ONE CLUB HOUSE LANE DIV. 5

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 2)

SE1/4, SE1/4 SEC. 20, SW1/4, SW1/4 SEC. 21, NW1/4 NW1/4 SEC. 28
NE1/4, NE1/4 SEC. 29, TWP. 28N., R. 4E., W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of ONE CLUB HOUSE LANE DIV. 5 embraces that portion of the East half of the Southeast quarter of Section 20, the West half of the Southwest quarter of Section 21, the West half of the Northwest quarter of Section 28, and the East half of the Northeast quarter of Section 29, ALL in Township 28 North, Range 4 East, W.M., Snohomish County, Washington, described as follows:

COMMENCING at the corner common to said Sections 20, 21, 28 and 29;
thence South 88°00'03" East along the line common to said Sections 21 and 28 a distance of 117.52 feet;
thence North 0°00'00" East 35.20 feet to the POINT OF BEGINNING at the southerly terminus of the centerline of 59th Avenue W. on the southerly boundary of One Club House Lane Div. 4, according to the plat thereof recorded in Volume 54 of Plats, pages 156 through 164, Records of said county;
thence North 90°00'00" East along said boundary 25.00 feet to the east margin of said road;
thence North 0°00'00" East along said margin and boundary 40.00 feet to the Southwest corner of Lot 65 in said plat;
thence North 90°00'00" East along said boundary 144.95 feet to a point on the westerly line of Fairway 10, Harbour Pointe Golf Course;
thence South 31°44'32" West along said westerly line 46.05 feet;
thence South 8°25'37" West along said westerly line 533.19 feet;
thence North 82°39'14" West 159.97 feet to intersect the arc of a curve at a point from which the center lies South 82°39'14" East 315.00 feet distant;
thence southerly along said curve to the left through a central angle of 8°16'04" an arc length of 45.45 feet;
thence South 89°04'41" West 92.00 feet;
thence South 72°47'29" West 92.06 feet;
thence South 10°38'36" East 198.73 feet;
thence South 74°14'00" West 165.05 feet to a point on the easterly line of Fairway 13, Harbour Pointe Golf Course;
thence North 24°48'10" West along said easterly line 468.07 feet;
thence North 55°36'10" West along said easterly line 72.04 feet to the easterly line of Fairway 12, Harbour Pointe Golf Course;
thence North 49°32'53" East along said easterly line 246.00 feet;
thence North 32°00'19" West along said easterly line 56.60 feet;
thence North 11°28'10" West along said easterly line 100.81 feet to a point on said southerly boundary of One Club House Lane Div. 4;
thence North 77°37'26" East along said southerly boundary 173.55 feet;
thence North 88°00'00" East along said boundary 320.00 feet to the westerly margin of said 59th Avenue W.;
thence North 90°00'00" East along said boundary 25.00 feet to return to the southerly terminus of the centerline of said road and the POINT OF BEGINNING.

APPROVALS

PUBLIC WORKS DIRECTOR

I, Al Peters, P.E., 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 21st day of April, 1994.

CITY ENGINEER

I, Al Peters, P.E., 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 21st day of April, 1994.

HEARING EXAMINER

The Hearing Examiner reviewed the final plat on this 28th day of April, 1994 and certified that the plat complies with the conditions set forth by the Office of the Hearing Examiner for Snohomish County when the Preliminary Plat was accepted on June 19, 1991. This determination is contained in the Hearing Examiner's Findings and Recommendation dated May 5, 1994.

Pamela M. Newton
Pamela M. Newton
Planning Director for the
City of Mukilteo

CITY COUNCIL

The City Council has reviewed the final plat for compliance with the approved preliminary plat requirements and standards of the City's subdivision ordinance, and required letters of recommendations and approve the subdivision on this 16th day of May, 1994.

Mayor

Attest: Linda B. Miller
City Clerk

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that John F. Buchan Construction, Inc. and William E. Buchan Inc. the 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 fills, 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 hereon.

Following the original reasonable grading of the roads and ways 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 rights of way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing 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.

Tracts 995, 996 and 997, Private Ownership, shall be conveyed to the owner of Tract C, Harbour Pointe 20 Acre Segregation by Quit Claim Deed after the recording of this plat.

Tract 998, Private Road, is herein granted and conveyed to the owners of Lots 15, 16 and 17 with an equal and undivided 1/3 (one-third) interest each upon the recording of this plat for the purpose of ingress, egress, drainage and utilities. Said lot owners shall be responsible for the perpetual maintenance and repair of the private access road and each said lot shall pay their equal share of the costs incurred.

Tract 999, Private Road, is herein granted and conveyed to the owners of Lots 1, 2, 3, 4, 5, 6, 7, and 8 with an equal and undivided 1/8th (one-eighth) interest each upon the recording of this plat for the purpose of ingress, egress, drainage and utilities. Said lot owners shall be responsible for the perpetual maintenance and repair of the private access road and each said lot shall pay their equal share of the costs incurred.

IN WITNESS WHEREOF we have set our hands and seals this 14TH day of January, 1994.

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: John F. Buchan Title: President

WILLIAM E. BUCHAN, INC.

By: William E. Buchan Title: CHAIRMAN.

U.S. BANK OF WASHINGTON

By: [illegible] Title: VP

x Ref A.F. #: 9405310883

(SEE ACKNOWLEDGMENTS ON SHEET 2 OF 4)

026

Ref. Declaration 9405310883 AF# 9405315003 27.00/26.00 S.F.

RECORDING CERTIFICATE

Filed for record at the request of Group Four, Inc. this 31st day of May, 1994, at 57 minutes past 3 pm and recorded in Volume 57 of Plats, pages 26-29, records of Snohomish County, Washington.

Bob Terwilliger
Snohomish County Auditor

By: Brenda Nations
Deputy, Snohomish County Auditor

DERWIN K. ROUPE
STATE OF WASHINGTON
9435
PROFESSIONAL LAND SURVEYOR
EXPIRES: FEBRUARY 1995

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of ONE CLUB HOUSE LANE DIV. 5 is based upon an actual survey and subdivision of Sec.20,21, 28 & 29,Twp.28N. Rge. 4E., W.M., as required by state statues; that the angles, courses and distances are shown correctly thereon; that the monuments shall be set and the lot and tract corners shall be staked correctly on the ground and that I have fully complied with the provisions of the state and local statutes and regulations governing platting.

D. K. Roupe, Professional Land Surveyor — Date 1/13/94

INDEXING DATA: SE1/4,SE1/4 S. 20, SW1/4,SW1/4 S. 21, NW1/4,NW1/4 S. 28, NE1/4,NE1/4 S. 29, T. 28N., R. 4E., W.M.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(206)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 92-8006 DATE: 11/5/93 SHEET: 1 OF 4

AUDITOR'S FILE NO.: 9405315003

026

ONE CLUB HOUSE LANE DIV. 5

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 2)

SE1/4, SE1/4 SEC. 20, SW1/4, SW1/4 SEC. 21, NW1/4 NW1/4 SEC. 28
NE1/4, NE1/4 SEC. 29, TWP. 28N., R. 4E., W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

ACKNOWLEDGMENTS

STATE OF Washington)
) ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that John F. Buchan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of John F. Buchan Construction, Inc., a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated January 14, 1994
Brenda K. Osborn
(Signature)
Title Notary Public
My appointment expires 9-30-94

BRENDA K. OSBORN NOTARY PUBLIC COMMISSION EXPIRES SEPT. 30, 1994 STATE OF WASHINGTON

STATE OF Washington)
) ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that William E. Buchan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chairman of William E. Buchan, Inc., a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated January 14, 1994
Lisa Smith
(Signature)
Title Executive Assistant/Notary Public
My appointment expires 11/19/97

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DICK FIORIDA is the person who appeared before me, and said person acknowledged that HE signed this instrument, on oath stated that HE was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of U.S. BANK OF WASHINGTON, a WASHINGTON to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated January 13, 1994
Lisa Smith
(Signature)
Title Executive Assistant/Notary Public
My appointment expires November 19, 1997

DISCLOSURE STATEMENT TO ALL PROSPECTIVE PURCHASERS OF PROPERTY IN SECTOR 12 (A PORTION OF COVENANTS RECORDED UNDER AUDITOR'S FILE NUMBER 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 golf will be played on the Golf Course Property regularly and 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 or outside the boundaries of the golf course; that golf balls are hard and can cause damage to property and bodily injury to individuals who may be struck by such golf balls. Each owner is encouraged to take into consideration the existence of the golf course, the potential lines of flight of wayward golf shots, and other pertinent factors relating to the golf course, in the construction and siting of improvments and landscaping of said property.

EASEMENT PROVISIONS

An easement shall be reserved for and granted to ALDERWOOD WATER DISTRICT (SEWER AND WATER), SNOHOMISH COUNTY P.U.D. NO. 1, G.T.E. OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS AND CABLE TV 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 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 purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet, in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

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 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.

Sewer easements reserved for and granted to Alderwood Water District shall be free from all structures, such as covered parking, decks, overhangs, sheds, etc.

An easement shall be reserved for and granted to Alderwood Water District over the entire Tract 999. No fencing or obstruction shall be constructed which will restrict access to the water meters by Alderwood Water District.

EXCEPTIONS AND RESERVATIONS

Subject to exceptions and reservations contained in deed recorded under Auditor's File No. 7811300199, whereby Chevron U.S.A. Inc. reserved unto itself, its successors and assigns, all oil, gas and other hydrocarbons, geothermal resources as defined in Section 79.76.030, revised code of Washington, and all other minerals, whether similar to those herein specified or not within or that may be produced from said 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 hereinafter expressly set forth.

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 into or through said real 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, including the right to perform any and all operations deemed by grantor necessary or convenient for the exercise of such rights.

DERWIN K. ROUPE STATE OF WASHINGTON 9435 PROFESSIONAL LAND SURVEYOR EXPIRES FEBRUARY 1995

027

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(206)775-4581 * (206)362-4244 * FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 92-8006 DATE: 11/5/93 SHEET: 2 of 4

AUDITOR'S FILE NO.: 9405315003

027

ONE CLUB HOUSE LANE DIV. 5

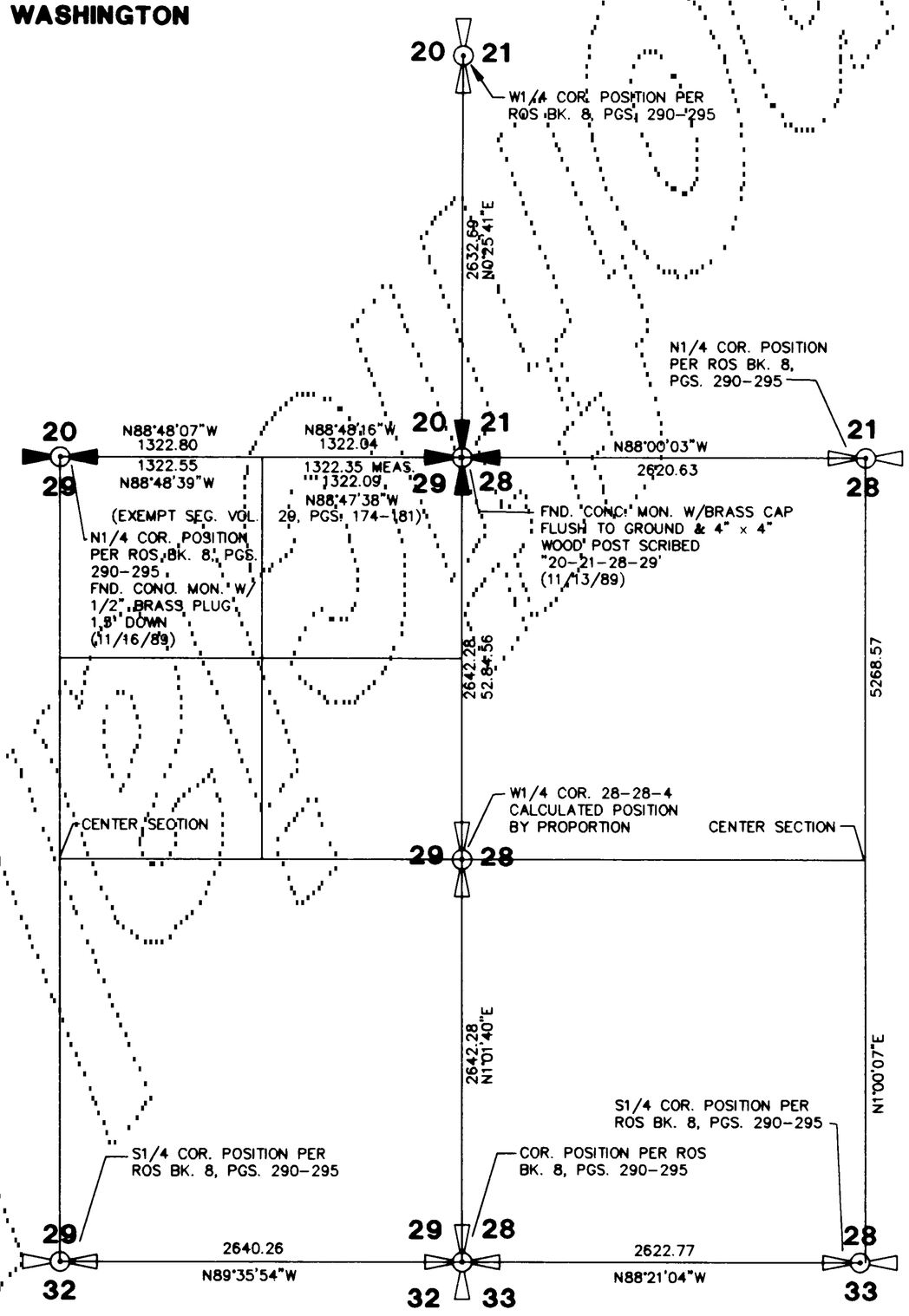
(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 2)

SE1/4, SE1/4 SEC. 20, SW1/4, SW1/4 SEC. 21, NW1/4 NW1/4 SEC. 28
NE1/4, NE1/4 SEC. 29, TWP. 28N., R. 4E., W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

1. No further subdivisons of any lot without resubmitting for formal plat procedure.
2. 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.
3. Lots abutting golf course lands shall 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.
4. Subject to a Road Improvements Agreement for improvements to Harbour Pointe Boulevard and Chennault Beach Road recorded under Auditor's File No. 8809020115.
5. 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.
6. Subject to the terms and conditions of Possession Shores Agreement, Possession Shores Master Plan and Chevron Agreement recorded under Auditor's File Numbers 7808310138, 7808310139 and 7808310140.
7. 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 lot.
8. Subject to a Road Improvement Agreement recorded under Auditor's File Numbers 8202170135 and 8202170136.
9. Subject to an agreement for Mitigating Development Impacts on Park Recreation Services whereby the Developer agrees to pay the City of Mukilteo $298.00 per lot prior to the recording of this plat to mitigate the direct impacts of the project on the city park and recreation system recored under auditor's File No. 9203060520.



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

NOT TO SCALE

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

NOTE: MONUMENTS LOCATED PER GROUP FOUR, INC. FIELD SURVEY USING 6" DIRECT READING THEODOLITE WITH E.D.M. PRECISION OF TRAVERSE CLOSURE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC-332-130-090.

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 1994 taxes. 5-31-94

KIRKE SIEVERS
Treasurer, Snohomish County

Deputy Treasurer

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

OFFICIAL SEAL — SNOHOMISH COUNTY, WASHINGTON — THE SUPER

DERWIN K. ROUPE — STATE OF WASHINGTON — 9485 — REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: FEBRUARY 1995

028

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(206)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 92-8006 DATE: 11/5/93 SHEET: 3 OF 4

AUDITOR'S FILE NO.: 9405315003

028

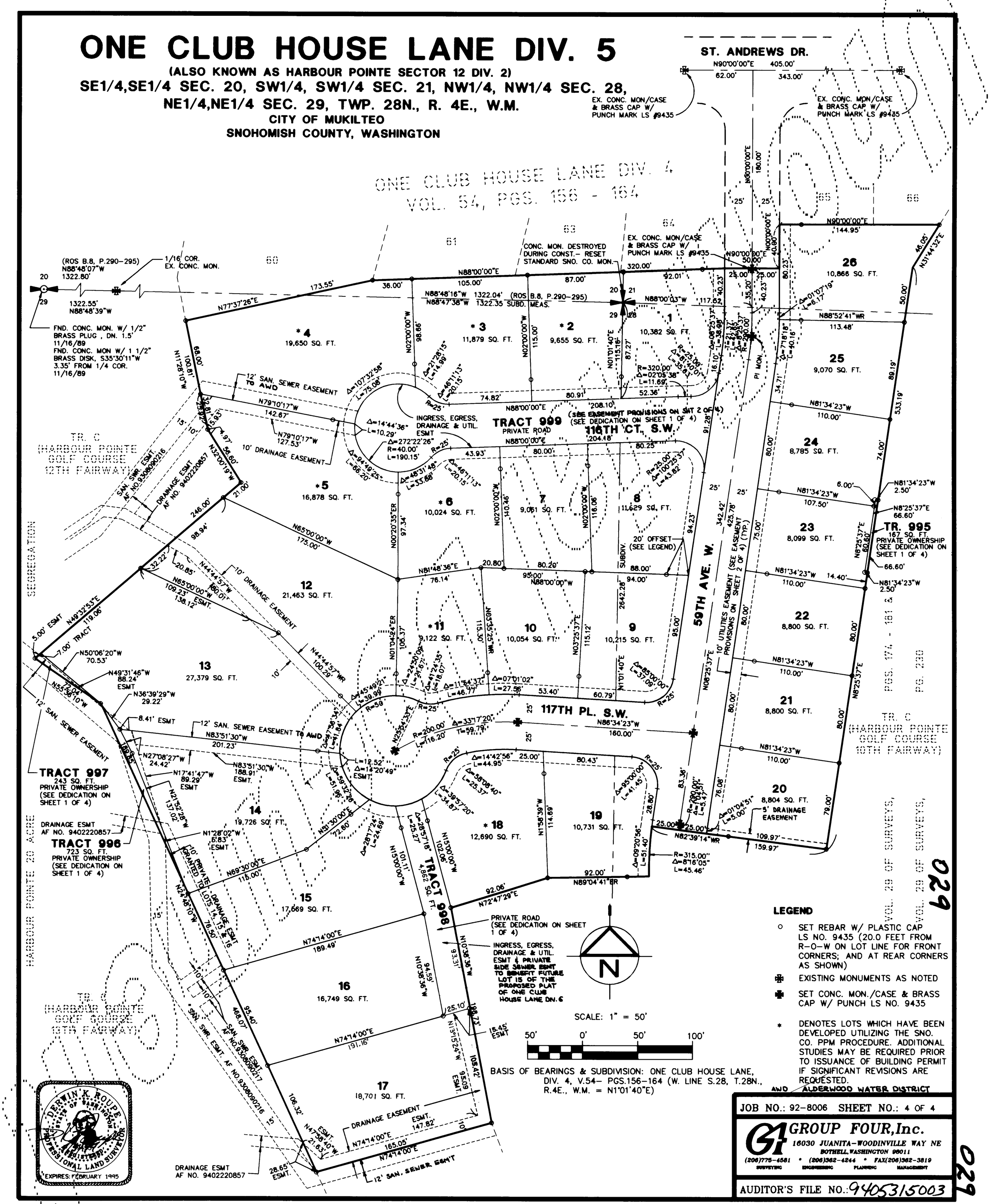
ONE CLUB HOUSE LANE DIV. 5

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 2)

SE1/4,SE1/4 SEC. 20, SW1/4, SW1/4 SEC. 21, NW1/4, NW1/4 SEC. 28, NE1/4,NE1/4 SEC. 29, TWP. 28N., R. 4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON


ONE CLUB HOUSE LANE DIV. 4
VOL. 54, PGS. 156 - 164
ST. ANDREWS DR.
N90°00'00"E 405.00'
62.00'
343.00'
EX. CONC. MON/CASE & BRASS CAP W/ PUNCH MARK LS #9435
(ROS B.8, P.290-295)
N88°48'07"W
1322.80'
1/16 COR. EX. CONC. MON.
1322.55'
N88°48'39"W
FND. CONC. MON. W/ 1/2" BRASS PLUG, DN. 1.5' 11/16/89
FND. CONC. MON W/ 1 1/2" BRASS DISK, S35°30'11"W 3.35' FROM 1/4 COR. 11/16/89
CONC. MON. DESTROYED DURING CONST.- RESET STANDARD SNO. CO. MON.
N88°48'16"W 1322.04'
N88°47'38"W 1322.35 (ROS B.8, P.290-295) SUBD. MEAS.
N88°00'03"W
N88°52'41"WR
113.48'
N81°34'23"W
110.00'
N81°34'23"W
107.50'
N81°34'23"W
110.00'
N81°34'23"W
110.00'
N81°34'23"W
110.00'
N86°34'23"W
160.00'
N82°39'14"WR
159.97'
N89°04'41"ER
92.00'
N72°47'29"E
92.06'
N74°14'00"E
189.49'
N74°14'00"E
191.16'
N74°14'00"E
165.05'
N74°14'00"E
147.82'
N74°14'00"E
N74°38'40"W
21.63'
N13°15'24"W
105.42'
N10°38'36"W
93.31'
N10°38'36"W
94.59'
N15°00'00"W
102.06'
N15°00'00"W
101.11'
N1°58'39"W
114.69'
N1°01'40"E
115.16'
N1°01'40"E
115.00'
N02°00'00"W
98.66'
N02°00'00"W
115.00'
N02°00'00"W
140.46'
N02°00'00"W
116.06'
N00°20'35"ER
97.34'
N00°00'00"E
180.00'
N00°00'00"E
40.60'
N00°00'00"E
144.95'
N31°44'32"E
46.05'
N08°25'37"E
N08°25'37"E
60.60'
N08°25'37"E
N08°25'37"E
N08°25'37"E