

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JEANNINE'S LANDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND VALLEY HIGH INVESTMENTS, INC., A WASHINGTON CORPORATION, THE MORTGAGEES THEREOF, DECLARE THIS BINDING SITE PLAN 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 BINDING SITE PLAN 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 BINDING SITE PLAN 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 BINDING SITE PLAN, 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.

SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 25TH AVENUE NORTHEAST, FROM LOT 8, NOR SHALL THE CITY OF MARYSVILLE OR ANY OTHER LOCAL GOVERNMENT AGENCY EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

TRACT 998 IS A LANDSCAPE TRACT, AND IS HEREBY GRANTED TO THE JEANNINE'S LANDING HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS BINDING SITE PLAN.

TRACT 999, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, IS HEREBY GRANTED TO THE JEANNINE'S LANDING HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS BINDING SITE PLAN, 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 JEANNINE'S LANDING HOA. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL BINDING SITE PLAN. THE OWNERS OF ALL LOTS WITHIN THE BINDING SITE PLAN SHALL COMPLY WITH THOSE CITY OF MARYSVILLE REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE BINDING SITE PLAN. 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 JEANNINE'S LANDING 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.

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 JEANNINE'S LANDING, 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 JEANNINE'S LANDING, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER 202108125001.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 22 DAY OF July, 2021.

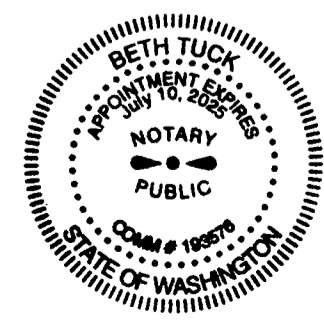
[Signature]
 JEANNINE'S LANDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

William L. Massey
 VALLEY HIGH INVESTMENTS INC., A WASHINGTON CORPORATION

REPRESENTATIVE ACKNOWLEDGMENTS

STATE OF WASHINGTON }
 COUNTY OF SNOHOMISH }
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARIN HUSEBY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF JEANNINE'S LANDING, 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.

[Signature]
 NOTARY SIGNATURE
Beth Tuck
 (PRINT NAME)
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Snohomish
 MY APPOINTMENT EXPIRES: 7/10/2025



REPRESENTATIVE ACKNOWLEDGMENTS CONTINUED

STATE OF WASHINGTON }
 COUNTY OF SNOHOMISH }
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM L. MASSEY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF VALLEY HIGH INVESTMENTS INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

[Signature]
 NOTARY SIGNATURE
Julia Price
 (PRINT NAME)
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Oak Harbor
 MY APPOINTMENT EXPIRES: 10-1-2024

DATED: 7/22/2021

[Seal]
 JULIA PRICE
 Notary Public
 State of Washington
 License Number 47708
 My Commission Expires
 October 01, 2024

SPECIAL EXCEPTIONS

- SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN THE STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 1682565 (RESERVES PORTION OF RIGHTS TO NATURAL RESOURCES).
- SUBJECT TO ELECTRIC DISTRIBUTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 199910070571 (AS SHOWN).
- SUBJECT TO FENCE AGREEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 201611220256 (WIRE FENCE REFERENCED IN DOCUMENT HAS BEEN REPLACED BY A WOOD FENCE).
- SUBJECT TO DEED OF TRUST, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 202008170485 (BENEFICIARY IS VALLEY HIGH INVESTMENTS, INC.).
- SUBJECT TO DISTRIBUTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 202102040583 (AS SHOWN).
- NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL BINDING SITE PLAN PROCEDURE.
- 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.
- THE LOCATION AND HEIGHT OF FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS BINDING SITE PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.
- ALL LOTS UNDER 5,000 SQUARE FEET ARE SUBJECT TO THE SMALL LOT SINGLE FAMILY DWELLING DEVELOPMENT STANDARDS SET FORTH IN MMC 22C.010.310.
- THE APPLICANT SHALL SUBMIT PAYMENT TO LAKEWOOD SCHOOL DISTRICT DISTRICT NO. 306 FOR SCHOOL IMPACTS CAUSED BY THE DEVELOPMENT IN ACCORDANCE WITH MMC CHAPTER 22D.040. 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, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE. CREDIT SHALL BE GIVEN TO LOT 31 FOR THE EXISTING HOUSE, IF DEMOLISHED (LOT 31 WOULD BE PART OF PHASE II).
- 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, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE. CREDIT SHALL BE GIVEN TO LOT 31 FOR THE EXISTING HOUSE, IF DEMOLISHED (LOT 31 WOULD BE PART OF PHASE II).
- ALL NECESSARY POWER LINES, TELEPHONE WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES OR LINES SHALL BE PLACED IN UNDERGROUND LOCATION EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCT INCLUDING EXISTING UTILITIES LOCATED ALONG 25TH AVENUE NE FRONTAGES. ALL SUCH UNDERGROUND INSTALLATIONS OR SYSTEMS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY AND SHALL ADHERE TO ALL GOVERNING APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE APPLICABLE CITY AND STATE REGULATIONS AND SPECIFIC REQUIREMENTS OF THE APPROPRIATE UTILITY PURSUANT TO MMC SECTION 22G.100.430.
- IN ORDER TO OBTAIN THE DENSITY SHOWN FOR THE PRD/BSP, THE PROJECT'S DEVELOPER INSTALLED A PERIMETER QUALITY SIGHT OBSCURING FENCE ALONG THE NORTH, SOUTH AND EAST BOUNDARIES OF THE PLAT. SAID FENCE SHALL BE CONTINUOUSLY MAINTAINED IN GOOD CONDITION CONSISTENT WITH THE APPROVED PLAN. FENCING THAT IS IN DISREPAIR MUST BE REPLACED TO MATCH EXISTING FENCING OR AS OTHERWISE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBER 202108125001.
- CONDITIONS 1-5 OF THE SEPA MDNS ISSUED ON MAY 29, 2020 SHALL BE ADHERED TO.
- NO ACCESSORY DWELLING UNITS (ADU) SHALL BE ALLOWED WITHIN THIS PLANNED RESIDENTIAL DEVELOPEMENT (PRD).

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
 EXCEPT THE WEST 30 FEET THEREOF AS CONVEYED TO COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NO. 931154.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS 3rd DAY OF August, 2021.
[Signature]
 CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS 3rd DAY OF AUGUST, 2021.
[Signature]
 COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 3rd DAY OF August, 2021.
[Signature]
 MAYOR, CITY OF MARYSVILLE

[Signature]
 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 THE OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2021 TAXES.

[Signature]
 TREASURER, SNOHOMISH COUNTY

[Signature] 8/12/2021
 DEPUTY COUNTY TREASURER

EXISTING PARCEL NUMBER:
 31052000300500



LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JEANNINE'S LANDING, LLC IN NOVEMBER 2020. THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND. I HEREBY CERTIFY THAT THIS JEANNINE'S LANDING PRD/BSP IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS OR CEILINGS THEREOF, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

[Signature] 7/20/21
 DAREN J. RIDDLE
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 37536



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS 12 DAY OF Aug, 2021, AT 31 MINUTES PAST 10 AM, AND RECORDED IN VOLUME --- OF PLATS, PAGES ---, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

[Signature]
 AUDITOR, SNOHOMISH COUNTY

[Signature]
 DEPUTY COUNTY AUDITOR

A.F. NO. 202108125001 SHEET 1 of 2

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	JEANNINE'S LANDING PRD/BSP FILE NO: PA20-005 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA NE 1/4 SW 1/4, SEC.20, T.31N., R.5E., W.M.	
	DRAWN BY IGM	DATE 7.20.21
	SCALE N/A	JOB NO. 19-1761

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
 LEICA TCRP 1201 ROBOTIC ELECTRONIC TOTAL STATION

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

BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF 172ND ST. N.E., AS THE BEARING OF NORTH 89°03'36" EAST, PER THE PLAT OF WANDERING WINDS, AFN 201902265003.

LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- FOUND REBAR & CAP AS NOTED
- ⊗ FOUND CONC. MONUMENT AS NOTED
- ⊗ SET CASSED CONC. MON. STAMPED "PCS - 37536"
- ℄ RIGHT OF WAY CENTERLINE
- Ⓐ FRONTAGE UTILITY EASEMENT
- Ⓑ 5' LANDSCAPING EASEMENT
- Ⓒ 4' PRIVATE DRAINAGE EASEMENT
- Ⓓ 15' PUBLIC DRAINAGE EASEMENT
- Ⓔ FOUND REBAR & CAP STAMPED "L.S. 37536"
- Ⓕ REBAR & CAP SET 5.0' NORTH OF CORNER, ON LINE
- Ⓖ UTILITY EASEMENT, AFN 2021022040583

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

LINE TABLE

LINE	LENGTH	BEARING
L1	17.44	N 01°11'22" E
L2	1.84	N 01°11'22" E
L3	39.95	N 89°03'29" E
L4	77.04	N 00°49'25" E
L5	7.69	N 40°56'57" E
L6	9.16	N 31°09'14" W
L7	25.31	N 01°11'22" E
L8	18.12	N 69°34'01" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	16.30	24.00	38°54'30"
C2	24.84	16.20	87°52'07"
C3	42.08	24.00	100°27'19"
C4	25.10	165.00	8°42'54"
C5	34.42	120.00	16°26'05"
C6	33.46	100.00	19°10'12"
C7	55.02	185.00	17°02'19"
C8	18.84	80.00	13°29'37"
C9	14.37	205.00	4°01'02"
C10	40.62	205.00	11°21'10"
C11	5.97	205.00	1°40'08"
C12	78.54	50.00	90°00'00"

BIORETENTION LANDSCAPING MAINTENANCE

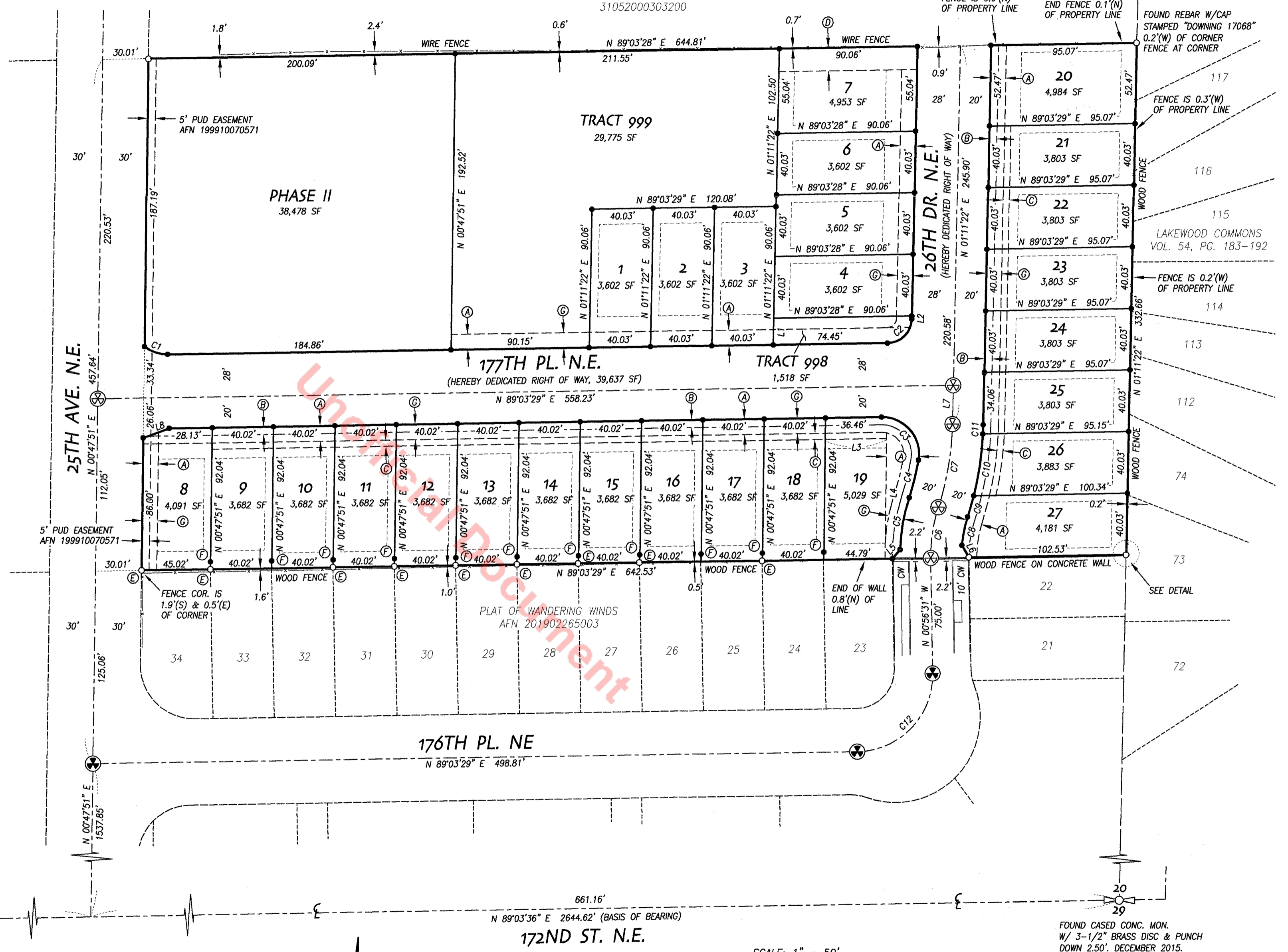
THE SUBJECT PRD/BSP CONTAINS BIORETENTION STORMWATER FACILITIES WITHIN THE LANDSCAPE STRIPS IN PUBLIC RIGHT OF WAY, EASEMENTS AND TRACT 999. SAID BIORETENTION LANDSCAPING, WHETHER ON PRIVATE OR PUBLIC PROPERTY SHALL BE THE OBLIGATION OF THE JEANNINE'S LANDING HOME OWNERS ASSOCIATION (HOA) TO MAINTAIN, AND IN THE EVENT OF THE HOA'S DISSOLUTION, THE RESPONSIBILITY OF ALL OF THE LOT OWNERS WITHIN JEANNINE'S LANDING WITH AN EQUAL AND UNDIVIDED INTEREST. BIORETENTION PLANTINGS SHALL NOT BE REMOVED AND THE DEPRESSIONS SHALL NOT BE FILLED. IF REQUIRED, REPLACEMENT BIORETENTION PLANTINGS MUST MEET THE SPECIFICATIONS DESCRIBED IN THE APPROVED PLAN MMC CHAPTER 22C.120 LANDSCAPING AND SCREENING, OR THE RAIN GARDEN HANDBOOK FOR WESTERN WASHINGTON (2013), AS AMENDED.

PRIVATE STORM DRAINAGE EASEMENTS

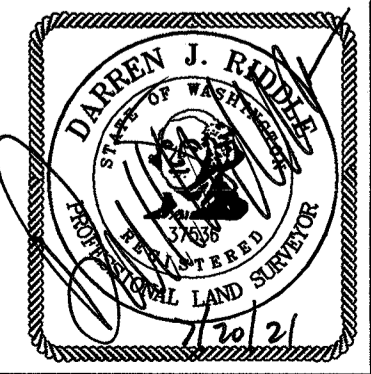
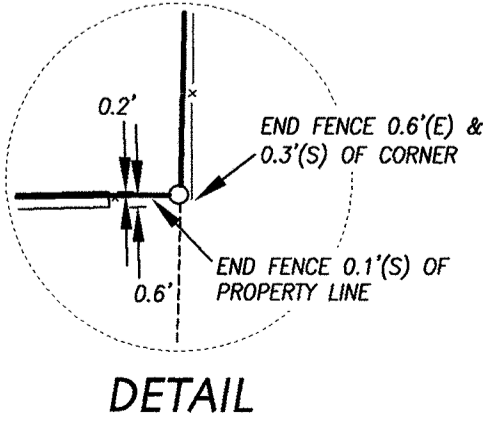
PRIVATE STORM DRAINAGE EASEMENTS OVER, UNDER AND ACROSS THE BURDENED LOTS, AS SET FORTH IN THE FOLLOWING TABLES AND SHOWN HEREON, ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF THE BENEFITED LOTS AS SHOWN ON THE FOLLOWING TABLE.

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
10-18	9-13, 15-19
22-25	21-23, 25-26



19 20
 30 29
 FOUND CASSED CONC. MON.
 W/ 3-1/2" BRASS DISC & "X".
 DOWN 2.0'. DECEMBER 2015.

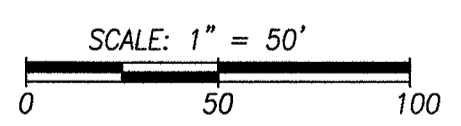


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 www.PCSurveys.net

A.F. NO. 202108125001 SHEET 2 of 2

JEANNINE'S LANDING PRD/BSP
 FILE NO: PA20-005
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA
 NE 1/4 SW 1/4, SEC.20, T.31N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
IGM	7.20.21	191761fpm.dwg	1" = 50'	19-1761



FOUND CASSED CONC. MON.
 W/ 3-1/2" BRASS DISC & PUNCH
 DOWN 2.50'. DECEMBER 2015.