

**DEDICATION:**

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT **KNOLL AND SMITH, LLC**, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND **JEROME KNOLL**, THE MORTGAGEE THEREOF, 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.

**DECLARATION OF SUBDIVISION AND OF COVENANTS:**

TRACT 999 IS A DETENTION AND A RECREATION TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE HIGHLAND SUNRISE ESTATES HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNTIL THE CITY OF GRANITE FALLS DESIRES AND REQUESTS THAT THE PROPERTY BE DEEDED TO THE CITY WITHOUT CHARGE. THE CITY RESERVES THE RIGHT BUT NOT THE OBLIGATION TO INSPECT AND MAINTAIN THE INFILTRATION SYSTEM TO ENSURE ITS INTEGRITY AND PROPER WORKING ORDER, IN ACCORDANCE WITH CITY'S ADOPTED STORMWATER MANAGEMENT MANUAL. THE CITY RESERVES THE RIGHT TO COLLECT SUCH FEES AS MAY BE NECESSARY TO ENSURE PROPER WORKING ORDER OF THE FACILITY. USE OF SAID TRACT 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 CITY 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 TRACT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT. 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 TRACT.

THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED **HIGHLAND SUNRISE ESTATES**, 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 **HIGHLAND SUNRISE ESTATES**, RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 201701170473.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 11 DAY OF January, 2021.  
*Jerome Knoll*  
**JEROME KNOLL**

BY: **JASON SMITH**  
ITS: MANAGER

**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **JASON SMITH** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF **KNOLL AND SMITH, LLC**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 1/11/2021  
SIGNATURE: *Amy Reems*

(PRINT NAME) Amy Reems  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Granite Falls, WA

MY APPOINTMENT EXPIRES 2/22/2021

Notary Public  
State of Washington  
AMY REEMS  
MY COMMISSION EXPIRES  
February 22, 2021

**INDIVIDUAL ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **JEROME KNOLL** 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.

DATE: 1-11-2021  
SIGNATURE: *Jacqueline Evans*

(PRINT NAME) Jacqueline Evans  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Granite Falls, WA

MY APPOINTMENT EXPIRES 8-23-2024

JACQUELINE L EVANS  
Notary Public  
State of Washington  
Commission # 20114476  
My Comm. Expires Aug 23, 2024

AUDITOR'S FILE NUMBER 202101255002

**LEGAL DESCRIPTION**

THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT ANY PORTION IN BURN ROAD; AND  
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 41.77 FEET;  
THENCE SOUTHEASTERLY IN A STRAIGHT LINE, TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, THAT IS 31.33 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 31.33 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH, ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING;

(PURSUANT TO SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. B207070138, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.);

SITUATE IN THE CITY OF GRANITE FALLS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**RESTRICTIONS, COVENANTS**

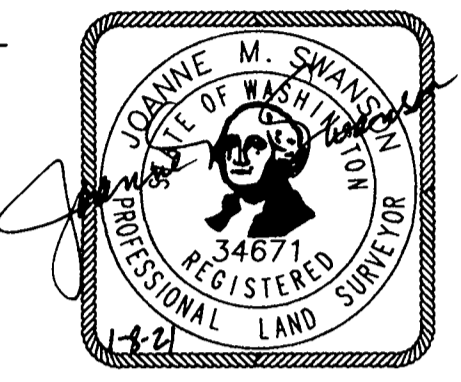
- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE GRANITE FALLS SCHOOL DISTRICT NO. 332 TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE. CREDIT SHALL BE GIVEN FOR 2 EXISTING HOUSES. THE CREDITS SHALL APPLY TO THE TWO LOTS WITH EXISTING HOUSES.
- THE PROPOSED DEVELOPMENT WILL CREATE 17 NEW SINGLE FAMILY DWELLING UNITS AND WILL REMOVE TWO EXISTING HOUSES WHICH EQUATES TO A TOTAL CITY TRAFFIC MITIGATION FEE OF \$37,500.00 TO BE PAID BY THE APPLICANT AT BUILDING PERMIT ISSUANCE AS REQUIRED UNDER GFM 21.08.040(B). THE CITY HAS ENTERED INTO AN INTERLOCAL AGREEMENT WITH SNOHOMISH COUNTY WHICH PROVIDES FOR TRAFFIC MITIGATION PAYMENTS FOR ROAD IMPROVEMENTS WITHIN THE DEVELOPMENT'S TRANSPORTATION SERVICE DISTRICT (TSA). THE DEVELOPMENT IS LOCATED IN A SNOHOMISH COUNTY TSA WHICH HAS A RESIDENTIAL TRAFFIC MITIGATION FEE OF \$113 PER DAILY TRIP. ACCORDING TO THE APPLICANT'S TRAFFIC IMPACT ANALYSIS REPORT (EXHIBIT 22) THE PROPOSED DEVELOPMENT WILL GENERATE 141.6 NEW DAILY TRIPS OF WHICH 60% WILL IMPACT COUNTY ROADS AND THEREFORE A SNOHOMISH COUNTY TRAFFIC MITIGATION FEE OF \$9,600.48. A FORMAL TRAFFIC MITIGATION OFFER TO SNOHOMISH COUNTY (EXHIBIT 23) HAS BEEN APPROVED BY THE COUNTY.
- PROPOSED SUBDIVISIONS ARE REGULATED BY THE CFMC AND NOT EXEMPT FROM PARK & RECREATION FEES PURSUANT TO GFM 21.08.040(C). THE CURRENT PARK AND RECREATION IMPACT FEE IS \$230.00 PER RESIDENTIAL UNIT. THE FEE IS TO BE PAID AT BUILDING PERMIT ISSUANCE.
- THE PROPONENT OR SUCCESSOR SHALL PAY THE APPLICABLE SEWER, WATER, AND STORMWATER FACILITY CHARGES, PRIOR TO BUILDING PERMIT ISSUANCE.
- ALL LANDSCAPED AREA 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 CITY ROAD PURPOSES.
- A PLAT CERTIFICATE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, THEIR ESCROW NO. 500097071, WAS RELIED UPON FOR TITLE INFORMATION. ACCORDING TO THIS DOCUMENT, THIS SITE IS SUBJECT TO THE FOLLOWING EXCEPTIONS:
  - RESTRICTIVE COVENANT REGARDING WELL AND THE TERMS AND CONDITIONS THEREOF, RECORDING DATE FEBRUARY 19, 1976 RECORDING NO. 7602190152. THE COVENANT IS FOR 100' RADIUS FROM WELL THE FIELD LOCATION OF THE WELL IS 129 FEET FROM THE NEAREST PROPERTY LINE.
  - EASEMENT FOR ROAD PURPOSES OVER WESTERLY PORTION OF SITE AS DISCLOSED BY THE ASSESSOR'S MAP. EASEMENT EFFECTS ADJOINERS TO THE WEST.
  - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT, RECORDING NO. 8207070138.
  - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY RECORDING NO. 201909035001.
  - ENCROACHMENT OF RESIDENTIAL STRUCTURES APPURTENANT TO SAID PREMISES BY AN UNDISCLOSED DISTANCE ONTO THE ADJOINING PARCEL ON THE WEST AS DISCLOSED BY SURVEY RECORDED UNDER AUDITORS FILE NO. 201909035001 RECORDS OF SNOHOMISH COUNTY. THE EXISTING HOUSE HAS BEEN PARTIALLY REMOVED AND PARTIALLY RECONFIGURED TO MEET SETBACK REQUIREMENTS.
  - EASEMENT TO PUGET SOUTH ENERGY, INC. FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS, RECORDED UNDER RECORDING NO. 202004070096. EASEMENT NO. 1 LIES WITHIN ALL STREETS AND ROAD RIGHTS-OF-WAY, BOTH PUBLIC AND PRIVATE; EASEMENT 2 IS WITHIN THE AREA SHOWN AS 10' UTILITY EASEMENT HEREON; EASEMENT 3 IS NOT PLOTTABLE.

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF **HIGHLAND SUNRISE ESTATES** IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 6 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 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.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF **KNOLL AND SMITH, LLC** IN FEBRUARY, 2020. I HEREBY CERTIFY THAT THIS MAP OF **HIGHLAND SUNRISE ESTATES** IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS SUCH BOUNDARIES ARE SHOWN ON THE MAP.

*Joanne M. Swanson*  
**JOANNE M. SWANSON, P.L.S., CFS**  
CERTIFICATE NUMBER 34671  
1-8-2021  
DATE



**SURVEYOR'S ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **JOANNE M. SWANSON** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED TO BE THE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATE: 1-8-2021

SIGNATURE: *Kerry Gonzales*  
(PRINT NAME) Kerry Gonzales  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Arlington

**KERRY GONZALES**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
License Number 28787  
My Commission Expires February 15, 2023

MY APPOINTMENT EXPIRES 2-15-2023

**APPROVALS**

EXAMINED AND APPROVED THIS 22 DAY OF January, 2021.

GRANITE FALLS CITY ENGINEER

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 22 DAY OF January, 2021.

*Brian Sullivan*  
MAYOR - CITY MANAGER  
*Karla Reiss*  
ATTEST: CITY CLERK

**TREASURER'S CERTIFICATE**

TAX PARCEL NUMBER 30061400400900

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 ~~AND~~ TAXES.

*Brian Sullivan* 1-25-21  
TREASURER, SNOHOMISH COUNTY

*Michelle Lund* 1-25-21  
DEPUTY COUNTY TREASURER

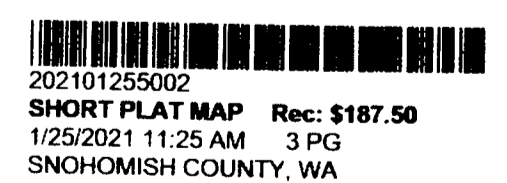
**AUDITOR'S CERTIFICATE**

AUDITOR'S FILE NUMBER 202101255002

FILED FOR RECORD AT THE REQUEST OF ORCA LAND SURVEYING, THIS 25 DAY OF January, 2021, AT 25 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 5 OF PLATS, PAGE 1 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

By: *Garth Fell*  
AUDITOR, SNOHOMISH COUNTY

By: *Diana Mix*  
DEPUTY COUNTY AUDITOR



**HIGHLAND SUNRISE ESTATES**

IN THE NW 1/4 OF THE SE 1/4 OF SECTION 14, T. 30N., R. 6E., W.M.  
CITY OF GRANITE FALLS, SNOHOMISH COUNTY, WASHINGTON

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

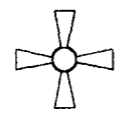

JOB NO. 2020-018  
DATE: 8/24/2020  
DWG BY: TLF  
SHEET 1 of 3

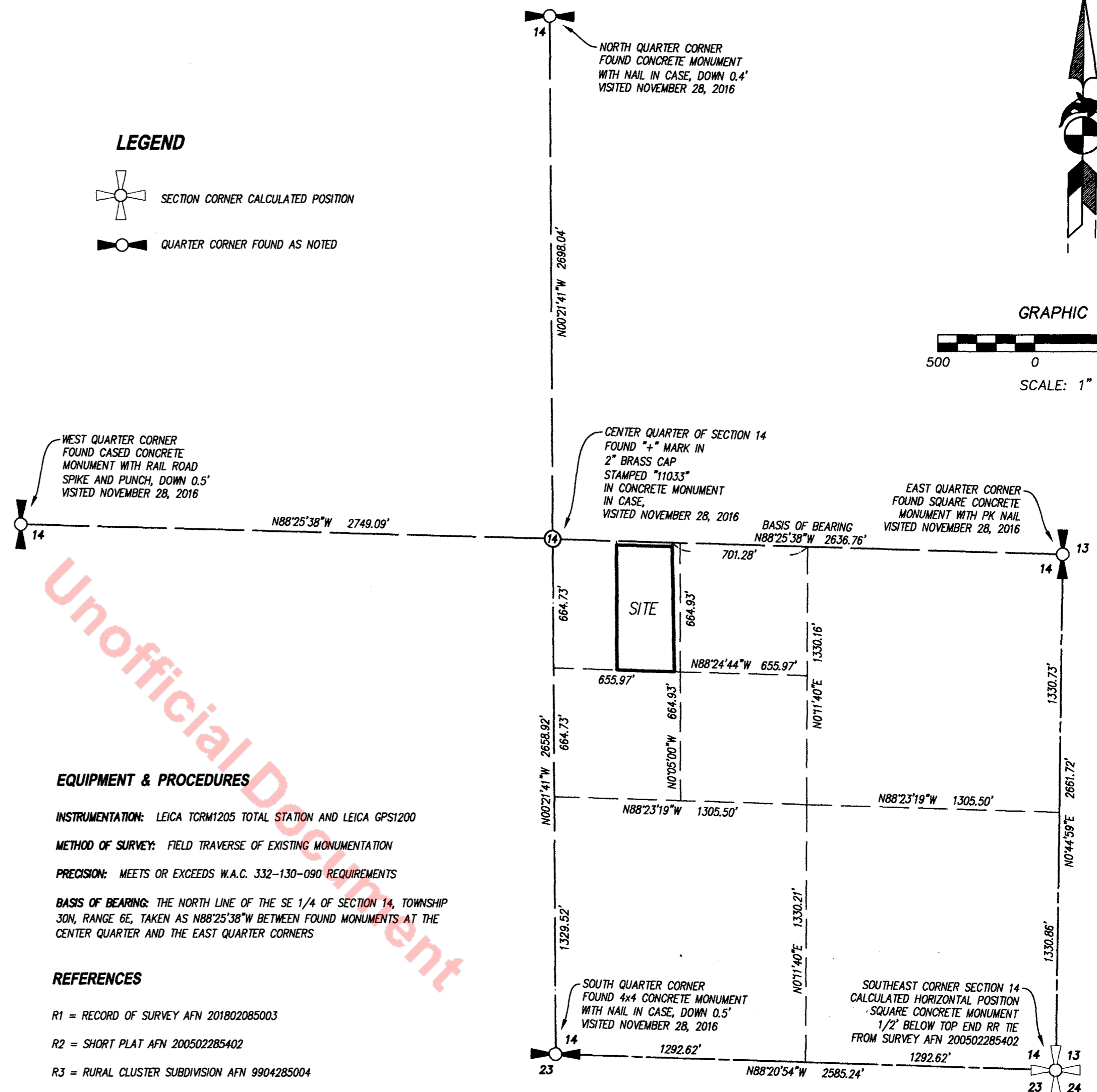
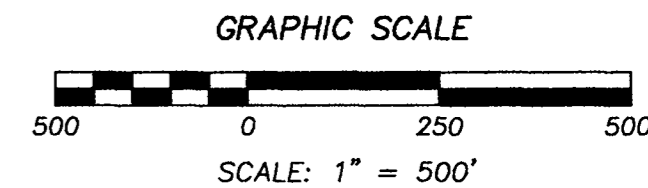
**EASEMENT PROVISIONS**

**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 THE CITY OF GRANITE FALLS, 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 HOMEOWNER IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF FENCES, LANDSCAPING, AND ANY OTHER OBSTRUCTIONS WITHIN AND ALONG THE EASEMENTS, IF REQUESTED BY THE UTILITY PROVIDER, FOR THE PURPOSE OF EASEMENT ACCESS.

**LEGEND**

-  SECTION CORNER CALCULATED POSITION
-  QUARTER CORNER FOUND AS NOTED



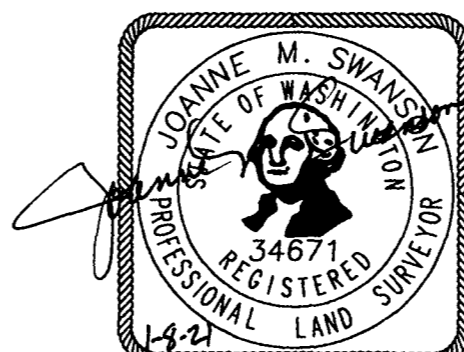
**EQUIPMENT & PROCEDURES**

**INSTRUMENTATION:** LEICA TCR1205 TOTAL STATION AND LEICA GPS1200  
**METHOD OF SURVEY:** FIELD TRAVERSE OF EXISTING MONUMENTATION  
**PRECISION:** MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS  
**BASIS OF BEARING:** THE NORTH LINE OF THE SE 1/4 OF SECTION 14, TOWNSHIP 30N, RANGE 6E, TAKEN AS N88°25'38"W BETWEEN FOUND MONUMENTS AT THE CENTER QUARTER AND THE EAST QUARTER CORNERS

**REFERENCES**

- R1 = RECORD OF SURVEY AFN 201802085003
  - R2 = SHORT PLAT AFN 200502285402
  - R3 = RURAL CLUSTER SUBDIVISION AFN 9904285004
- TOTAL SITE AREA = 183,322 SF

**SECTION 14, TOWNSHIP 30 NORTH, RANGE 6 EAST, WM**



**HIGHLAND SUNRISE ESTATES**

IN THE NW 1/4 OF THE SE 1/4 OF SECTION 14, T. 30N., R. 6E., W.M.  
 CITY OF GRANITE FALLS, SNOHOMISH COUNTY, WASHINGTON

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

JOB NO. 2020-018  
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 SHEET 2 of 3

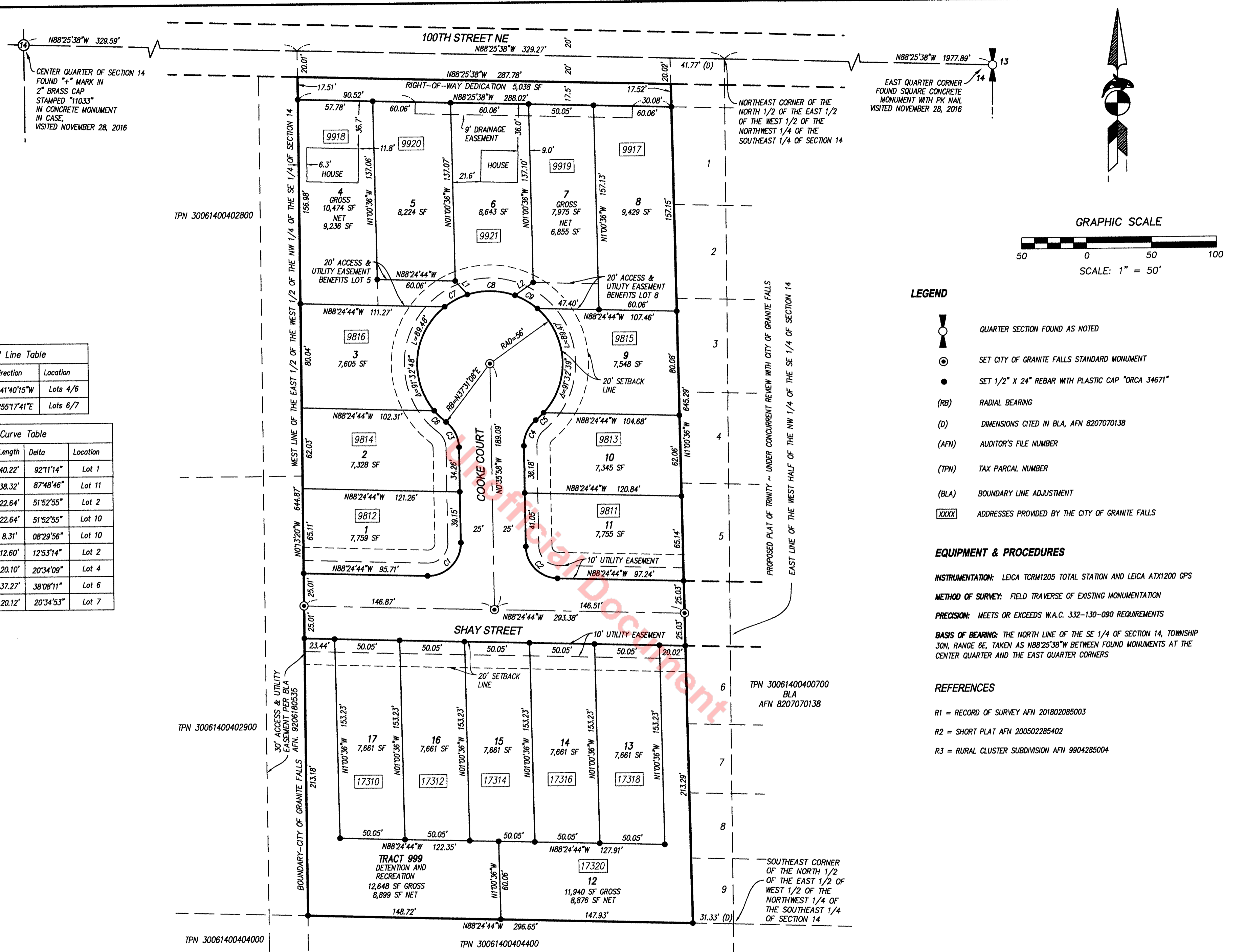
AUDITOR'S FILE NUMBER 202101255002

**Parcel Line Table**

Line #	Length	Direction	Location
L1	14.00'	N41°40'15"W	Lots 4/6
L2	17.22'	N55°17'41"E	Lots 6/7

**Curve Table**

Curve #	Radius	Length	Delta	Location
C1	25.00	40.22'	92°11'14"	Lot 1
C2	25.00	38.32'	87°48'46"	Lot 11
C3	25.00	22.64'	51°52'55"	Lot 2
C4	25.00	22.64'	51°52'55"	Lot 10
C5	56.00	8.31'	08°29'56"	Lot 10
C6	56.00	12.60'	12°53'14"	Lot 2
C7	56.00	20.10'	20°34'09"	Lot 4
C8	56.00	37.27'	38°08'11"	Lot 6
C9	56.00	20.12'	20°34'53"	Lot 7



- LEGEND**
- QUARTER SECTION FOUND AS NOTED
  - SET CITY OF GRANITE FALLS STANDARD MONUMENT
  - SET 1/2" X 24" REBAR WITH PLASTIC CAP "ORCA 34671"
  - (RB) RADIAL BEARING
  - (D) DIMENSIONS CITED IN BLA, AFN 8207070138
  - (AFN) AUDITOR'S FILE NUMBER
  - (TPN) TAX PARCAL NUMBER
  - (BLA) BOUNDARY LINE ADJUSTMENT
  - [XXXX] ADDRESSES PROVIDED BY THE CITY OF GRANITE FALLS

**EQUIPMENT & PROCEDURES**

**INSTRUMENTATION:** LEICA TCR1205 TOTAL STATION AND LEICA ATX1200 GPS

**METHOD OF SURVEY:** FIELD TRAVERSE OF EXISTING MONUMENTATION

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

**BASIS OF BEARING:** THE NORTH LINE OF THE SE 1/4 OF SECTION 14, TOWNSHIP 30N, RANGE 6E, TAKEN AS N88°25'38"W BETWEEN FOUND MONUMENTS AT THE CENTER QUARTER AND THE EAST QUARTER CORNERS

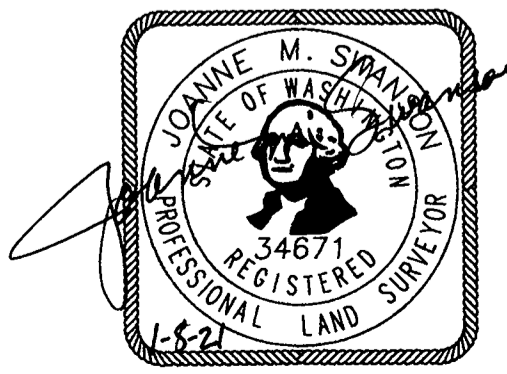
**REFERENCES**

R1 = RECORD OF SURVEY AFN 201802085003

R2 = SHORT PLAT AFN 200502285402

R3 = RURAL CLUSTER SUBDIVISION AFN 9904285004

AUDITOR'S FILE NUMBER 202101255002



**HIGHLAND SUNRISE ESTATES**  
 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 14, T. 30N., R. 6E., W.M.  
 CITY OF GRANITE FALLS, SNOHOMISH COUNTY, WASHINGTON

**ORCA Land Surveying**  
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