CARLSON RANCH A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 27, T. 27 N., R. 4 E., W.M. CITY OF BRIER, SNOHOMISH COUNTY, WASHINGTON

LEGAL-DESCRIPTION-. (EHICAGO TITLE INSURANCE COMPANY ORDER NO. 000372277)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; -- DESCRIBED AS FOLLOWS: " --

BEGINNING AT THE NORTHERST CORNER OF SAID-SUBDIVISION; THENCE NORTH 88°52'01" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 470.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88'52'01" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 00°24'26" WEST, PARALLEL WITH EAST-LINE OF SAID SUBDIVISION, A-DISTANCE OF -470.00 FEET; THENCE SOUTH 88 52'01" EAST A DISTANCE OF 65.00 FEET; JHENCE NORTH 00°24'26" EAST A DISTANCE OF 470.00 FEET TO THE TRUE POINT OF -- --BEGINNING.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 88'52'01" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 470.00 FEET; THENCE SOUTH 00°24'26" WEST, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 470.00 FEET; THENCE SOUTH-188.52'01" EAST. PARALLEL WITH NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 470.00 FEET_-TO AN INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 00'24'26" EAST ALONG SAID EAST LINE A DISTANCE OF 470.00 FEET TO THE. --POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BRIER, SNOHOMISH COUNTY P.U.D. NO. 1, VERIZON NORTHWEST INC., PUGET SOUND ENERGY, AT&T BROAD BAND INC., AND ALDERWOOD WATER AND WASTEWATER DISTRICT 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 THE UTILITIES OF THE AFORESAID UTILITY OWNERS OR OPERATORS TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

-EASEMENT NOTES:

NO FENCE OF OBSTRUCTIONS SHALL BE CONSTRUCTED BETWEEN THE EDGE OF "--" RIGHT-OF-WAY AND/OR TRACTS AND THE WATER METER, BLOWOFF AND FIRE HYDRANT WHICH RESTRICTS ACCESS BY ALDERWOOD WATER AND WASTEWATER

THE PRIVATE WATER SERVICE EASEMENT LOCATED ACROSS LOT 12, SHOWN HEREON, IS HEREBY RESERVED AND GRANTED TO LOT 11 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTION, OPERATING AND MAINTAINING THE PRIVATE WATER SERVICE-WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

A 6 FOOT WIDE NATIVE GROWTH PROTECTION EASEMENT (NGPE) LOCATED OVER _AND ACROSS_LOTS 7 THROUGH 10 AS SHOWN HEREON IS FOR THE PROTECTION OF AN EXISTING LAUREL HEDGE. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 7 THROUGH 10 TO MAINTAIN THE SAID LAUREL HEDGE.

-RESTRICTIONS:

NO-FURTHER SUBDIVISION OF ANY LOI SHALL OCCUR BEFORE FIVE YEARS FROM RECORDING OF THE PLAT. --

2. ALT LOTS IN THIS SUBDIVISION SHALL-TAKE ACCESS FROM THE INTERIOR ROAD WITH THE EXCEPTION-OF LOT 10.

- 3. MAINTENANCE OF LANDSCAPING IN THE PLANTER STRIPS-ALONG THE RIGHT-OF-WAY LINES SHALL BE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS.
- 4. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL : IMPERVIOUS SURFACES SHALL BE-CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
- 5. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF PLAT APPROVAL AND DOCUMENTS (RESOLUTION 451, 451A, 451B AND 462). FILED UNDER SNOHOMISH COUNTY RECORDING NUMBERS 200111060186. 019
- 6. LOT 10 SHALL HAVE ACCESS FROM 36TH AVE_-W.
- 7. LOT 11 AND 12 SHALL NOT HAVE ACCESS FROM 36TH AVE W. THEY ARE RESTRICTED TO THE 15 FOOT AND 23 FOOT WIDE PRIVATE INGRESS AND EGRESS EASEMENT SHOWN ON THE FACE OF THIS PLAT.
- 8. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT QUISIDE THE --BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR-IN CONDUIT ATTACHED TO THE BUILDING.
- 9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER : AUDITOR'S FILE NO._
- 10. a.) PRIVATE STORM DRAINAGE EASEMENTS SHOWN OVER AND ACROSS LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 AS SHOWN HEREON ARE SUBJECT TO TERMS AND CONDITIONS STATED IN RESOLUTION 451 ITEM Z.1. SAID PRIVATE STORM DRAINAGE EASEMENT SHALL REMAIN PRIVATE.
- b.) FOR EACH LOT WHERE DRAINAGE SWALES ARE PROVIDED THERE SHALL BE NO CONSTRICTION OF BUILDINGS, FENCES, WALLS OR ANY OTHER TYPE OF OBSTRUCTION AND THERE SHALL BE NO PLANTING OF VEGETATION OTHER THAN LAWN GRASS. FURTHER, THERE SHALL BE NO INSTALLATION OF TIGHTLINES, SO CALLED FRENCH DRAINS OR ANY FILL AND GRADING IN ANY SUCH DRAINAGE COURSE OR SWALE.
- 11. THE GUEST HOUSE LOCATED ON LOT 9 SHALL NOT BE USED FOR RENTAL PURPOSES.
- 12. LOTS 7 THROUGH 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF AN EXISTING LAUREL HEDGE LOCATED ALONG THE SOUTH PROPERTY LINE OF SAID
- 13. LOTS 3 THROUGH 7 SHALL OWN AND MAINTAIN A 6 FOOT HIGH SIGHT-SCREENING FENCE ALONG THE WEST PROPERTY LINE. LOTS 1 THROUGH 3 SHALL OWN AND MAINTAIN A 6 FOOT HIGH SIGHT-SCREENING FENCE ALONG THE NORTH PROPERTY LINE.

COVENANTS:

OWNERS, AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF OWNER, OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY AGREE THAT THE CITY OF BRIER SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT LAND OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM, AND HEREBY WAIVE AND RELEASE THE CITY OF BRIER FROM ANY AND ALL CLAIMS FOR DAMAGES, EXCLUDING DAMAGES CAUSED SOLELY BY AN ACT OR OMISSION OF SAID CITY AND INJUNCTIVE RELIEF WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, MAY THEMSELVES HAVE, NOW, OR IN THE FUTURE, BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM.

APPROVALS:

EXAMINED AND APPROVED AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS, THE DESIGN OF BRIDGES, THE SEWER AND WATER SYSTEMS, DRAINAGE WAYS AND SYSTEMS, AND OTHER STRUCTURES.

EXAMINED AND APPROVED THIS 31 DAY OF October, 2001.

CITY COUNCIL CITY OF BRIER

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2022 TAXES.

Bob Oantini TREASURER, SNOHOMISH COUNTY

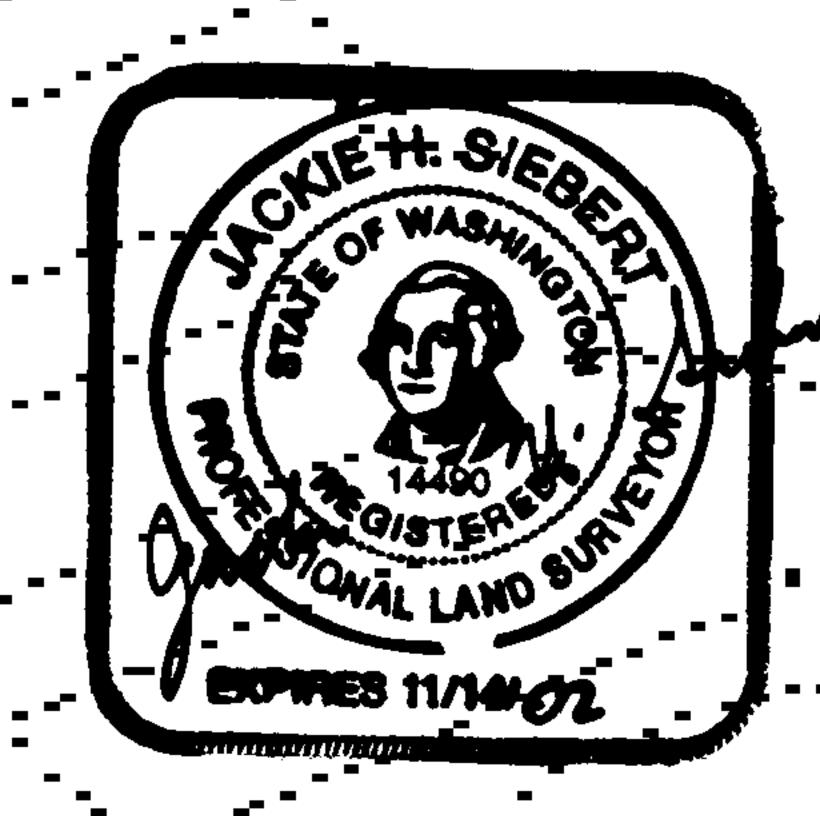
IN ACTUALDANCE WITH RCW 55.08.040. ANY PERSON PRYMERING A PLAT AFTER MAY JIM WHIT PAY ADVANCE TAXES IN THE NEXT YEAR.

11-36-01 nes

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF

DAY OF NOVEMBEY ____, 200 ___, AT 34 MINUTES PAST 6:00 AM AND RECORDED IN VOLUME _____ OF PLATS, PAGES



DC1 29, 2001-



DATE OCTOBER- 2001 JOB_NO. DRAWN BY B.H. SCALE N/A CHECKED BY R.S.

CARLSON RANCH A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 27, T. 27 N., R. 4 E., W.M. CITY OF BRIER, SNOHOMISH COUNTY, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAI-WE THE UNDERSIGNED OWNERS --- . HOLDING THE LAND HEREBY PLATTED IN FEE SIMPLE, DO IN ACCORDANCE WITH OUR CONSENT AND OUR DESIRES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS OR WHATEVER- -PUBLIC PROPERTY THERE IS SHOWN - ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES.

TRACT 999 SHALL BE DEDICATED TO THE CITY OF BRIER UPON-THE RECORDING OF THIS PLAT FOR RECREATION AND DETENTION FACILITIES, AND SHALL BE MAINTAINED BY THE CITY OF BRIER IN PERPETUITY. . -

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS OF <u>OCTIBER</u>, 2001

STELLER DEVELOPMENT, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

- - - -

_ _ _ - - - - _ _

FIRST HERITAGE BANK

ACKNOWLEDGMENT:

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT T.L. Johnson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE)/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE) SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _SR_VPCESIGENT_ OF FIRST HERITAGE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 10-30-01

Jack S. Backer

BUBLICAN AND FOR THE STATE OF WASHINGTON

RESIDING AT: DEE STENENS

MY APPOINTMENT EXPIRES: 8-25-05

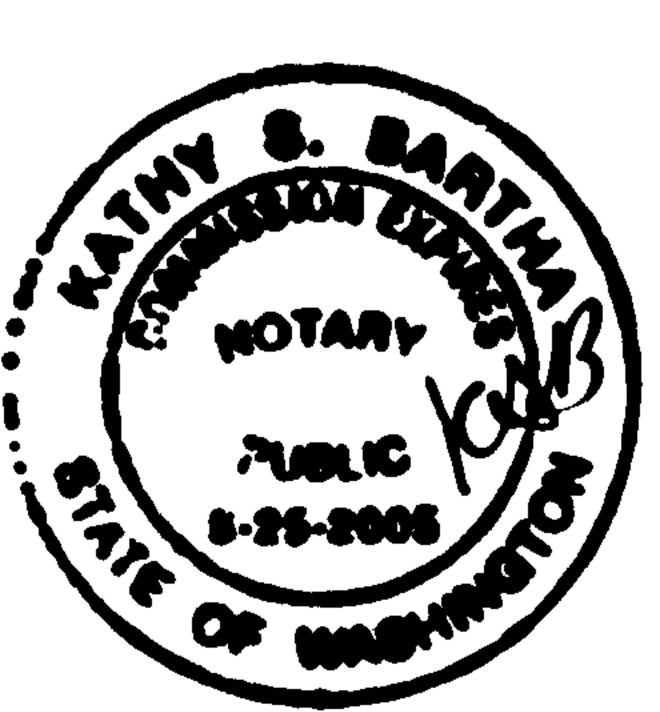
ACKNOWLEDGMENT:

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THATE OF AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CANOCALL BOOKS OF STELLAR DEVELOPMENT, ____ - - L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WILLAMETTE MERIDIAN, AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, -- -- RESIDING AT: LOKE STENES



PUBLIC

REGISTRATION NUMBER: 14490

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF CARLSON RANCH IS BASED UPON AN

ACTUAL SURVEY LYING IN SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST,

LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

SHALL BE SET AND LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON

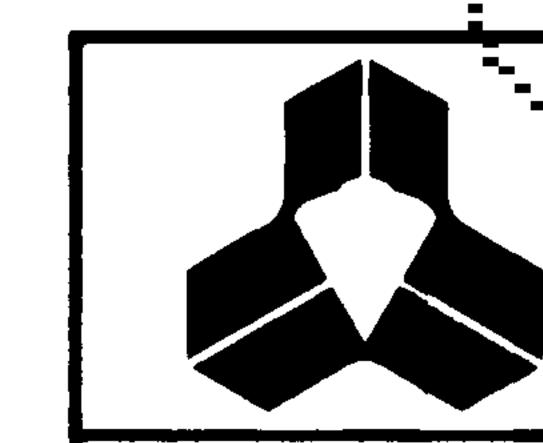
THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND

017 29,2001

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Oct 29,2001



DATE OCTOBER -2001 DRAWN BY B.H. SCALE N/A CHECKED BY R.S.

