ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of One Club House Lane Div. 6 embraces that portion of the South half of the Southeast quarter, of Section 20, 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:

BEGINNING at the Southeast corner of Lot 20 in the plat of One Club House Lane Div. 5, recorded in Volume 57 of Plats, Pages 26 through 29, Records of said county;
thence along the westerly line of Fairway 10 of Harbour Pointe Golf Course, as described in deed recorded under Recording No. 9206050067, Records of said county by the following courses and distances:
South 8°25'37" West 12.70 feet,
South 3°05'19" East 278.40 feet,
South 20°27'44" East 143.03 feet (143.02 feet Record),
South 36°42'57" East 446.60 feet,
South 29°09'25" East 217.57 feet,
South 54°34'31" West 113.16 feet,
South 33°41'35" East 11.50 feet to the beginning of a curve to the left having a radius of 25.00 feet, and Southeasterly and easterly along said curve through a central angle of 87°18'58" an arc length of 38.10 feet to a point of reverse curvature and the beginning of a curve to the right having a radius of 240.00 feet;
thence easterly along the southerly line of said Fairway 10 and said curve through a central angle of 13°30'27" an arc length of 56.58 feet to a point of tangency;
thence North 72°29'54" East along said southerly line 53.46 feet to the beginning of a curve to the left having a radius of 25.00 feet;
thence easterly and northerly along said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point on the westerly margin of Harbour Pointe Blvd.;
thence South 17°30'06" East along said westerly margin 65.00 feet;
thence South 72°29'54" West 78.46 feet to the beginning of a curve to the left having a radius of 200.00 feet;
thence southwesterly along said curve through a central angle of 44°29'54" an arc length of 155.33 feet to a point of tangency;
thence South 28°00'00" West 220.45 feet to the beginning of a curve to the right having a radius of 900.00 feet;
thence southwesterly along said curve through a central angle of 13°00'00 an arc length of 204.20 feet to a point of tangency;
thence South 41°00'00" West 130.08 feet;
thence North 47°00'00" West 238.51 feet;
thence North 42°01'49" West 115.43 feet;
thence North 43°00'00" East 90.00 feet;
thence North 47°00'00" West 450.00 feet to the beginning of a curve to left having a radius of 670.00 feet;
thence northwesterly along said curve through a central angle of 1°42'38" an arc length of 20.00 feet;
thence South 43°00'00" West 16.33 feet to the northerly line of Fairway 14;
thence North 69°27'23" West along said northerly line 261.61 feet;
thence North 43°56'56" West along said line 145.43 feet;
thence South 57°58'24" West along said line 20.44 feet;
thence South 74°58'10" West along said line 111.83 feet to the westerly line of said Fairway 14;
thence South 2°06'29" West along said westerly line 326.22 feet;
thence North 24°44'33" West 92.43 feet;
thence North 69°00'00" West 50.00 feet;
thence North 4°00'00" West 196.00 feet;
thence North 41°00'00" West 151.00 feet;
thence North 83°59'10" West 271.78 feet (North 84°00'00" West 272.00 feet Record);
thence North 88°56'00" West (North 88°56'05" West Record) 30.00 feet to the easterly right of way line of that portion of 64th Avenue West vacated by Snohomish County Ordinance No. 84-103;
thence North 1°04'00" East (North 1°03'55" East Record) along said easterly line of vacated right of way 185.16 feet (185.49 feet Record) to the southerly margin of Clearview Drive;
thence in a general easterly and northerly direction along the southerly and easterly margin of said road by the following courses and distances:
North 79°02'03" East (North 79°01'58" East Record) 144.48 feet to the beginning of a curve to the left having a radius of 195.00 feet,
Easterly, northerly and northwesterly along said curve through a central angle of 133°08'30" an arc length of 453.13 feet to a point of tangency,
North 54°06'27" West (North 54°06'32" West Record) 200.80 feet to the beginning of a curve to the right having a radius of 110.00 feet,
Northwesterly and northerly along said curve through a central angle of 55°10'27" an arc length of 105.93 feet to a point of tangency, and North 1°04'00" East (North 1°03'55" East Record) 396.07 feet;
thence South 73°00'00" East 60.93 feet to a point hereinafter referred to as Point A; said point being an angle point on the boundary of Windward Bluff, recorded in volume 57 of plats, pages 17 through 20, Records of said county;
thence continuing South 73°00'00" East along the southerly boundary thereof 379.07 feet;
thence North 78°52'05" East along said boundary 69.18 feet to the southwesterly line of Fairway 12;
thence South 38°39'35" East along said southwesterly line 128.06 feet;
thence South 27°48'05" East along said line 124.35 feet to the westerly line of Fairway 13;
thence in a general southerly, easterly and northerly direction along the westerly, southerly and easterly lines of said Fairway 13 by the following courses and distances:
South 10°28'43" East 648.82 feet,
South 56°18'36" East 14.42 feet,
South 26°18'46" East 101.52 feet,
South 29°16'39" West 109.06 feet,
South 44°00'00" East 88.00 feet to the beginning of a curve to the left having a radius of 670.00 feet,
Southeasterly along said curve through a central angle of 13°00'00" an arc length of 152.02 feet to a point of reverse curvature and the beginning of a curve to the right having a radius of 730.00 feet,
Southeasterly along said curve through a central angle of 10°00'00" an arc length of 127.41 feet to a point of tangency,
South 47°00'00" East 18.00 feet,
North 34°45'50" East 238.03 feet,
North 4°44'08" West 169.58 feet, and
North 24°48'10" West 349.00 feet to the Southwest corner of Lot 17 in said plat of One Club House Lane Div. 5;
thence along the southerly boundary of said plat by the following courses and distances:
North 74°14'00" East 165.05 feet,
North 10°38'36" West 198.73 feet,
North 72°47'29" East 92.06 feet,
North 89°04'41" East 92.00 feet to intersect the arc of a curve at a point from which the center lies North 89°04'41" East 315.00 feet distant,
northerly along said curve to the right through a central angle of 8°16'05" an arc length of 45.46 feet,
and South 82°39'14" East 159.97 feet to the POINT OF BEGINNING.

ALSO BEGINNING at said Point A;
thence along the westerly boundary of said Windward Bluff by the following courses and distances:
North 1°11'21" East 169.64 feet,
North 15°00'00" West 88.00 feet,
North 65°30'00" East 105.00 feet,
North 82°00'00" East 242.00 feet,
North 54°00'00" East 70.00 feet,
North 19°20'00" East 60.00 feet,
North 5°20'00" West 138.00 feet,
North 7°00'00" East 114.00 feet,
and North 58°20'00" East 52.00 feet to the southerly margin of St. Andrews Drive, being on the boundary of the Plat of One Club House Lane Div. 4, as recorded in Volume 54 of Plats, Pages 156 through 164, Records of said county;
thence in a generally westerly and southerly direction along said plat boundary by the following courses and distances:
North 31°40'00" West 14.00 feet to the beginning of a curve to the left having a radius of 170.00 feet, northwesterly and westerly along said curve through a central angle of 76°40'00" an arc length of 227.48 feet to a point of tangency,
South 71°40'00" West 105.00 feet to the beginning of a curve to the right having a radius of 230.00 feet, westerly along said curve through a central angle of 32°20'00" an arc length of 129.79 feet to a point of tangency,
North 76°00'00" West 147.00 feet to the beginning of a curve to the left having a radius of 220.00 feet, westerly along said curve through a central angle of 38°55'29" an arc length of 149.46 feet to a point of tangency,
South 65°04'31" West 205.51 feet to the beginning of a curve to the right having a radius of 260.00 feet, southwesterly along said curve through a central angle of 13°30'27" an arc length of 61.30 feet,
South 11°25'02" East 52.85 feet,
South 39°00'00" West 30.00 feet,
South 56°30'00" West 32.00 feet,
South 83°30'00" West 45.00 feet,
North 79°00'00" West 125.00 feet,
North 22°30'00" West 45.00 feet,
North 70°30'00" West 54.00 feet,
North 15°00'00" East 71.00 feet to intersect the arc of a curve at a point from which the center lies South 18°41'00" West 270.00 feet distant, westerly along said curve through a central angle of 20°11'11" an arc length of 95.13 feet to a point of reverse curvature and the beginning of a curve to the right having a radius of 330.00 feet, westerly along said curve through a central angle 21°30'11" an arc length of 123.85 feet to a point of tangency,
North 70°00'00" West 69.05 feet to the beginning of a curve to the left having a radius of 170.00 feet, westerly and southwesterly along said curve through a central angle of 70°00'00" an arc length of 207.69 feet,
South 77°52'44" East 84.89 feet,
South 55°00'00" East 107.83 feet,
South 87°15'06" East 33.54 feet,
South 32°30'00" East 98.00 feet,
South 41°30'00" East 95.00 feet,
South 0°00'00" West 152.00 feet,
South 52°00'00" West 35.00 feet,
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°18'41" West 230.00 feet distant, southerly along said curve through a central angle of 20°52'40" an arc length of 83.81 feet to a point of tangency,
South 1°11'21" West 45.00 feet to the beginning of a curve to the left having a radius of 25.00 feet, and southerly and easterly along said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point on the North margin of 116th Street S.W., as conveyed to Snohomish County by deed recorded in Volume 391 of Deeds, page 499;
thence South 88°48'39" East along said road margin 899.49 feet to said easterly margin of Clearview Drive;
thence South 1°04'00" West along said margin 120.00 feet to a point lying North 73°00'00" West from the point of beginning;
thence South 73°00'00" East 60.93 feet to the POINT OF BEGINNING.

258

44-26 SF

CROSS REFERENCE
A.F.# 9410240323

RECORDING CERTIFICATE

Filed for record at the request of Group Four, Inc. this 24 day of October, 1994, at 40 minutes past 1:00pm and recorded in Volume 57 of Plats, pages 258-270, records of Snohomish County, Washington.

BOB TERWILLIGER
Snohomish County Auditor

By: Shelley LaCasse
Deputy, Snohomish County Auditor

DERWIN K. ROUPE
STATE OF WASHINGTON
9405
PROFESSIONAL LAND SURVEYOR
EXPIRES: FEBRUARY 1995

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of ONE CLUB HOUSE LANE DIV. 6 is based upon an actual survey and subdivision of Sections 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

7/29/94
Date

INDEXING DATA: W1/2, NW1/4 SEC. 28, S1/2, SE1/4 SEC.20 & E1/2, NE1/4 SEC. 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: 5/20/94 SHEET: 1 OF 13

AUDITOR'S FILE NO.: 9410245002

258

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON

APPROVALS

PUBLIC WORKS DIRECTOR

I, Warren H. Gray, 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 10th day of OCTOBER, 1994.

CITY ENGINEER

I, Warren H. Gray, 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 10th day of OCTOBER, 1994.

HEARING EXAMINER

The Hearing Examiner reviewed the final plat on this 22nd day of September, 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 September 28, 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 17th day of October, 1994.

Mayor

Attest: City Clerk

TREASURER'S CERTIFICATE

IN ACCORDANCE WITH RCW 58.08.040 ANY PERSON RECORDING A PLAT MUST MAY ALSO MUST PAY ADVANCE TAXES FOR THE NEXT YEAR

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 1995 taxes.

10-24-94
KIRKE SIEVERS
Treasurer, Snohomish County

Deputy Treasurer

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.

Tract 989, Open Space/Recreation Facilities/Stormwater Detention Facilities, is herein dedicated to and shall be maintained by the City of Mukilteo upon the recording of this plat.

Tract 990, Open Space/Park Facilities, is herein granted and conveyed to and shall be maintained by the One Club House Lane Homeowners Association upon the recording of this plat.

Tract 991, Open Space/Stormwater Detention Facilities, is herein dedicated to and shall be maintained by the City of Mukilteo upon the recording of this plat.

Tract 992, Private Road, is herein granted and conveyed to and shall be maintained by the owners of Lots 76 and 77, their successors and assigns, with an equal and undivided one-half interest each upon the recording of this plat. An ingress, egress, drainage and utilities easement shall be reserved across Tract 992 and is hereby granted to all utilities serving this plat.

Tract 993, Private Road, is herein granted and conveyed to and shall be maintained by the owners of Lots 72 and 73, their successors and assigns, with an equal and undivided one-half interest each upon the recording of this plat. An ingress, egress, drainage and utilities easement shall be reserved across Tract 993 and is hereby granted to all utilities serving this plat.

Tract 994, Open Space/Recreation Facilities, is herein granted and conveyed to and shall be maintained by the One Club House Lane Homeowner's Association upon the recording of this plat.

Tract 995, Private Road, is herein granted and conveyed to and shall be maintained by the owners of Lots 21, 22, 23 and 24, their successors or assigns, with an equal and undivided one-fourth interest each upon the recording of this plat. An ingress, egress, drainage and utilities easement shall be reserved across Tract 995 and is hereby granted to all utilities serving this plat.

Tract 996, Sanitary Sewer Lift Station, is herein granted and conveyed to and shall be maintained by Alderwood Water District, its successor or assigns, upon the recording of this plat. An ingress, egress, drainage and utilities easement shall be reserved across Tract 996 and is hereby granted to the City of Mukilteo and all utilities serving this plat.

Tract 997, Open Space/Recreation Facilities, is herein granted and conveyed to and shall be maintained by the One Club House Lane Homeowner's Association upon the recording of this plat.

Tract 998, Stormwater Detention Facilities, is herein dedicated to and shall be maintained by the City of Mukilteo upon the recording of this plat.

Tract 999, Open Space/Recreation Facilities, is herein granted and conveyed to and shall be maintained by the One Club House Lane Homeowner's Association upon the recording of this plat.

IN WITNESS WHEREOF we have set our hands and seals this 21st day of September, 1994.

DERWIN K. ROUPE
STATE OF WASHINGTON
17335
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: FEBRUARY 1995

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: 5/20/94 SHEET: 2 OF 13

AUDITOR'S FILE NO.: 9410245002

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

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: _____ Title: President

WILLIAM E. BUCHAN, INC.

By: _____ Title: president

U.S. BANK OF WASHINGTON

By: Carla S. Haddow Title: A.V.P.

ACKNOWLEDGMENTS

STATE OF Washington)
) ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that Wm. C. 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 William E. Buchan, Inc., a Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated September 21, 1994

Lisa Smith
(Signature)
Title Executive Asst./Notary
My appointment expires 11/19/97

LISA SMITH
COMMISSION EXPIRES
NOTARY
PUBLIC
11-19-97
STATE OF WASHINGTON

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 Const. Co. Inc., a Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated September 21, 1994

Lisa Smith
(Signature)
Title Executive Asst./Notary
My appointment expires 11/19/97

LISA SMITH
COMMISSION EXPIRES
NOTARY
PUBLIC
11-19-97
STATE OF WASHINGTON

STATE OF Washington)
) ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that Carla Haddow is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Asst. Vice President of U.S. Bank of Washington, a Financial Institution to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated September 21, 1994

Lisa Smith
(Signature)
Title Asst. Executive/Notary
My appointment expires 11/19/97

LISA SMITH
COMMISSION EXPIRES
NOTARY
PUBLIC
11-19-97
STATE OF WASHINGTON

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 a lot 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 995. No fencing or obstruction shall be constructed which will restrict access to the water meters by Alderwood Water District.

There shall be a side sewer easement for the use and benefit of lots 16 and 17 as shown on sheet 7 of 13. It is agreed that the cost of maintenance, repair or reconstruction of that portion of the sewer used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sewer above their connection; and when necessary to repair, clean or reconstruct the sewer, the parties to this Agreement shall have a right of entry for that purpose.

This Easement Agreement shall be a covenant running with the land and shall be binding upon all parties and their heirs and assigns forever.

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

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

JOB NO.: 92-8006 DATE: 5/20/94 SHEET: 3 OF 13

AUDITOR'S FILE NO.: 9410245002

260

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.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.

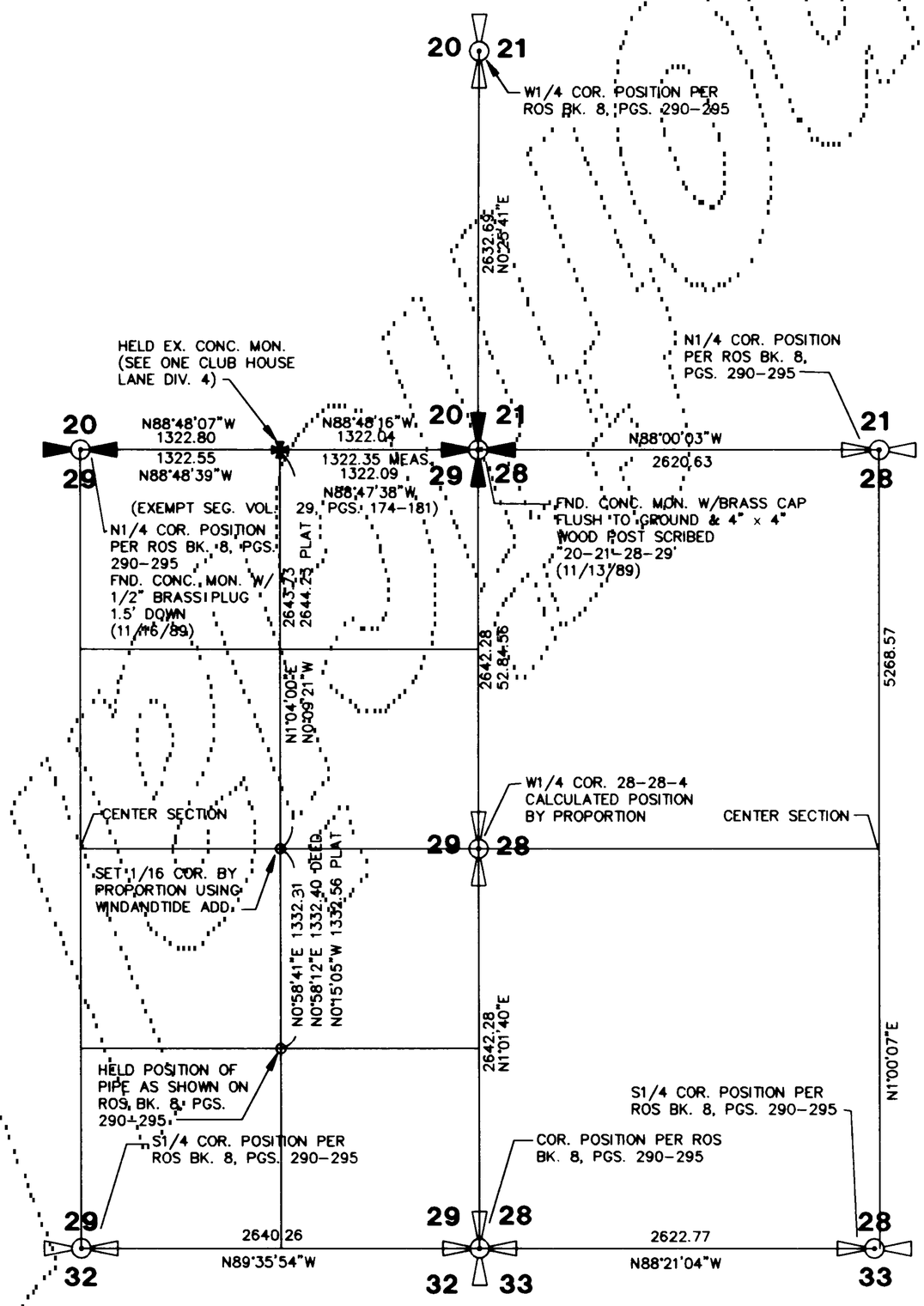
10. All Native Growth Protection Areas shall be left in a substantially natural state. With the exception of selective thinning, no clearing, grading, filling, building construction or placement, fence construction, or road construction of any kind shall occur within these areas; provided that underground 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 Planning Division.

11. The north plat entrance sign at Club House Lane is within an existing sewer easement granted to Alderwood Water District. Maintenance and repair of the existing facility may result in damage to the plat entrance sign. All repairs and costs related to the sign as a result of the District's activity shall be the responsibility of the applicable ONE CLUB HOUSE LANE Homeowner's Association.

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.



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.

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

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: 5/20/94 SHEET: 4 of 13

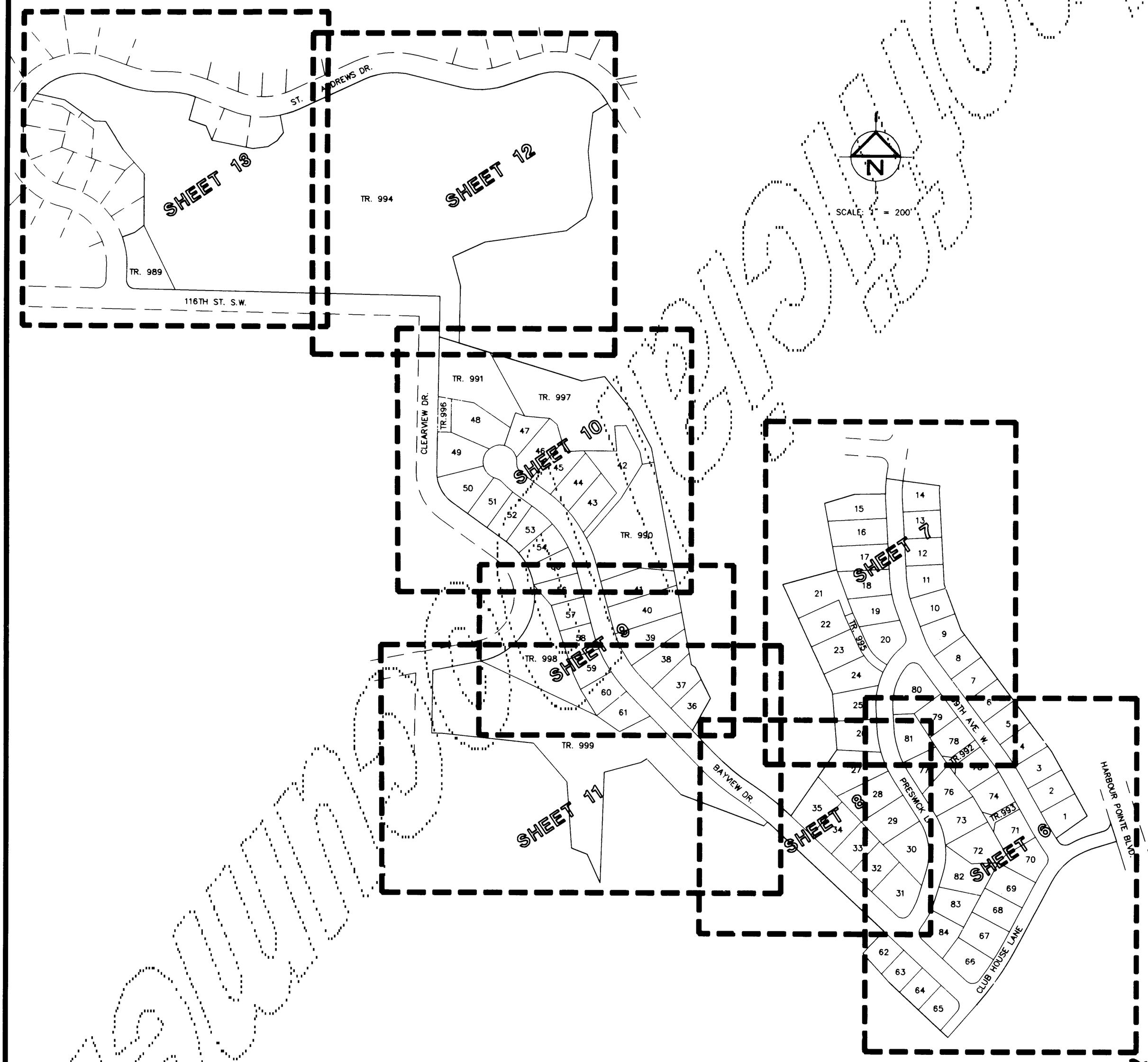
AUDITOR'S FILE NO.: 9410245002

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



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EXPIRES: FEBRUARY 1995

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SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 92-8006 DATE: 5/20/94 SHEET: 5 of 13

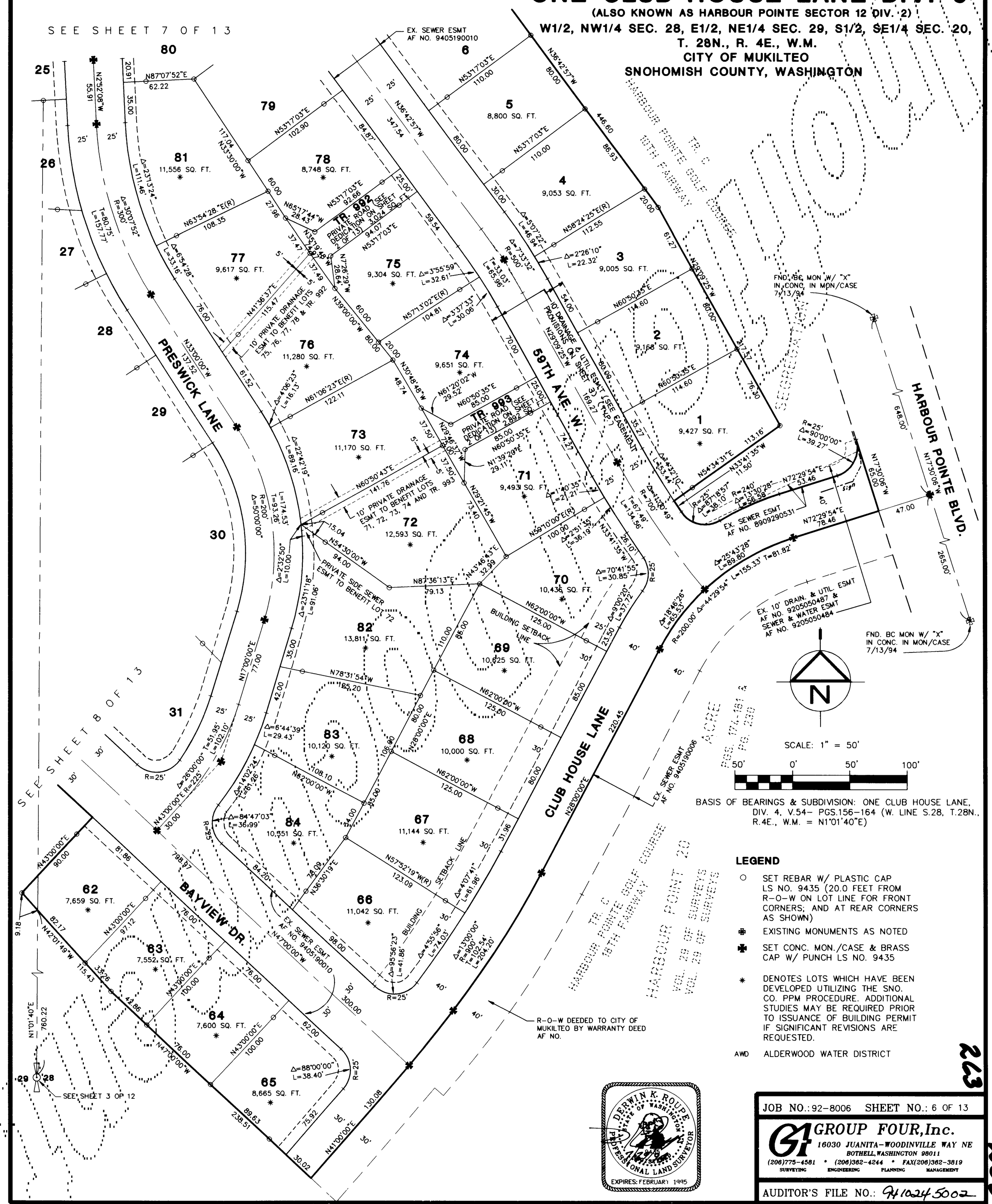
AUDITOR'S FILE NO.: 9410245002

262

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29, S1/2, SE1/4 SEC. 20,
T. 28N., R. 4E., W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



BASIS OF BEARINGS & SUBDIVISION: ONE CLUB HOUSE LANE, DIV. 4, V.54– PGS.156–164 (W. LINE S.28, T.28N., R.4E., W.M. = N1°01'40"E)

LEGEND

- ○ SET REBAR W/ PLASTIC CAP LS NO. 9435 (20.0 FEET FROM R-O-W ON LOT LINE FOR FRONT CORNERS; AND AT REAR CORNERS AS SHOWN)
- ✠ EXISTING MONUMENTS AS NOTED
- ✠ SET CONC. MON./CASE & BRASS CAP W/ PUNCH LS NO. 9435
- ✱ DENOTES LOTS WHICH HAVE BEEN DEVELOPED UTILIZING THE SNO. CO. PPM PROCEDURE. ADDITIONAL STUDIES MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT IF SIGNIFICANT REVISIONS ARE REQUESTED.
- AWD ALDERWOOD WATER DISTRICT

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

JOB NO.: 92-8006 SHEET NO.: 6 OF 13

GROUP FOUR, Inc.
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BOTHELL, WASHINGTON 98011
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SURVEYING ENGINEERING PLANNING MANAGEMENT

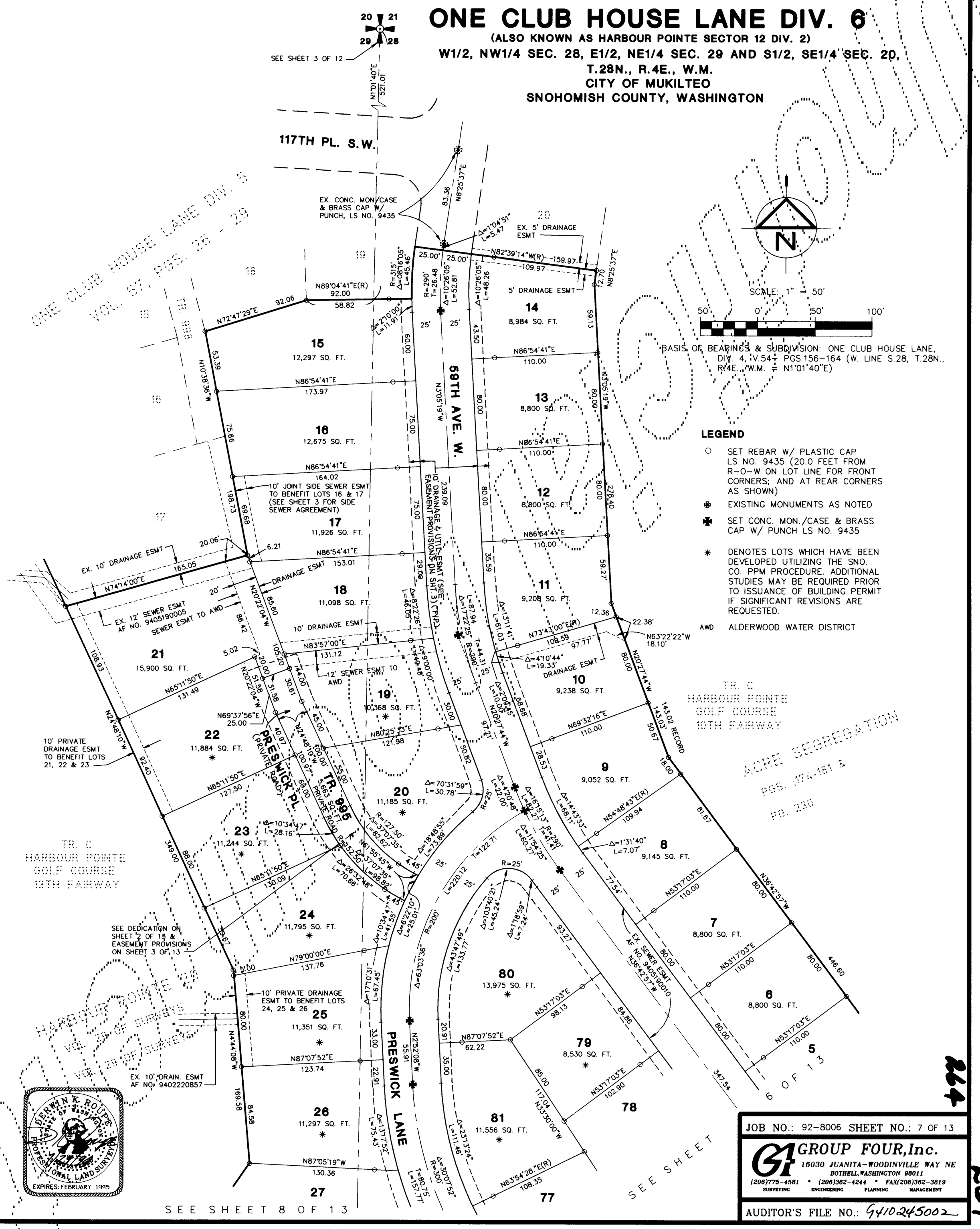
AUDITOR'S FILE NO.: 9410245002

263

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 AND S1/2, SE1/4 SEC. 20,
T.28N., R.4E., W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



JOB NO.: 92-8006 SHEET NO.: 7 OF 13

GROUP FOUR, Inc.
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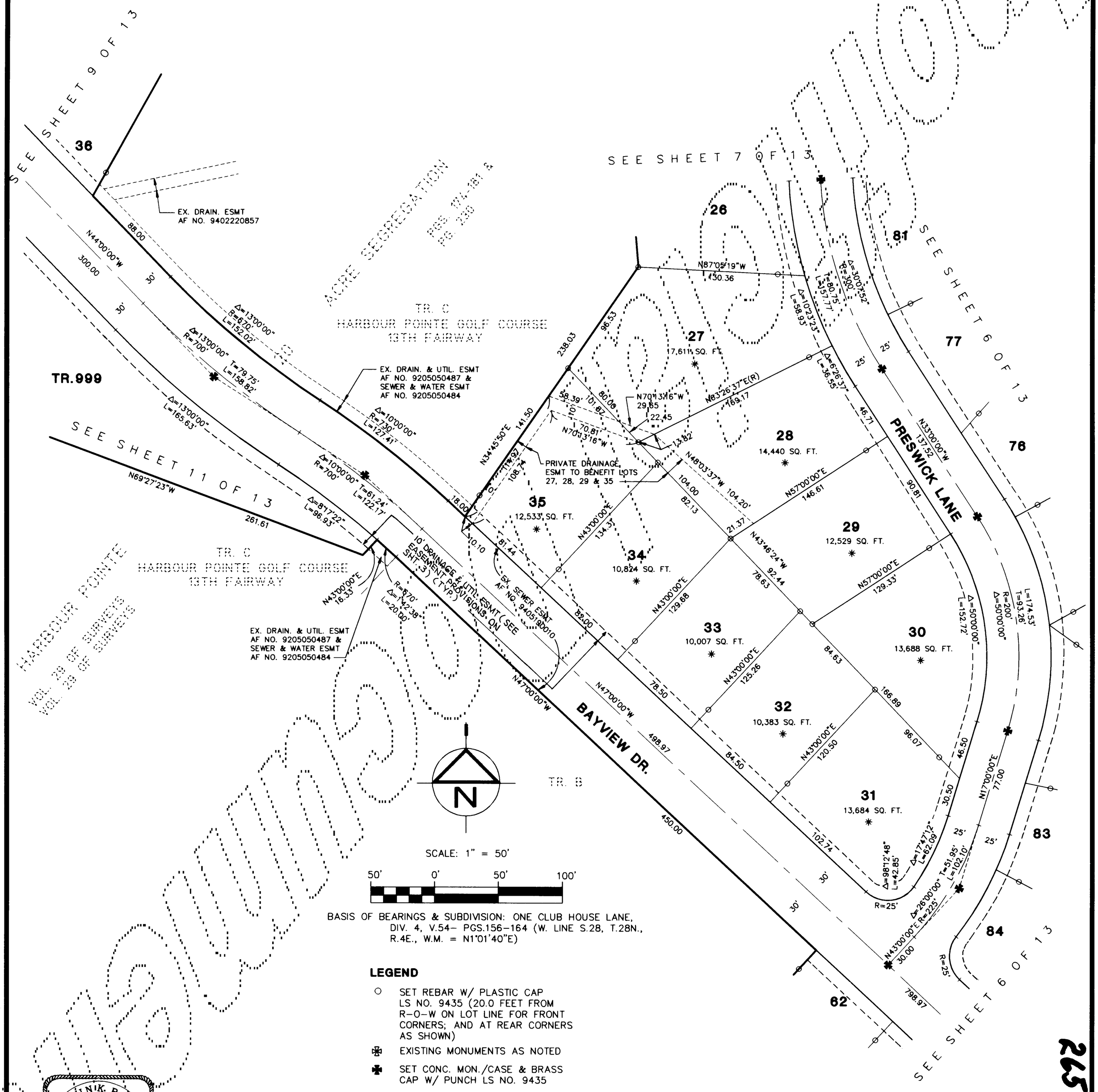
SURVEYING ENGINEERING PLANNING MANAGEMENT

AUDITOR'S FILE NO.: 9410245002

264

ONE CLUB HOUSE LANE DIV. 6

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 2)
W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20,
T.28N., R.4E., W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



BASIS OF BEARINGS & SUBDIVISION: ONE CLUB HOUSE LANE, DIV. 4, V.54– PGS.156–164 (W. LINE S.28, T.28N., R.4E., W.M. = N1°01'40"E)

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- AWD ALDERWOOD WATER DISTRICT

DERWINIK ROUPE
STATE OF WASHINGTON
7819
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: FEBRUARY 1995

JOB NO.: 92-8006 SHEET NO.: 8 OF 13

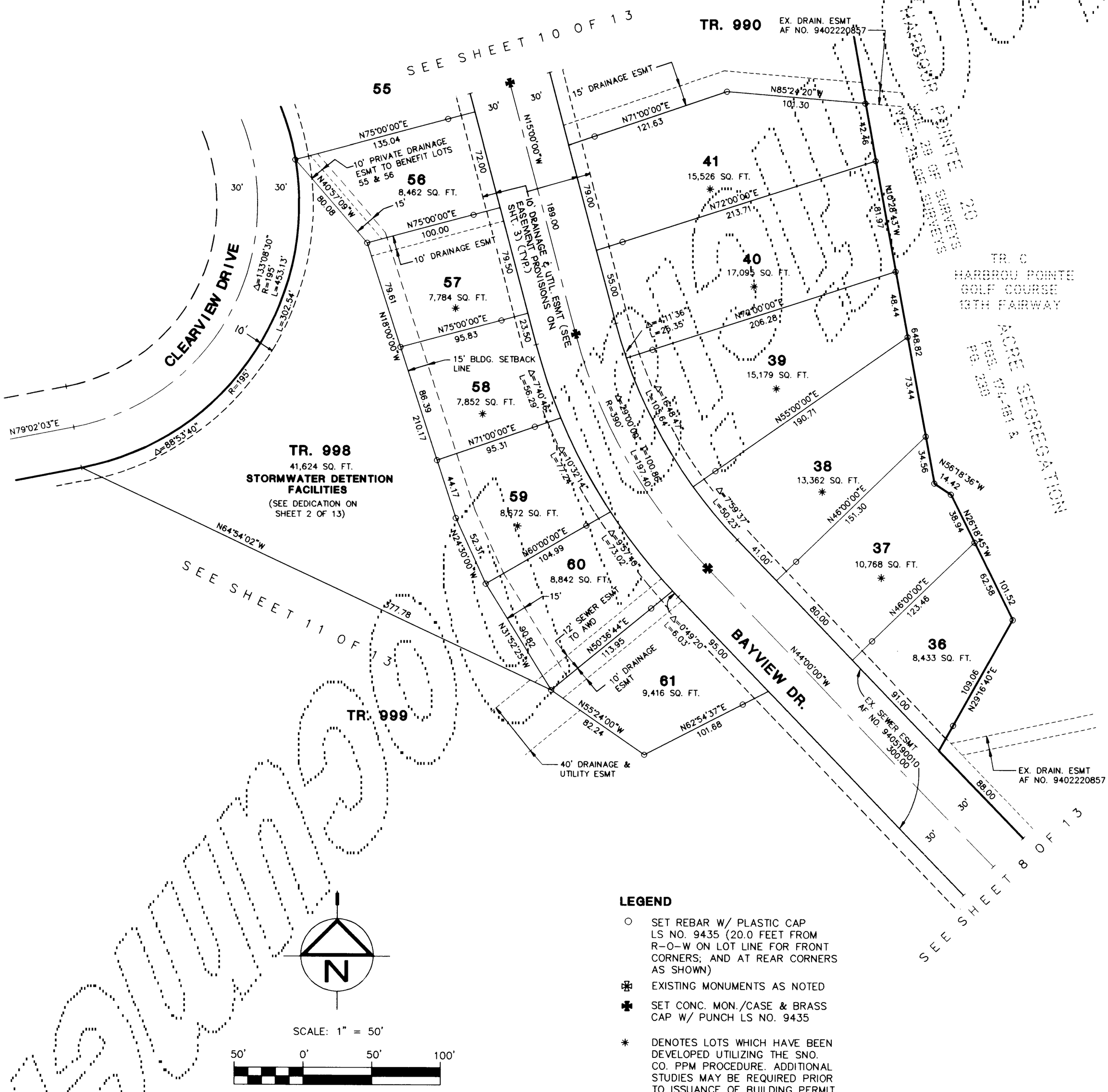
GROUP FOUR, Inc.
16030 JUANITA–WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(206)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

AUDITOR'S FILE NO.: 9410245002

265

ONE CLUB HOUSE LANE DIV. 6

(ALSO KNOWN AS HARBOUR POINTE SECTOR 12 DIV. 2)
W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20,
T.28N., R.4E., W.M.
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

50' 0' 50' 100'

BASIS OF BEARINGS & SUBDIVISION: ONE CLUB HOUSE LANE, DIV. 4, V.54– PGS.156–164 (W. LINE S.28, T.28N., R.4E., W.M. = N1°01'40"E)

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- AWD ALDERWOOD WATER DISTRICT

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

JOB NO.: 92-8006 SHEET NO.: 9 OF 13

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

AUDITOR'S FILE NO.: 9410245002

266

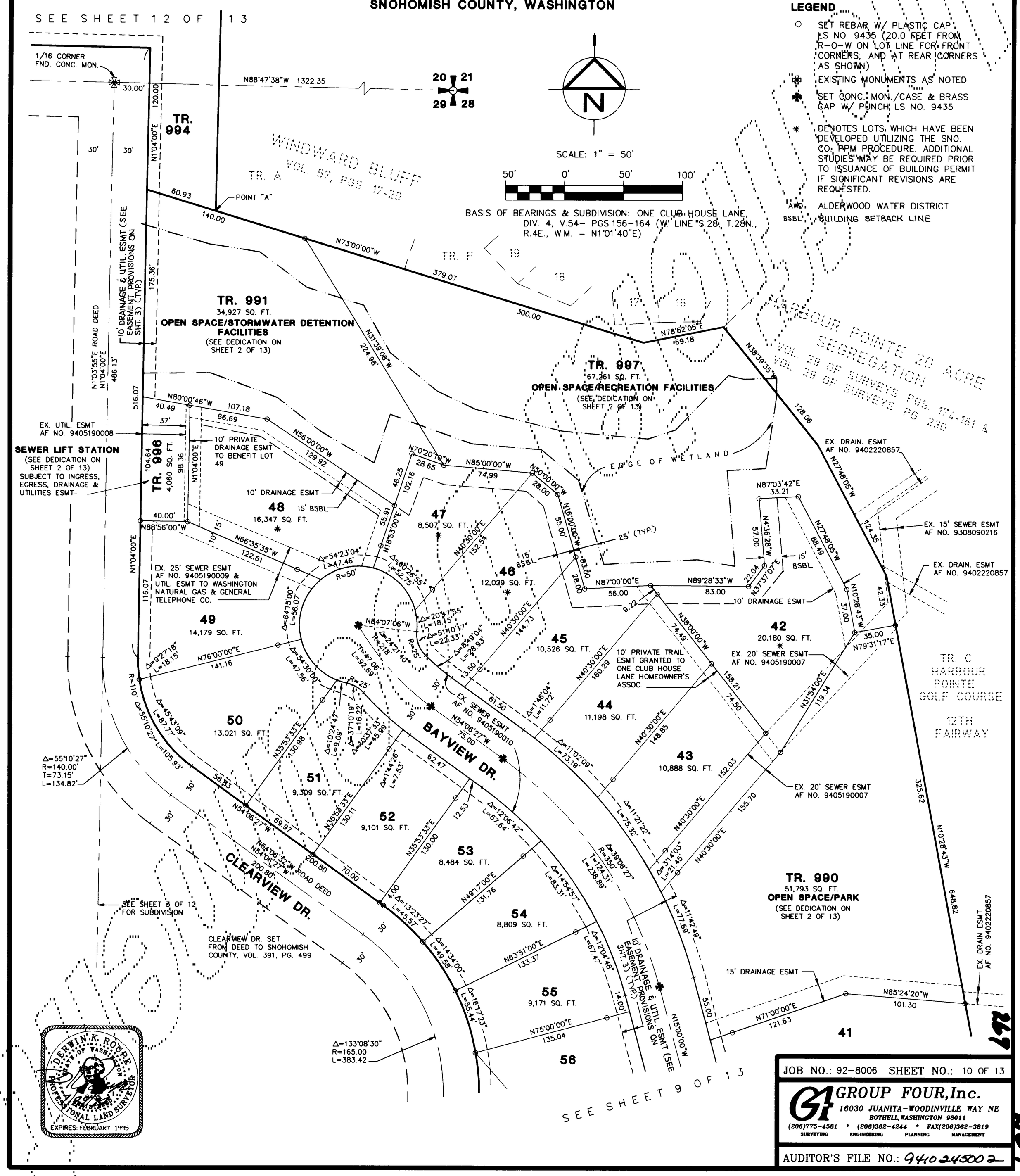
ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON



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- AWD ALDERWOOD WATER DISTRICT
- BSBL BUILDING SETBACK LINE

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

JOB NO.: 92-8006 SHEET NO.: 10 OF 13

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
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SURVEYING ENGINEERING PLANNING MANAGEMENT

AUDITOR'S FILE NO.: 9410245002

267

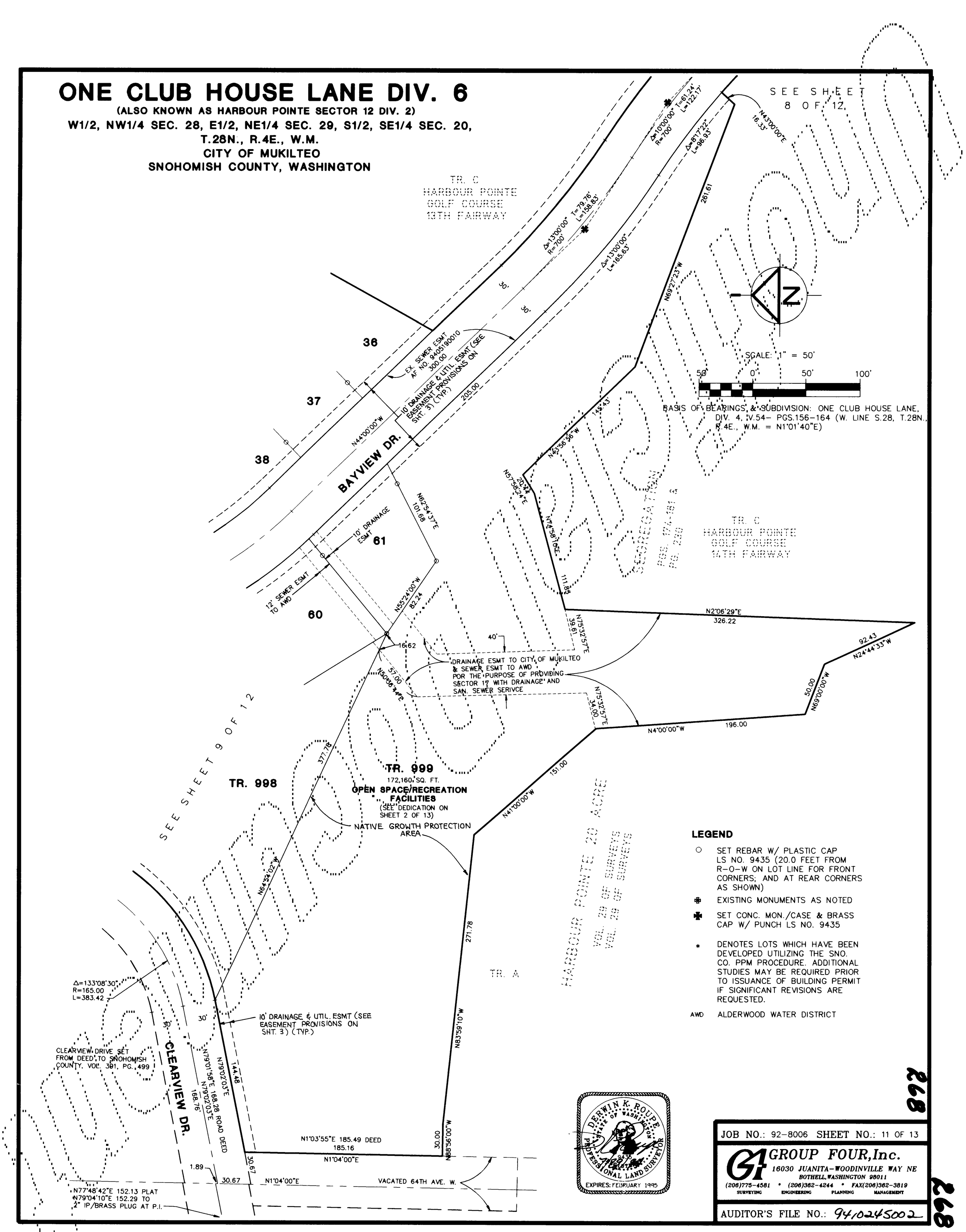
ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29, S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON



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

JOB NO.: 92-8006 SHEET NO.: 11 OF 13

GROUP FOUR, Inc.
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AUDITOR'S FILE NO.: 9410245002

892

ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29, S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON

SCALE: 1" = 50'

50' 0 50' 100'

BASIS OF BEARINGS & SUBDIVISION: ONE CLUB HOUSE LANE, DIV. 4, V.54- PGS.156-164 (W. LINE S.28, T.28N., R.4E., W.M. = N1°01'40"E)

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ONE CLUB HOUSE LANE DIV. 4 VOL. 54, PGS. 156-164

WINDWARD BLUFF VOL. 57, PGS. 17-20

N31°40'00"W 100.00'

N58°20'00"E 52.00'

N13°22'37"E 40.01'

N14°30'31"W 69.06'

N7°00'00"E 114.00'

N07°00'00"E 151.96'

N5°20'00"W 138.00'

N05°20'00"W 135.24'

N19°20'00"E 60.00'

N19°20'00"E 77.38'

N54°00'00"E 70.00'

N66°15'49"E 56.24'

N82°00'00"E 242.00'

N65°30'00"E 105.00'

N15°00'00"W 88.00'

N1°11'21"E 169.64'

N73°00'00"W 60.93'

N1°04'00"E 120.00'

N1°04'00"E 2643.92 CALC. 2644.23 PLAT

N88°47'38"W 1322.35

N88°48'39"W 1322.40 DEED (N88°48'08"W 1322.20 PLAT)

N88°48'39"W 924.55'

N88°48'39"W 769.49'

899.49'

Δ=13°22'48" L=39.70

Δ=20°39'06" L=61.27

Δ=76°40'00" R=200.00' T=158.14' L=267.62

Δ=76°40'00" R=170.00' L=227.47'

Δ=32°20'00" R=230.00' L=129.79'

Δ=32°20'00" R=200.00' L=112.86' T=57.98'

Δ=38°55'29" R=220.00' L=149.46'

Δ=38°55'29" R=250.00' L=169.84' T=88.34'

N76°00'00"W 147.00'

N71°40'00"E 105.00'

N71°40'00"E 105.00'

N65°04'31"E 205.51'

N65°04'31"E 205.51'

DRAINAGE & UTILITIES ESMT

SEWER ESMT TO OLYMPUS TERRACE SEWER DISTRICT

EDGE OF WETLAND

10' DRAINAGE & UTIL. ESM'T (SEE EASEMENT PROVISIONS ON SHT. 3) (TYP.)

MONUMENTS SHOWN AS EXISTING ALONG ST. ANDREWS DR. SET PER PLAT OF ONE CLUB HOUSE LANE DIV. 4

ST. ANDREWS DR.

TR. 994
734,677 SQ. FT.
OPEN SPACE & RECREATION FACILITIES
(SEE DEDICATION ON SHEET 2 OF 13)

FND. CONCL MON. W/ BRASS CAP FLUSH TO GROUND & 4" x 4" WOOD POST SCRIBED "20-21-28-29" 11/13/89

FND. CONC. MON/ 1/2" BRASS DISK 0.4' ABOVE GROUND, 0.19'N., 0.23'E. OF THEO. 11/16/89

1/16 CORNER CALCULATED POSITION BY PROPORTION

POINT "A"

64TH AVE. W.

116TH ST. S.W.

SEE SHEET 10 OF 13

SEE SHEET 13 OF 13

DERWIN K. ROUPE STATE OF WASHINGTON 9435 PROFESSIONAL LAND SURVEYOR

EXPIRES: FEBRUARY 1995

JOB NO.: 92-8006 SHEET NO.: 12 OF 13

GROUP FOUR, Inc.
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AUDITOR'S FILE NO.: 9410245002

269

269

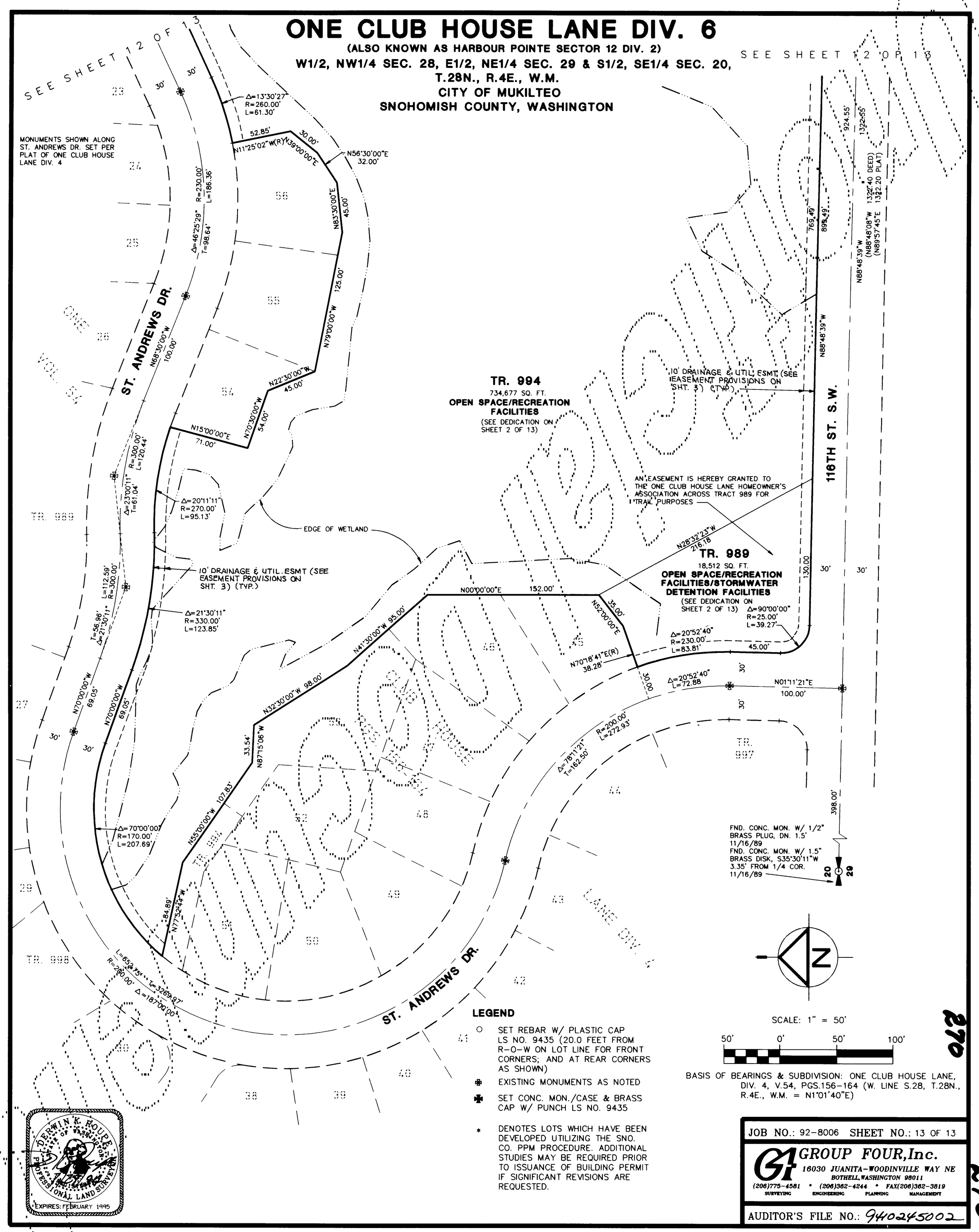
ONE CLUB HOUSE LANE DIV. 6

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

W1/2, NW1/4 SEC. 28, E1/2, NE1/4 SEC. 29 & S1/2, SE1/4 SEC. 20, T.28N., R.4E., W.M.

CITY OF MUKILTEO

SNOHOMISH COUNTY, WASHINGTON



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SCALE: 1" = 50'

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

JOB NO.: 92-8006 SHEET NO.: 13 OF 13

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