PLAT OF HIGHLAND RIDGE

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

EDICATION _-- -

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, 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 STREETS, AVENUES, PLACES AND SEVER 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.

TRACT "A" IS-HEREBY GRANTED AND CONVEYED TO THE THE PLAT OF HIGHLAND RIDGE HOMEOWNERS ASSOCIATION (HOA), UPON THE RECORDING - OF -THIS PLAT, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT, GRANTED AND CONVEYED TO CITY OF BRIER. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH CITY OF BRIER CODE SHALL BE THE RESPONSIBILITY OF THE HOAT LUNLESS AND UNTIL TRACT OWNERSHIP BY-ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT - THE HOA-AND THE OWNERS OF ALL LOTS WITHIN THE SUBBIVISION 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 THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS - IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED; THEN EACH LOF SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN-THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. 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.

STIRLING HOMES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

SV.P.

FRONTIER BANK

TI

ACKNOWLEDGMENTS

STATE OF WASHINGTON)SS
COUNTY OF PIST CE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT I SOUL SOUTH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE (TITLE) OF STIRLING HOMES, L.L.C., TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

SIGNATURE:

NAME (PRINTED) \(\frac{1}{1}\) CCHARO I; CWIN

NOTARY PUBLIC IN AND FOR THE STATE OF WITH TON
RESIDING AT PUTALLY

MY APPOINTMENT EXPIRES: 3-1505 DATED: 1(-70-04

NOTARY PUBLIC
STATE OF WASHINGTON
RICHARD L. IRWIN
My Appointment Expires March 15 2005

PERSON RECORDING A PLAT AS AREA FOR THE NEXT YEAR.

RESTRICTIONS

- 1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
- 2. NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUTED BETWEEN THE EDGE OF THE RIGHT OF WAY AND/OR TRACTS AND WATER METER, BLOWOFF AND FIRE HYDRANT WHICH RESTRICTS ACCESS BY ALDERWOOD WATER AND WASTEWATER DISTRICT.
- 3. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF PLAT APPROVAL AND DOCUMENTS, (RESOLUTION 447 CONCOMITANT AGREEMENT, RESOLUTION 447A AND 447B) RECORDED UNDER SNOHOMISH COUNTY AF#_F/A____

COVENANT

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.

EASEMENTS--

1. UTILITIES EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL CITY OF BRIER UTILITIES SERVING THE SUBJECT PLAT AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, WATER, TELEPHONE, TELEVISION CABLE, AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS - AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

2. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN A CONDUIT ATTACHED TO A BUILDING.

- 3. THE WATER EASEMENT LOCATED ACROSS TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE ALDERWOOD WATER AND WASTEWATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER SYSTEM TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PROPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH ALDERWOOD WATER AND WASTEWATER DISTRICT MAINTENANCE AND REPAIR RESPONSIBILITIES.
- 4. A 10' DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF BRIER ACROSS THE BACK OF LOTS 1—8 AND BETWEEN LOTS 7 AND 8 AS SHOWN ON THE FACE OF PLAT.
- 5. A 15' SANITARY SEWER EASEMENT AND A-10' SANITARY SEWER EASEMENT TO BE GRANTED TO THE CITY OF BRIER ACROSS TRACT "A" AND LOT 9 AS SHOWN ON THE FACE OF PLAT.
- 6. A 10' PRIVATE SANITARY SIDE SEWER EASEMENT ACROSS LOT 9 TO SERVE LOT 8 AS SHOWN ON THE FACE OF PLAT.

STATE OF WASHINGTON)

COUNTY OF SNOHOWISH)

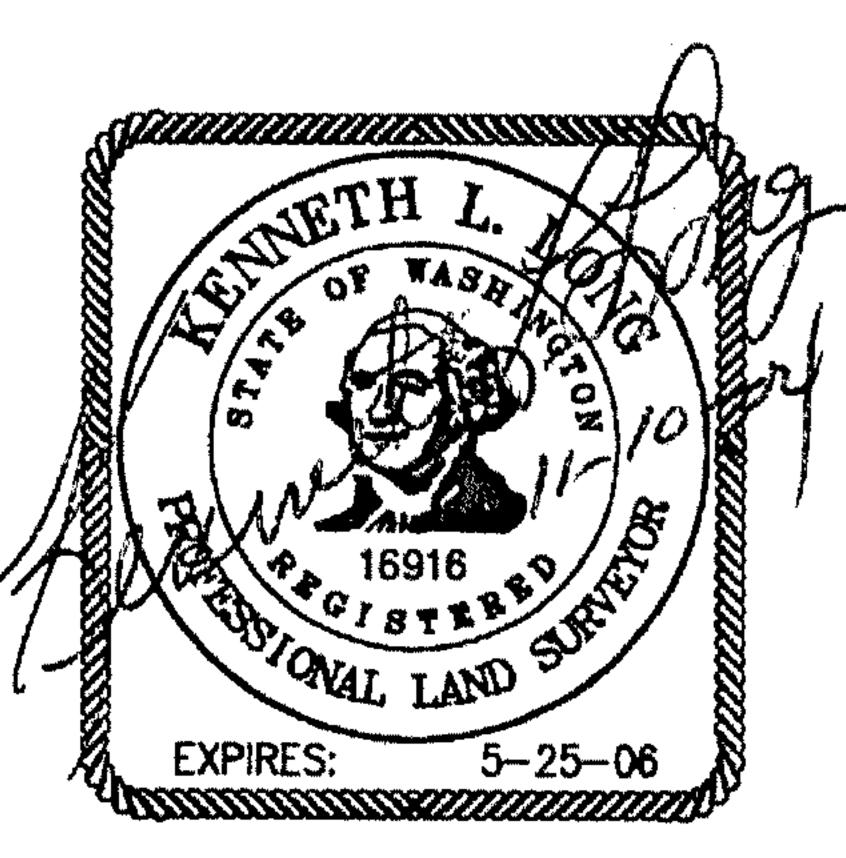
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVE DET SIGNED THAT HE SHE SIGNED THIS INSTRUMENT ON OATH STATING THAT HE SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE (TITLE) S. V. T. OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

SIGNATURE: Secret Sylvesty Signature: Signature: Secret Sylvesty Signature: NAME (PRINTED) SECRET LIAS HEIGHT NOTARY PUBLIC IN AND FOR THE STATE OF LIAS HEIGHT RESIDING AT EVENUETT MY APPOINTMENT EXPIRES: Oct 18,200 DATED: 1560 St

KENNETH L. LONG
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 18, 2005

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. AS REQUIRED BY 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.



KENNETH L. LONG, PLS

PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 16916

APPROVALS

EXAMINED AND APPROVED AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHT-OF-WAY, THE DESIGN OF BRIDGES, THE SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES,

THIS IS DAY OF WOU , 2004.

ALTT SIER COMMUNITY DEVELOPEMENT

EXAMINED AND APPROVED THIS 12 DAY OF November, 2004.

MAYOR, CITY OF BRIER

ATTESTS:

CITY CLERK

TREASURER'S CERTIFICATE

BOB DANTINI
TREASURER, SNOHOMISH COUNTY

BY: Rubble | 11-15-04

-AUDITOR'S CERTIFICATE

DEPUTY COUNTY TREASURER

- FILED FOR RECORD AT THE REQUEST OF STIRLING HOMES, LLC., THIS 15th

DAY OF NOVEMBER, 2004, AT 1 MINUTES PAST 12:00PM.,

AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____.

AFN 200411155296, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

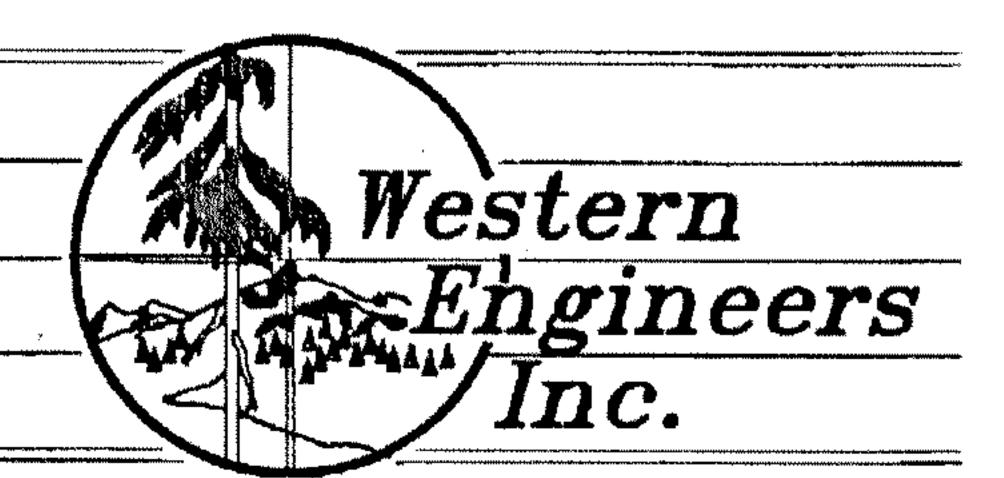
BOB TERWILLIGER

AUDITOR, SNOHOMISH COUNTY

BY: DI LAL / MIX

DEPUTY COUNTY AUDITOR

A.F.-NO: 200411155296



(425) 356-2700

-2700

LAND USE CONSULTANTS

CIVIL ENGINEERS & LAND SURVEYORS

*** 13000 HWY 99 SOUTH * EVERETT, WA 98204 *** 0.

FINAL PLAT FOR: PLAT OF HIGHLAND RIDG

NE 1/4, NW 1/4, SEC. 27, T.27N., R.4E., W.M.
CITY OF BRIER, WASHINGTON

 DWN. BY
 DATE
 PROJECT MANAGER
 SCALE

 CJ
 7/7/04
 3 CMC
 11/10/04
 K.L.LONG
 NA

 DWG. FILENAME
 CHK. BY
 F.B. NO.
 JOB NO.
 SHT. NO.

 03397A—PM.DWG
 KLL
 —
 03-397-A
 1 of 2

