#### SHEET 1 OF 6

# PLANNED RESIDENTIAL DEVELOPMENT OF CHESTNUT TRAILS

S1/2, NE1/4, SEC 20, TWP 27 N, RGE 5 E, W.M. WASHINGTON SNOHOMISH COUNTY,

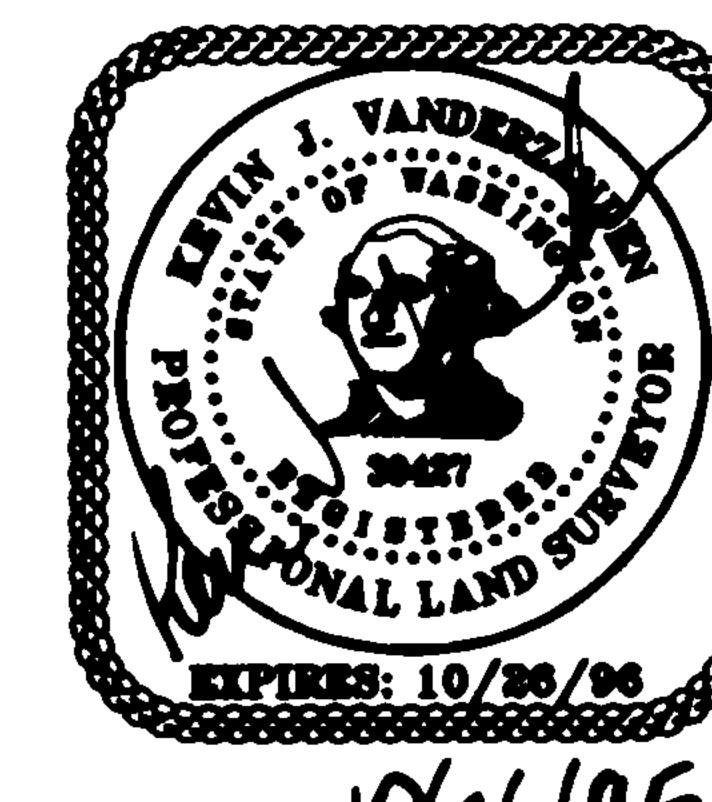
ZA 9309179

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CHESTNUT TRAILS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20. TOWNSHIP 27 NORTH, RANGE 5, E., 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, BLOCK AND TRACT 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.

10/26/Q5 DATE KEWN J. VANDERZANDEN,

PROFESSIONAL LAND SURVEYOR LICENSE NO. 30427



54.50 265t

# ADDDAMA C

STATE OF WASHINGTON

EXAMINED AND APPROXED THIS 945	DAY OF NOVEMBEE 1995.
Justu M. Mude Sk	P.E.
SNOWISH COUNTY ENGINEER	
EXAMINED AND APPROVED THIS	DAY OF Mrember 1995
	Y

Commen V come L. L SNOHOMISH COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

CHAIRMAN, COUNTY COUNCIL, SNOHOMISH COUNTY, WASHINGTON

TREASURER'S CERTIFICATE DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY DEFICE THAVE AND DISCHARGED, INGLUDING 1296 TAXES. NOV. 8, 1235

MAY FIST MUST PAY-ADVANCE-TAXES

45115502

AUDITOR, SNOHOMISH COUNTY

# ENGINEERS, INC. 4205-148TH AVE. N.E., SUITE 200, BELLEVUE WA. - 98007, (206) 885-7877

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING NORTH OF SNOHOMISH COUNTY ROAD NO. 52, AND EAST OF THE CITY-OF SEATTLE RIGHT OF WAY AS CONVEYED BY-DEED RECORDED NOVEMBER 12, 1929, UNDER AUDITOR'S FILE NO. 465484;

-----<u>-</u>

EXCEPT THAT PORTION THEREOF CONVEYED TO THE SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1 BY DEED RECORDED JUNE 2, 1969 UNDER AUDITOR'S-FILE-NO. 2095995.

AND EXCEPT THAT PORTION THEREOF-CONVEYED TO THE CHY OF BOTHELL BY DEED RECORDED AUGUST 21, 1995 UNDER AUDITOR'S FILE NO. 9508219710.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTE

#### RESTRICTIONS

- NO FURTHER SUBDIVISION OF ANY LOT WILL BE ALLOWED WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
- , NO DIRECT ACCESS FROM ANY LOT OR TRACT IN THIS SUBDIVISION SHALL BE PERMITTED TO MALTBY ROAD S.E. (SR 524). ALL LOTS SHALL TAKE VEHICULAR ACCESS FROM INTERIOR PLAT ROADS.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH SAID CODE.
- 4. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER AND HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
- 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.
- S.C.C. TITLE 26C REQUIRES THE PER LOT FEE PAYMENT IN THE AMOUNT OF \$3,135.94 FOR EACH NEWLY DEVELOPABLE LOT FOR A TOTAL OF \$329,273.70 FOR 105 LOTS, FOR MITIGATION OF IMPACTS ON THE NORTHSHORE SCHOOL DISTRICT. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOTS THEREIN.
- S.C.C. TITLE 26A REQUIRES THE PER LOT FEE PAYMENT IN THE AMOUNT OF \$918.00 FOR EACH NEWLY DEVELOPABLE LOT FOR A TOTAL OF \$96,390.00 FOR 105 LOTS, FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS SYSTEM. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OF THE LOTS THEREIN.
- . ALL NATIVE GROWTH PROTECTION AREAS (NGPA) SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS: PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD. DISEASED OR HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS.
- SUBJECT TO DANGER TREE RIGHTS BY PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY RECORDED UNDER AUDITOR'S FILE NO. 2096001. WHEREBY TREES, BRUSH OR OTHER GROWTH SHALL BE DEEMED HAZARDOUS TO THE LINES OR FACILITIES OR ACCESS OF THE GRANTEE WHEN THEY ARE OF SUCH A HEIGHT THAT THEY COULD. UPON FALLING. STRIKE THE NEAREST EDGE OF ANY OF THE GRANTEE'S PRESENT OR FUTURE POWER LINE RIGHT-OF-WAY (OR ANY PUBLIC ROAD OR HIGHWAY UPON WHICH THE DISTRICT'S FACILITIES ARE OR BECOME LOCATED) AT A HEIGHT OF MORE THAN 15 FEET.
- 10. LOTS 1 THROUGH 105 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.
- 11. SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS AS DISCLOSED BY THE HOMEOWNER'S ASSOCIATION INSTRUMENT RECORDED UNDER A.F. #\_ , RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- 12. NO ZERO LOT LINE CONSTRUCTION IS AUTHORIZED BY THE APPROVAL OF THIS PLAT.
- 13. LOTS 30, 31, 36, 37, 38, 44, 45, 46, 47, 49, 97, 98, 99, 100, 101 MAY HAVE A MINIMUM BUILDING SETBACK FROM THE TOP OF SLOPE OF TEN (10) FEET. LOTS 31, 37, 45 AND 47 MAY BE REDUCED TO A MINIMUM BUILDING SETBACK FROM THE TOP OF SLOPE OF FIVE (5) FEET, PROVIDED THAT THE FOUNDATION AND BUILDING PLANS ARE APPROVED BY A GEOTECHNICAL ENGINEER BEFORE PERMIT ISSUANCE.

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHESTNUT TRAILS JOINT VENTURE, A WASHINGTON JOINT VENTURE, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND SEATTLE FIRST NATIONAL, BANK, A NATIONAL BANKING ASSOCIATION, THE MORTGAGEE THEREOF, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRIVES AVENUES, PLACES, SEWER, DRAINAGE AND ACCESS 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 THE 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, TRACT OR TRACTS 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 THE ROADS AND WAYS SHOWN HEREON. NO DRAINAGE -WATER 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 OR 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 - EULVERTS OR DRAINS OR RE-ROUTING 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 THE SAID OWNER.

THAT SAID DEDICATION TO JHE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO MALTBY ROAD S.E. (SR 524). (SEE NOTE 2 OF RESTRICTIONS) 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 OR APPROACH TO SAID STREET FROM SAID LOTS.

TRACTS 989, -996, COMMON OPEN SPACE; TRACT 988 A STORMWATER DETENTION FACILITY; TRACTS 993, 994, COMMON OPEN-SPACE/ LANDSCAPING/ ENTRANCE SIGN; TRACTS 998, 999, NGPA; TRACTS 990, 991, \_997, 995, 997, COMMON OPEN SPACE/ RECREATION; TRACTS 986, 987, COMMON OPEN SPACE/ SLOPE MAINTENANCE ARE HEREIN GRANTED AND CONVEYED TO AND SHALL BE MAINTAINED BY THE CHESTNUT TRAILS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. AN EMERGENCY MAINTENANCE EASEMENT IS HEREBY GRANTED AND ECONVEYED TO SNOHOMISH COUNTY UPON TRACTS 998 AND 988.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 19954. DAY OF LOURNEY T TRAILS JOINT VENTURE A WASHINGTON JOINT VENTURE SEATTLE FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION \_ - -

As Lender Only and Not as Owner

#### ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SMODOMISD

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS,

-AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ DEV 199\_\_\_\_. DAY OF NOVEMENT 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED- -----LARRY J. SUNDQUIST, TO ME KNOWN TO BE THE PRESIDENT OF SUNDQUIST HOMES, INC., THE -WASHINGTON CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF CHESTNUT TRAILS JOINT VENTURE, A WASHINGTON JOINT VENTURE, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY BEDTYPAR

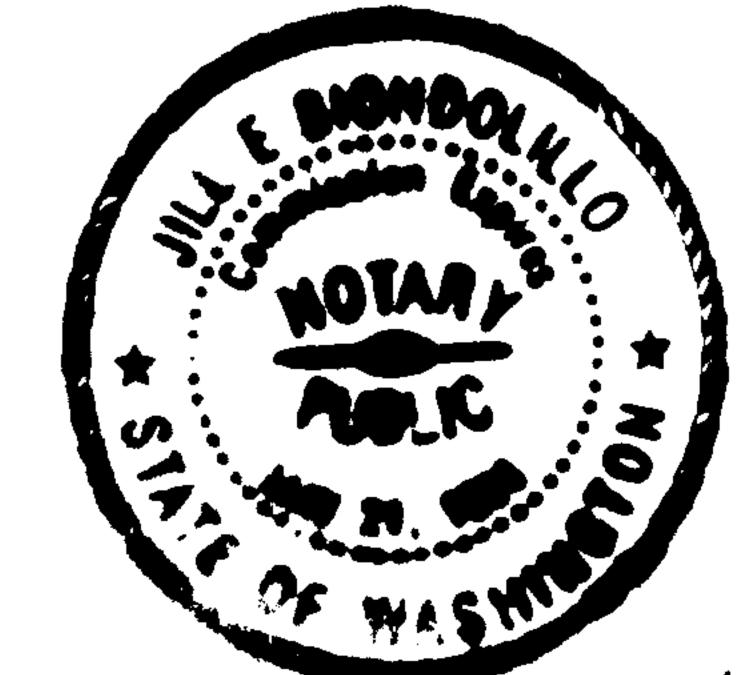
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT EVEY CH MY COMMISSION EXPIRES 7-1-99

STATE OF WASHINGTON COUNTY OF KING

MY COMMISSION EXPIRES 5-21-98

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOLLAS B. SOLL I'TH SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE IICE PRODUCED OF SEATTLE FIRST NATIONAL BANK AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

BYJILL E. BIONDOLILLO NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE



2641.56 (MEAS) 2641.63 (ENTRANCO) 17N89'25'08"W (-TRIAD, BASIS OF BEARINGS), 2641.55 (TRIAD) -1320.78 (TRIAD, CALC) 1320.78 (TRIAD, CALC) FOUND 4"x4" CONC. ---\_SURFACE DISC MON. W/ "X" IN 3" -----<u>-</u> BRASS DISK IN CASE (REF #1) 1317.64 REDHAWK 1147.64 (DEED) 1145.64 (CALC. 1314.51 2629.02 (TRIAD) NOT FOUND POSITION OF THE EAST - HELD POSITION PER 1/4 CORNER IS CONSISTENT PLAT OF REDHAWK WITH RECORD OF SURVEY (REF #6) AND R.O.S. BY TRIAD ASSOC. (REF #1) CONTROL DIAGRAM BASIS OF BEARINGS: N89"25'08"W BETWEEN MONUMENTS FOUND IN PLACE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 27N, RANGE 5E, W.M. AS SHOWN ON RECORD OF SURVEY BY TRIAD ASSOCIATES. (SEE

REFERENCE NO. 1).

#### REFERENCES:

VERTICAL DATUM:

3-1/2" BRASS DISK IN BASE

OF LIGHT STANDARD POLE AT

STAMPED P297 (RESET 1984).

NORTHEAST CORNER OF MALTBY

ROAD AND BOTHELL-EVERETT HWY

MEAN SEA LEVEL

BENCHMARK:

**ELEVATION** = 148.97

- RECORD OF SURVEY BY TRIAD ASSOCIATES INC., RECORDED IN VOLUME 38 OF SURVEYS, PAGE. 45, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- 2) RECORD OF SURVEY BY ENTRANCO ENGINEERS RECORDED IN VOLUME 30 OF SURVEYS, PAGES 286-287, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- SNOHOMISH COUNTY ROAD SURVEY NO. 2080 OF TURNERS CORNER WEST APPROVED FEBRUARY, 1942.
- 4) PLAT OF PARK RIDGE NO. 5 RECORDED IN VOLUME 34 OF PLATS, PAGE 85, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- 5) PLAT OF PARK RIDGE RECORDED IN VOLUME 32 OF PLATS, PAGE 14, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- PLAT OF REDHAWK RECORDED IN VOLUME 58 OF PLATS, PAGES 124-132, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- PLAT OF GRANNIS HILLS RECORDED IN VOLUME 40 OF PLATS, PAGES 163-164, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- PLAT OF GRANNIS HILLS DIV. 2, RECORDED IN VOLUME 59 OF PLATS, PAGES 230-233, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

### SHEET 2 OF 6

# PLANNED RESIDENTIAL DEVELOPMENT OF CHESTNUT TRAILS

S1/2, NE1/4, SEC 20, TWP 27 N, RGE 5 E, W.M. SNOHOMISH COUNTY, WASHINGTON ZA 9309179

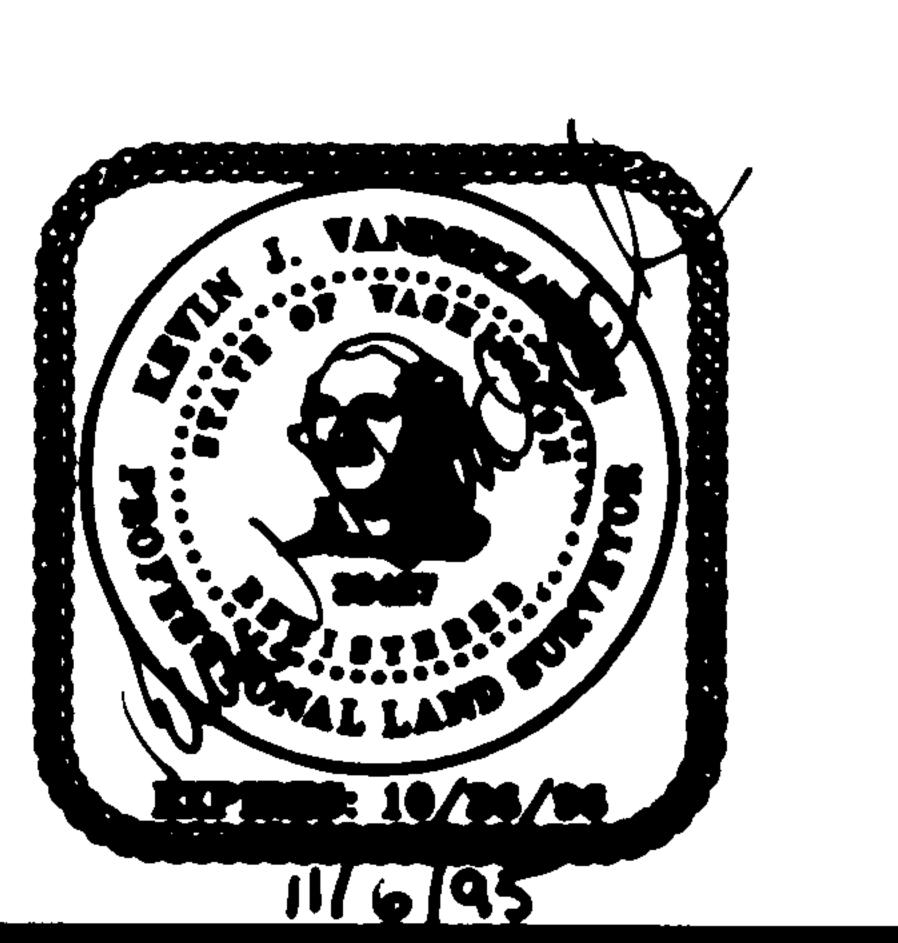
#### EASEMENT PROVISIONS

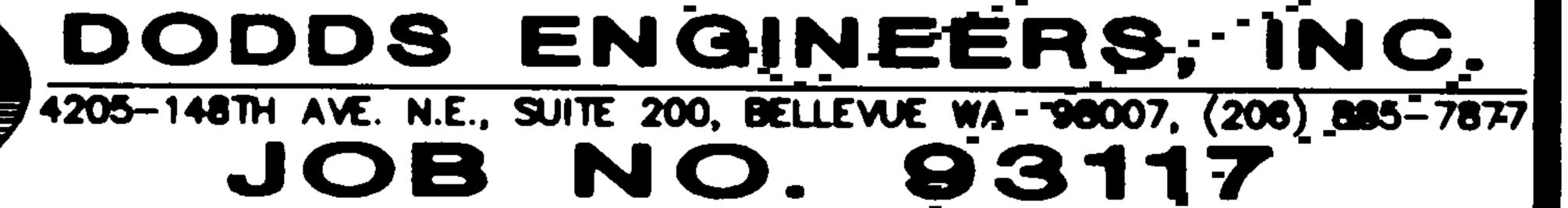
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES, INCLUDING ALDERWOOD WATER DISTRICT, SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10.00 FEET. PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS, AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WRES 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 AND PRIVATE STORM YARD DRAINS TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 INCRESS 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 DRAMAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAMAGE EASEMENT.
- SANITARY SEWER AND WATER EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO ALDERWOOD WATER DISTRICT (AWD) EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, WITH THE RIGHT OF INCRESS, ECRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD A SANITARY SEWER CONVEYANCE SYSTEM UNDER, UPON OR THROUGH THE SANITARY SEWER EASEMENT. EASEMENTS RESERVED FOR AND GRANTED TO AWD SHALL BE FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. ALL SIDE SEWER EASEMENTS SHALL BE PRIVATE EASEMENTS TO THE BENEFIT OF THE INDIVIDUAL LOT SERVED AS SHOWN. THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE PORTION OF THE SEWER WITHIN SAID EASEMENT SHALL BE BORNE BY THE BENEFITED LOT OWNERS.
- PRIVATE LOT DRAMAGE EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT OF ADJACENT LOT OWNERS IN THIS PLAT ONLY.
- OVERLYING EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY FOR INGRESS AND EGRESS TO ALL DRAMAGE FACILITIES (DETENTION AND CONVEYANCE) IN ORDER TO OPERATE THE DRAMAGE FACILITIES IN ORDER TO PROTECT THE HEALTH AND WELFARE OF THE PUBLIC FOR EMERGENCY PURPOSES ONLY. THE HOMEOWNERS SHALL RETAIN OWNERSHIP OF THE DETENTION SYSTEM, AS WELL AS THE RESPONSIBILITY OF MAINTENANCE.
- THE COUNTY SHALL HAVE RIGHTS AS OUTLINED ABOVE, BUT THE CHESTNUT TRAILS HOMEOWNERS ASSOCIATION SHALL HAVE THE DIRECT AND EXPLICIT RESPONSIBILITY FOR MAINTENANCE OF THAT PORTION OF THE DRAINAGE SYSTEM LYING OUTSIDE OF PUBLIC RIGHT OF WAY.
- 6. ANY CONSTRUCTION, FILL, OR RELATED MATERIALS TO BE PLACED WITHIN OR AFFECTING SAID DRAINAGE EASEMENTS MUST FIRST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT, OR IT SHALL BE REMOVED AT THE EXPENSE OF THE LOT OWNER OF RECORD.


#### SURVEY NOTES


- THE SECTION SUBDIVISION FOR THIS SECTION IS BASED ON THE PLAT OF REDHAWK, AS FILED IN VOLUME 58 OF PLATS PAGES 124-132, AND THE RECORD OF SURVEY BY TRIAD ASSOCIATES IN VOL. 38 OF SURVEYS, PAGE 45.
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN CHICAGO - THITLE WISURANCE COMPANY PLAT CERTIFICATE ORDER NO. 370414 DATED AUGUST 22, 1995. IN PREPARING THIS MAP, DODDS ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS DODDS ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ICHICAGO COMMITMENT. DODDS ENGINEERS, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATION OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND THEREFORE DEI QUALIFIES THE MAP'S ACCURACY- AND COMPLETENESS TO THAT EXTENT.
- 3. AREA OF SITE ±1,189,700 SQUARE FEET ( ±27.312 ACRES).
- - THIS IS A FIELD TRAVERSE SURVEY. A LIETZ-SET4C COMBINED ELECTRONIC 5 SECOND THEODOLITE AND INTEGRAL DISTANCE MEASURING METER WAS USED TO-MEASURE THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC332-130-090. DISTANCE WEASURING EQUIPMENT HAS BEEN CALIBRATED AT AN N.G.S. BASELINE WITHIN THE LAST YEAR.-

. ALL MONUMENTS\_SHOWN AS\_FOUND WERE FIELD\_VISITED THE WEEK OF JANUARY 12, 1994.









SHEET 5 OF 6 PLANNED RESIDENTIAL DEVELOPMENT OF CHESTNUT TRAILS **-----**S1/2, NE1/4, SEC 20, TWP 27 N, RGE 5 E, W.M. SNOHOMISH COUNTY, WASHINGŢON ZA 9309179 SHEET 2 <u>/- ----</u>, PARK/RIDGE NO. 5 VOL./34, PG. 85 \_\_\_ -------BY THE COUNTY OR IT'S SUCCESSORS. REDHAWK TRACT 999 VOL. 58, PGS 124-132 \ 200th PL. LEGEND • SET 1/2"x 24" LONG REBAR\_WITH PLASTIC SURVEY CAP STAMPED "DEI PLS 30427" AND 2" X 3" WHITE GUARD STAKE. SET SNOHOMISH COUNTY STANDARD CONCRETE MONUMENT IN CASE STAMPED 30427 BSBL BUILDING SETBACK LINE NGPA NATIVE GROWTH PROTECTION AREA

