ONE CLUB HOUSE LANE DIV. 4

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 1)

NE1/4 SEC. 29, SW1/4 & SE1/4 SEC. 20 AND SW1/4 SEC. 21, TWP. 28N., RGE. 4E., W.M.

CITY OF MUKILTEO SNOHOMISH COUNTY, WASHINGTON

DEDICATION KNOWN ALL MEN BY THESE PRESENTS that JOHN F. BUCHAN CONSTRUCTION, INC. and WILLIAM-E. BUCHAN, INC. _ ----undersigned owners in fee-simple of-the land hereby platted, hereby declare "-this plat and dedicate to the use of the public forever all roads-, easements and ways shown hereon, except those designated as private; with the right to make all -necessary slopes for cuts and filis, and the right -- to continue to drain. said roads and ways over and across any lot or lots where water = might take a natural course, and the original reasonable grading. -of the roads and ways shown Thereon. Following the original reasonable grading of the roads and ways shown hereon, no drainage waters_on_-any lot _o-r lots shatl be diverted or blocked from their natural course so as to_atischarge upon any public rights of way or to hamper proper read drainage. Any enclosing of drainage waters in culverts of drains or rerouting thereof across any lots, as may be undertaken by or_for_ the owner of any lot, shall be done by and at the expense of such owner. Tract 994 shall be dedicated to the owners of Lot-s 52 and 53 upon the recording of this plat for private roadway (in-gress, egre-ss drainage and utilities) purposes. Said Lot owners—stati responsible for the perpetual maintenance of said Tract. Tract 995 shall be dedicated to the owners of Lots 58, 59, 60, 61and 62 upon the recording of this plat for private roadway _== (ingress, egress, drainage and utilities) purposes. Said lot_= owners shall be responsible for the perpetual maintenance of said— Tract. Tract 996 shall be dedicated to the owners of Lots 30, 31, 32, 33, 34, 35, 36, 37 and 38 upon the recording of this plat for private roadway (ingress, egress, drainage and utilities) purposes. Said lot owners shall be responsible for the perpetual maintenance of said Tract. Tracts 988, 990, 992, 997 AND 999, Open Space/Native Growth Protection Easement; Tracts 989, 991 and 993, Open Space/

Tracts 988, 990, 992, 997 AND 999, Open Space/ Native Growth Protection Easement; Tracts 989, 991 and 993, Open Space/ Recreation Facilities; and Tract 998, Open Space/ Native Growth Protection Easement/ Drainage Facilities shall be dedicated to the One Club House Lane Homeowner's Association upon the recording of this plat. Said Homeowner's Association shall be responsible for the perpetual maintenance of said Tracts.

IN WITNESS WHEREOF we have set our hands and seals this <u>20th</u> day of <u>November</u>, 19<u>92</u>.

OWNER'S STATEMENT

Know all men by these present that I, or we, the undersigned owner, or owners, in fee simple and encumbrances of the land hereby platted, declare that the subdivision as described by the following legal description has been made with the free consent and in accordance with the desires of the owner, or owners:

JOHN F. BUCHAN CONSTRUCTION, INC.

By: Down 4 Buelon

Title:

WILLIAM E. BUCHAN, INC.

By: Title: pres.

U. S. BANK OF WASHINGTON

By:

Title: V.P.

ACKNOWLEDGMENT

Notary Public is and for the State of Washington, residing at Review

STATE OF WASHINGTON!
COUNTY OF KINGTON!

therein mentioned and on oath stated that

authorized to execute said instrument.

Notary Public in and for the State of Washington, residing

Bellevie

APPROVALS

PUBLIC WORKS DIRECTOR

the Public Works Director for the City of Mukilteo, Washington, have reviewed the plat and have found it to comply with the provisions of the approved preliminary plat and the requirements and standards of the City's subdivision code, and therefore recommend approval on this day of **December**, 19

the City Engineer for the City of Mukilteo, Washington, have reviewed the plat and have found it to comply with the provisions of the approved preliminary plat and the requirements and standards of the City's subdivision code, and therefore recommend approval on this day of December 19

PLANNING COMMISSION RECOMMENDATION

Planning Director

CITY COUNCIL

The City Council has reviewed the final plat for compliance with the approved prelimianry plat requirements and standards of the City's subdivision ordinance, and required letters of recommendations and approve the subdivision on this day of the commendations.

Mayor Attest:

City 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 1993 taxes.

KIRKE SIEVERS Treasurer, Snohomish-C

Deputy Treasurer

Cross Ref 9212210601

-_ -- -_{_}

INDEXING DATA: SWI/4 8 SEI/4 SEC. 20 AND NEI/4 SEC. 29 AND SWI/4 SEC. 21, TWP. 28N., RGE. 4E., W.M.

B NO: 91-8021 DATE: 8/4/92 SHEET: 1 OF

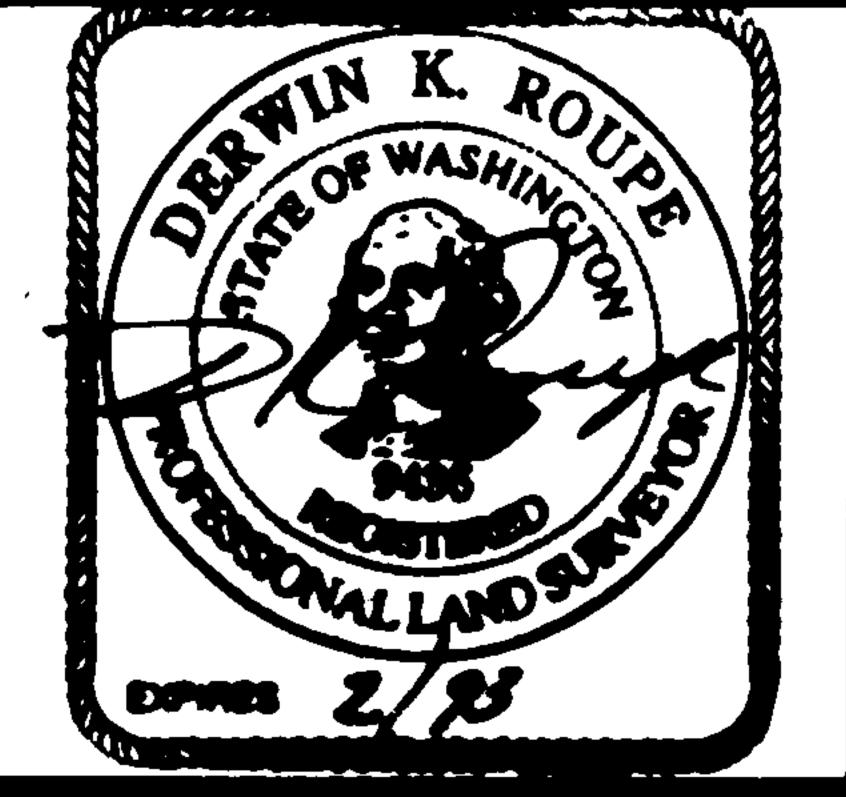
RECORDING CERTIFICATE 92/22/5005

Filed for record at the request of Group Four Inc. this 2/5/day of December, 19 92, at 30 minutes past 2 pm and recorded in Volume 54 of Plats, pages 156-164, records of Snohomish County, Washington.

Dean V. W://jams

Snohomish County Auditor

By: Leongen UNCounty Auditor



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of ONE CLUB HOUSE LANE DIV. I is based upon an actual survey and subdivision of Section 20,2|\$\frac{1}{2}\$

D. K. Roupe, Professional Land Surveyor

14 1972.

Date

GROUP FOUR, Inc.

18030 JUANITA-WOODINVILLE WAY NE
BOTHELL WASHINGTON 98011

206)775-4581 * (206)362-4244 * FAX(206)362-3819 SURVEYING ENGINEERING PLANNING MANAGEMENT

AUDITOR'S FILE NO.: 9212215005

ONE CLUB HOUSE LANE DIV. 4

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 1)

thence westerly along said curve through a central angle of

NEI/4 SEC. 29, SW1/4 & SE1/4 SEC. 20 AND SW1/4 SEC. 21, TWP. 28N., RGE. 4E., W.M. CITY OF MUKILTEO SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of ONE CLUB HOUSE LANE DIV. 4 embraces friat portion of the south half of the Southeast quarter and of the south east quarter of the Southwest quarter of Section 20, - and of the Southwest quarter of the southwest quarter of Section 21, and of the Northeast quarter of the Northeast quarter of Section 29, Township 28 North, Range 4 East, -W.M.; Snohomish County, Washington, described as follows: _--

COMMENCING at the intersection of the _-northwesterly materials in _of Harbour Pointe Blvd. and the southerly boundar-y of that certain Snohomish County park land identified as __-Central _-Ravine" on --Sheet I of 3 Sheets of survey recorded in Book - 8 of Surveys, pages 296 through 298, Records of -- said county, also being the most easterly corner of Fairway !| of Harb-o-ur Pointe_-Go-If Co-ur-s-e-,---thence North 54°46'38" West along the line common to-said park land and Fairway II a distance of 120.00 _feet to the POINT_OF BEGINNING: thence in a general westerly, southerly and easterly-direction.

along the boundary of said fairway by the foll-bwing c-ourses and -_ _ _ _ _ distances: North 76°27'21" West 931.90 feet; North 54°41'20-1 West 147 1.05

feet; North 78°15'00" West 127.68 feet; South 88°35-'-5⊖-'----Wast _--" 183.62 feet; South 6°57'15" East 271.78 feet; South 80°00'_Q_G" East 69.75 feet to the beginning of a curve to the right writh a radius of 350.00 feet; southeasterly along said curve through a---central angle of 21°12′50" an arc length of 129.59 feet; Ne.r-th 67°14'45" East 109.49 feet; South 76°48'39" East 15.81 feet; _ South 58°23'33" East 152.64 feet; South 76°56'41" East 141.66 = feet; South 87°03'52" East 156.20 feet; North 90°00'00" East =_ 32°30'00" East 98.50 feet; thence \$6ūth 41°30'00" East 95.00 78.28 feet; South 89°18'54" East 70.00 feet; South 88°34'04" East 80.03 feet; North 89°32'29" East 95.59 feet; South 7°49'00" West 113.00 feet to intersect the arc of a curve at a point from which the center lies South 6°36'23" West 480.00 feet distant; easterly along said curve to the right through a central angle of

3°00'53" an arc length of 25.26 feet; North 7°49'00" East 107.36 feet; South 76°27'09" East 95.19 feet; South 7°37'00" West 110.44 feet to intersect the arc of a curve at a point from which the center lies South 21°05'25" West 480.00 feet distant: southeasterly along said curve to the right through a central angle of 6°24'40" an arc length of 53.71 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 25.00 feet, and southeasterly and northeasterly along said curve through a central angle of 79°37′15″ an arc length of 34.74 feet to a point of cusp on the northwesterly margin of said Harbour Pointe Blvd. and the beginning of a curve to the left with a radius of 1222.00 feet; thence southwesterly along said ro argin and curve through a central angle of 5°07'00" an arc lengin of 109.13 feet to a point of cusp on the boundary of Fairway 10 and the beginning of a curve to the left with a radius of 25.00 feet; thence northeasterly and northwesterly along said boundary and cur**ve** through a central angle of 97°27′38″ an arc length of 42.53 feet to a point of compound curvature and the beginning of a curve to the left with a radius of 420.00 feet;

thence northwesterly and westerly along said boundary and curve through a central angle of 25°18′12″ an arc length of 185.48 feet to a point of tangency; thence South 90°00′00″ West along said boundary 105.00 feet; thence South 31°44′32″ West along said boundary 129.35 feet; thence South 90°00'00" West 144.95 feet; thence South 0°00'00" West 40.00 feet; thence South 90°00'00" West 50.00 feet; thence South 88°00'00" West 320.00 feet; thence Sound 77°37'26" West 173.55 feet to a point on the easterly boundary of Fairway 12; thence in a general northerly direction along said boundary by the following courses and distances:

North 11°28'10" West 40.00 feet; North 10°28'57" East 230.85 feet; North 75°**57**'49" West 32.98 feet, and North 11°24'01" East 130.35 feet to intersect the northerly boundary of said fairway at a point on a curve from which the center lies South 30°06'58" West 290.00 feet distant; thence northwesterly along said boundary and curve to the left through a central angle of 20°06′58" an arc length of 101.82 feet to a point of tangency; thence North 80°00'00" West along said boundary and the northwesterly prolongation thereof a total distance of 124.00 feet to the beginning of a curve to the right with a radius of 245.00 feet; thence northwesterly along said curve through a central angle of 48°20′00″ an arc length of 206.68 feet to a point of tangency; thence North 31°40'00" West 100.00 feet to the beginning of a curve to the left with a radius of 170.00 feet; thence northwesterly along said curve through a central angle of 76°40′00″ an arc length of 227.48 feet to a point of tangency; thence South 71°40'00" West 105.00 feet to the beginning of a curve to the right with a radius of 230.00 feet;

32°20'00" an arc length of 129.79 feet to a point of tangency; thence North 76°00'00" West 147.00 feet to the beginning of a curve to the left with a radius of 220.00 feet; thence westerly along said curve through a central angle of 38°55'29" an arc length of 149.46 feet to a point of tangency; thence South = 65°04'31" West 205.51 feet to the beginning of a curve to the -right with a radius of 260.00 feet; thence southwesterly along --"said curve through a central angle of 13°30'27" an arc length of 61.30 feet; thence South 11°25'02" East 52.85 feet; thence South 39°00'00" West 30.00 feet; thence South 56°30'00" West 32.00 feet; thence South 83°30′00″ West 45.00 feet; thence North 79°00'00" West 125.00 feet; thence North 22°30'00" West 45.00 "feet; thence North 70°30'00" West 54.00 feet; thence North 15-200'00" East 71.00 feet to intersect the arc of a curve at a poi<u>=</u>nt from whic<u>h</u> the center lies South 18°41'00" West 270.00 feet di_stant; the_n-ce westerly along said curve through a central angle o_f 20°1<u>l'11"-</u> an ar<u>-</u>c length of 95.13 feet to a point of reverse curveture—and—the beginning of a curve to the right with a radius _o-f⁼330.00 **M**eet; thence westerly along said curve through a centra_l_= Thate of 21°30′11″ an arc length of 123.85 feet to a po_in=tof t_a -n-ge_n_cy; thence North 70°00'00" West 69.05 feet to the _-beginning-of a curve to the left with a radius of 170.00 feet; thence_westerly and-southwesterly along said curve through a _-= central angle of 70° op'00" an arc length of 207.69 feet; thence South_77°52°44"="East_84.89 feet;"-Lhence South 55°00'00" East 10, 83 fest; thence South 87, 15,06" East 33.54 feet; thence South The et; thence South 0.00000 West 152.00 feet; thence South 52 00'00" West 35.00 feet; the fice South 70°18'41" West 38.28 feet to intersect --the arc of a curve at a point from which the center lies $south=70^{\circ}18'41''=West 230.00 feet distant thence southerly$ along staid cur<u>v</u>e-through a central angl<u>e</u>-of 20°52'40" an arc length of <u>- 8</u>3-.781 feet to a point of <u>- Fangency; - thence</u> South l°ll'21" West 45.00 feet to the beg-inning of a curve-to the left with a radius of 25.00 feet; <u>thence souther-l-y-and easterly</u> along said curve through a centrat angle of 90-00000 an arcllength of 39.27 feet to a point on North mar-gin of 1167 h Street S.W., as conveyed to Snohomist Tounty by deed reconted in Vo-Tume 391 of Deeds, page 499; the nee North 88°48'39." West along said road margin 453.01 feet; thence South-4-4-121" West 30.00 feet to the

and distances: North 4°59'50" East 409.99 feet (409.48 fee Deed ; North = ... 23°44′56" West 110.23 feet; North 14°36′21" East <u>f</u>28.64 feet,-<u>a</u>nd North 4°09'02" West 166.68 feet (North 4°04'25" West 166.89 feet Deed) to the North line of said park land, also being the south boundary of the plat of Harbour Pointe Sector II Business Park_-recorded in Volume 47 of Plats, pages 177 through 179, Records_-of said county; thence North O°Ol'O6" West along said plat boundary 261.89 feet (North 0°00'00" West 261.86 feet Deed and Plat); thence South 89°59'34" East along said plat boundary and the____ easterly prolongation thereof a total distance of 441.99 feet = (North 90°00'00" East 441.81 feet Deed) to the westerly boundary of said Snohomish County park land identified as "Central Ravine" on Sheets 1, 2 and 3 of said survey; thence South 24°37'17" West along said westerly boundary 229.40 feet (229.66 feet Deed) to the southerly boundary of said park land; thence in a general easterly direction along said southerly boundary by the following courses and distances: South 76°31'58" East 276.70 feet; South 66°40'07" East 187.94

South quarter corner of stated Section 20, as shown on Sheet 4 of 6

Sheets of the plat of Winderder, recentated of Volume 12 of

Plats, pages 49 through 54, Records of said county, being the

intersection of the South line of sa_i-d Section = 20- with =the

centerline of Marine View Drive; the nce North 88°48 39" West

along the south line of said section a distance $\rho_{-}f^{-}206.40$ feet

(North 88°48'08" West 206.27 feet Deed) to Handerensterly be undery

on Sheet 2 of 3 Sheets of said survey;-<u>thence</u>--in general

northerly direction along said boundary by the foll_o-wing cour_se-s---

of that certain undesignated Snohomish-County park land,-"as_shown" ----

feet; North 85°19'08" East 239.50 feet; South 84°47'28" East 209.61 feet; North 75°51'01" East 149.61 feet; South 87°15'34" East 118.10 feet; North 86°40'55" East 111.98 feet; North 73°50'15" East 345.19 feet; South 59°50'01" East 170.13 feet: South 87°42'41" East 227.92 feet; South 68°34'21" East 122.65 feet; North 74°14'02" East 132.82 feet; South 64°30'55" East 151.86 feet; South 74°44'44" East 195.36 feet; North 79°29'38" East 227.51 feet; South $68^{\circ}54'55''$ East 221.70 feet, and South 54°46′38" East 371.07 feet to the northerly boundary of said Fairway II and the POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement shall be 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 and tracts 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, and utility service together with the right to enter upon the lots and tracts at all times for the purpose herein stated.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mukilteo except those designated on the plat as private easements, for 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 lot drainage easements shown hereon are for the benefit of adjacent lot owners in this plat only.



▼-16030 JUĀNITA — WOODĪNVILLE - WAY NE

BOTHELL, WASHINGTON 98011

JOB NO.: 91-8021 DATE: 8/4/92

1 AUDITOR'S FILE NO.: 92 [22 | 5005

ONE CLUB HOUSE LANE DIV. 4

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 1)

NE1/4 SEC. 29, SW1/4 & SE1/4 SEC. 20 AND SW1/4 SEC. 21, TWP. 28N., RGE. 4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

- No further subdivisons of any for without resubmitting for formal plat procedu-re.
- The sale or lease of less than a whole lot in any subdivison platted and filed under Title 19 of the Snohomish County Code is expressly prohibited except in compliance with Title 19 of the Snohomish=County Code.
- All landscaped areas in public right-of ways shall be reduced or eliminated if deemed neces-s-ary for or detrimental to City road purposes.
- Prior approval must be obtained from the Director of-Public -Works before any structures, fill of obstructions—, including fences are located within any drain-age easement contain-ingpublic utilities or delineated flood plain atea.
- Lots abutting golf course lands shalf—be subject to Covenants recorded under Auditor's File No-8908230414 - A copy of said document shall be provided to the prospective purchaser of said lots.
- Subject to a Road Improvements Agreement for improvements to ___ Harbour Pointe Boulevard and Chennault Beach Road recarded under Auditor's File No. 8809020115.
- Subject to the terms and conditions of the Sector Agreement recorded under Auditor's File No. 8908230415 relating to proposed easements, utility costs and road costs.
- Subject to the terms and conditions of the Possession Shores Agreement and Chevron Agreement recorded under Auditor's File Nos. 7808310138 and 7808310140, respectively.
- A minimum of 25% of all conifers having a trunk diameter of eight inches or greater at a height of three feet above ground shall be retained on each lot. As an alternative, a conifer eight feet or greater in height shall be planted to replace every such tree removed provided that the maximum number of replacement trees per lot shall be four. In no event shall there be less than four conifer trees remaining on any lot. Said replacement trees shall be planted prior to the issuance of any occupancy permit for each individual
- 10. The Native Growth Protection Areas shall remain in a substantially natural state. With the exception of selective thinning, 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. Plans for selected thinning shall be approved by the City of Mukilteo Planning Department.
- II. No vegetation shall be removed or trees topped, or any type of landscaping shall be performed, on the slopes beyond the "Top Of Bank" line as shown hereon nor within 10 (ten) feet of this line. For remaining portion of the setback zone, between the building setback line and the 10 foot setback, only limited tree removal and underbrush to accommodate building construction is allowed. Prior to building permit issuance, detailed clearing plans shall be approved by the City of Mukilteo Planning Department for any lot affected by the restrictions noted above. The clearing plans shall include a tree survey, performed by a surveyor and landscape architect, which identifies all healthy trees which should remain on the lots in order to conform with the restrictions noted above.

DISCLOSURE STATEMENT TO ALL PROSPECTIVE PURCHASERS OF PROPERTY IN SECTOR 12 (A PORTION OF COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 8908230414)

Declarant and the Golf Associates hereby disclose to owners and purchasers of lots, and particularly lots adjoining the Golf Course, that an active, eighteen hole golf course will be open to the public and is expected to receive heavy play by golfers of a wide range of skill levels. The Declarant and Golf Associated hereby place on notice the owner and purchaser of each lot "-_situated within the immediate vicinity of the Golf Course that _Bolf will be played on the Golf Course Property regularly and maintained by the devloper _and his successorts] and may be _-- continuously during the daylight hours, that various maintenance activities including operation of irrigation systems and mowing equipment will occur on an ongoing basis; that golf balls frequently fly in varying directions and may land within a lot --outside the boundaries of the golf course; that golf balls are haird and can cause damage to property and bodily injury to indaividuals who may be struck by such golf balls. Each owner is enc_puraged to -to-ke into consideration the existence of the golf co_urse, the potential lines of flight of wayward golf shots, and -other_per-tine_nt factors relating to the golf course, in the construction and siting of improvments and landscaping of said

EXCEPTIONS AND RESERVATIONS

Subject to exceptions and reservations contained in deed recorded under Auditoris File No. 7811300199, whereby Chevron U.S.A. Inc. reserved unto itself, its successors and assigns, all oil, gas and other hydrocarbons, geo<u>th</u>ermal resour-ces as destined in Section 79.76.030, revised-code of Wash-Ington, and all other minerals, whether similar to those herein speci-fied or not within or that may be prod=ūced from_--sāid real_-property;-- provided, however, that all rights and interest in-the surface-of said real property are hereby conveyed to grantee, no right or interest of any kind therein, express=or implied, being_excepted_or_reserved to grantor except as hereināf-te<u>r express-ty</u> s<u>e</u>t--torth.

Also excepting and reserving to grantor, its-successors and assings, the sole and exclusive right—from time to time to drill and maintain wells or other works Ento or Ethrough said Teal property below a depth of five hundred (500) "Feet" and to produce, inject, store and remove from or through such wells or works, -----oil, gas and other substances of whatever-nature,—Thetading the right to perform any and all operations deemed_-by $grant_{-0-7----}$ necessary or convenient for the exercise of such riahts. --

N1/4 COR. POSITION PER ROS BK. 8, PGS. 290-295 ---N88'48'16"W 20 ± 21 N88*48'07"W 1322.80 N88'00'03"W 1322.35 MEAS. 1322.55 N88'48'39"W N88'47'38"W FND. CONC. MON. W/BRASS CAP (EXEMPT SEG. VOL. 29, PGS. 174-181) FLUSH TO GROUND & 4" x 4" N1/4 COR. POSITION WOOD POST SCRIBED PER ROS BK. 8, PGS. "20-21-28-29" 290-295 (11/13/89)FND. CONC. MON. W/ 1/2" BRASS PLUG 1.5' DOWN (11/16/89) \sim W1/4 COR. 28-28-4 CALCULATED POSITION -CENTER SECTION CENTER SECTION -29 (28 S1/4 COR. POSITION PER ROS BK. 8, PGS. 290-295 7 COR. POSITION PER ROS ___S1/4 COR. POSITION PER ROS BK. 8, PGS. 290-295 BK. 8, PGS. 290-295 29 1 / 28 2640.26 2622.77 N89'35'54"W N88'21'04"W 32 4 33

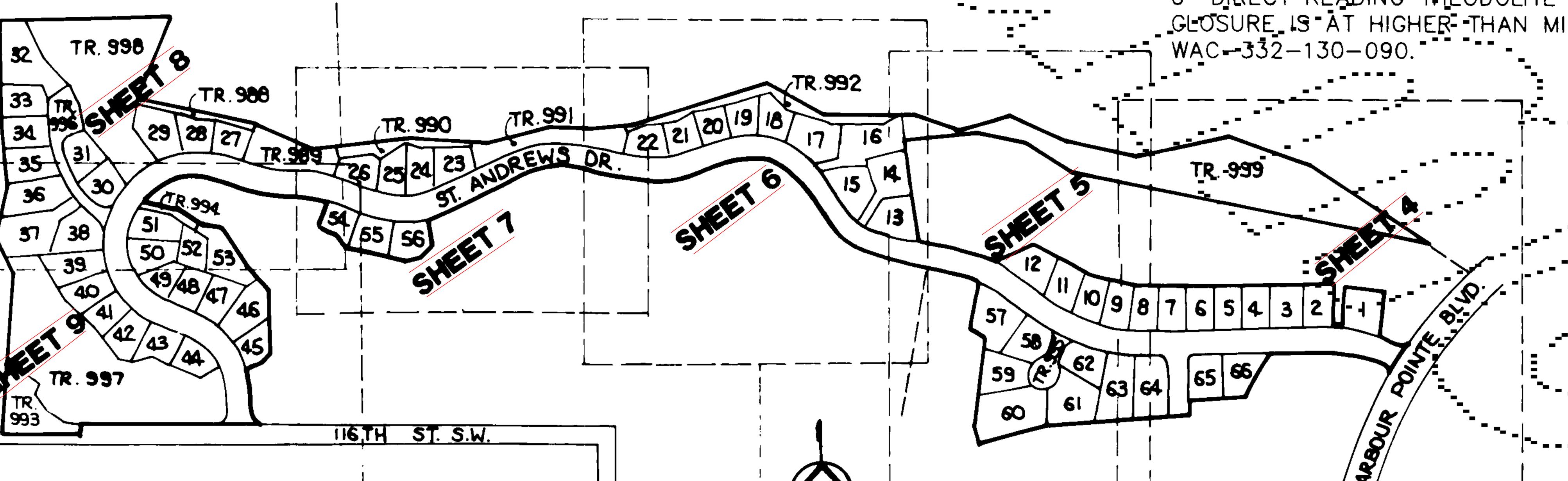
ROS BK. 8, PGS. 290-295

W1/2 SEC. 28, TWP. 28N., RGE. 4E., W.M. E1/2 SEC. 29, TWP. 28N., RGE. 4E., W.M.

_(SECTION BREAKDOWN FROM RECORD OF SURVEY, BOOK 8, PAGES 290-295 & WATERFORD PARK, VOL. 48, PGS. 263-268)

NOT TO SCALE

NOTE: MONUMENTS LOCATED PER GROUP FOUR, INC. FIELD SURVEY USING 6" DIRECT READING THEODOLITE WITH E.D.M. PRECISION OF TRAVERSE _GLOSURE_IS AT HIGHER-THAN MINIMUM STANDARDS REQUIRED BY







SHEET INDEX SCALE: 1" = 400"

JOB NO.: 91-8021 DATE: 8/4/92


AUDITOR'S FILE NO.:





AUDITOR'S FILE NO.: 9212215005

SHEET 6 OF 9



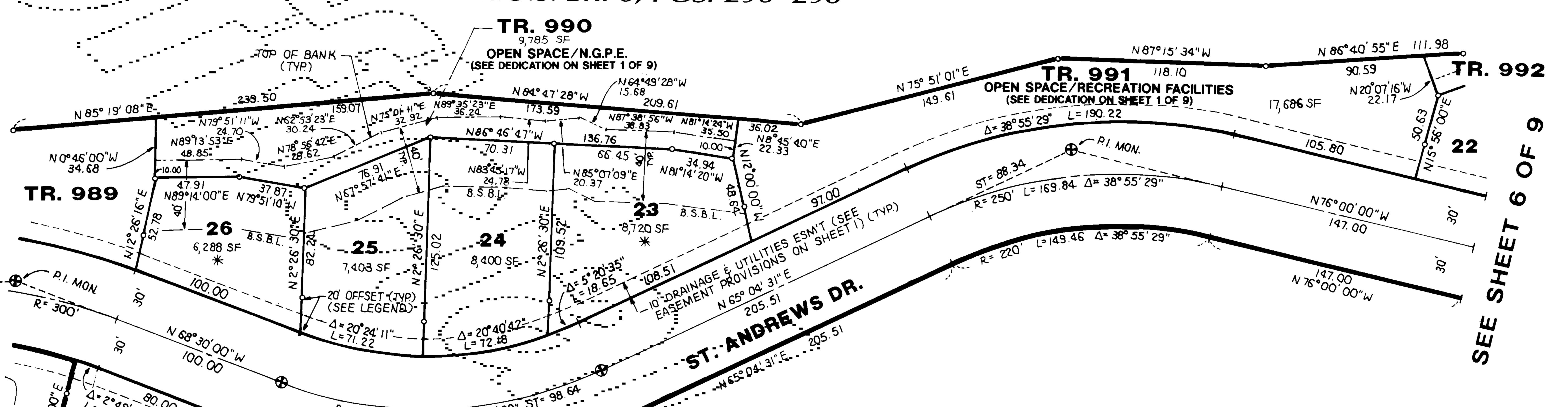
ONE CLUB HOUSE LANE DIV. 4

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 1)

NE 1/4 SEC. 29, SW 1/4 & SE 1/4 SEC. 20 AND SW 1/4 SEC. 21, TWP. 28N., RGE. 4E., W.M.

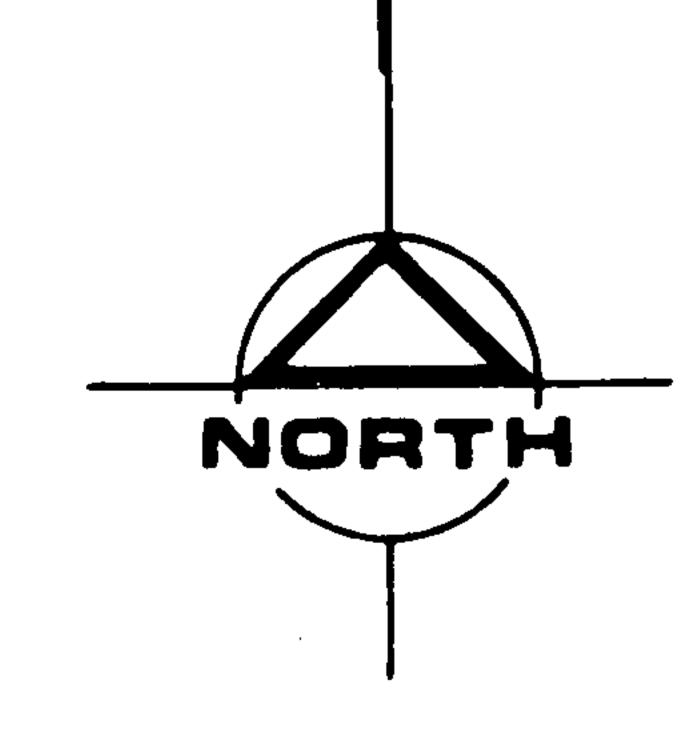
CITY OF MUKILTEO SNOHOMISH COUNTY, WASHINGTON COUNTY FILE NO. ZA 8911473

SNOHOMISH COUNTY PARK LAND (CENTRAL RAVINE) R.O.S. BK. 8, PGS. 296-298



HARBOUR POINTE 20+ ACRE SEGREGATION VOL. 29 OF SURVEYS, PCS. 174-181 & VOL. 29 OF-SURVEYS, PG. 230

⁻-----



SCALE: 1" = 50"

BASIS OF BEARINGS: RECORD OF SURVEY BK. 8, PGS. 290-295 (W. LINE S. 28, T. 28N., R. 4E., W.M. = N1°01'40"E)

8,811 SF

EDGE OF WETLAND

NOTE:

THE BUILDING SETBACK LINES FROM TOP OF BANK AS SHOWN ARE BASED UPON A FIELD DELINEATION OF THE TOP OF BANK BY TERRA ASSOCIATES, INC. GEOTECHNICAL CONSULTANTS, ON JULY 23, 1992. SETBACK DISTANCES FROM THE TOP OF BANK ARE BASED UPON RECOMMENDATIONS CONTAINED IN THE 'ASSOCIATED EARTH SCIENCE'S GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT FOR HARBOUR POINTE SECTOR 12', REPORT DATED FEBRUARY 26, 1991. SETBACKS SHALL BE AS SHOWN UNLESS OTHERWISE MODIFIED BY THE CITY OF MUKILTEO BASED UPON A SITE SPECIFIC GEOTECHNICAL REPORT SUPPORTING SAID MODIFICATION PREPARED BY THE INDIVIDUAL LOT DEVELOPER AND/OR BUILDER AT THE REQUEST OF THE CTY OF MUKILTEO.

* DENOTES LOTS WHICH HAVE BEEN DEVELOPED UTILIZING THE SNOHOMISH COUNTY PPM PROCEDURE. ADDITIONAL STUDIES MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT IF SIGNIFICANT REVISIONS ARE REQUESTED.



-_ -- -,

(+) - - SET_ CONC. MON/CASE-& BRASS_CAP WITH PUNCH MARK, LS-NÖ. 9435 _ -- "

SET REBAR WITH PLASTIC CAP LS NO. 9435. (20.0 FEET FROM R-O-W ON LOT LINE FOR-FRONT CORNERS; & AT REAR CORNERS AS SHOWN)

EXISTING MONUMENTS AS NOTED

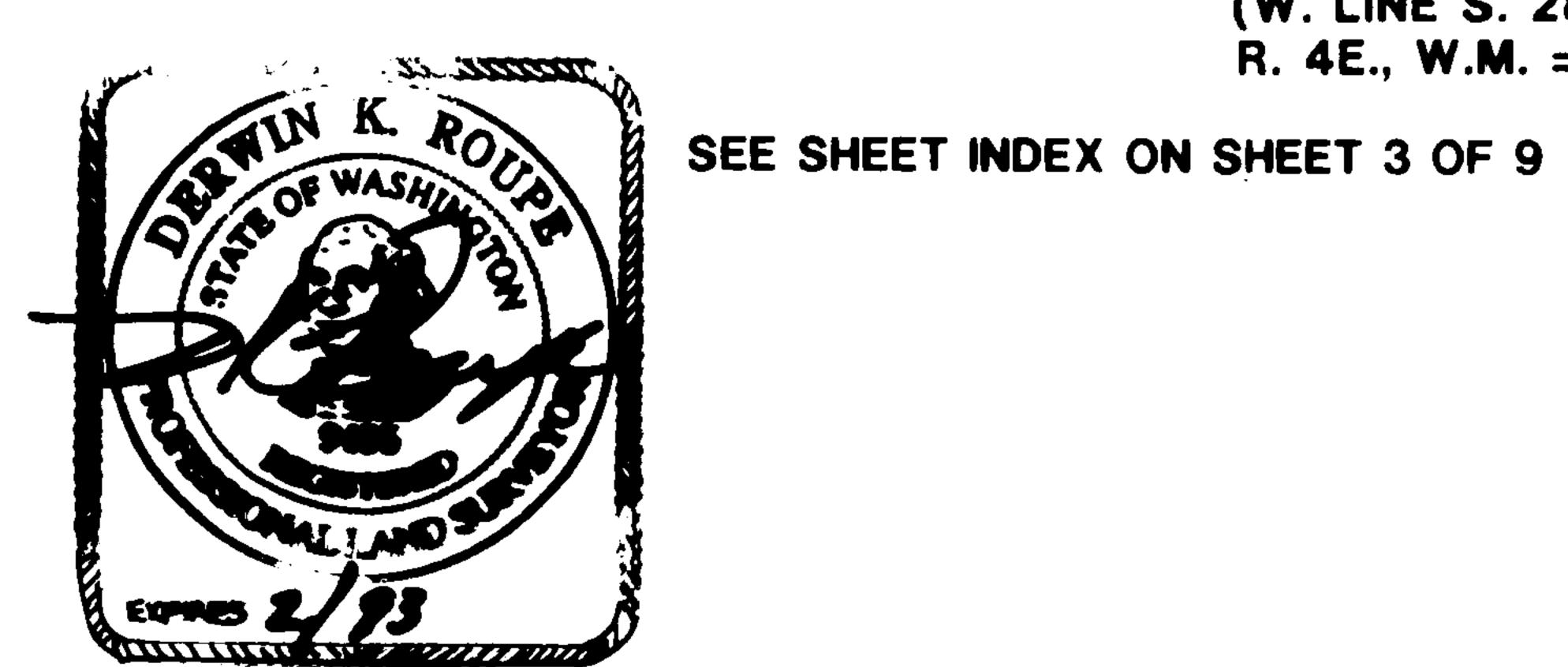
TOP OF BANK

BUILDING SETBACK LINE

--- EASEMENT

EDGE OF WETLAND

N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



JOB-NO. 91-8021

GROUP FOUR, INC. 16030 JUANITA WOODINVILLE-WY NE BOTHELL, WA 98011 PHONE: 362-4244 OR_-775-4581

SHEET 7 OF 9 AUDITOR'S FILE NO.: 92/22/5005

