202106155002
PLAT
Rec: $187.50
6/15/2021 2:08 PM 1 of 3
SNOHOMISH COUNTY, WA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT **SAGE HOMES NORTHWEST, LLC., A WASHINGTON LIMITED LIABILITY COMPANY**, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND **WASHINGTON TRUST BANK, A WASHINGTON CHARTERED BANK**, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, EXCEPT TRACT 999 AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

TRACT 999, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, IS HEREBY GRANTED TO THE CATALINA HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT, SUBJECT TO BOTH AN EMERGENCY AND ROUTINE MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. OWNERSHIP AND EXTERIOR MAINTENANCE OF SAID TRACT CONSISTENT WITH THE CITY OF MARYSVILLE CODE SHALL BE THE RESPONSIBILITY OF THE CATALINA HOA. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE OWNERS OF ALL LOTS WITHIN THE PLAT SHALL COMPLY WITH THOSE CITY OF MARYSVILLE REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. IN THE EVENT THAT THE CITY OF MARYSVILLE SHALL BE REQUIRED TO MAKE CHANGES TO THE DRAINAGE OR DETENTION FACILITIES, CITY RIGHTS SHALL BE PRIMARY AND HOLD PRECEDENCE OVER THE RIGHTS RESERVED BY CATALINA HOA. THE CITY WILL TAKE ALL SUCH ACTS AS ARE REASONABLY REQUIRED TO PRESERVE, PROTECT AND MAINTAIN THESE IMPROVEMENTS. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACT. IN THE EVENT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING AN INTEREST IN THE TRACTS OR LOTS.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 83RD AVENUE NORTHEAST FROM LOT 22 AND TRACT 999, NOR SHALL THE CITY OF MARYSVILLE OR ANY OTHER LOCAL GOVERNMENTAL AGENCY EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED CATALINA, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT. SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR CATALINA, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER 202106150849

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 28th DAY OF April, 2021.

BY: _____

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 4th DAY OF May, 2021.

BY: Ken Pagow, VP Washington Trust Bank

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Adam J Baxter IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF **SAGE HOMES NORTHWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE

Sunshine R Kapus DATED: April 28, 2021
(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Marysville, WA
MY APPOINTMENT EXPIRES: 06-12-2024

NOTARY PUBLIC
STATE OF WASHINGTON
SUNSHINE R. KAPUS
License Number 102078
My Commission Expires 06-12-2024

STATE OF WASHINGTON)
)SS
COUNTY OF ~~SNOHOMISH~~ King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ken Pagow IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF **WASHINGTON TRUST BANK, A WASHINGTON CHARTERED BANK**, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE

Sunshine R Kapus DATED: May 4, 2021
(PRINT NAME)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Marysville, WA
MY APPOINTMENT EXPIRES: 06-12-2024

NOTARY PUBLIC
STATE OF WASHINGTON
SUNSHINE R. KAPUS
License Number 102078
My Commission Expires 06-12-2024

©

LEGAL DESCRIPTION

LOT 56, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 19 AND 20, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 22 OF THE MARYSVILLE MUNICIPAL CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 22 OF THE MARYSVILLE MUNICIPAL CODE.

3. THE MAXIMUM HEIGHT OF SOLID (MORE THAN 50% OPAQUE) FREE-STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND FACADE SHALL BE 3-1/2 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE COMMUNITY DEVELOPMENT DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.

4. THE MAXIMUM HEIGHT OF ANY DECORATIVE WALL OR FENCE WHICH ALLOWS VISIBILITY (NO MORE THAN 50% OPAQUE), SUCH AS WROUGHT IRON OR SPLIT RAIL FENCES, SHALL BE 6 FEET. SUCH FENCES SHALL BE SET BACK FROM THE SIDEWALK AT LEAST 3 FEET TO ALLOW FOR LANDSCAPING ELEMENTS TO SOFTEN THE VIEW OF THE FENCE.

5. DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3-1/2 FEET SHALL BE SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE.

6. THE LOCATION AND HEIGHT OF ALL FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS PLAT SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.

7. 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 CITY ROAD PURPOSES.

8. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR TRAFFIC IMPACTS CAUSED BY THE DEVELOPMENT IN ACCORDANCE WITH MMC CHAPTER 22D.030, TRAFFIC IMPACT FEES AND MITIGATION. TRAFFIC MITIGATION FEES SHALL BE VESTED AT A RATE OF $5,300 PER NEW SINGLE FAMILY RESIDENCE. TRAFFIC MITIGATION FEES HAVE BEEN DEFERRED, AND WILL BE REQUIRED TO BE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED. A CREDIT SHALL APPLY TO LOT 1.

9. THE APPLICANT SHALL SUBMIT PAYMENT TO LAKE STEVENS SCHOOL DISTRICT NO. 4 FOR SCHOOL IMPACTS CAUSED BY THE DEVELOPMENT IN ACCORDANCE WITH MMC CHAPTER 22D.040, SCHOOL IMPACT FEES AND MITIGATION. SCHOOL MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY. SCHOOL IMPACT FEES HAVE BEEN DEFERRED, AND WILL BE REQUIRED TO DE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED.

10. THE APPLICANT SHALL SUBMIT PAYMENT TO THE CITY OF MARYSVILLE FOR PARK IMPACTS CAUSED BY THE DEVELOPMENT IN ACCORDANCE WITH MMC CHAPTER 22D.020. PARKS, RECREATION, OPEN SPACE AND TRAIL IMPACT FEES AND MITIGATION. PARK MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY. PARK MITIGATION FEES HAVE BEEN DEFERRED, AND WILL BE REQUIRED TO BE PAID PRIOR TO FINAL BUILDING INSPECTIONS BEING GRANTED.

11. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 8803095003 (NO PLOTTABLE ENCUMBRANCES).

12. SUBJECT TO EASEMENT FOR ELECTRICAL DISTRIBUTION AND COMMUNICATIONS, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 202007290814 (ENCUMBERS ALL STREETS AND ROAD RIGHTS OF WAY UNLESS THEY ARE DEDICATED, 10 FOOT STRIPS AS SHOWN ON SHEET 3, AND AROUND GRANTEES FACILITIES).

13. SUBJECT TO DEED OF TRUST, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 202008190257 (BENEFICIARY IS WASHINGTON TRUST BANK).

14. AN EASEMENT FOR SIGHT DISTANCE IS HEREBY ESTABLISHED AS DEPICTED ON LOT 6 OF SHEET 3 OF THIS PLAT. NO STRUCTURE OR VEGETATION SHALL BE PLACED WITHIN THIS AREA.

15. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN-CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

16. OFFSITE STORMWATER DISCHARGE OCCURS WEST OF THE SUBJECT PROPERTY. STORMWATER FROM THE PLAT OF CATALINA AND ASSOCIATED 83RD AVENUE NORTHEAST FRONTAGE ARE CONVEYED WESTERLY TO AND ACROSS SNOHOMISH COUNTY TAX PARCEL NO. 00590700005701 TO THE POINT OF DISCHARGE THROUGH THE STORM WATER DRAINAGE EASEMENT RECORDED UNDER RECORDING NUMBER 201909300362.

17. COVENANTS AND SPECIAL PLAT RESTRICTIONS HAVE BEEN RECORDED UNDER AUDITOR'S FILE NO. 202106150849

18. A 20' WIDE PAVED FIRE APPARATUS ACCESS OR FIRE SPRINKLERS SHALL BE PROVIDED FOR LOTS 2 AND 11.

PRIVATE STORM DRAINAGE EASEMENTS (PSDE)

PRIVATE STORM DRAINAGE EASEMENTS OVER, UNDER AND ACROSS THE BURDENED LOTS, AS SET FORTH IN THE FOLLOWING TABLES AND SHOWN ON SHEET 3 OF 3, ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE BENEFITED LOTS AS SHOWN ON THE FOLLOWING TABLE.

THE OWNERS OF SAID BENEFITED LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

BURDENED LOTS	BENEFITED LOTS
3	2
5, 6	4, 5
8, 9	7, 8
11-13	10-12
15-17	14-16
19-21	18-22

Not a Document

CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS 28th DAY OF May, 2021.

CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS 26th DAY OF May, 2021.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 1st DAY OF June, 2021.

MAYOR, CITY OF MARYSVILLE

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 2021 TAXES.

Brian Sullivan
TREASURER, SNOHOMISH COUNTY

BY: _____ 6-15-21
DEPUTY COUNTY TREASURER

TREASURER SNOHOMISH COUNTY WASHINGTON OFFICIAL SEAL

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS 15 DAY OF June 2021, AT 8 MINUTES PAST 2:00P M, AND RECORDED IN VOLUME - OF PLATS, PAGES -, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garth Fell
AUDITOR, SNOHOMISH COUNTY

ASSESSOR'S NO. 0059070000-5600

BY: Diana Mix
DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CATALINA IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536

DARREN J. RIDDLE STATE OF WASHINGTON 37536 REGISTERED PROFESSIONAL LAND SURVEYOR

3/27/21
DATE

202106155002
PLAT Rec: $187.50
6/15/2021 2:08 PM 3 PG
SNOHOMISH COUNTY, WA

A.F. NO. _____

SHEET 1 of 3

Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

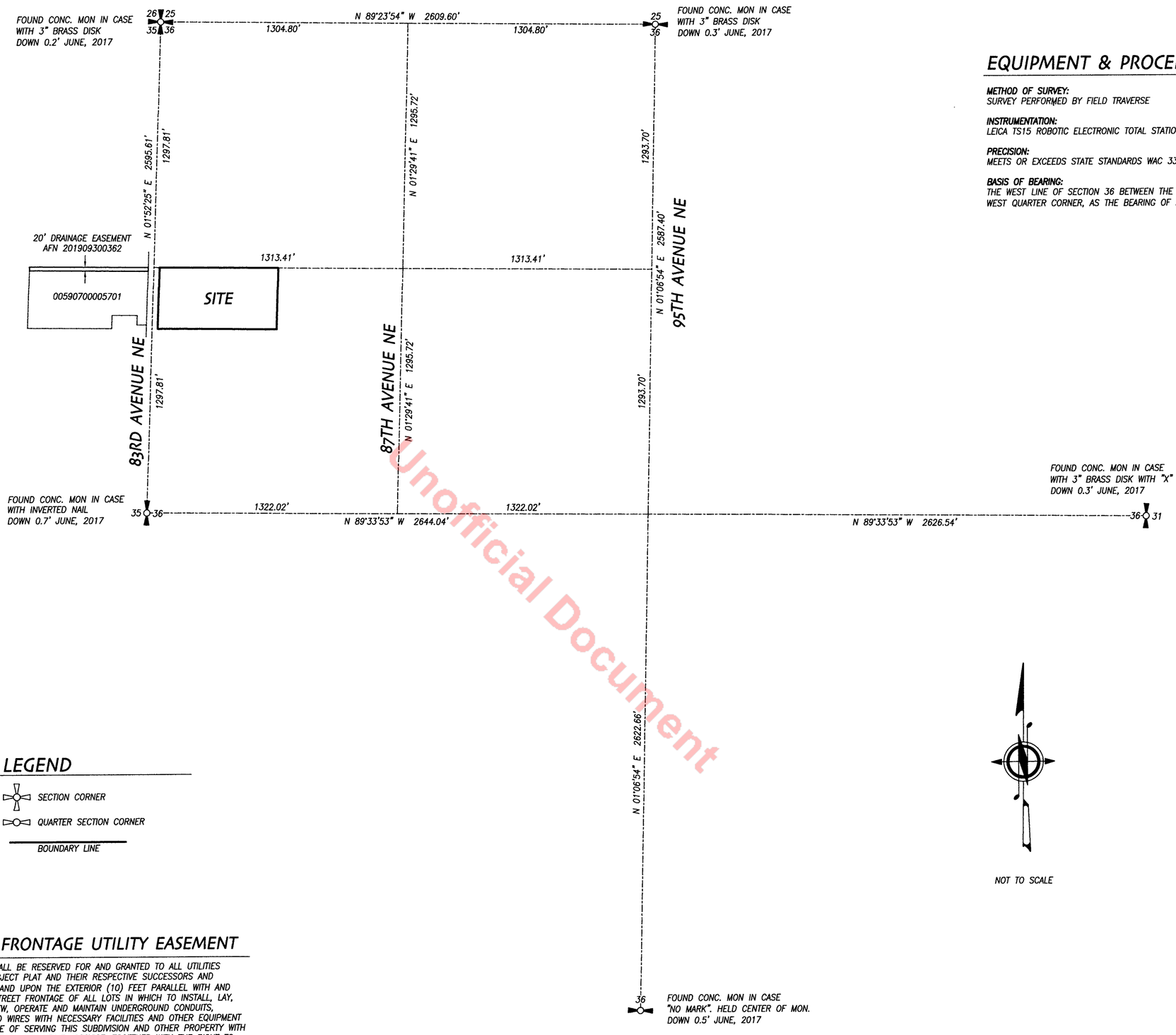
CITY MISC 500 172610

PLAT OF CATALINA

PA07-013

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA
SW 1/4 NW 1/4, SEC.36, T.30N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	3.26.21	201940fpm.dwg	N/A	20-1940



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE WEST LINE OF SECTION 36 BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER, AS THE BEARING OF N 01°52'25" E.

LEGEND

SECTION CORNER

QUARTER SECTION CORNER

BOUNDARY LINE

10 FOOT FRONTAGE UTILITY EASEMENT

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS 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 AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

Unofficial Document

A.F. NO. 202106155002

SHEET 2 of 3

DARREN J. RIDDLE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
3/27/21

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PLAT OF CATALINA

PA07-013

CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA
SW 1/4 NW 1/4, SEC.36, T.30N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	3.26.21	201940fpm.dwg	N.T.S.	20-1940

©

LEGEND

- ● SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- ○ FOUND REBAR & CAP AS NOTED
- SET CASED CONC. MON. STAMPED "PCS – 37536"
- ℄ RIGHT OF WAY CENTERLINE

PSDE PRIVATE STORM DRAINAGE EASEMENT

BOUNDARY LINE
LOT LINE
RIGHT OF WAY CENTERLINE
RIGHT OF WAY
UTILITY EASEMENT
BUILDING SETBACK LINE

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

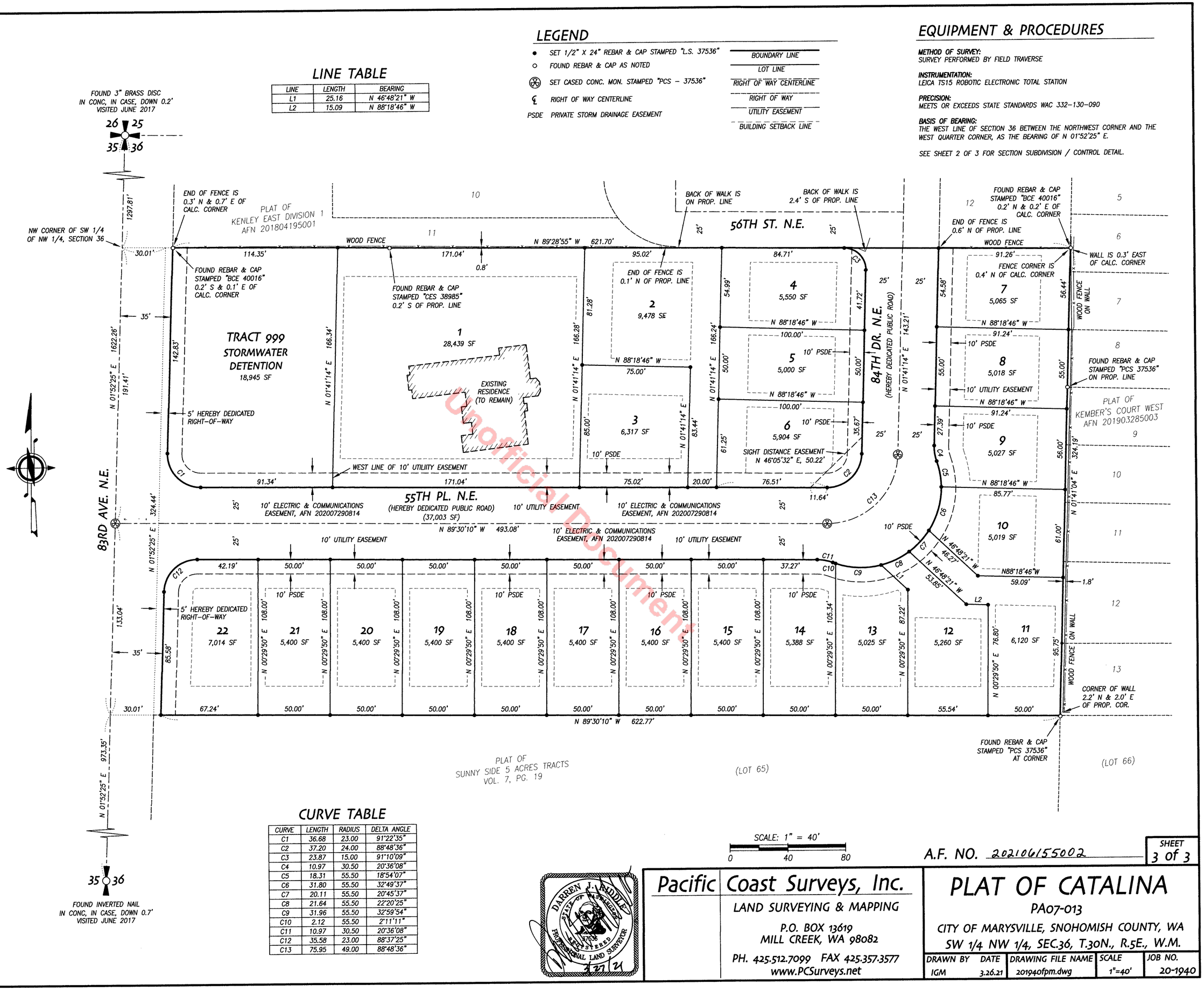
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332–130–090

BASIS OF BEARING:
THE WEST LINE OF SECTION 36 BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER, AS THE BEARING OF N 01°52'25" E.

SEE SHEET 2 OF 3 FOR SECTION SUBDIVISION / CONTROL DETAIL.

LINE TABLE

LINE	LENGTH	BEARING
L1	25.16	N 46°48'21" W
L2	15.09	N 88°18'46" W



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	36.68	23.00	91°22'35"
C2	37.20	24.00	88°48'36"
C3	23.87	15.00	91°10'09"
C4	10.97	30.50	20°36'08"
C5	18.31	55.50	18°54'07"
C6	31.80	55.50	32°49'37"
C7	20.11	55.50	20°45'37"
C8	21.64	55.50	22°20'25"
C9	31.96	55.50	32°59'54"
C10	2.12	55.50	2°11'11"
C11	10.97	30.50	20°36'08"
C12	35.58	23.00	88°37'25"
C13	75.95	49.00	88°48'36"

SCALE: 1" = 40'
0 40 80

A.F. NO. 202106155002

SHEET 3 of 3

DARREN J. RADDLE STATE OF WASHINGTON 37536 REGISTERED PROFESSIONAL LAND SURVEYOR 5/27/21

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PLAT OF CATALINA

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SW 1/4 NW 1/4, SEC.36, T.30N., R.5E., W.M.

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