

9905285003

COLSON PLACE

PTN. OF N.E. 1/4, N.W. 1/4, SEC. 32, TWP. 28 N., RGE. 5 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

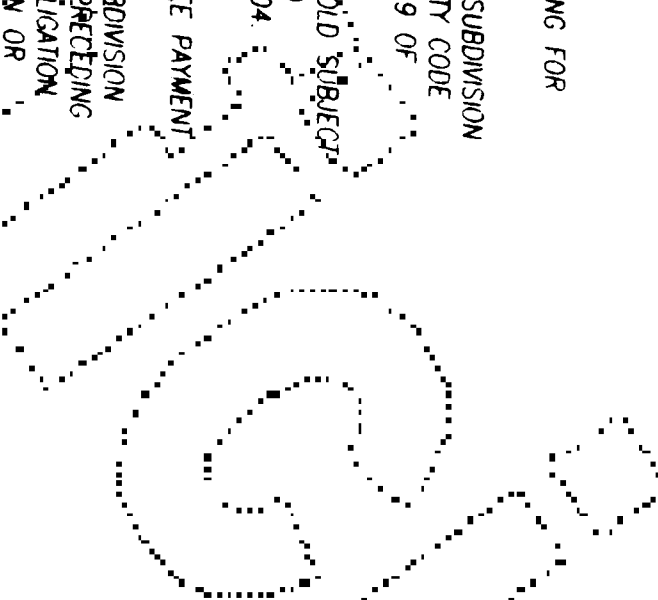
P.F.N. 96-104305 SD

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3 OF HEATHERWOOD GARDEN TRACTS DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 234, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; (NOW KNOWN AS AGEMAS ADD) THENCE NORTH 89°30'30" WEST ALONG THE NORTH LINE OF SAID LOT 553.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION FOR 300 FEET, MORE OR LESS, TO THE SOUTH LINE OF COUNTY ROAD KNOWN AS WILPHY'S CORNER SNOHOMISH ROAD, (NOW KNOWN AS 132ND STREET S.E.)
THENCE NORTH 89°30'30" WEST ALONG SOUTH MARGIN OF SAID ROAD TO A POINT WHICH IS NORTH 0°49'50" WEST OF THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, PRODUCED NORTH, THENCE SOUTH 0°49'50" EAST TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3;
THENCE SOUTH 89°30'30" EAST ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 3, TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3 OF HEATHERWOOD GARDEN TRACTS DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 234, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH 89°30'30" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 253.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°30'30" WEST ALONG THE NORTH LINE OF LOT 2 FOR 100 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 200 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH LINE OF DEDICATED ROAD RUNNING EAST AND WEST;
THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH BOUNDARY OF SAID ROAD FOR 100 FEET, THENCE SOUTH 0°23'30" EAST FOR 300 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVERTED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8406190258.
EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:
THE NORTH 89.90 FEET OF THE EAST 98.03 FEET THEREOF,
EXCEPT THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHWEST CORNER THEREOF,
THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 13.62 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE THEREOF 9.74 FEET DISTANT, NORTH OF SAID SOUTHWEST CORNER AND THE TERMINUS OF SAID LINE
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS

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 19 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF THE SNOHOMISH COUNTY CODE.
3. ALL LOTS IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 9812280804 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
4. S.C.C. TITLE 26A REQUIRES THE PER SINGLE FAMILY LOT FEE PAYMENT IN THE AMOUNT OF \$1,091.96 FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS SYSTEM. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS PAYMENT OBLIGATION TO A TIME PERTAINING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN.
5. ALL LANDSCAPED AREAS IN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
6. PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.
7. SUBJECT TO TO WAIVER OF DAMAGES AS RECORDED UNDER AUDITOR'S FILE NUMBER 219452.
8. SUBJECT TO EASEMENT AS RECORDED UNDER RECORDING NUMBER 9202260190.
9. SUBJECT TO EASEMENT AS RECORDED UNDER RECORDING NUMBER 9202260191.
10. SUBJECT TO TERMS AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED UNDER A.F. #9309210622.
11. SUBJECT TO AGREEMENT RECORDED UNDER RECORDING NUMBER 8602260167.
12. SUBJECT TO EASEMENT AS RECORDED UNDER RECORDING NUMBER 9202260195.
13. SUBJECT TO ADJUDICANT OF BOUNDARY LINE ADJUSTMENTS A.F. #9709190229 & A.F. #9712230791.
14. LOTS 1-16 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPROVED SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.
15. LOTS 6 & 7 ARE SUBJECT TO SANITARY SEWER EASEMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 9904230694 AND 9904290695, RESPECTIVELY.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DAVID PIGOTT, A MEMBER OF CHIRBIAN, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND FRED HAWLEY AND MARY HAWLEY, HUSBAND AND WIFE, THE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND PHOENIX BUILDER SERVICES, INC. AND BANK OF AMERICA NISZA DOING BUSINESS AS SEAFIRST BANK THE MORTGAGES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR 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 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 WATER 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 ENCLOSURE OF DRAINAGE WATER 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.
THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO GRANT A RIGHT OF ACCESS TO 25TH AVE., S.E. FROM LOTS 1 & 15 OR TO 132ND ST. S.E. FROM LOT 16, NOR SHALL THE COUNTY OF SNOHOMISH OR ANY OTHER LOCAL GOVERNMENTAL AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT ANY ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.
TRACTS 998 & 999 ARE HEREBY GRANTED AND CONVERTED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 1 THROUGH 16 WITH AN EQUAL AND UNDIVIDED UPON THE RECORDING OF THIS PLAT TOGETHER WITH AN
EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVERTED TO SNOHOMISH COUNTY. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TO FEET PARALLEL WITH AND ADJOINING THE STREET FRAGMENT OF ALL LOTS, TRACTS AND COMMON AREAS, EXCEPT AS SHOWN 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, 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 PURPOSES HEREIN STATED.
DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS. TOGETHER WITH THE RIGHT OF INGRESS, 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 IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS
DAY OF _____ 19__

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF COLSON PLACE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32 TOWNSHIP 28 NORTH, RANGE 5 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.

David Pigott
LICENSED LAND SURVEYOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE DUE AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1999 TAXES.

Bob Danahy
TREASURER, SNOHOMISH COUNTY

By Randa S. Wicksten May 18, 1999
DEPUTY TREASURER, SNOHOMISH COUNTY

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 18th DAY OF MAY 1999
John J. Spind
SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES

EXAMINED AND APPROVED THIS 19th DAY OF MAY 1999
David J. Newman
SNOHOMISH COUNTY DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

CHAIRMAN, COUNTY COUNCIL

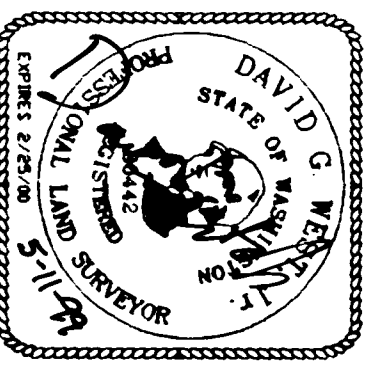
EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 20th DAY OF May 1999
Richard Law
CHAIRMAN, COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CHIRBIAN, L.L.C. THIS 28th DAY OF May 1999 AT 5 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME 281 OF RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

By Deborah Strogan 281/210 SF
DEPUTY COUNTY AUDITOR



A.F.# 9905285003
N.E. 1/4, N.W. 1/4, SEC. 32, TWP. 28 N., R. 5 E., W.M.

DRAWN BY: B.P.	DATE: 05/03/99	JOB NO: 98020
CHECKED BY: D.G.W.	SCALE: N/A	SHEET OF: 1/3

A.F.M. INDUSTRIES, INC
3924-204th St. S.W.
Lynnwood, Wa. 98036
PHONE: (425)778-1649 (Office)
(425)778-6892 (Fax)

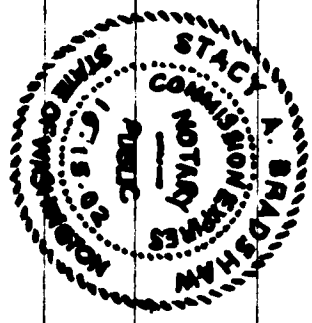
COLSON PLACE
PTN. OF N.E. 1/4, N.W. 1/4, SEC. 32, TWP. 28 N., RGE. 5 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON
P.F.N. 96-104305 SD

ACKNOWLEDGEMENTS:

State of Washington)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that David Pigott is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a member of Chribian L.L.C., a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: May 11, 1999

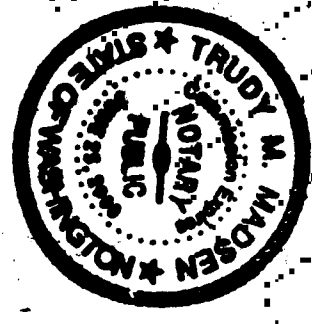
Notary Public in and for the State of Washington
Stacy A. Bradshaw
(Notary name to be printed)
Residing at: Woodinville
My appointment expires: 10/16/02



State of Washington)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that FRED HAWLEY and MARY HAWLEY husband and wife are the persons who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.
Dated: May 11, 1999

Notary Public in and for the State of Washington
Trudy M. Madson
(Notary name to be printed)
Residing at: Almoos
My appointment expires: 6/25/2000



State of Washington)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that Garda J. Grissold is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as Sr. Vice President of Phoenix Builder Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: May 11, 1999

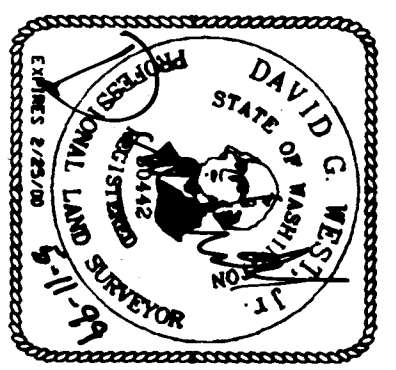
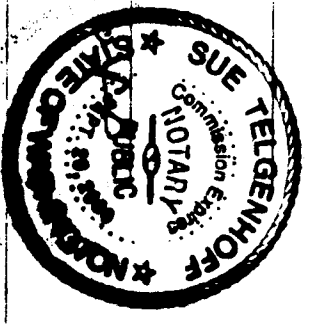
Notary Public in and for the State of Washington
Stacy A. Bradshaw
(Notary name to be printed)
Residing at: Woodinville
My appointment expires: 10/16/02



State of Washington)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that Troddy M. Madson 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 AVP of Bank of America NT&SA Doing Business as Seafirst Bank, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: 5-11-99

Notary Public in and for the State of Washington
Sue Telgenhoff
(Notary name to be printed)
Residing at: Snohomish
My appointment expires: 9-26-2000

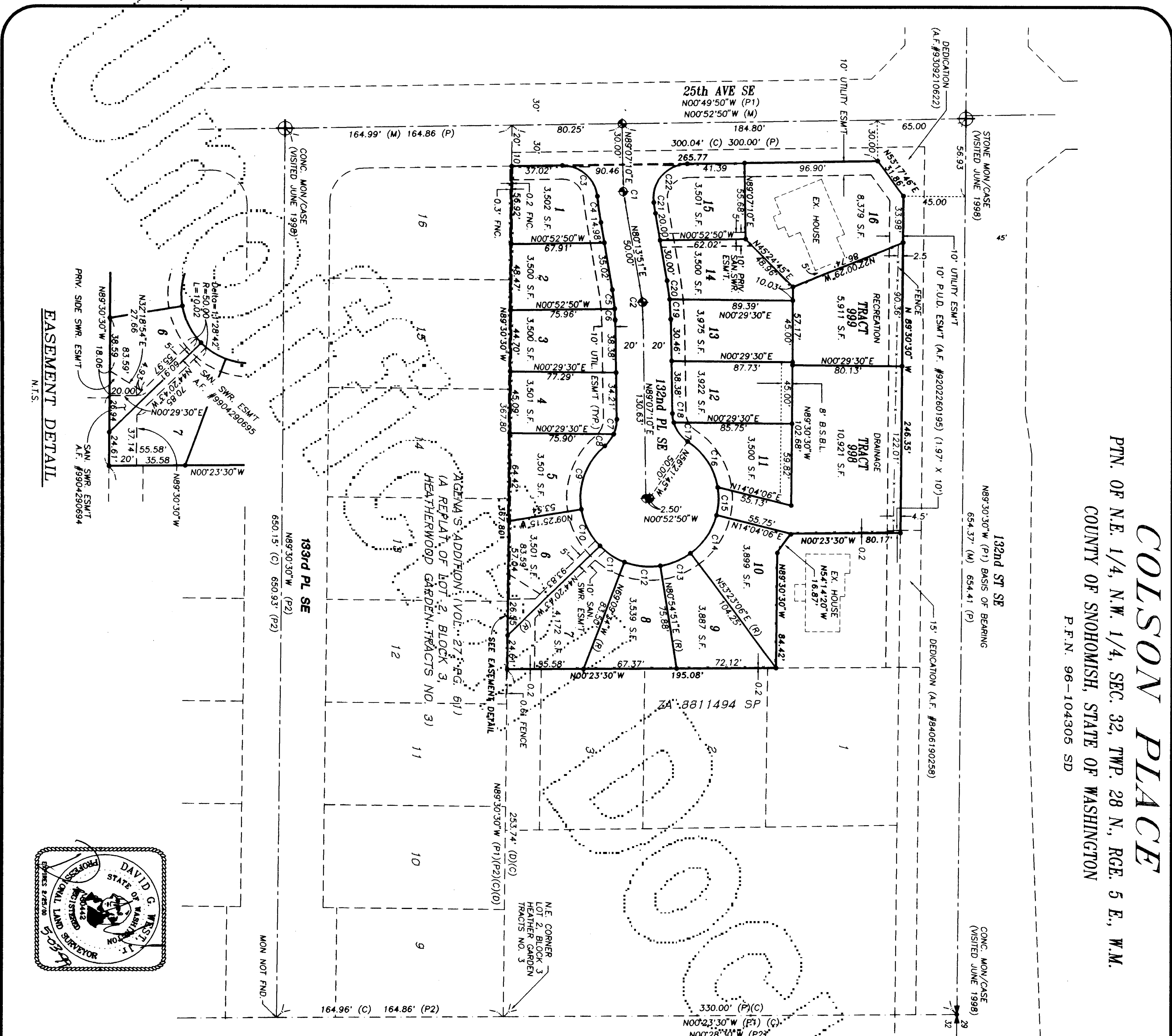


	A.F.M. INDUSTRIES, INC 3924-204th St. S.W. Lynnwood, Wa. 98036 PHONE: (425)778-1649 (Office) (425)778-8892 (Fax)		DRAWN BY: B.P.	DATE: 11/30/98	JOB NO: 98020
	CHECKED BY: D.G.W.	SCALE: N/A	SHEET/OF: 2/3		

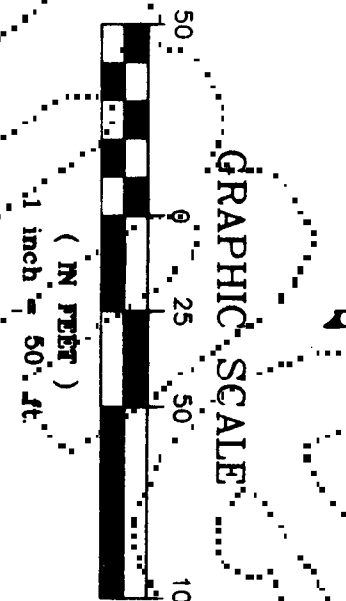
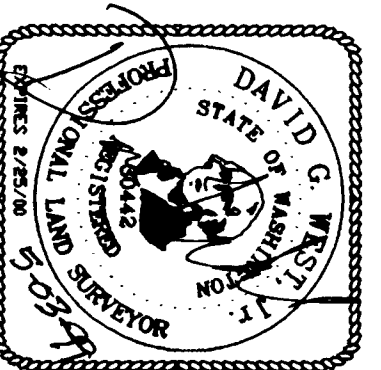
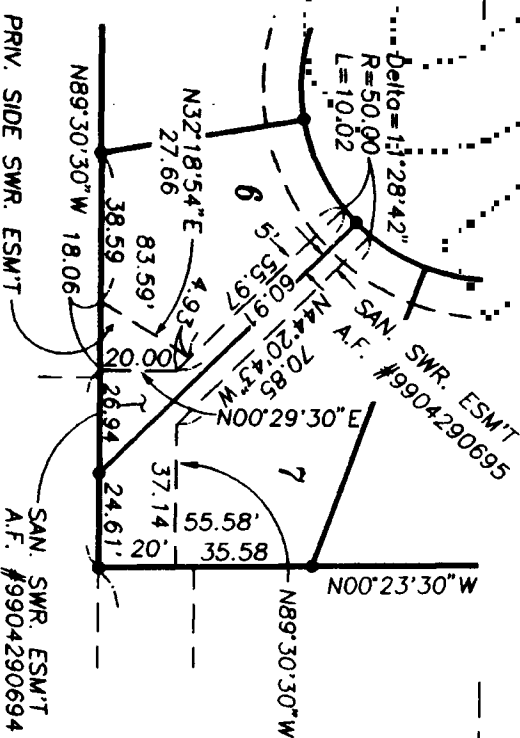
COLSON PLACE

P.T.N. OF N.E. 1/4, N.W. 1/4, SEC. 32, TWP. 28 N., RGE. 5 E., W.M.
 COUNTY OF SNOHOMISH, STATE OF WASHINGTON
 P.F.N. 96-104305 SD

9905285003



EASEMENT DETAIL



BASIS OF BEARING
 CENTERLINE 132ND ST. S.E.
 AS SHOWN ON HEATHERWOOD GARDEN TRS. NO. 3
 (N 89° 30' 30" W)

LEGEND

- ⊕ EXISTING MONUMENT
- SET 1/2" x 2" REBAR/CAP STAMPED A.F.M. I.S. #30442
- ◆ SET 4" SQ. CONC. MON./CASE STAMPED A.F.M. I.S. #30442
- (C) CALCULATED DATA
- (D) DEED DATA
- (M) MEASURED DATA
- (P1) HEATHERWOOD GARDEN TRACTS NO. 3
- (P2) AGENNA'S ADDITION

EQUIPMENT & PROCEDURE

LEICA TC1010 TOTAL STATION FOR FIELD TRAVERSE
 PRECISION METERS OR EXCEEDS STANDARD SET BY
 W.A.C. 332-130-090
 MONUMENTS VISITED: 7/98

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	252.50'	39.17'	19.62'	08°53'19"
C2	162.50'	25.21'	12.63'	08°53'19"
C3	25.00'	37.17'	22.98'	85°10'46"
C4	272.50'	19.35'	9.68'	04°04'05"
C5	142.50'	13.94'	6.98'	05°36'18"
C6	142.50'	8.17'	4.08'	03°17'01"
C7	25.00'	11.21'	5.70'	28°40'55"
C8	25.00'	10.92'	5.35'	23°01'20"
C9	50.00'	51.70'	28.43'	59°14'38"
C10	50.00'	30.48'	15.73'	34°55'28"
C11	50.00'	21.65'	11.00'	24°48'51"
C12	50.00'	26.12'	13.36'	29°55'35"
C13	50.00'	24.02'	12.25'	27°31'45"
C14	50.00'	34.31'	17.86'	39°19'00"
C15	50.00'	20.58'	10.44'	23°34'41"
C16	50.00'	40.88'	21.80'	48°51'10"
C17	25.00'	17.47'	9.11'	40°02'02"
C18	25.00'	8.74'	3.39'	19°28'53"
C19	182.50'	14.58'	7.30'	04°34'41"
C20	182.50'	13.73'	6.87'	04°18'38"
C21	232.50'	7.99'	3.99'	01°58'07"
C22	25.00'	42.29'	28.22'	96°55'12"

A.F.# 9905285003
 N.E. 1/4, N.W. 1/4, SEC. 32, TWP. 28 N., R. 5 E., W.M.

<p>A.F.M. INDUSTRIES, INC 3924-204th St. S.W. Lynnwood, Wa. 98036 PHONE: (425)778-1849 (Office) (425)778-6892 (Fax)</p>	DRAWN BY: D.G.W. Jr.	DATE: 08-25-98	JOB NO: 98029
	CHECKED BY: B.P.	SCALE: 1" = 50'	SHEET/OF: 3/3