

TRAILSIDE AT MEADOWDALE BEACH

PORTION OF THE SW1/4 OF THE NW1/4, SECTION 4, T27N-R4E, W.M., SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT THE QUADRANT CORPORATION, A WASHINGTON 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 60TH AVE. W FROM LOTS NUMBERED 1 AND 38, NOR SHALL THE COUNTY OF SNOHOMISH 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 STREET FROM SAID LOTS.

TRACT 997 IS AN OPEN SPACE TRACT, TRACT 998 IS A PRIVATE ROAD ACCESS & UTILITY TRACT AND TRACT 999 IS A DRAINAGE FACILITY/RECREATION TRACT, AND ARE HEREBY GRANTED AND CONVEYED TO THE TRAILSIDE AT MEADOWDALE BEACH 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 AND THE CC&RS. 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 "TRAILSIDE AT MEADOWDALE BEACH", 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 TRAILSIDE AT MEADOWDALE BEACH, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202101250963.

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 5th DAY OF January, 2021.

THE QUADRANT CORPORATION
A WASHINGTON CORPORATION

Barbara Yarrington
BY: BARBARA YARRINGTON
ITS: DIRECTOR OF LAND ENTITLEMENT


202101255005
PLAT Rec: \$187.50
1/25/2021 12:36 PM 3 PG
SNOHOMISH COUNTY, WA

ASSESSOR'S PARCEL NO.: 005137-000-053-00

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 1-22-21
TREASURER, SNOHOMISH COUNTY

BY: *N. Hille* 1-22-21
DEPUTY COUNTY TREASURER

APPROVALS

COUNTY ENGINEER APPROVAL
EXAMINED AND APPROVED THIS 21st DAY OF January, 2021.

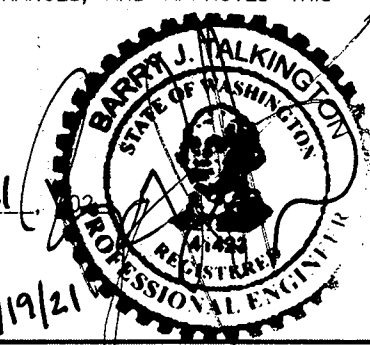
Douglas M. McCormick
SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES APPROVAL
EXAMINED, FOUND TO CONFORM TO ALL TERMS OF THE PRELIMINARY PLAT APPROVAL, THE REQUIREMENTS OF CHAPTER 58.17 RCW, OTHER APPLICABLE STATE LAWS, AND APPLICABLE LOCAL ORDINANCES, AND APPROVED THIS 21st DAY OF January, 2021.

for BM
SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

DESIGN ENGINEER APPROVAL
PRIVATE ROAD EXAMINED AND APPROVED THIS 19 DAY OF January 2021

Garth Fell
ENGINEER



LEGAL DESCRIPTION

PARCEL A, SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT, RECORDED UNDER AUDITOR'S FILE NO. 201812310048, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOTS 53 AND 68, MEADOWDALE 10 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS

1. 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 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.

2. THE PUBLIC WATERLINE EASEMENT (WLE) SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO ALDERWOOD WATER & WASTEWATER DISTRICT FOR MAINTENANCE OF THE PUBLIC WATERLINE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

3. THE PUBLIC SANITARY SEWER EASEMENT (SSE) SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO ALDERWOOD WATER & WASTEWATER DISTRICT FOR MAINTENANCE OF THE PUBLIC SANITARY SEWER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

4. THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED TO THE LOT OWNERS(S) WHO WOULD BENEFIT FROM THE EASEMENT FOR MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA. MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES SHALL BE SHARED EQUALLY BETWEEN THE BENEFITED LOT OWNERS.

- THE 10' PSDE WITHIN THE FRONT OF LOTS 1 & 2 IS FOR THE BENEFIT OF LOTS 1 THROUGH 3.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 3 THROUGH 5 IS FOR THE BENEFIT OF LOTS 4 THROUGH 6.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 7 THROUGH 10 IS FOR THE BENEFIT OF LOTS 7 THROUGH 11.
- THE 10' PSDE WITHIN THE FRONT OF LOT 12 IS FOR THE BENEFIT OF LOTS 12 & 13.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 13 THROUGH 16 IS FOR THE BENEFIT OF LOTS 13 THROUGH 17.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 17 & 18 IS FOR THE BENEFIT OF LOTS 17 THROUGH 19.
- THE 10' PSDE WITHIN THE FRONT OF LOT 20 IS FOR THE BENEFIT OF LOTS 20 & 21.
- THE 10' PSDE WITHIN THE FRONT OF LOT 23 IS FOR THE BENEFIT OF LOTS 22 & 23.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 25 THROUGH 28 IS FOR THE BENEFIT OF LOTS 24 THROUGH 28.
- THE 10' PSDE WITHIN THE FRONT OF LOT 29 IS FOR THE BENEFIT OF LOTS 29 & 30.
- THE 10' PSDE WITHIN THE FRONT OF LOT 32 IS FOR THE BENEFIT OF LOTS 31 & 32.
- THE 5' PSDE WITHIN THE SIDE OF LOT 33 IS FOR THE BENEFIT OF LOTS 29 THROUGH 32.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 34 THROUGH 36 IS FOR THE BENEFIT OF LOTS 33 THROUGH 35.
- THE 10' PSDE WITHIN THE FRONT OF LOTS 37 & 38 IS FOR THE BENEFIT OF LOTS 36 THROUGH 38.

5. THE MONUMENT EASEMENT SHOWN HEREON IS HEREBY GRANTED TO THE TRAILSIDE AT MEADOWDALE BEACH HOMEOWNERS ASSOCIATION FOR MAINTENANCE OF THE ENTRY MONUMENT AND ASSOCIATED LANDSCAPING WHICH LIE WITHIN THE EASEMENT AREA.

6. THE 41.00 FOOT RADIUS TEMPORARY TURNAROUND EASEMENT SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET IS EXTENDED NORTHERLY, ACCEPTED AND MAINTAINED BY THE COUNTY OR ITS SUCCESSORS.

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF WASHINGTON

SS. }

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BARBARA YARRINGTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIRECTOR OF LAND ENTITLEMENT OF THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

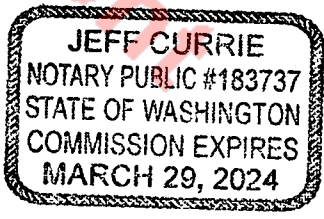
DATED: JANUARY 5, 2021

SIGNATURE: *Jeff Currie*

(PRINT NAME) JEFF CURRIE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT AUBURN

MY APPOINTMENT EXPIRES 3-29-24



SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON)

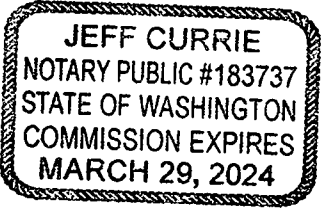
SS.)

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 4th DAY OF JANUARY, 2021.

(SIGNATURE OF NOTARY) *Jeff Currie*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME JEFF CURRIE
RESIDING AT AUBURN
MY APPOINTMENT EXPIRES 3-29-24



RESTRICTIONS/COVENANTS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.

2. 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.

3. 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.

4. ALL PROPERTY WITHIN THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NO. 202101250963.

5. CHAPTER 30.66B SCC REQUIRES NEW LOT MITIGATION PAYMENT FOR EACH SINGLE FAMILY RESIDENCE (TWICE THE AMOUNT FOR EACH DUPLEX) OF: (1) \$2,520.48 TO THE COUNTY FOR MITIGATION OF IMPACTS ON COUNTY ROADS (2) \$937.50 TO THE CITY OF MUKILTEO FOR MITIGATION OF IMPACTS ON CITY ROADS; AND (3) \$321.75 TO THE COUNTY FOR TRANSPORTATION DEMAND MANAGEMENT. 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 FOR EACH SINGLE FAMILY RESIDENCE UNLESS DEFERMENT IS ALLOWED PURSUANT TO CHAPTER 30.66B SCC. PROOF OF PAYMENT TO THE CITY SHALL BE PROVIDED TO THE COUNTY. NOTICE OF THESE MITIGATION PAYMENTS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOTS THEREIN.

6. THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR EDMONDS SCHOOL DISTRICT NO. 15 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.

7. 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 BASED ON THE FEE SCHEDULE IN EFFECT ON NOVEMBER 15, 2018, THE IMPACT FEE IN THE NAKETA BEACH PARK SERVICE AREA IS \$1,624.59 PER DWELLING UNIT. HOWEVER, IF THE BUILDING PERMIT IS NOT ISSUED WITHIN FIVE YEARS AFTER THE APPLICATION IS DEEMED COMPLETE, THE FEE WILL BE BASED UPON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. THE IMPACT FEES SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE UNLESS POS APPROVES A DEFERRAL OF PAYMENT PURSUANT TO SCC 30.661.020(4).

8. A HOMEOWNERS' ASSOCIATION USED FOR PURPOSES OF TRACT OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR TRACTS ESTABLISHED PURSUANT TO CHAPTER 30.42B SCC SHALL REMAIN IN EFFECT UNLESS AND UNTIL ALTERNATIVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY IS AUTHORIZED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE HOMEOWNERS' ASSOCIATION SHALL HAVE BY-LAWS AND OTHER DOCUMENTS, INCLUDING COVENANTS, APPROVED BY THE COUNTY AND RECORDED WITH THE COUNTY AUDITOR, GUARANTEEING MAINTENANCE OF COMMONLY OWNED TRACTS AND RESTRICTING USE OF THE TRACTS TO THAT SPECIFIED IN THE APPROVED PRD OFFICIAL SITE PLAN. 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.

9. 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, TO INCLUDE 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.

10. SHARED DRIVEWAYS SHALL HAVE A MINIMUM DRIVING SURFACE AND EASEMENT WIDTH OF 10 FEET.

11. 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 STATING THAT REMOVAL OF ANY OF THE TREES IS NECESSARY TO PREVENT AN IMMINENT SAFETY HAZARD. ANY TREES REMOVED WITHOUT AUTHORIZATION SHALL BE SUBJECT TO A FINE AS DETERMINED UNDER CHAPTER 30.85 SCC.

12. ANY DWELLING IN EXCESS OF 3,600 SQUARE FEET SHALL MEET THE MINIMUM REQUIRED FIRE FLOW OF APPENDIX B 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%.

13. PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.

14. LOTS 1 THROUGH 38 HAVE BEEN APPROVED BASED ON AN APPROVED SEWER PLAN. SEE UTILITY FOR DETAILS.

15. 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.

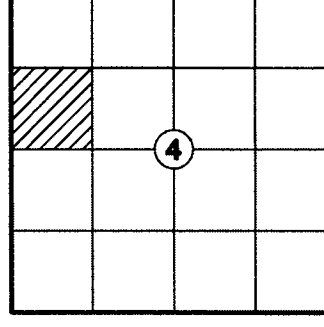
16. 41.00 FOOT RADIUS TEMPORARY TURN AROUND. THIS EASEMENT SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET (58th PLACE W) IS EXTENDED NORTH, ACCEPTED AND MAINTAINED BY THE COUNTY OR ITS SUCCESSORS.

17. 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.

18. LOTS 1 THROUGH 38 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN. SEE DRAINAGE PLAN FOR DETAILS.

INDEXING DATA

SECTION 4, T27N, R4E, W.M.



SHEET KEY

- SHEET 1 LEGAL DESCRIPTION, DEDICATION, APPROVALS, RESTRICTIONS/COVENANTS AND EASEMENTS
- SHEET 2 SECTION CONTROL, SURVEY INFORMATION & DRAINAGE COVENANT
- SHEET 3 LOT & TRACT DETAIL

PFN #18-126682-PSD

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OWEN B. HILLE, THIS 25 DAY OF January, 2021, AT 3:06 MINUTES PAST 12 P.M. AND RECORDED IN VOL. OF PLATS, PAGE 32; AFN 202101255005 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garth Fell
AUDITOR, SNOHOMISH COUNTY

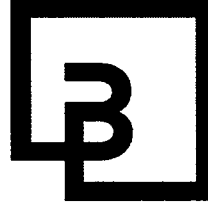
BY: *Diana Mix*
DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TRAILSIDE AT MEADOWDALE BEACH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING; 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.

Owen B. Hille
OWEN B. HILLE, PLS #40016

1/04/2021
DATE



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

PORTION OF THE SW1/4 OF THE NW1/4, SECTION 4, T27N-R4E, W.M., SNOHOMISH COUNTY, WASHINGTON			
QUADRANT HOMES 15900 SE EASTGATE WAY, SUITE 300 BELLEVUE, WA 98008			
DWN. BY	KMA	DATE	JOB NO.
		6/5/2020	18937
CHKD. BY	OBH	SCALE	SHEET
		N/A	1 OF 3

PORTION OF THE SW1/4 OF THE NW1/4, SECTION 4, T27N-R4E, W.M., SNOHOMISH COUNTY, WASHINGTON
A PLANNED RESIDENTIAL DEVELOPMENT

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:

1. COUNTY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.

2. IF COUNTY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, COUNTY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, COUNTY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF COUNTY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, COUNTY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE COUNTY OR PAY COUNTY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN COUNTY'S STATEMENT.

3. IF COUNTY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, COUNTY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF COUNTY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.

4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, COUNTY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.

5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE GIVEN 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.

HORIZONTAL DATUM: NAD 83 (91)
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER SNOHOMISH COUNTY.

BASIS OF BEARING:
SNOHOMISH COUNTY CONTROL POINT NO. SC37 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. SC37 AND CONTROL POINT NO. 2704A09 WAS HELD FOR ROTATION, BEING NORTH 00°55'49" EAST.

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

PROCEDURE, EQUIPMENT & ACCURACY STATEMENT:
THIS IS A FIELD TRAVERSE SURVEY. A TOPCON HR-5, TOPCON GT-1000 TOTAL STATION, AND A TOPCON MAGNET DATA COLLECTOR DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. UNLESS OTHERWISE NOTED, ALL FRONT, BACK AND ANGLE POINTS OF LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "BCE 40016" UPON COMPLETION OF CONSTRUCTION.

REFERENCE SURVEYS:

(R1) ROGERS ADDITION II, AFN 9810075003 (ADJACENT TO EAST)
(R2) DONER ACRES, AFN 7605050288 (USED TO VERIFY SOUTH LINE OF THIS PLAT)
(R3) MEADOWDALE 10 ACRE TRACTS, VOL. 5, PG. 32 (HELD PRORATION BASED ON THIS PLAT FOR NORTH LINE)
(R4) WOODSIDE GLEN DIV. 1, AFN 7909240282 (DEPICTS MONUMENT AT 152ND ST SW NOT FOUND THIS SURVEY)
(R5) KWAS ADDITION DIV. "A", VOL. 31, PG. 80 (VERIFICATION OF 56TH AVE W R/W WIDTH)
(R6) ALTA SURVEY BY KPFF, DATED NOV. 2017
(R7) BOUNDARY LINE ADJUSTMENT 201812310048 (HELD FOR PLAT PERIMETER)

EXISTING EASEMENTS & RESTRICTIONS

SPECIAL EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 500064471C, UPDATE 6, DATED DECEMBER 1, 2020)

1. ALDERWOOD WATER AND WASTEWATER DISTRICT DEVELOPER EXTENSION REIMBURSEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF.
RECORDING DATE: MAY 10, 2018 RECORDING NO.: 201808100452 (NOT PLOTTABLE)

2. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: SEPTEMBER 4, 2018 RECORDING NO. 201809040402
(SEE DOCUMENT FOR PARTICULARS. NO PLOTTABLE EASEMENTS)

3. 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 BOUNDARY LINE ADJUSTMENT: RECORDING NO. 201812310048 (NO PLOTTABLE EASEMENTS)

4. TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: NOVEMBER 7, 2019 RECORDING NO. 201911070399 (GRAPHICALLY DEPICTED OFF-SITE AT THE NORTHWEST CORNER OF THE SITE)

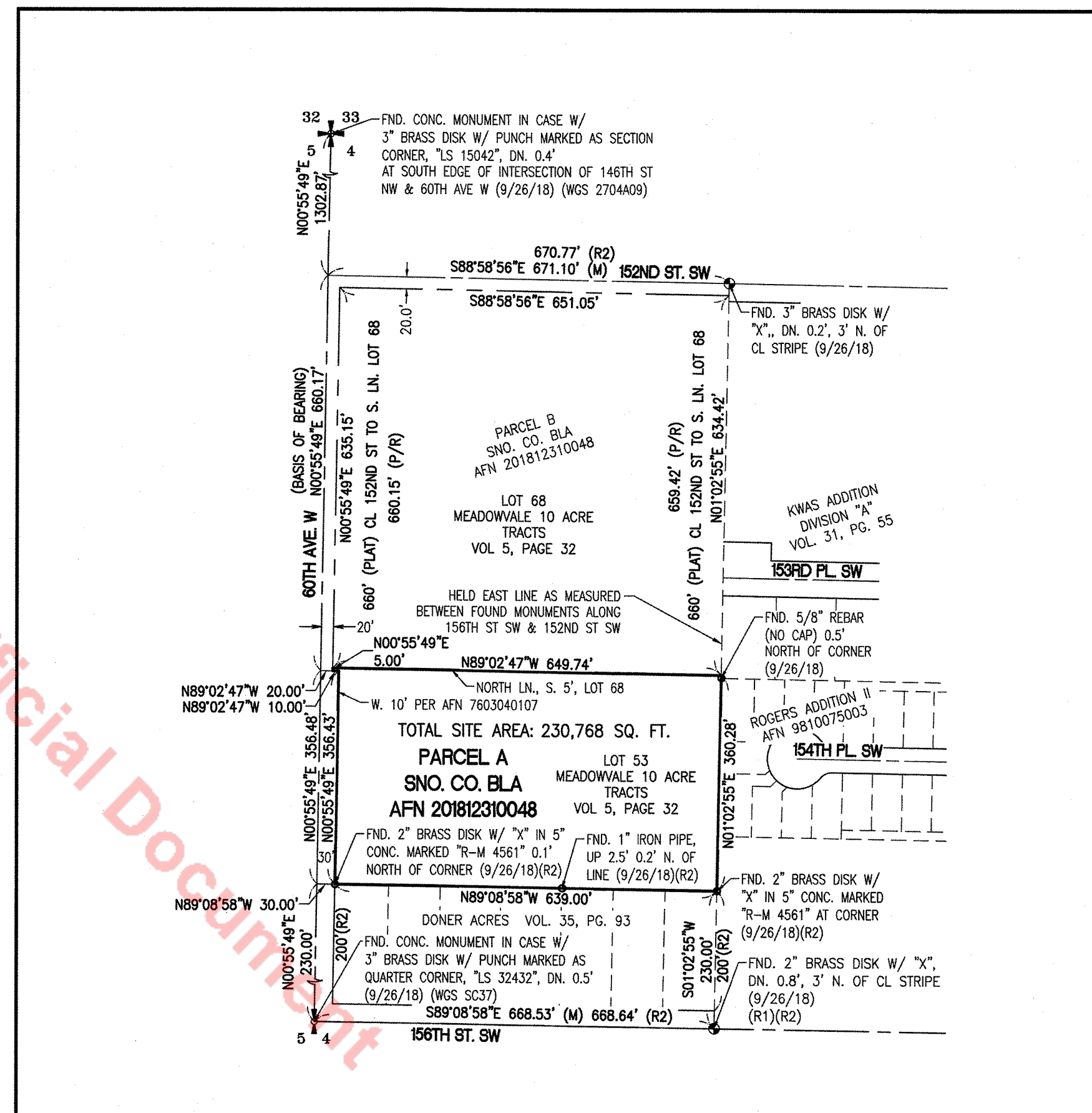
5. STORMWATER FACILITY EASEMENT (TRAILSIDE AT MEADOWDALE BEACH) AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: NOVEMBER 14, 2019 RECORDING NO. 201911140496 (GRAPHICALLY DEPICTED OFF-SITE AT THE NORTHWEST CORNER OF THE SITE)

6. TEMPORARY DRAINAGE AND CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF
RECORDING DATE: APRIL 10, 2020 RECORDING NO 202004100300 (GRAPHICALLY DEPICTED OFF-SITE AT THE NORTHWEST CORNER OF THE SITE)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: GAS AND UTILITIES DISTRIBUTION SYSTEM
RECORDING DATE: JULY 31, 2020 RECORDING NO. 202007310304 (GRAPHICALLY DEPICTED BEING 10' PARALLEL TO
PARALLEL TO BOUNDARY OF TRACT 998)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC AND UTILITY DISTRIBUTION SYSTEM
RECORDING DATE: AUGUST 25, 2020 RECORDING NO.: 202008250112 (GRAPHICALLY DEPICTED BEING 10' PARALLEL TO BOUNDARY OF PUBLIC STREETS)

9. ALDERWOOD WATER AND WASTEWATER DISTRICT EASEMENT, AFN 202101071188



SECTION CONTROL

$$1'' = 200'$$

NARRATIVE:

THE FOUND NORTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 4, T27N, R4E, W.M., ALONG WITH MONUMENTS ALONG 152ND ST. SW AND 156TH ST. S.W. WERE HELD TO CREATE THE PERIMETER BOUNDARY OF BOUNDARY LINE ADJUSTMENT UNDER RECORDING NUMBER 201812310048 AND THIS PLAT.

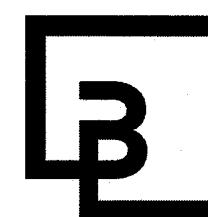
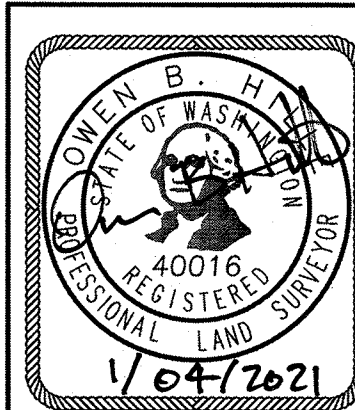
A DIRECT LINE BETWEEN THE FIELD LOCATED MONUMENTS ALONG 152ND ST. SW AND 156TH ST. S.W. WAS HELD TO ESTABLISH THE EAST LINE OF LOTS 53 AND 68 OF THE PLAT OF MEADOWDALE 10 ACRE TRACTS. THIS ALSO AGREES WITH THE SAME METHOD OF THE ADJACENT PLATS TO THE EAST.

FOR THE SOUTH LINE, THE WEST QUARTER CORNER AND FOUND MONUMENT ALONG 156TH ST. S.W. WAS HELD TO ESTABLISH THE NORTH LINE OF THE SOUTH 2100 FEET OF TRACT 53 WHICH MATCHES THE NORTH LINE OF THE ADJACENT PLAT TO THE SOUTH, DONER ACRES, APN 7605050288.

THE NORTH LINE WAS ESTABLISHED USING A PRORATION OF THE SHOWN NORTH-SOUTH DISTANCES OF THE PLAT OF MEADOWDALE 10 ACRE TRACTS BASED ON THE FOUND MONUMENTS IN THE FIELD.

60TH AVE. W. RIGHT-OF-WAY HAS ESTABLISHED HOLDING THE FOUND NORTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 4. AN OFFSET OF 20 FEET WAS HELD AS DEPICTED PER THE PLAT OF MEADOWDALE 10 ACRE TRACTS AND THE SUBSEQUENT 10 FOOT TAKE PER APN 7603040107.

OTHER EXISTING MONUMENTS ALONG PROPERTY LINES WERE FOUND TO VERIFY THIS SURVEY METHOD MATCHES WHAT EXISTS IN THE FIELD.



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

202101255005

PFN #18-126682-PSD

PORTION OF THE SW1/4 OF THE NW1/4, SECTION 4, T27N-R4E, W.M.,
SNOHOMISH COUNTY, WASHINGTON

QUADRANT HOMES
15900 SE EASTGATE WAY, SUITE 300
BELLEVUE, WA 98008

DWN. BY KMA	DATE 6/5/2020	JOB NO. 18937
CHKD. BY OBH	SCALE 1" = 200'	SHEET 2 OF 3

