

PELLERIN RIDGE II A PLAT COMMUNITY

PORTION OF THE SW1/4 OF THE SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT MAINVUE WA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, 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 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 ANY 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.

TRACT 992 IS A DRAINAGE FACILITY/OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE PELLERIN RIDGE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THE SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACT. IN THE EVENT THAT 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. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND 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 ANY INTEREST IN THE TRACTS OR LOTS.

TRACT 993 IS A PRIVATE ACCESS & UTILITY TRACT AND IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 29 AND 30, AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF SAID TRACT.

PUBLIC DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LAKE STEVENS, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE DRAINAGE 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 STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER UPON OR THROUGH THE DRAINAGE EASEMENT.

DECLARANT DECLARATION:

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 "PELLERIN RIDGE II", 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 PELLERIN RIDGE II, RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 202106230798.

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

MAINVUE WA LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY: MAINVUE HOMES LLC.
A DELAWARE LIMITED LIABILITY COMPANY

Vall
BY: VANESSA NORMANDIN
ITS: MANAGER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Vanessa Normandin IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF MAINVUE WA LLC., A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

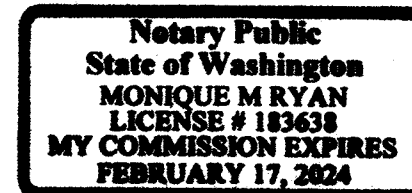
DATED THIS 18th DAY OF June, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME Monique M. Ryan

RESIDING AT hickland

MY APPOINTMENT EXPIRES 2-17-2024



APPROVALS

SNOHOMISH COUNTY TREASURER 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 BY: Bruch 6-23-21
TREASURER, SNOHOMISH COUNTY DEPUTY COUNTY TREASURER

ASSESSOR'S PARCEL NOS.: 29061900400600, 29061900403500, 29061900401300, 29061900400900, 29061900400800 & 29061900401500

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS DIVISION WERE PAID TO THE CITY OF LAKE STEVENS BY THE 13th DAY OF January, 2021.

3/21/21
FINANCE DIRECTOR DATE

APPROVAL OF PUBLIC IMPROVEMENTS

EXAMINED AND APPROVED THIS 22 DAY OF June, 2021.

Ein Dwyer
LAKE STEVENS PUBLIC WORKS DIRECTOR

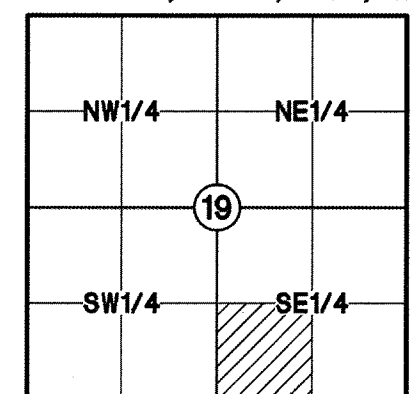
PLANNING AND COMMUNITY DEVELOPMENT SUBDIVISION APPROVAL

EXAMINED AND APPROVED THIS 21st DAY OF June, 2021.

Plat
LAKE STEVENS PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

Unofficial Document

INDEXING DATA SECTION 19, T29N, R6E, W.M.



202106235006

6/17/2021

LUA2021-0002

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OWEN B. HILLE, THIS 23 DAY OF JUNE, 2021, AT 35 MINUTES PAST 3 P.M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____ AUDITOR'S FILE NO. 202106235006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Garth Fell
AUDITOR, SNOHOMISH COUNTY

BY:

Janet Leaf
DEPUTY COUNTY AUDITOR

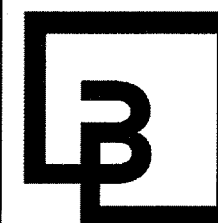
LAND SURVEYOR'S CERTIFICATE

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 MAINVUE WA LLC IN AUGUST, 2020, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS. I HEREBY CERTIFY THAT THIS MAP OF PELLERIN RIDGE II, A PLAT COMMUNITY, 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 TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

Owen B. Hille
OWEN B. HILLE, PLS #40016

DATE

6/17/2021



Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

SW1/4 OF SE1/4, SECTION 19, T29N-R6E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

MAINVUE WA LLC.
1110 112TH AVE. NE, SUITE 202
BELLEVUE, WA 98004

DWN. BY	KMA	DATE	8/21/2020	JOB NO.	20872
CHKD. BY	OBH	SCALE	N/A	SHEET	1 OF 6

PELLERIN RIDGE II
A PLAT COMMUNITY

PORTION OF THE SW1/4 OF THE SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL 1: (4-006)

PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201811275005, BEING A RE-RECORDING OF AUDITOR'S FILE NOS. 201811135009 AND 201810315003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR RIGHT OF WAY UNDER AUDITOR'S FILE NO. 7608200247;

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 2: (4-035)

PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201811275005, BEING A RE-RECORDING OF AUDITOR'S FILE NOS. 201811135009 AND 201810315003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 3: (4-013)

PARCEL B OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 96 104429 RECORDED UNDER AUDITOR'S FILE NO. 9606240476, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 4: (4-009)

PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201811275004, BEING A RE-RECORDING OF AUDITOR'S FILE NO. 201810315001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 5: (4-008)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;
THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER WHICH LINE IS ALSO THE EAST LINE OF THE PLAT OF IDEAL GARDEN TRACTS, A DISTANCE OF 664.10 FEET TO A POINT WHERE THE COMMON LINE BETWEEN TRACTS 2 AND 3 OF SAID IDEAL GARDEN TRACTS CUTS THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, 1320 FEET MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A POINT REFERRED TO AS POINT "A";
THENCE REVERSING AND RUNNING WESTERLY ALONG SAID LINE LAST DESCRIBED, SAID LINE BEGINNING PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THAT PARCEL DEEDED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY UNDER THAT QUIT CLAIM DEED RECORDED DECEMBER 10, 1971 UNDER AUDITOR'S FILE NO. 2225590, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE EASTERLY TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE HERETOFORE POINT "A" AND THENCE IN A WESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WEST 105 FEET; AND

ALSO EXCEPTING THE FOLLOWING:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;
THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER WHICH LINE IS ALSO THE EAST LINE OF THE PLAT OF IDEAL GARDEN TRACTS, A DISTANCE OF 664.10 FEET TO A POINT WHERE THE COMMON LINE BETWEEN TRACTS 2 AND 3 OF SAID IDEAL GARDEN TRACTS CUTS THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, 1320 FEET MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE REVERSING AND RUNNING WESTERLY ALONG SAID LINE LAST DESCRIBED, SAID LINE BEING PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 210 FEET;
THENCE RUNNING WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 85 FEET;
THENCE RUNNING IN A SOUTHERLY DIRECTION ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 210 FEET;
THENCE RUNNING EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SAID SOUTHEAST QUARTER A DISTANCE OF 85 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THEREFROM ANY ROADS

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 6: (4-015)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;
THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, WHICH LINE IS ALSO THE EAST LINE OF THE PLAT OF IDEAL GARDEN TRACTS, A DISTANCE OF 664.10 FEET TO A POINT WHERE THE COMMON LINE BETWEEN TRACTS 2 AND 3 OF SAID IDEAL GARDEN TRACTS CUTS THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, 1320 FEET MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE REVERSING AND RUNNING WESTERLY ALONG SAID LINE LAST DESCRIBED, SAID LINE BEING PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 210 FEET;
THENCE RUNNING WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 85 FEET;
THENCE RUNNING IN A SOUTHERLY DIRECTION ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER A DISTANCE OF 210 FEET;
THENCE RUNNING EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SAID SOUTHEAST QUARTER A DISTANCE OF 85 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ANY ROADS

SITUATE IN THE CITY OF LAKE STEVENS, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY INFORMATION

HORIZONTAL DATUM:

NAD 83(2011), WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, 4601

BASIS OF BEARINGS:

NORTH 88°56'52" WEST, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.

S 1/4 COR. SEC. 19

N: 359280.34

E: 1333234.97

FND. CONC. MON. W/INVERTED NAIL

S.W. COR. SEC. 19

N: 359329.36

E: 1330565.99

FND. CASED CONC. MON. W/3-1/2" BRASS DISK W/PUNCH
"LS 12388", DOWN 0.5'

DATES OF SURVEY:

FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN SEPTEMBER 2018 & MAY 2019.

NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. A TOPCON HR-5, TOPCON GT-1000 TOTAL STATION, AND A TOPCON MAGNET DATA COLLECTOR DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

SURVEYOR'S NOTES:

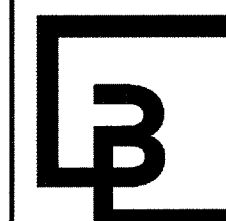
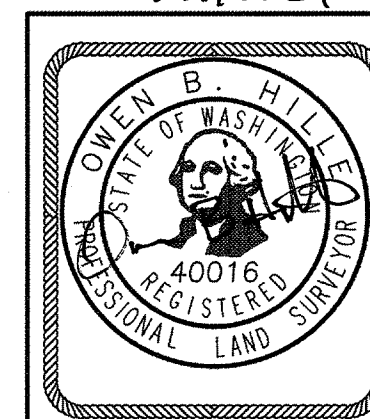
1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET

Unofficial Document

202106235006

6/17/2021

LUA2021-0002



**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

SW1/4 OF SE1/4, SECTION 19, T29N-R6E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

MAINVUE WA LLC.
1110 112TH AVE. NE, SUITE 202
BELLEVUE, WA 98004

DWN. BY KMA	DATE 8/21/2020	JOB NO. 20872
CHKD. BY OBH	SCALE N/A	SHEET 2 OF 6

PELLERIN RIDGE II
A PLAT COMMUNITY

PORTION OF THE SW1/4 OF THE SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS/COVENANTS

- TRACT 992 IS A DRAINAGE FACILITY/OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE PELLERIN RIDGE HOMEOWNERS ASSOCIATION, AND SHALL BE PERMANENTLY RESERVED FOR DETENTION AND OPEN SPACE PURPOSES. THE PELLERIN RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT 993 IS A PRIVATE ACCESS/UTILITY TRACT FOR THE BENEFIT OF LOTS 29 AND 30. THE OWNERS OF LOTS 29 AND 30 SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT, AND SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE.
- THE PELLERIN RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTER AREAS WITHIN ALL RIGHTS-OF-WAY AND FOR THE COMMON OPEN SPACE PARKS.
- MITIGATION FEES FOR DIRECT IMPACTS TO PARKS (LSMC 14.120), SCHOOLS (LSMC 14.100) AND TRAFFIC (LSMC 14.112) ARE DUE AND SHALL BE PAID FOR ALL LOTS. THE PROPONENT OR SUCCESSOR SHALL PAY IMPACT FEES PRIOR TO OR AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW SINGLE FAMILY RESIDENCES. MITIGATION FEES ARE THOSE IN EFFECT AT THE TIME OF PAYMENT.
- THE ARTICLES OF INCORPORATION FOR THE PELLERIN RIDGE HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE SECRETARY OF STATE, STATE OF WASHINGTON, IN OLYMPIA.
- THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 202106230798, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- FIRE SPRINKLER PROTECTION: LOTS ADJACENT TO ROAD GRADES IN EXCESS OF 10% SHALL HAVE FIRE SPRINKLER PROTECTION PER IFC APPENDIX D AND FIRE MARSHAL REQUIREMENTS.

10 FOOT FRONTAGE UTILITY EASEMENT

AN EASEMENT (UE) IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY PUD NO. 1 AND ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND ALL LOT OWNERS OF THE PLAT, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE PROPOSED STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH PUBLIC AND PRIVATE STORM DRAINAGE, WATER, ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

EASEMENTS

- THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE LOT OWNERS WHO BENEFIT FROM THEIR USE.
THE VARYING WIDTH PSDE WITHIN THE REAR OF LOTS 35 THROUGH 41 IS FOR THE BENEFIT OF LOTS 34-41.
THE 10' PSDE WITHIN THE REAR OF LOT 42 IS FOR THE BENEFIT OF LOTS 42 & 43.
THE 15' PSDE WITHIN THE REAR OF LOTS 53 THROUGH 57 IS FOR THE BENEFIT OF LOTS 52-57.
THE 10' PSDE WITHIN THE REAR OF LOTS 58, 59 & 82 THROUGH 90 IS FOR THE BENEFIT OF LOTS 81-89.

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 SYSTEM THAT THEY HAVE THE BENEFIT OF USE. EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED PRIVATE STORM DRAINAGE SYSTEM LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE OWNER.

- THE PUBLIC SANITARY SEWER EASEMENT (SSE) SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO THE LAKE STEVENS SEWER DISTRICT FOR OWNERSHIP AND MAINTENANCE OF THE PUBLIC SEWER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

RETAINING WALL/ROCKERY EASEMENT PROVISIONS

ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO A PERMANENT EASEMENT GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDES OF SUCH RETAINING WALL OR ROCKERY.

THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE WALL 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 DRAINAGE LOCATED UPSTREAM FROM THAT POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION, ACTING THROUGH ITS AGENTS AND EMPLOYEES, SHALL HAVE THE RIGHT TO MAINTAIN, REPAIR, REPLACE, IMPROVE OR OTHERWISE MANAGE ANY TWO-TIERED ROCKERIES OR TWO-TIERED RETAINING WALLS INITIALLY INSTALLED BY DECLARANT WITHIN THE REAL PROPERTY AND ASSOCIATED DRAINAGE AND LANDSCAPING AND SHALL HAVE ACCESS TO EACH LOT ADJOINING OR CONTAINING SUCH TWO-TIERED ROCKERIES OR TWO-TIERED RETAINING WALLS AS MAY REASONABLY BE NECESSARY FOR THE FOREGOING. THE COST OF THE FOREGOING WILL BE INCLUDED IN THE ASSOCIATION'S BUDGET IN THE SAME MANNER AS OTHER COMMON EXPENSES OF THE ASSOCIATION AND SHALL BE ASSESSED AGAINST ALL LOTS AS GENERAL OR SPECIAL ASSESSMENTS, AS APPLICABLE, AS FURTHER PROVIDED IN THE DECLARATION.

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF LAKE STEVENS (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES, INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
- IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.
- IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
- WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
- GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.
- THE PELLERIN RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE OFF-SITE STORM VAULT AND LEVEL SPREADER LOCATED WITHIN TAX PARCEL 00586900000306 PURSUANT TO THE TERMS OF THAT CERTAIN PRIVATE STORM DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 202005200043.

TITLE NOTES

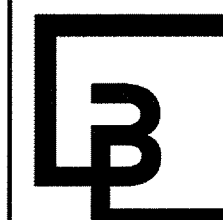
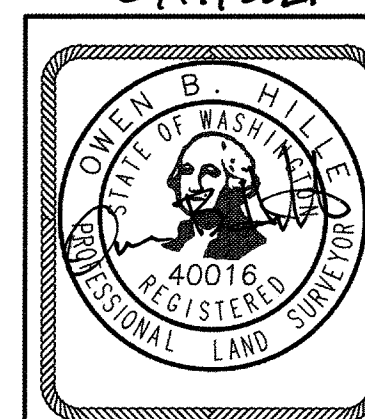
(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 500094874 UPDATE 4, DATED APRIL 1, 2021)

- NOT APPLICABLE TO BE SHOWN ON SURVEY.
- WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO COUNTY/CITY/STATE: SNOHOMISH COUNTY NAME OF STREET OR HIGHWAY: 18TH STREET SE RECORDING DATE: JULY 10, 1931 RECORDING NO.: 503201, 503204 AND 503205 AFFECTS: PARCELS 1-6
- 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 SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 95-110566: RECORDING NO: 9602060443 AFFECTS: PARCELS 2-4
- 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 SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 96 104429: RECORDING NO: 9606240476 AFFECTS: PARCELS 2-5
- TEMPORARY USE EASEMENT AGREEMENT FOR FENCING INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF
RECORDING DATE: NOVEMBER 9, 2018 RECORDING NO.: 201811090462 (DOES NOT AFFECT SITE)
- TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: NOVEMBER 9, 2018 RECORDING NO.: 201811090463 (DOES NOT AFFECT SITE)
- TEMPORARY USE EASEMENT AGREEMENT FOR FENCING AND DRIVEWAY INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF
RECORDING DATE: NOVEMBER 9, 2018 RECORDING NO.: 201811090464 (DOES NOT AFFECT SITE)
- TEMPORARY USE EASEMENT AGREEMENT FOR RETAINING WALL INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF
RECORDING DATE: NOVEMBER 9, 2018 RECORDING NO.: 201811090466 (DOES NOT AFFECT SITE)
- AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY 2, 2019 RECORDING NO.: 201905020301 (NOT SHOWN - OVER PORTIONS OF ADJACENT APN 29061900-402000 TO EAST. TERMINATES 3 YEARS FROM RECORDING)
- PELLERIN II DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: DECEMBER 5, 2018 RECORDING NO.: 201802050249
AN ADDENDUM TO THE DEVELOPER EXTENSION AGREEMENT HAS BEEN RECORDED UNDER AUDITOR'S FILE NO. 202006120255
- PRIVATE STORM DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY 20, 2020 RECORDING NO.: 202005200043 (PERMANENT EASEMENT SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: GAS AND UTILITY DISTRIBUTION SYSTEM
RECORDING DATE: SEPTEMBER 28, 2020 RECORDING NO.: 202009281527
AFFECTS: PORTION OF SAID PREMISES (SHOWN HEREON, TOGETHER WITH AN EASEMENT 10 FEET IN WIDTH BEING 5 FEET ON EACH SIDE OF FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED)
- 13-14. NOT APPLICABLE TO BE SHOWN ON SURVEY.

202106235006

6/17/2021

LUA2021-0002



**Barghausen
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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

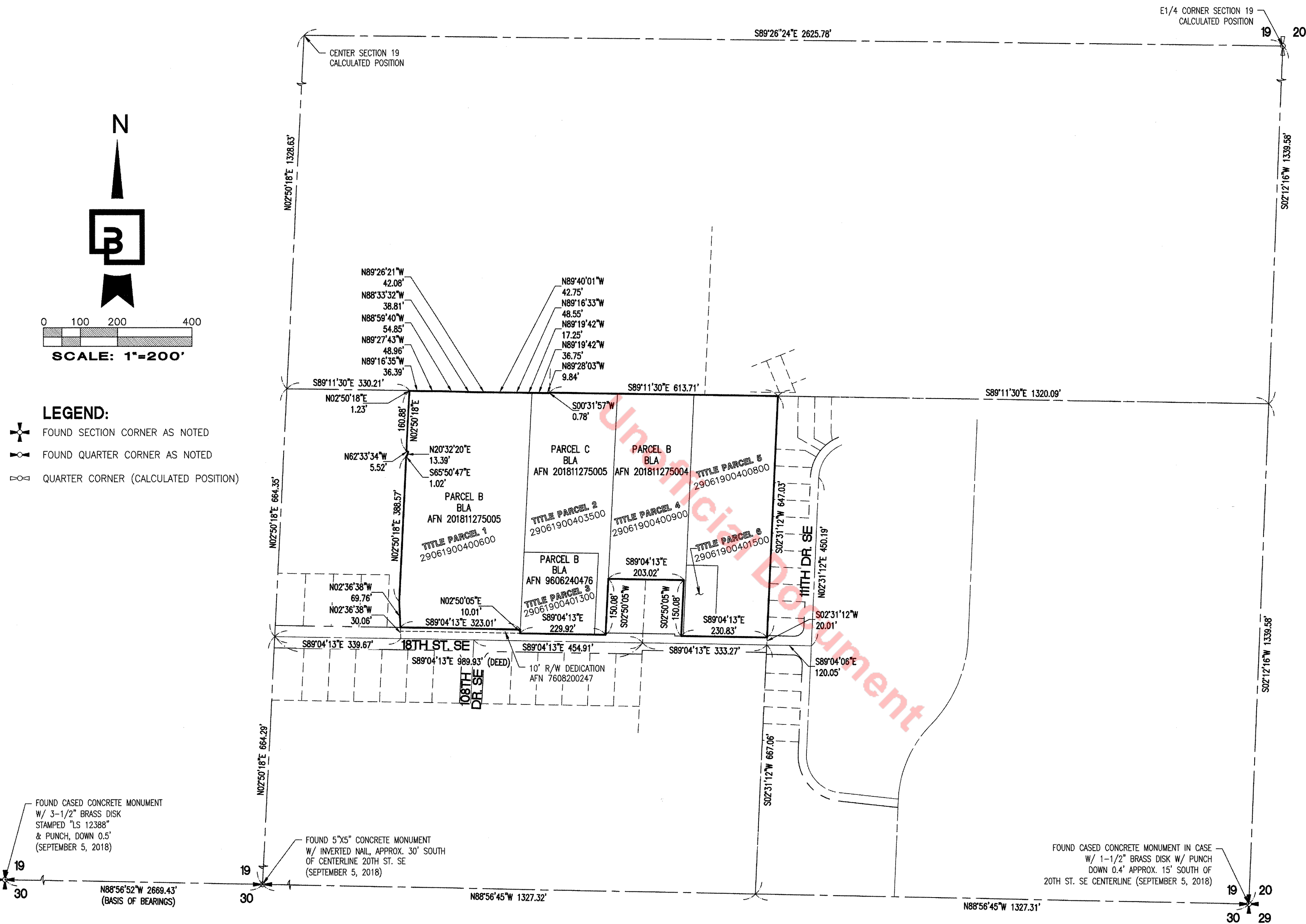
SW1/4 OF SE1/4, SECTION 19, T29N-R6E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

MAINVUE WA LLC.
1110 112TH AVE. NE, SUITE 202
BELLEVUE, WA 98004

DWN. BY	KMA	DATE	8/21/2020	JOB NO.	20872
CHKD. BY	OBH	SCALE	N/A	SHEET	3 OF 6

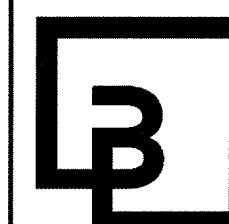
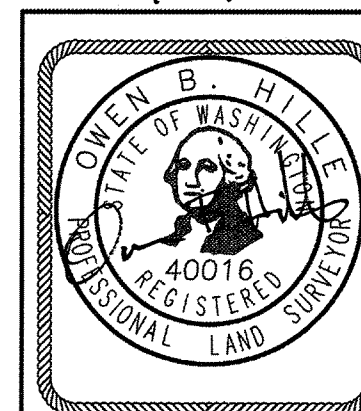
PELLERIN RIDGE II A PLAT COMMUNITY

PORTION OF THE SW1/4 OF THE SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



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CHKD. BY	OBH	SCALE	N/A	SHEET	4 OF 6

202106235006

PELLERIN RIDGE II A PLAT COMMUNITY

PORTION OF THE SW1/4 OF THE SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

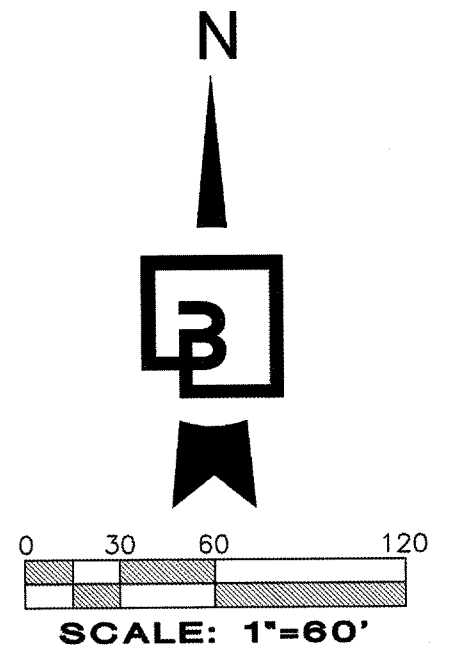
CURVE TABLE		
CURVE	DELTA	LENGTH
C1	9°59'12"	165.00'
C2	9°59'12"	165.00'
C3	88°24'35"	20.00'
C4	91°35'25"	20.00'
C5	91°35'25"	20.00'
C6	88°05'29"	20.00'
C7	16°46'48"	140.00'
C8	1°50'14"	190.00'
C9	80°32'34"	20.00'
C10	106°42'49"	20.00'
C11	9°20'58"	140.00'
C12	12°50'12"	140.00'
C13	5°05'33"	190.00'
C14	3°37'57"	190.00'
C15	92°01'48"	20.00'
C16	87°58'12"	20.00'
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C18	87°58'12"	20.00'
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C23	2°39'00"	190.00'
C24	9°59'12"	140.00'
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C28	20°36'08"	30.50'
C29	88°24'35"	20.00'
C30	91°54'31"	20.00'

LINE TABLE		
LINE	DIST	BEARING
L1	10.00'	N02°50'18"E
L3	10.01'	S02°50'05"W
L4	15.11'	N88°59'40"W
L5	9.90'	N88°33'32"W
L6	7.66'	N89°19'42"W
L7	28.86'	N30°46'41"E
L8	6.34'	N89°19'42"W
L9	7.04'	S89°11'30"E
L10	12.61'	N44°20'10"E
L11	10.47'	S02°31'12"W
L12	22.36'	S27°29'42"W
L13	22.36'	S25°38'07"E
L14	20.00'	S00°55'47"W
L15	10.01'	S02°50'05"W
L16	10.00'	S02°31'12"W
L17	28.86'	N29°09'40"W
L18	25.61'	N11°40'20"W
L19	25.61'	S74°59'58"E

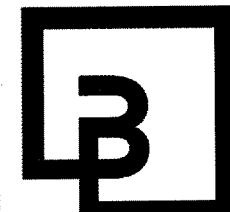
SETBACKS & LOT COVERAGE REQUIREMENTS:

MAXIMUM LOT COVERAGE (IMPERVIOUS AREA) IS 65% OF THE LOT, INCLUDING BUT NOT LIMITED TO BUILDINGS, ROADS, DRIVEWAYS AND PATIOS.

FRONT SETBACK: MINIMUM 15--FEET, MAXIMUM 20--FEET FROM THE RIGHT-OF-WAY LINE, INCLUDING SETBACKS FROM ACCESS EASEMENTS THAT ABUT STREETS
SIDE SETBACK: 5--FEET
REAR SETBACK: 5--FEET



- LEGEND:**
- FOUND REBAR/CAP AS NOTED
 - CITY OF LAKE STEVENS STANDARD ROAD MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
 - SET REBAR/CAP "BCE 40016"
 - UE UTILITY EASEMENT - SEE 10 FOOT FRONTAGE UTILITY EASEMENT NOTE ON SHEET 3
 - PSDE PRIVATE SANITARY SEWER EASEMENT (SEE EASEMENT NOTE 1 ON SHEET 3)
 - PSE PUGET SOUND ENERGY EASEMENT AFN 202009281527



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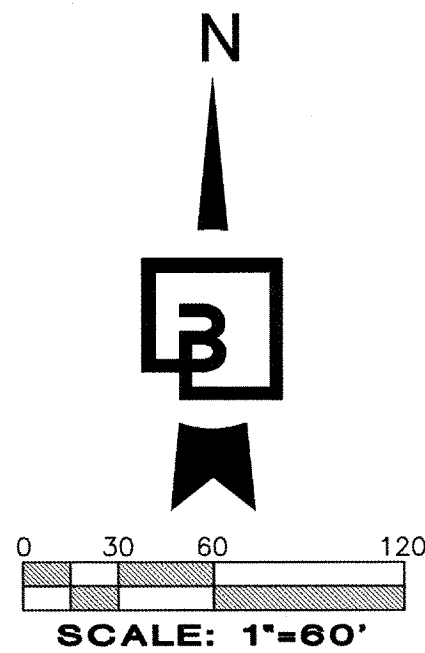
SW1/4 OF SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

MAINVUE WA LLC.
1110 112TH AVE. NE, SUITE 202
BELLEVUE, WA 98004

DWN. BY	DATE	JOB NO.
KMA	8/21/2020	20872
CHKD. BY	SCALE	SHEET
OBH	N/A	5 OF 6

PELLERIN RIDGE II A PLAT COMMUNITY

PORTION OF THE SW1/4 OF THE SE1/4, SECTION 19, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



LEGEND:

- FOUND REBAR/CAP AS NOTED
- FOUND MONUMENT AS NOTED
- ✕ FOUND TACK OR MAG NAIL AS NOTED
- CITY OF LAKE STEVENS STANDARD ROAD MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
- SET REBAR/CAP "BCE 40016"
- UE UTILITY EASEMENT - SEE 10 FOOT FRONTAGE UTILITY EASEMENT NOTE ON SHEET 3
- PSDE PRIVATE SANITARY SEWER EASEMENT (SEE EASEMENT NOTE 1 ON SHEET 3)
- SSE PUBLIC SANITARY SEWER EASEMENT (SEE EASEMENT NOTE 2 ON SHEET 3)
- PSE PUGET SOUND ENERGY EASEMENT AFN 202009281527
- (A) FND. ORANGE 1/2" REBAR & CAP "PCS 37536" ON LINE
- (B) FND. YELLOW 1/2" REBAR & CAP "17068 DOWNING" 0.3' EAST OF LINE
- (C) BRICK RET. WALL UP TO 0.7' WEST OF LINE (APPEARS TO BE BUILT UP TO REMNANT OF OLD HOG WIRE FENCE) SEE TEMPORARY CONSTRUCTION EASEMENT, AFN 201811090467 & TEMPORARY USE AGREEMENT AFN 201811090466

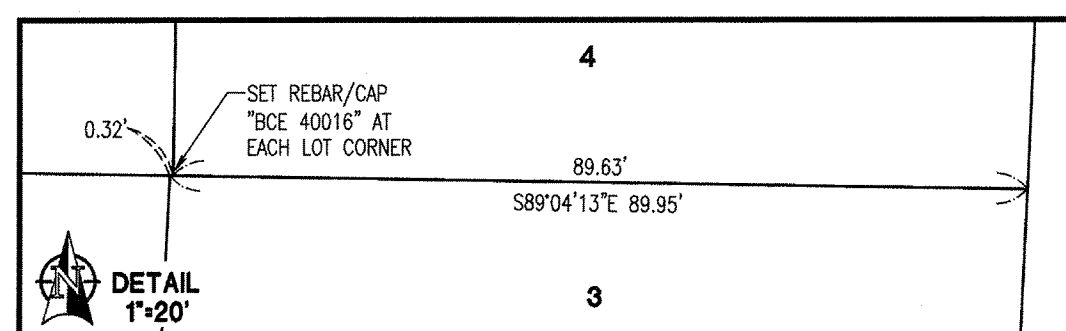
SETBACKS & LOT COVERAGE REQUIREMENTS:

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FRONT SETBACK: MINIMUM 15- FEET, MAXIMUM 20- FEET FROM THE RIGHT-OF-WAY LINE, INCLUDING SETBACKS FROM ACCESS EASEMENTS THAT ABUT STREETS

SIDE SETBACK: 5- FEET

REAR SETBACK: 5- FEET



SEE SHEET 5

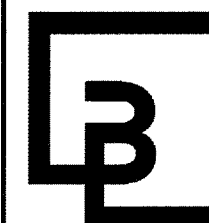
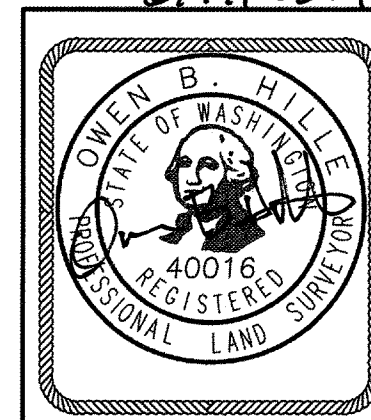
SEE SHEET 5



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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C5	91°35'25"	20.00'	31.97'
C6	88°05'29"	20.00'	30.75'
C7	16°46'48"	140.00'	41.00'
C8	1°50'14"	190.00'	6.09'
C9	80°32'34"	20.00'	28.11'
C10	106°42'49"	20.00'	37.25'
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C12	1°25'012"	140.00'	31.37'
C13	5°05'33"	190.00'	16.89'
C14	3°37'57"	190.00'	12.05'
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C18	87°58'12"	20.00'	30.71'
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C21	0°34'40"	190.00'	1.92'
C22	7°20'12"	190.00'	24.33'
C23	2°39'00"	190.00'	8.79'
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C26	20°36'08"	30.50'	10.97'
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L17	28.86'	N29°09'40"W
L18	25.61'	N11°40'20"W
L19	25.61'	S74°59'58"E

LUA2021-0002



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