

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THE PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OR TRACTS THE PERSON OR ENTITY IDENTIFIED AND FOR THE STATED PURPOSE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, AND ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BOTHELL, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEM WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF BOTHELL.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF BOTHELL, ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY DAMAGE, INCLUDING ANY COST OF DEFENSE CLAIMED BY A PERSON WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY THE ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF BOTHELL, ITS SUCCESSORS AND ASSIGNS, FROM LIABILITY FROM THE NEGLIGENCE OF THE CITY OF BOTHELL, ITS SUCCESSORS OR ASSIGNS.

FOLLOWING THE ORIGINAL REASONABLE GRADING OF THE ROADS AND RIGHT-OF-WAY SHOWN 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 RIGHT-OF-WAY OR TO HAMPER PROPER DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR RE-ROUTING THEREON ACROSS LOTS, AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER. ALL ROOF DRAINS, FOOTING DRAINS AND AREA LOT DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM.

TRACTS A, B, C AND D ARE HEREBY GRANTED AND CONVEYED TO THE PRESTON HILLS HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY EASEMENT GRANTED AND CONVEYED TO THE CITY OF BOTHELL. OWNERSHIP AND MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PUSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL 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 A 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 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 THIS SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

DECLARANT DECLARATION

FURTHER 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 PRESTON HILLS, 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 PRESTON HILLS, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 202101120657

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 28th DAY OF December, 2020

PACIFIC RIDGE-DRH, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: SHLR OF WASHINGTON, INC., ITS SOLE MEMBER

BY: CINDY M. JACKSON
ITS: ASSISTANT SECRETARY

AUDITOR'S CERTIFICATE: 202101125001

FILED FOR RECORD THIS 12 DAY OF January 2021 AT 1:58 PM
IN BOOK _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF AXIS
SURVEYING AND MAPPING INC. #Plats

AFN: 202101125001 RECORDS OF SNOHOMISH COUNTY, WASHINGTON

Garth Fell
AUDITOR, SNOHOMISH COUNTY

Diana Mix
DEPUTY COUNTY AUDITOR

PRESTON HILLS

A PLAT COMMUNITY

SE 1/4, SW 1/4, SEC. 33, TWP. 27N., RGE. 5 E., W.M.

CITY OF BOTHELL, SNOHOMISH COUNTY, WASHINGTON

FILE NO: SUB2017-09678

DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 5th DAY OF January, 2021

DIRECTOR OF PUBLIC WORKS

DEPARTMENT OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 29th DAY OF December, 2020

Melinda Tanno
DIRECTOR OF COMMUNITY DEVELOPMENT

acting

COUNCIL APPROVAL

I HEREBY CERTIFY THAT WITHIN PLAT OF PRESTON HILLS WAS DULY APPROVED BY THE HEARING EXAMINER FOR THE CITY OF BOTHELL, WASHINGTON, THIS 5th DAY OF January, 2021

Jim Olsen
MAYOR, CITY OF BOTHELL

Dave Holman
ATTEST: CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2020 TAXES.

Brian Sullivan-12-21
TREASURER, SNOHOMISH COUNTY

By: Melodund Ho-21
DEPUTY COUNTY TREASURER

CERTIFICATE OF COMPLETION

I HEREBY CERTIFY THAT APPROVED PLANS ARE ON FILE WITH THE CITY ENGINEER FOR ALL REQUESTED 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.

Dave Phelps
CITY ENGINEER

ACKNOWLEDGEMENTS

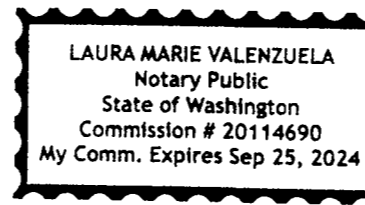
STATE OF Washington }
COUNTY OF Snohomish } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CINDY JACKSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE ASSISTANT SECRETARY OF SHLR OF WASHINGTON, INC., THE SOLE MEMBER OF PACIFIC RIDGE-DRH, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Dec. 28, 2020

Laura Marie Valenzuela
PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE OF Washington

MY COMMISSION EXPIRES 04-25-2024



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP PLAT OF PRESTON HILLS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 27 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 CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS, AND THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOTS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

W. Travis Bradley
W. TRAVIS BRADLEY
CERTIFICATE NO. 48372

RESTRICTIONS OF RECORD

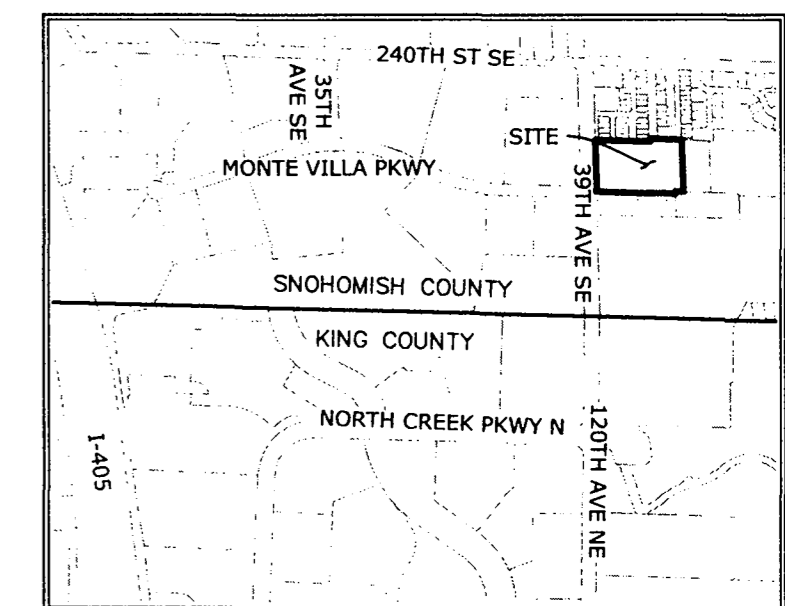
EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 500093456C, UPDATE 4, DATED NOVEMBER 24, 2020, AT 8:00 A.M.

- 1 NO SEARCH HAS BEEN MADE AS TO PROPERTY TAXES AND ASSESSMENTS. PROPERTY TAXES AND ASSESSMENTS WILL BE SEARCHED UPON REQUEST.
- 2 SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HERIN DESCRIBED AS GRANTED OR RESERVED IN DEED UNDER RECORDING NUMBER 1904741. LOCATED WITHIN 39TH AVE SE
- 3 SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HERIN DESCRIBED AS GRANTED OR RESERVED IN DEED UNDER RECORDING NUMBER 1904750. LOCATED WITHIN 39TH AVE SE
- 4 SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE PER RECORDING NUMBER 2323195. EASEMENT SHOWN - TO BE REMOVED BY SNOHOMISH COUNTY PUD WITH A SEPARATE INSTRUMENT RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR LOTS 14, 15, 16, OR 17.
- 5 SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE PER RECORDING NUMBER 1914582. AS-CONSTRUCTED
- 6 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, 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 SHORT PLAT NO. 65(4-73) UNDER RECORDING NUMBER 2295191.
- 7 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, 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 SNOHOMISH COUNTY SHORT PLAT NO. SP 201(8-73) UNDER RECORDING NUMBER 2312994. EASEMENTS SHOWN - WILL BE REMOVED BY PACIFIC RIDGE-DRH L.L.C WITH A SEPARATE INSTRUMENT. PACIFIC RIDGE-DRH L.L.C SHALL RECORD THE SEPARATE INSTRUMENT FOLLOWING THE RECORDING OF THE FINAL PLAT BUT BEFORE THE ISSUANCE OF ANY BUILDING PERMIT FOR LOTS 14, 15, 16, OR 17. ONCE RECORDED, THE SEPARATE INSTRUMENT WILL REPLACE THIS EASEMENT WITH A DEDICATED RIGHT-OF-WAY.
- 8 SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS AND EGRESS PER RECORDING NUMBER 2323196. SHOWN
- 9 SUBJECT TO RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT UNDER RECORDING NUMBER 7709120235. EASEMENT SHOWN - TO BE REMOVED BY SNOHOMISH COUNTY PUD WITH A SEPARATE INSTRUMENT RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR LOTS 14, 15, 16, OR 17.
- 10 SUBJECT TO SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING CONSTRUCTION AND SLOPE PER RECORDING NUMBER 9602160495. SHOWN
- 11 SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING SANITARY SEWER SYSTEM PER RECORDING NUMBER 9602120235. SHOWN
- 12 AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID EASEMENT WHICH NAMES ALDERWOOD WATER DISTRICT PER RECORDING NUMBER 9703130220.
- 13 SUBJECT TO JOINT SIDE SEWER EASEMENT AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF PER RECORDING NUMBER 9708040388. SHOWN

RESTRICTIONS OF RECORD-CONT

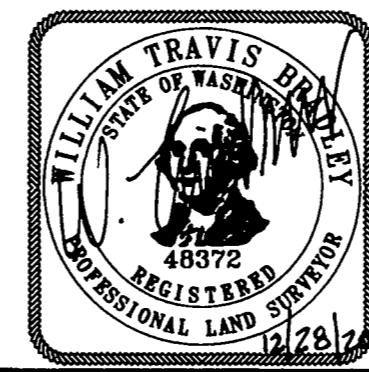
- 13 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, 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 UNDER RECORDING NO: 9808145001. EASEMENTS SHOWN ON THIS SURVEY ARE EXISTING AND NOT CREATED BY THIS DOCUMENT. 30' ACCESS AND UTILITY EASEMENT SHOWN PER SNOHOMISH COUNTY SHORT PLAT NO. SP 201_8-73) UNDER RECORDING NUMBER 2312994. WILL BE REMOVED BY PACIFIC RIDGE-DRH L.L.C WITH A SEPARATE INSTRUMENT. PACIFIC RIDGE-DRH L.L.C SHALL RECORD THE SEPARATE INSTRUMENT FOLLOWING THE RECORDING OF THE FINAL PLAT BUT BEFORE THE ISSUANCE OF ANY BUILDING PERMIT FOR LOTS 14, 15, 16, OR 17. ONCE RECORDED, THE SEPARATE INSTRUMENT WILL REPLACE THIS EASEMENT WITH A DEDICATED RIGHT-OF-WAY.
- 14 SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING GAS AND ELECTRICITY PER RECORDING NUMBER 200612270268. AS-CONSTRUCTED
- 15 SUBJECT TO MEMORANDUM OF EASEMENT IN FAVOR OF COMCAST OF WASHINGTON II, INC., AND THE TERMS AND CONDITIONS THEREOF PER RECORDING NUMBER 2007022000380. AS-CONSTRUCTED
- 16 SUBJECT TO EASEMENT(S) FOR THE PURPOSE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS AND EGRESS, CONSTRUCTION, ALTERATION, EXTENSION, OPERATION AND MAINTENANCE OF ELECTRIC AND COMMUNICATIONS DISTRIBUTION LINES AND FACILITIES, ALONG WITH THE RIGHT TO REMOVE BRUSH AND TIMBER PER RECORDING NUMBER 201803210372. AS-CONSTRUCTED

202101125001
PLAT Rec: \$187.50
1/12/2021 1:48 PM 3 PG
SNOHOMISH COUNTY, WA



VICINITY MAP
1"=1,000'

PRESTON HILLS
SE 1/4, SW 1/4, SEC. 33, TWP. 27N., RGE. 5 E., W.M.
CITY OF BOTHELL, SNOHOMISH COUNTY, WASHINGTON
PLAT NUMBER: SUB2017-09678
TOTAL SITE AREA: 2.85 ACRES
TOTAL LOTS: 17
TOTAL COMMON PARCELS: 4
ORIGINAL PARCEL NUMBERS: 27053300302100,
27053300304200 & 27053300305000



PACIFIC RIDGE HOMES
17921 BOTHELL-EVERETT HWY
SUITE 100
BOTHELL, WA 98012
500115018

Axis
Survey & Mapping
15241 NE 90TH ST
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700
www.axismap.com

JOB NO.	DATE
20-002	12/22/20
DRAWN BY	CHECKED BY
JM	WTB
SCALE	SHEET
N/A	1 OF 3

PRESTON HILLS

A PLAT COMMUNITY

SE 1/4, SW 1/4, SEC. 33, TWP. 27N., RGE. 5 E., W.M.
 CITY OF BOTHELL, SNOHOMISH COUNTY, WASHINGTON
 FILE NO: SUB2017-09678

LEGAL DESCRIPTION

PARCEL A:
 LOT B OF SNOHOMISH COUNTY SHORT PLAT NO. 201(8-73) RECORDED UNDER AUDITOR'S FILE NO. 2312994, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:
 LOT A OF SNOHOMISH COUNTY SHORT PLAT NO. 201(8-73) RECORDED UNDER AUDITOR'S FILE NO. 2312994, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BOTHELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200410120321.

TOGETHER WITH THAT PORTION QUIETED IN PATRICIA A. HAIGHT, JESSICA M. HAIGHT AND CHRISTINA L. HAIGHT BY JUDGMENT QUIETING TITLE FILED IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 06-2-07610-7 AND RECORDED UNDER AUDITOR'S FILE NO. 200707260084, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 30 FEET OF THE WEST 452.81 FEET AS MEASURED ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF, SAID POINT BEING ON THE CENTERLINE OF 39TH AVENUE SOUTHEAST;
 THENCE SOUTH 88°16'58" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF, 40.07 FEET, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 40 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE EAST LINE OF THE RIGHT OF WAY FOR 39TH AVENUE SOUTHEAST AS CONVEYED TO THE CITY OF BOTHELL BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9604190602, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND THE POINT OF BEGINNING;
 THENCE SOUTH 01°38'08" EAST, ALONG SAID RIGHT OF WAY LINE, 12.50 FEET TO THE CENTERLINE OF A DRIVEWAY AS IT
 EXISTED IN JUNE 2002;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES, SOUTH 87°33'24" EAST 77.93 FEET;
 THENCE SOUTH 87°29'28" EAST 44.23 FEET;
 THENCE SOUTH 88°11'28" EAST 66.18 FEET;
 THENCE SOUTH 88°36'21" EAST 51.15 FEET;
 THENCE NORTH 89°00'13" EAST 52.29 FEET;
 THENCE SOUTH 88°41'45" EAST 49.00 FEET;
 THENCE SOUTH 87°35'46" EAST 33.94 FEET;
 THENCE SOUTH 87°21'41" EAST 38.09 FEET TO THE EAST LINE OF THE WEST 452.81 FEET AS MEASURED ALONG THE
 NORTH LINE OF SAID SOUTH HALF;
 THENCE LEAVING SAID CENTERLINE, NORTH 01°38'08" WEST ALONG SAID EAST LINE, 12.11 FEET TO THE NORTH LINE OF SAID SOUTH HALF;
 THENCE NORTH 88°16'58" WEST 412.75 FEET TO THE EAST RIGHT OF WAY LINE OF 39TH AVENUE SOUTHEAST AND THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PUBLIC UTILITY EASEMENT PROVISION

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 BOTHELL, 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.

PRIVATE STORM DRAINAGE EASEMENT PROVISIONS

- 1 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOTS 1, 2 AND 3, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 1, 2, 3 AND 4 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE COST OF MAINTENANCE OF THAT PORTION USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE PIPE ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- 2 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOTS 6 AND 7, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 6, 7 AND 8 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE COST OF MAINTENANCE OF THAT PORTION USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE PIPE ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- 3 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOT 10, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 9 AND 10 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE COST OF MAINTENANCE OF THAT PORTION USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE PIPE ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- 4 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOT 12, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 11 AND 12 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE COST OF MAINTENANCE OF THAT PORTION USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE PIPE ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- 5 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOTS 13 AND 14, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 13, 14 AND 15 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE COST OF MAINTENANCE OF THAT PORTION USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE PIPE ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- 6 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOT 16, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOTS 16 AND 17 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE COST OF MAINTENANCE OF THAT PORTION USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNER OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE DRAINAGE PIPE ABOVE THEIR CONNECTION, WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
- 7 THE 10' PRIVATE STORM DRAINAGE EASEMENT LOCATED ACROSS LOTS 16 AND 17, SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO TRACT C FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE DRAINAGE WITH THE RIGHT OF INGRESS FOR SUCH PURPOSE. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF SAID FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

DRAINAGE TRACT FACILITY PROVISIONS

DRAINAGE TRACT FACILITIES SHALL BE GRANTED AND CREATED FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF DESIGNATED AS TRACT A (STORMWATER/RECREATION) ON THE PLAT OF PRESTON HILLS. 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 THE STORM WATER FACILITIES LOCATED IN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. THE CITY IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID TRACT FOR NECESSARY EMERGENCY PURPOSES. THE RIGHT OF ENTRY, HOWEVER, SHALL NOT BE DEEMED AS A GRANT TO THE PUBLIC FOR ACCESS OR ANY OTHER PURPOSE.

FOLLOWING THE 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.

STORM DRAINAGE COVENANT

OWNERS AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING AN 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 REASONS 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 CONSENT OF THE CITY OF BOTHELL.

ALL UNDERGROUND AND SURFACE STORM WATER FACILITIES AND IMPROVEMENTS CONSTRUCTED AS PART OF THIS PLAN 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 INTO 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.

PLAT RESTRICTIONS

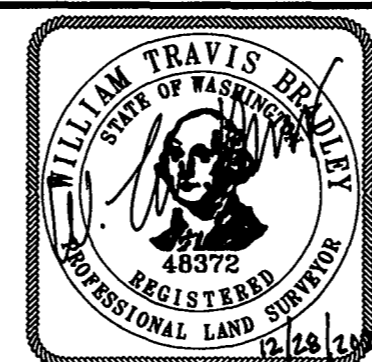
- 1 NO FURTHER SUBDIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING A NEW SUBDIVISION OR SHORT SUBDIVISION APPLICATION.
- 2 THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE OF BOTHELL MUNICIPAL CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 15 BMC.
- 3 ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY DEVELOPER OR THEIR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- 4 LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO BOTHELL MUNICIPAL CODE 21.12, WHICH IMPOSES IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. AS A CONDITION OF FINAL PLAT APPROVAL, FIFTY PERCENT (50%) OF THE IMPACT FEES ARE DUE FOR THE PLAT SHALL BE ASSESSED AND COLLECTED IMMEDIATELY PRIOR TO RECORDING, 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.
- 5 THE DEVELOPER SHALL POST A TREE RETENTION/CONSTRUCTION PERFORMANCE BOND PRIOR TO ISSUANCE OF ANY GRADING OR CONSTRUCTION PERMITS.
- 6 THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER RECORDING NUMBER 202101120657.
- 7 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. PRIOR WRITTEN APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.
- 9 PARK IMPACT MITIGATION FEES SHALL BE PAID FOR EACH DWELLING UNIT IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF APPLICABLE MUNICIPAL CODE.
- 10 ALL LOT DWELLING ARE REQUIRED TO BE CONSTRUCTED AND COMPLY WITH ADDITIONAL RESTRICTIONS AND CONDITIONS AS PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- 11 WHEREVER THE SUBMITTED PLANS ARE IN CONFLICT WITH THESE CONDITIONS, THE CONDITIONS SHALL PREVAIL.
- 12 THIS SUBDIVISION IS SUBJECT TRANSPORTATION AND PARK IMPACT FEES WHICH SHALL BE ASSESSED AND PAID IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 17.04, 17.045, 21.08 AND 21.12 BMC.
- 13 ALL UTILITY EASEMENTS SHALL REMAIN UNOBTAINED.
- 14 SUBJECT TO A DECLARATION OF MAINTENANCE COVENANT AND GRANT OF EASEMENT FOR STORMWATER DRAINAGE SYSTEM RECORDED UNDER RECORDING NUMBER 202012180304.

TRACT NOTES

- 1 A "TRACT" IS LAND RESERVED FOR SPECIFIC USES LIMITED TO THOSE SPECIFIED ON THE FACE OF THE PLAT. TRACTS ARE NOT CONSIDERED LOTS FOR BUILDING SITES FOR PURPOSES OF RESIDENTIAL DWELLING CONSTRUCTION.
- 2 TRACT A IS A STORMWATER AND RECREATION TRACT. THE PRESTON HILLS OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES WITHIN SAID TRACT.
- 3 TRACT B IS AN ACCESS AND UTILITY TRACT. THE PRESTON HILLS OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES WITHIN SAID TRACT.
- 4 TRACT C IS CRITICAL AREA TRACT. THE PRESTON HILLS OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES WITHIN SAID TRACT.
- 5 TRACT D IS AN OPEN SPACE TRACT. THE PRESTON HILLS OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES WITHIN SAID TRACT.

202101125001

PRESTON HILLS
 SE 1/4, SW 1/4, SEC. 33, TWP. 27N., RGE. 5 E., W.M.
 CITY OF BOTHELL, SNOHOMISH COUNTY, WASHINGTON
 PLAT NUMBER: SUB2017-09678
 TOTAL SITE AREA: 2.85 ACRES
 TOTAL LOTS: 17
 TOTAL TRACTS: 4
 ORIGINAL PARCEL NUMBERS: 27053300302100,
 27053300304200 & 27053300305000



PACIFIC RIDGE HOMES
 17921 BOTHELL-EVERETT HWY
 SUITE 100
 BOTHELL, WA 98012



Axis
 Survey & Mapping

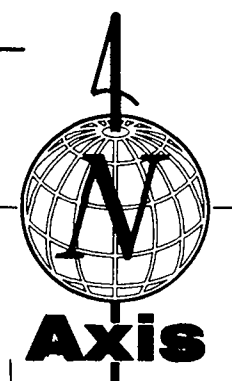
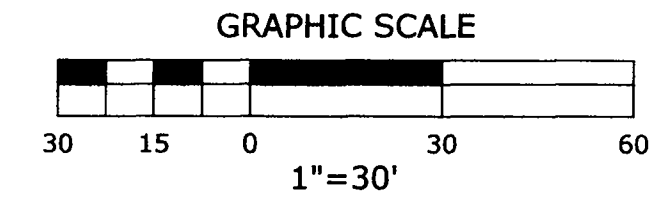
15241 NE 90TH ST
 REDMOND, WA 98052
 TEL. 425.823-5700
 FAX 425.823-6700
 www.axismap.com

JOB NO.	DATE
20-002	12/22/20
DRAWN BY	CHECKED BY
JM	WTB
SCALE	SHEET
N/A	2 OF 3

PRESTON HILLS

A PLAT COMMUNITY
 SE 1/4, SW 1/4, SEC. 33, TWP. 27N., RGE. 5 E., W.M.
 CITY OF BOTHELL, SNOHOMISH COUNTY, WASHINGTON
 FILE NO: SUB2017-09678

BASIS OF BEARINGS
 HELD A BEARING OF NORTH 01°38'47" WEST ALONG THE
 MONUMENTED CENTERLINE OF 39TH AVE SE.



FOUND PUNCH IN 1 3/4" BRASS CAP IN CONCRETE MONUMENT DOWN 0.7' IN CASE. (01/2020)
 N: 287424.96
 E: 1309220.41

N01°38'47"W 1338.93'-CALC
 1338.74'-MEAS
 BASIS OF BEARINGS
 258.46'

42.5'

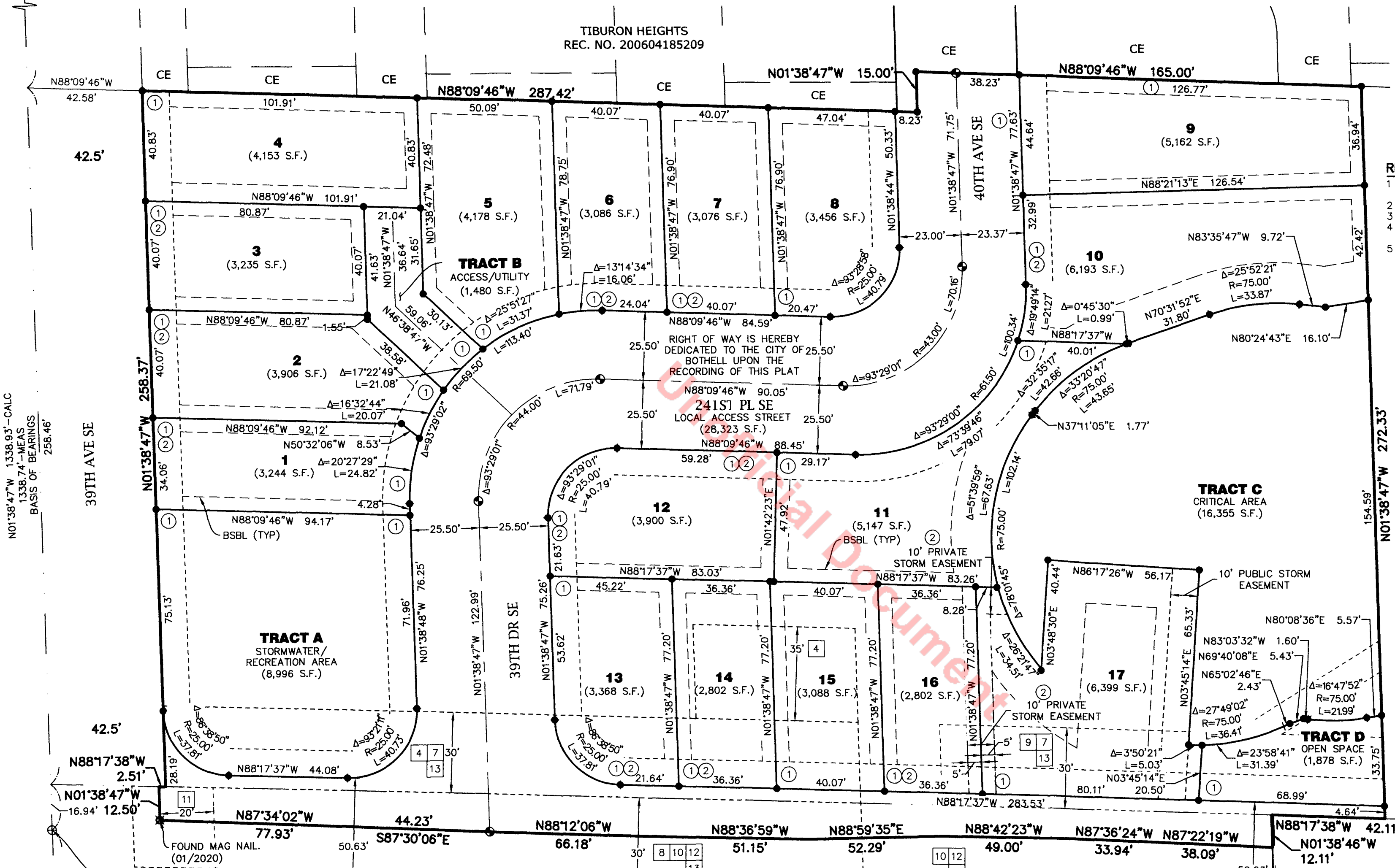
FOUND PUNCH IN 1 3/4" BRASS CAP IN CONCRETE MONUMENT DOWN 0.9' IN CASE. (01/2020)

FOUND PUNCH IN 1 3/4" BRASS CAP IN CONCRETE MONUMENT DOWN 0.7' IN CASE. (01/2020)
 N: 286086.78
 E: 1309258.88

N88°25'29"W 1320.90'-CALC
 1320.91'-MEAS

FOUND PUNCH IN 3/8" BRASS PIN IN CONCRETE. (01/2020)

- LEGEND**
- ⊗ FOUND PK/MAG NAIL
 - ⊕ FOUND MONUMENT IN CASE
 - SET REBAR AND CAP "AXIS 48372"
 - SET 3" BRASS CAP IN CONCRETE MONUMENT STAMPED "AXIS 48372" IN A CASE
 - ① PUBLIC UTILITY EASEMENT. SEE PUBLIC UTILITY EASEMENT PROVISIONS ON SHEET 2.
 - ② PRIVATE STORM DRAINAGE EASEMENT. SEE PRIVATE STORM DRAINAGE EASEMENT PROVISIONS ON SHEET 2.
 - ⓧ SEE RESTRICTIONS OF ON SHEET 1



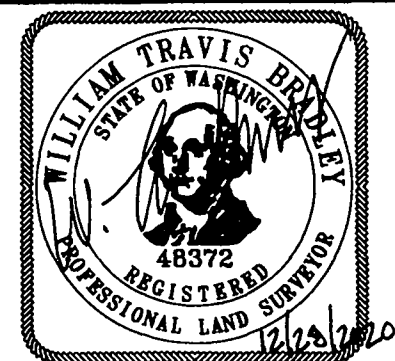
- REFERENCES**
- 1 CAMBRIA HILLS CONDOMINIUM, PHASE 1 REC. NO. 200605255002.
 - 2 RECORD OF SURVEY REC. NO. 9808145001.
 - 3 RECORD OF SURVEY REC. NO. 200206185003.
 - 4 QUADRANT MONTE VILLA CENTER REC. NO. 9212225003.
 - 5 TIBURON HEIGHTS CONDOMINIUM REC. NO. 200604185209.

PARCEL C
 SNOHOMISH COUNTY
 SHORT PLAT NO:
 2011(8-73) REC. NO.
 2312994

ADDRESS TABLE	
LOT #	ADDRESS
1	24148 39TH DR SE
2	24144 39TH DR SE
3	24140 39TH DR SE
4	24136 39TH DR SE
5	3915 241ST PL SE
6	3923 241ST PL SE
7	3927 241ST PL SE
8	3931 241ST PL SE
9	24131 40TH AVE SE
10	24135 40TH AVE SE
11	3934 241ST PL SE
12	3928 241ST PL SE
13	3925 242ND ST SE
14	3929 242ND ST SE
15	3933 242ND ST SE
16	3937 242ND ST SE
17	4005 242ND ST SE

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202101125001



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JOB NO.	DATE
20-002	12/22, 20
DRAWN BY	CHECKED BY
JM	WTB
SCALE	SHEET
1"=30'	3 OF 3