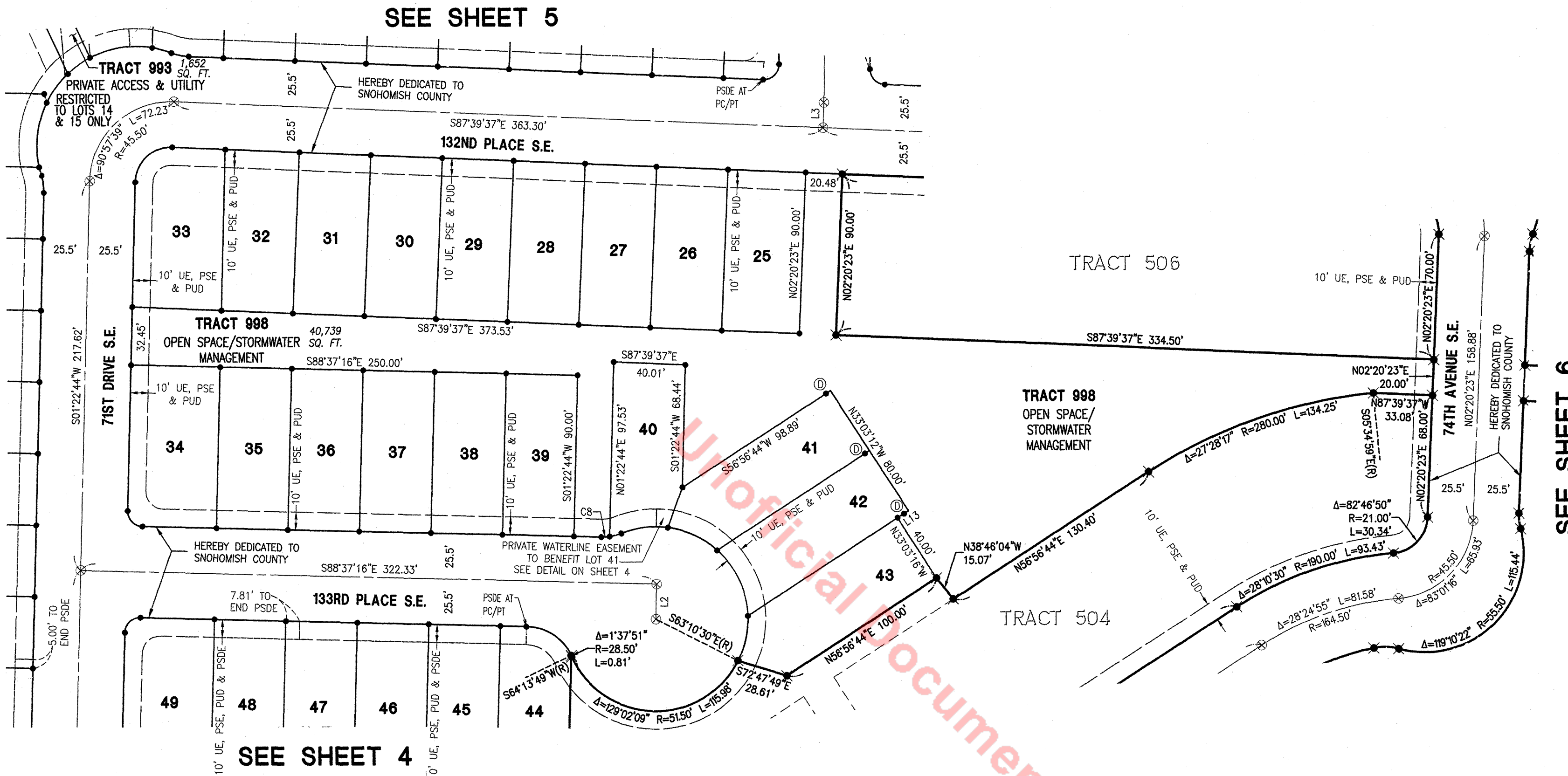


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PORTION OF THE NE1/4 OF THE NW1/4, SECTION 35, T28N-R5E, W.M., SNOHOMISH COUNTY, WASHINGTON		
LENNAR NORTHWEST, INC. 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003		
DWN. BY	DATE	JOB NO.
KMA	3/24/2020	20517
CHKD. BY	SCALE	SHEET
BDG/OBH	1" = 50'	6 OF 7

GLACIER VIEW ESTATES PHASE 2

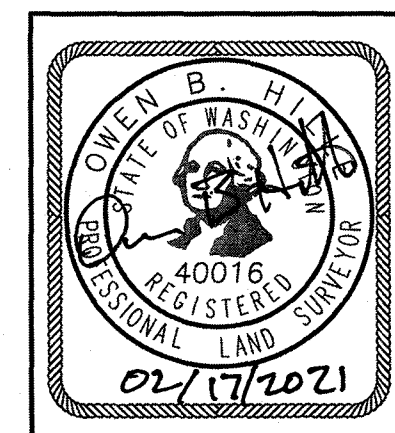
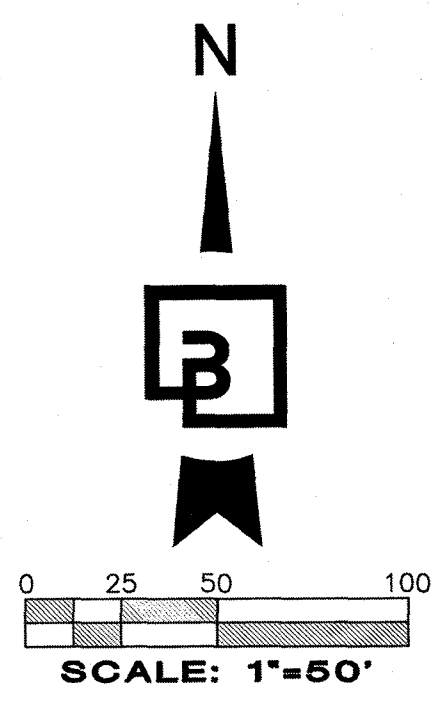
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 A PLANNED RESIDENTIAL DEVELOPMENT



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 - FOUND REBAR/CAP AS NOTED
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 - ⊗ SNOHOMISH COUNTY STANDARD 4-130
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 - UE UTILITY EASEMENT SEE EASEMENT NOTE #1 ON SHEET 2
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202103185002 PFN #17-119821-PSD

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LENNAR NORTHWEST, INC.
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DWN. BY	KMA	DATE	3/24/2020	JOB NO.	20517
CHKD. BY	BDC/OBH	SCALE	1" = 50'	SHEET	7 OF 7

File:P:\2000s\20517\survey\plots\20517p02.dwg Layout: SHEET 7 Date/Time: 2/17/2021 5:24 AM Scale: 1" = 1' KANDERSON Xref: -----