RHOD-A-ZALEA GARDENS DIVISION 1

SECTION 32, T.28 N., R.5 E., W.M. SNOHOMISH COUNTY, WASHINGTON SNOHOMISH COUNTY FILE ZA 8802041

KNOW ALL MEN BY THESE PRESENTS THAT RHOD-A-ZALEA GARDENS JOINT VENTURE, A WASHINGTON GENERAL PARTMERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FIRST INTERSTATE BANK OF WASHINGTON, N.A., THE MORTGAGEE THEREOF, 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 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 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 REPOUTING 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,

RHOD-A-ZALEA GARDENS JOINT VENTURE, IN DEDICATING THIS PLAT OF RHOD-A-ZALEA GARDENS DIVISION 1, HAS DESIGNATED TRACTS 992, 993, 994, 995, 996, 997, 998 AND 999, AS COMMON AREAS, INTENDED FOR THE HOMEOWNERS IN THE PLAT OF RHOD-A-ZALEA DIVISION 1.

THESE TRACTS SO DESIGNATED ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS IN THIS PLAT AND WILL BE DEEDED TO THE RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION, AS MADE FULLY PROVIDED IN THE ARTICLES OF INCORPORATION OF THE RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION. BYLAWS OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS APPLICABLE HERETO AND RECORDED UNDER AUDITOR'S FILE NUMBERS 9407130202, AND 9407130204

, RESPECTIVELY, ALL IN THE RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH DOCUMENTS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

RHOD-A-ZALEA GARDENS JOINT VENTURE, IN DEDICATING THIS PLAT OF RHOD-A-ZALEA GARDENS DIVISION 1, HAS DESIGNATED TRACTS 500, 501, 502, 503, AND 504, AS DRAINAGE FACILITY TRACTS, AND WILL BE DEEDED TO THE RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS APPLICABLE THERETO AND RECORDED UNDER AUDITOR'S FILE NUMBER 9407/30204 IN THE RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH DOCUMENT IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE MAINTENANCE OF SAID FACILITIES SHALL BE BY THE RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATIONS, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 5th DAY OF M44 , 1994

RHOD-A-ZALEA GARDENS JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP

HE ECHELBARGER COMPANY, INC., A WASHINGTON CORPORATION, PARTNER

FIRST INTERST[®]TE BANK OF **WASHINGTON**, N.A.

KATHLEEN S. HERDLEIN, VICE PRESIDENT

APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF TONE

COUNTY ENGR

EXAMINED AND APPROVED THIS 7 DAY OF

DEPT. OF COMMUNITY DEVELOPMENT

EXAMINED, FOUND TO BE IN A CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 13th DAY OF July

-ACKNOWLEDGEMENT

- STATE OF WASHINGTON

, 1994, BEFORE ME PERSONALLY APPEARED KATHLEEN S. HERDLEIN, TO ME KNOWN TO BE THE VICE PRESIDENT OF FIRST-INTERSTATE BANK OF WASHINGTON, N.A. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITHESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

THE ACCORDANCE WITH RCW 38.08.040.

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 MY OFFICE, HAVE BEEN FLILLY PAID AND DISCHARGED, INCLUDING 1995 POPPLES. 6-9-94 7-13-94 015 -

Kicke Sievens

ANY PERSON RECORDING A-PLAT AFTER-

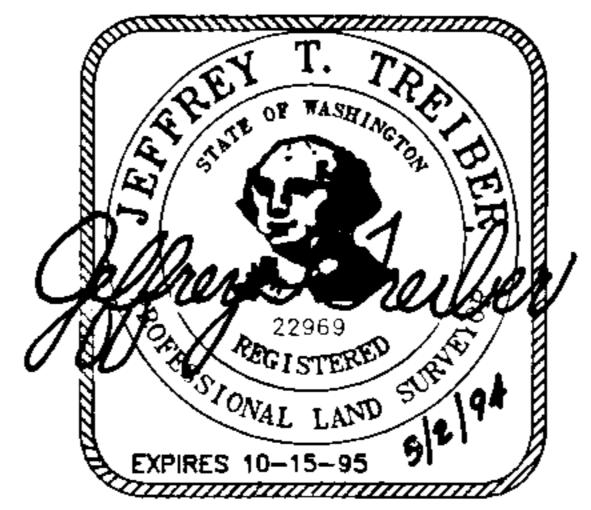
MAY 31st MUST PAY ADVANCE TAXES

FOR THE NEXT YEAR.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "RHOD-A-ZALEA GARDENS DIV. 1" 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 COURSES, ANGLES, AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT, BLOCK AND TRACT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

CERTIFICATE NO. 22969 DATE _5/2/94



ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

THIS IS TO CERTIFY THAT ON THIS ME PERSONALLY APPEARED PATRICK T. ECHELBARGER, TO METKNOWN TO BE THE PRESIDENT OF THE ECHELBARGER COMPANY, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND ON OATH FURTHER STATED THAT SAID CORPORATION IS A PARTNER OF RHOD-A-ZALEA GARDENS JOINT VENTURE, AND THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID JOINT VENTURE, AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON

COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS 5" DAY OF _______ May ME PERSONALLY APPEARED JURGEN P. SAUERLAND AND ROBERT S. JONES, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF LOVELL-SAUERLAND & ASSOCIATES, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND ON OATH FURTHER STATED THAT SAID CORPORATION IS A PARTNER OF RHOD-A-ZALEA GARDENS JOINT VENTURE, AND THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID JOINT VENTURE AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Karin Schroeder

Karen M Schroeder -WASHINGTON, RESIDING AT Edmonds COMMISSION EXPIRES __NOV. 1995

RECORDING CERTIFICATE

INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEPUTY SNOHOMISH COUNTY AUDITOR

IN NE1/4 OF SE1/4,SW1/4 OF SE1/4 AND NW1/4 OF SEI/4, ALL IN SECTION 32, T.28 N., R.5 E., W.M. VOLUME <u>57</u> PAGES-63-71 A.F. NO. <u>940</u>

LOVELL-SAUERLAND & ASSOCIATES, INC. ... 19400 33RD AVENUE W. SUITE 200_-LYNNWOOD, WASHINGTON 98036

LSA FILE NO. 2866

RESTRICTIONS

NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RE-SUBMITTING FOR FORMAL PLAT PROCEDURE.

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 OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TOT THE BUILDING. -- -

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 EXPRESSEY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF THE SNOHOMISH COUNTY CODE. _.

ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER AND THIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL. TO COUNTY ROAD PURPOSES.

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 OR DELINEATED FLOOD PLAIN AREA OR DRAINAGE SWALE.

ALL NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION FOR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS: AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR IS HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS.

ALL OPEN SPACE AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR IN THESE AREAS: PROVIDED THAT COMMUNITY RECREATION FACILITIES MAY BE DEVELOPED IN OPEN SPACE AREAS: AND PROVIDED FURTHER. THAT UNDERGROUND UTILITY AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF TREES BY THE PROPERTY OWNER SHALL BE LIMITED TO THOSE WHICH ARE DEAD. DISEASED OR HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS.

S.C.C. TITLE 26 C REQUIRES THE PER LOT FEE PAYMENT OF \$1,303.00 FOR MITIGATION OF IMPACTS ON THE LOCAL SCHOOL DISTRICT. THE DEVELOPER HAS ELECTED TO DEFER THIS PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE COMTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA201-87", RECORDED UNDER AUDITOR'S FILE NO. 8710050049, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "AGREEMENT FOR MITIGATING DEVELOPMENT IMPACTS ON PARK AND RECREATION FACILITIES AND SERVICES" (TITLE 26-A) RECORDED UNDER AUDITOR'S FILE NO. 9304190713 , RECORDS OF SNOHOMISH COUNTY, WASHINGTON,

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "MUTUAL UTILITY EASEMENT AGREEMENT", RECORDED UNDER AUDITOR'S FILE NO. 9305060469, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "VOLUNTARY AGREEMENT MITIGATION OF IMPACTS TO THE COUNTY ROAD SYSTEM", RECORDED UNDER AUDITOR'S FILE NO. 9310270805, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS", RECORDED UNDER AUDITOR'S FILE NO. 2407130204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "ARTICLES OF INCORPORATION OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO.

RECORDS OF SNOHOMISH COUNTY WASHINGTON _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "BYLAWS OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9407130203 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

RHOD-A-ZALEA GARDENS DIVISION 1

SECTION 32, T.28 N., R.5 E., W.M. SNOHOMISH COUNTY, WASHINGTON SNOHOMISH COUNTY FILE ZA 8802041

VOLUME 1, PG. 171

EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, SILVER LAKE WATER DISTRICT, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS COMPANY, VIACOM CABLEVISION, AND ANY OTHER UTILITIES SERVING THE SUBJECT PLAT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, TELEPHONE SERVICE, GAS SERVICE, CABLE

COMMUNICATION SERVICE AND OTHER UNDERGROUND UTILITIES, TOGETHER WITH THE RIGHT TO ENTER

UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

. FOR AIN A GE/EMERGENCY DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE 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 STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENTS.

THE PRIVATE DRAINAGE EASEMENT ACROSS LOTS 56, 57, 58, 59 AND 60, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 54, 55, 56, 57, 58, 59 AND 60 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE COUNTY IS HEREBY RESERVED AND CONVEYED THE RIGHT TO ENTER UPON THE PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF MAINTENANCE, WHEN NECESSARY.

MAIN-TENANCE PROVISIONS

MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF ANY STORM SEWER PIPELINES, APPURTENANCES AND GRASS-LINED DRAINAGE SWALES LOCATED WITH THE PRIVATE DRAINAGE EASEMENT ACROSS LOTS 56, 57, 58, 59 AND 60, AS SHOWN HEREON, SHALL BE-THE COLLECTIVE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION BORNE IN EQUAL SHARES BY THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, OF LOTS 54, 55, 56, 57, 58, 59 AND 60, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED ABOVE OR BEYOND THAT RESPECTIVE OWNERS POINT OF CONNECTION TO SAME. THE COUNTY IS HEREBY RESERVED AND CONVEYED THE RIGHT TO ENTER UPON THE PRIVATE DRAINAGE EASEMENT FOR PURPOSES OF MAINTENANCE, WHEN NECESSARY.

LEGAL DESCRIPTION.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS: ____ -

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; _ THENCE S 88°17'06" E, ALONG THE NORTH LINE OF SAID SUBDIVISION, 327.02 FEET TO THE-TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE ___ " S 88 17'06" E, 1423.13 FEET TO THE NORTHWEST CORNER OF THE EAST 899.21 FEET _ -OF SAID SOUTHEAST QUARTER AS MEASURED ALONG THE NORTH_LINE THEREOF: _ - - " THENCE S 1°08'17" W, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 779.95 FEET; THENCE S 88°17'06" E, PARALLEL WITH THE NORTH LINE OF SALD SUBDIVISION, 899.21 FEET TO THE EAST LINE THEREOF; THENCE S 1º08'17" W ALONG SAID EAST LINE, 527.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE N 88°14'44" W ALONG THE-SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1325.97 FEET TO THE SOUTHWEST CORNER THEREOF: THENCE S 1°11'39" W ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 40.87 FEET; THENCE N 76°56'26" W, 328.04 FEET; THENCE N 52°22'35" W, 424.83 FEET; THENCE N 1°13'20" E, 54.17 FEET; THENCE N 21°06'41" E, 83.44 FEET; THENCE N 40°06'07" E, 255.00 FEET; THENCE S 49°53'53" E, 25.00 FEET; THENCE N 40°06'07" E, 55.00 FEET; THENCE N 19°04'03" E, 87.42 FEET; THENCE N 10°28'40" W, 45.24 FEET; THENCE N 18°39'08" W, 180.00 FEET; THENCE N 40°30'10" W, 104.05 FEET; THENCE N 88°17'06" W, 425.00 FEET; THENCE N 8"30'42" W, 98.79 FEET; THENCE N 6°30'03" W, 50.02 FEET; THENCE N 8°03'53" W, 104.79 FEET; THENCE N 1°42'54" E, 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD. SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



CERTIFICATE NO. 22969 DATE <u>5/2/94</u>

EX. CASED CONCRETE MONUMENT W/PUNCH MARK IN 1-1/4" BRASS CAP(VISITED 8-23-91) PER PLAT OF EVERGREEN GLADE", VOL. 27, PG. 918 92. EX. CONCRETE MONUMENT RECORD OF SURVEY W/ 2" BRASS CAP MARKED "X" AND STAMPED "SNO. CO. "FND. STD. SNO. CO. MON." ENG. 32/33(VISITED 2-10-94) — N 8817'06" W 2649.36 899.21 1324.68 1324.681 899.21 N 88° 17'06"W 1325.97 1325.97 N 8814'44" W N 8814'44" W -EX. CONCRETE MONUMENT N 8812'22" W 2654.52' RECORD OF SURVEY EX. 6" X 6" CONCRETE ----VOLUME 1, PG. 171 MONUMENT W/INVERTED "FND STD. SNO. CO. MON." NAIL(VISITED 6-5-92)

SECTION SUBDIVISION

(SEI/4 PER RECORD OF SURVEY IN VOL. I, PG. 171)
SCALE: I" = 500'

STATISTICS

EQUIPTMENT: LIETZ SET 4 ELECTRONIC TOTAL STATION

METHOD : FIELD TRAVERSE

ACCURACY: CONFORMS TO WAC 332-130-090

MONUMENTS VISITED: AS NOTED

BASIS OF BEARING

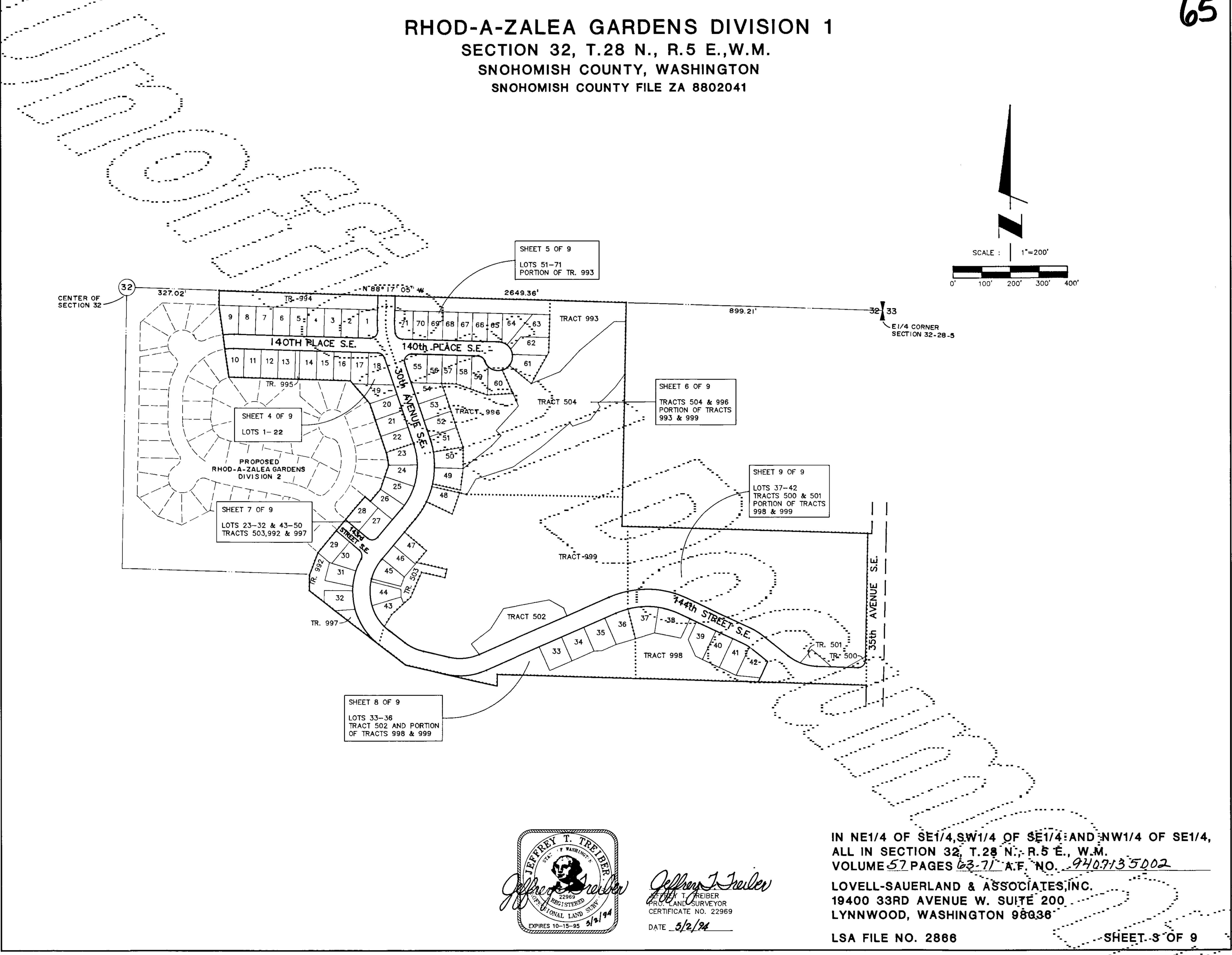
EAST LINE OF SET/4 OF SECTION 32,T.28N.,R.5E. PER RECORD OF SURVEY RECORDED IN VOLUME 1

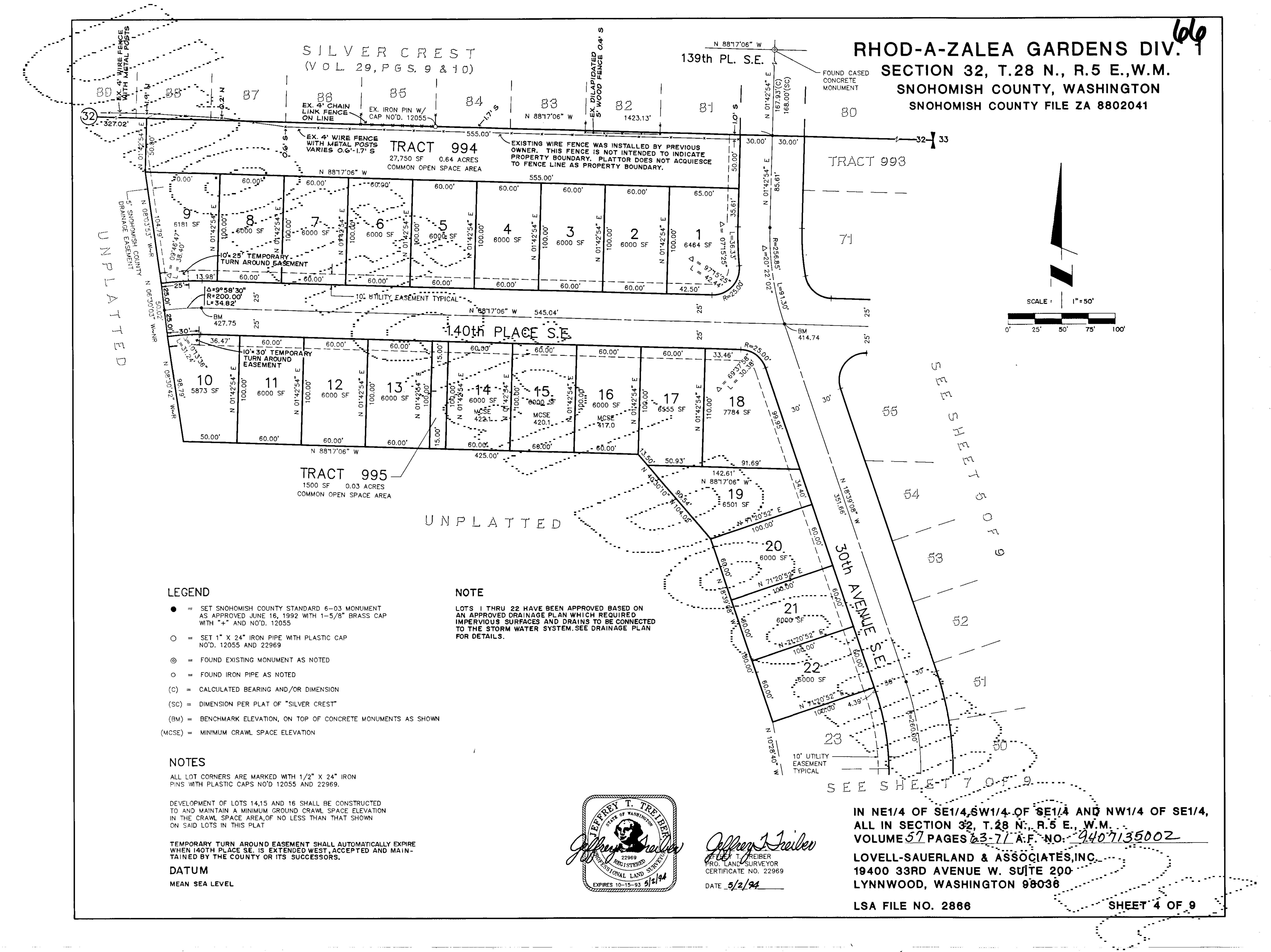
IN NE1/4 OF SE1/4,SW1/4 OF SE1/4 AND NW1/4 OF SE1/4, ALL IN SECTION 32, T.28 N., R.5 E., W.M. VOLUME 57 PAGES 63-71 A.F. NO. 9407135002

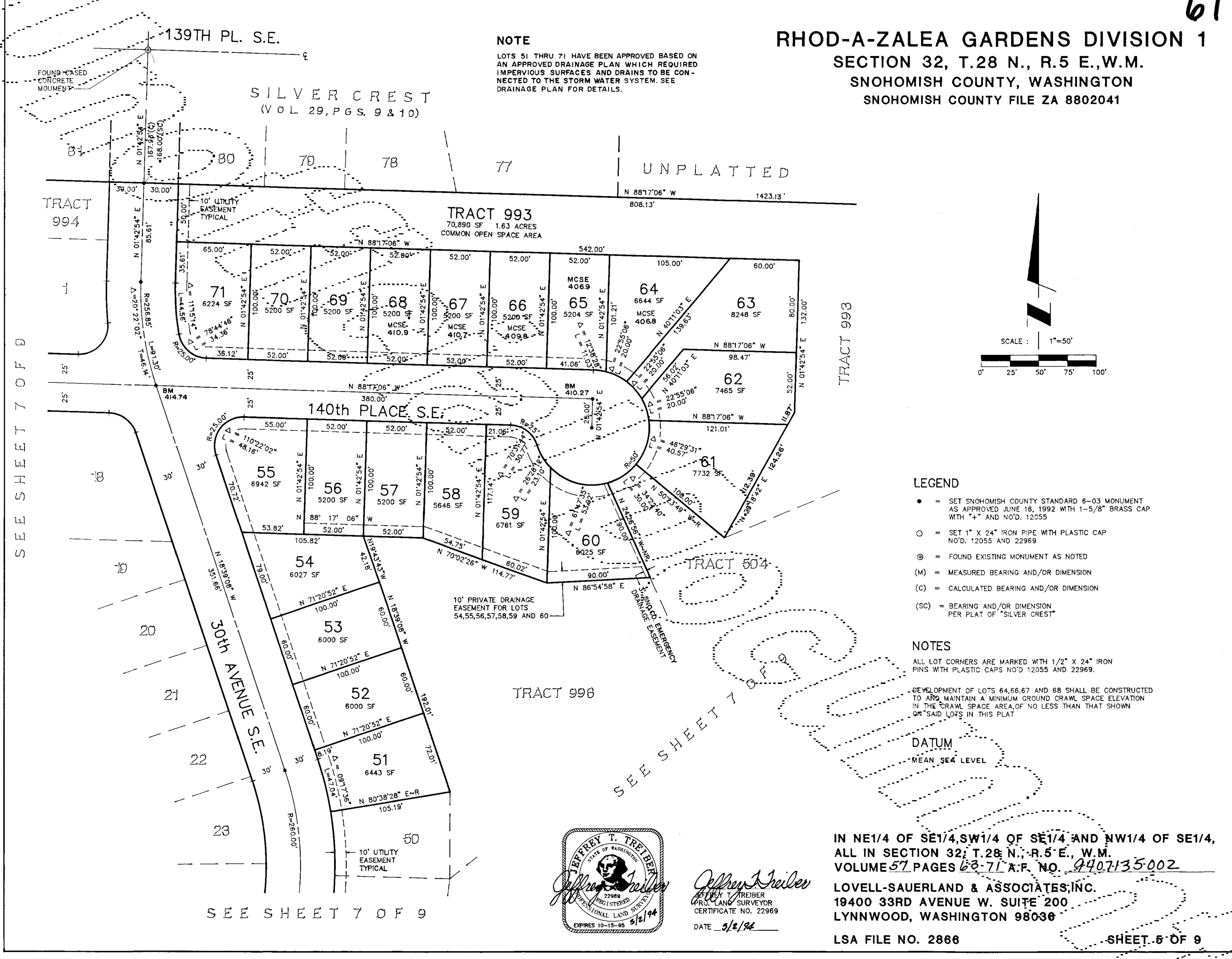
LOVELL-SAUERLAND & ASSOCIATES, INC. 19400 33RD AVENUE W. SUITE 200---LYNNWOOD, WASHINGTON 98036

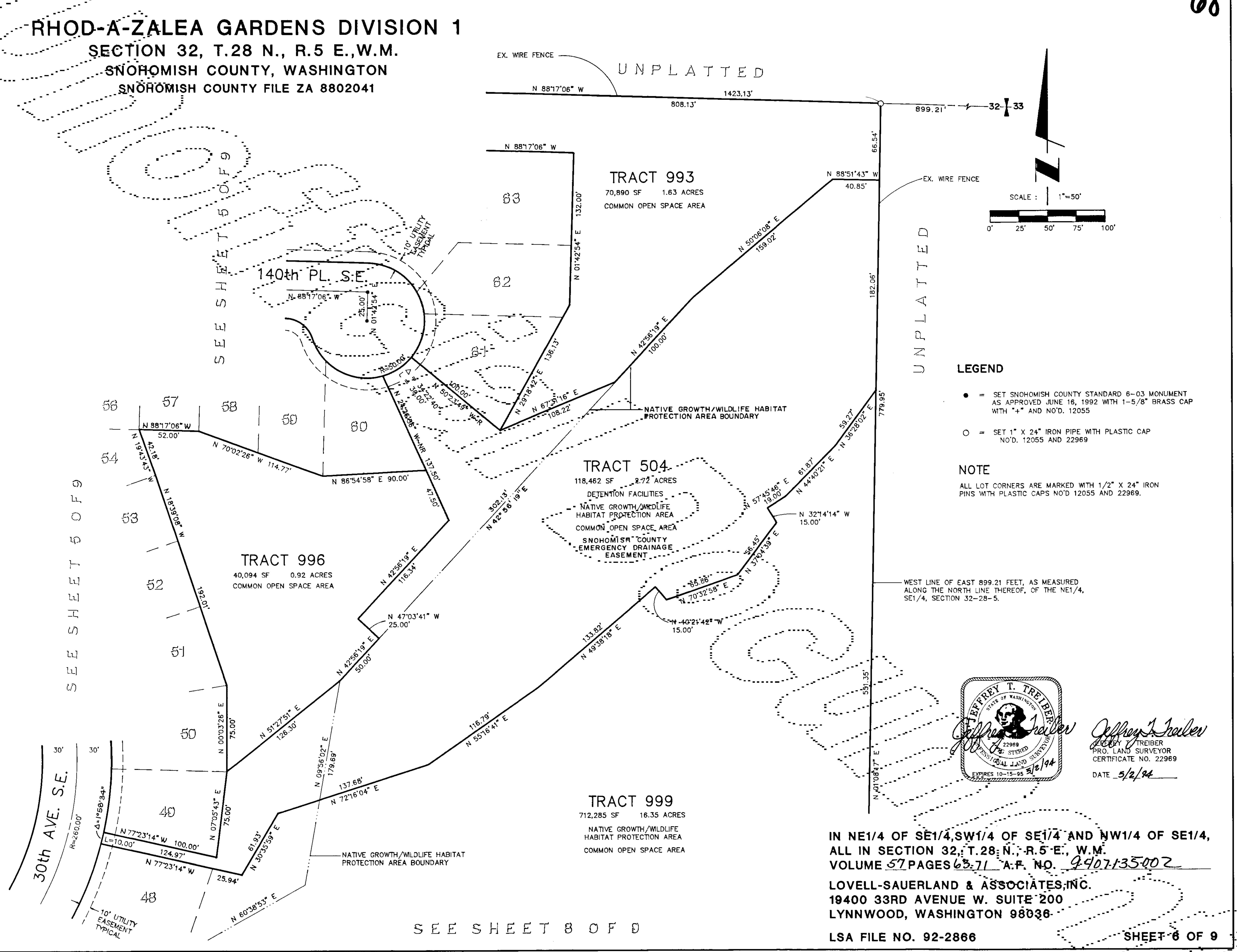
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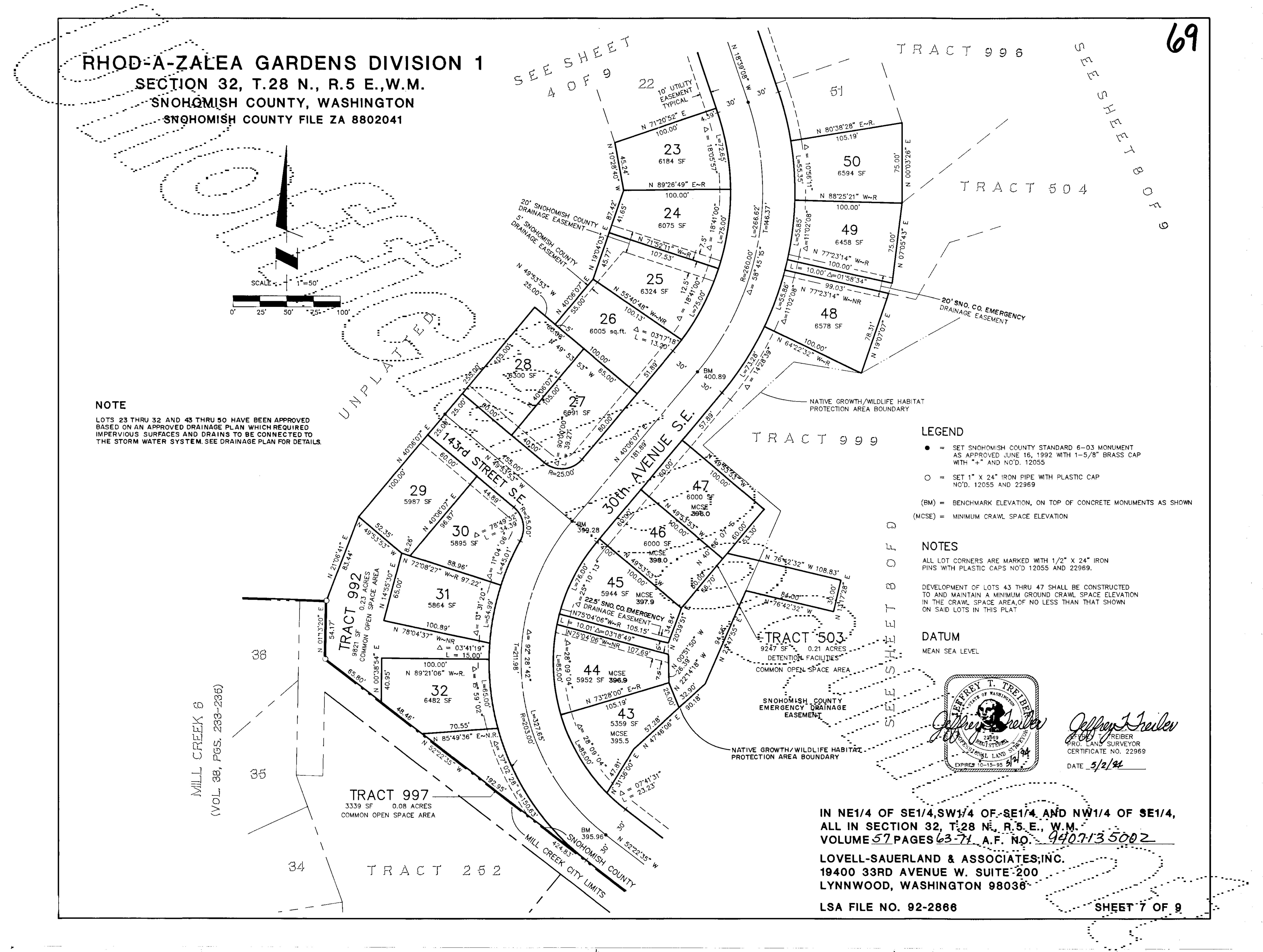
SHEET 2 OF 9

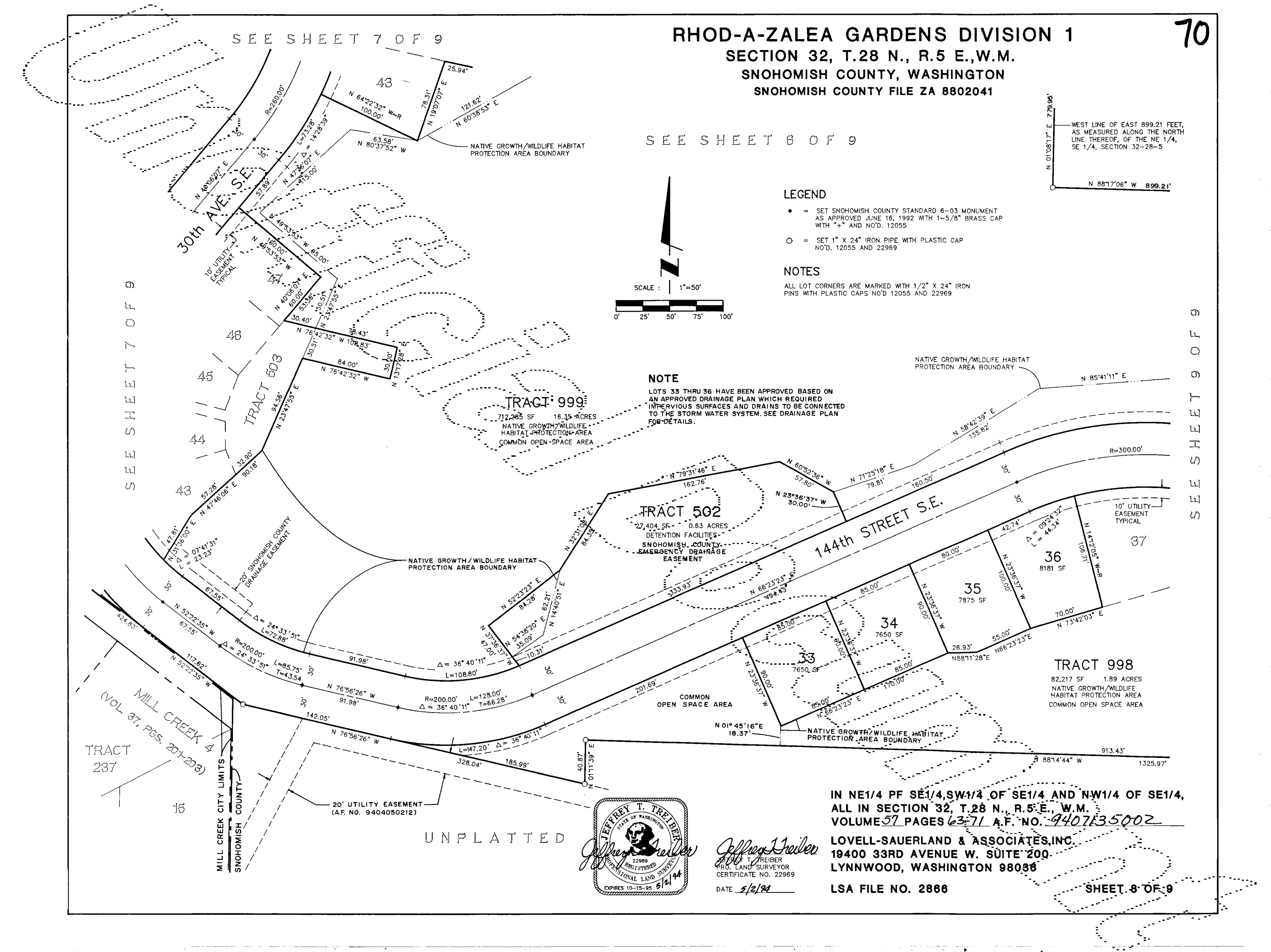


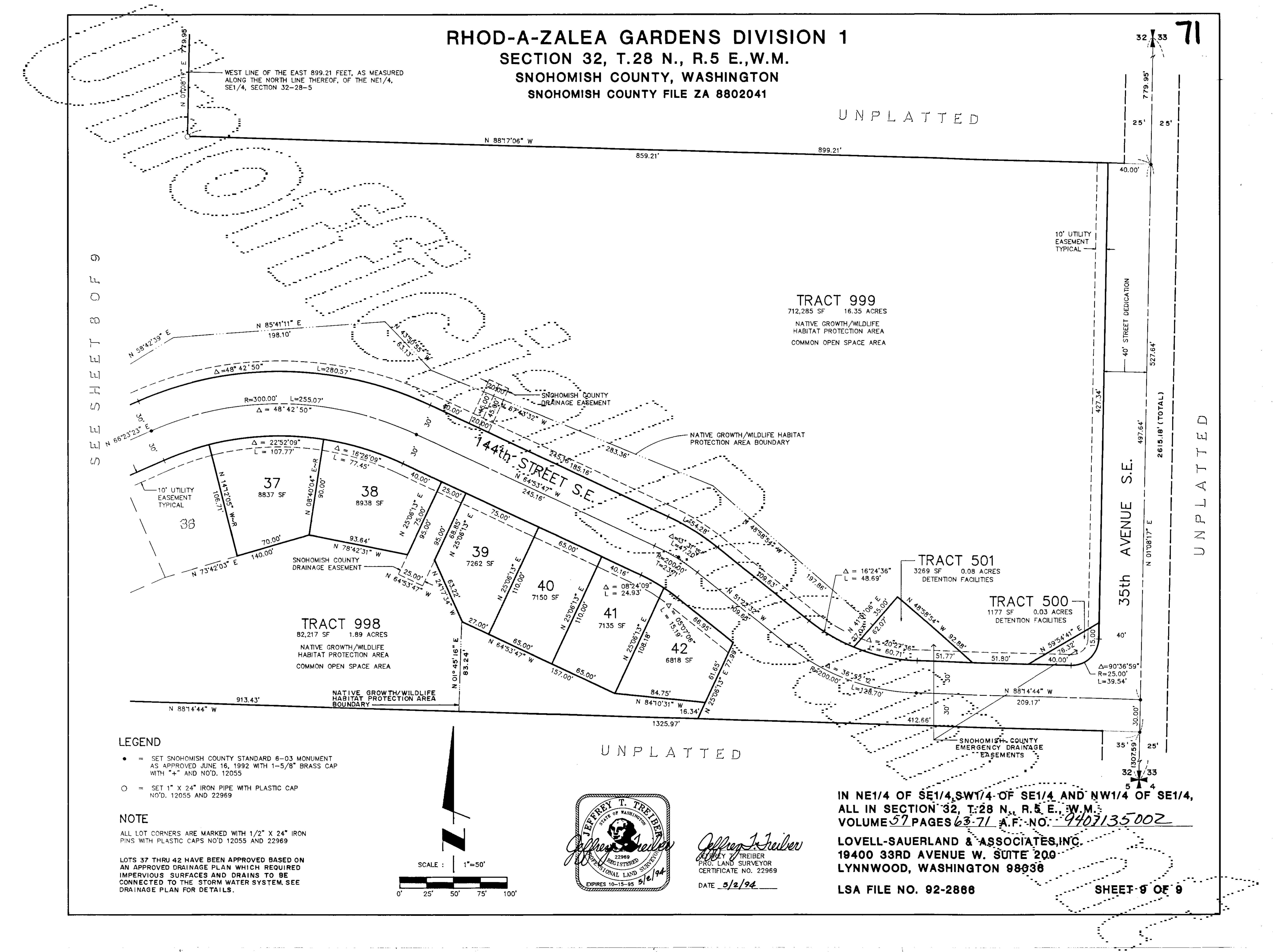












RHOD-A-ZALEA GARDENS DIVISION 2

SECTION 32, T.28 N., R.5 E., W.M. SNOHOMISH COUNTY, WASHINGTON SNOHOMISH COUNTY FILE ZA 8802041

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RHOD-A-ZALEA GARDENS JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FIRST INTERSTATE BANK OF WASHINGTON, N.A. THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE JUSE 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, ĒTC.;-SHOWN-ON THIS PLAT IN THE REASONABLĒ-ORIGINĀL 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 HIGHT TAKE A NATURAL COURSE AFTER THE 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.] 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 THEREOE 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.

RHOD-A-ZALEA GARDENS JOINT VENTURE, IN DEDICATING THIS PLAT OF RHOD-Z-Z-ZALEA GARDENS DIVISION 2, HAS DESIGNATED TRACTS 990 AND 991 AS COMMON AREAS FOR RHOD-A-ZALEĀ GARDENS DIVISION 2 AND PREVIOUSLY RECORDED RHOD-A-ZALEA GARDENS DIVISION 1, INTENDED FOR THE RETENTION OF THE NATURAL SETTING, FOR RECREATION AND OTHER RELATED ACTIVATIES BY THE HOMEOWNERS IN RHOD-A-ZALEA GARDENS DIVISION 2 AND PREVIOUSLY RECORDED RHOD-A-ZALEA GARDENS DIVISION 1.

THESE TRACTS SO DESIGNATED ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE HEREBY DEEDED TO THE RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION, AS MORE-FULLY PROVIDED IN THE ARTICLES OF INCORPORATION OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION: BYLAWS OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION, AND DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS. APPLICABLE HERETO AND RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBERS 9407130202, 9407130203 AND 9407130204, RESPECTIVELY, AND IN AMENDMENT NO. 1 TO THE DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS(DIVISION 2), APPLICABLE HERETO AND RECORDED UNDER AUDITORS FILE NUMBER _9504190174 SNOHOMISH COUNTY, STATE OF WASHINGTON, WHICH SAID DOCUMENTS ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. THE MAINTENANCE OF SAID TRACTS SHALL BE BY THE RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION AS MORE FULLY PROVIDED IN THE DECLARATION AND AMENDMENT NO. 1 TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-AZALEA GARDENS(DIVISION 2).

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS <u>5+h</u> DAY OF <u>April</u>, 1995.

RHOD-A-ZALEA GARDENS JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP

THE ECHELBARGER COMPANY, INC., A WASHINGTON CORPORATION. PARTNER

PRESIDENT

LOVELL-SAUERLAND & ASSOCIATES, INC., A WASHING JOON CORPORATION, PARTNER

JURGEN P. SAUERLAND,

TOUR TOUR ROBERT S. JONES, SECRETARY-TREASURER

FIRST INTERSTATE BANK OF WASHINGTON, N.A.

VICE PRESIDENT

TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY DEFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1995

SNOHOMISH COUNTY TREASURER

APPROVALS

OF PLANNING AND DEVELOPMENT SERVICES

EXAMINED, FOUND TO BE IN A CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 19 DAY OF QUELL

CHAIRMAN, COURTY COUNCIL SNOWOMISH COUNTY, -WASHINGTON

ACKNOWLEDGEMENT

STATE OF-WASHINGTON COUNTY OF SNOHOMISH

_ - - - - - _ _

THIS IS TO CERTIFY THAT ON THIS 5+1 DAY OF 1995, BEFORE ME PERSONALLY APPEARED KATHLEEN S. HERDLEIN, TO ME KNOWN TO BE THE VICE PRESIDENT OF FIRST INTERSTATE BANK OF WASHINGTON, N.A. THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED-OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY_HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST_ABOVE WRITTEN.

Kelly & Mitchell Kelly A. Mitchell NOTARY PUBLIC IN AND FOR THE STATE OF

WASHINGTON, RESIDING AT EVEKETT COMMISSION EXPIRES Nov. 15, 1798 _ - NOTARY-PUBLIC - STATE OF WASHINGTON KELLY A. MITCHELL My appointment expires Nov. 15, 1998

-_ -- -

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF April ME PERSONALLY APPEARED PATRICK T. ECHELBARGER, TO ME KNOWN TO BE THE PRESIDENT OF THE ECHELBARGER COMPANY, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND ON OATH FURTHER STATED THAT SAID CORPORATION IS A PARTNER OF RHOD-A-ZALEA GARDENS JOINT VENTURE, AND THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID JOINT VENTURE, AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kelly A. Mitchell

Kellu A. Mitchell NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT EVERETT COMMISSION EXPIRES NOV. 15, 1990

NOTARY PUBLIC STATE OF WASHINGTON KELLY A. MITCHELL My appointment expires Nov. 15, 1998

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF April ME PERSONALLY APPEARED JURGEN P. SAUERLAND AND ROBERT S. JONES, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF LOVELL-SAUERLAND & ASSOCIATES, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND ON OATH FURTHER STATED THAT SAID CORPORATION IS A PARTNER OF RHOD-A-ZALEA GARDENS JOINT VENTURE, AND THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID JOINT VENTURE AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE, FOR THE PURPOSES THEREIN MENTIONED.

MITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kelly A. Mitchell

Kellu A. Mitchell " - NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT <u>Everett</u> ---- COMMISSION EXPIRES NOV. 15, 1998

mananana. NOTARY PUBLIC STATE OF WASHINGTON KELLY A. MITCHELL My appointment expires Nov. 15, 1998

RECORDING CERTIFICATE

9504195005

MINUTES PAST
A.M. AND RECORDED IN VOLUME 59 OF PLATS, PAGES 32-36 INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEPUTY SNOHOMISH COUNTY AUDITOR

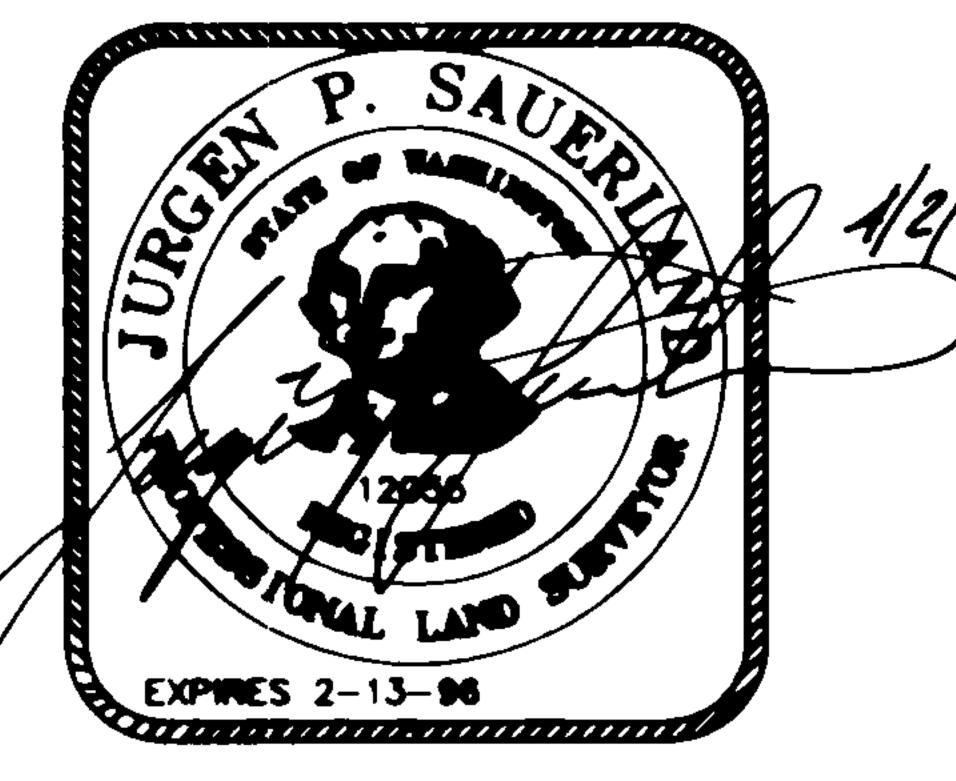
IN NW1/4 OF SE1/4, SECTION 32, T.28 N., R.5-E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC. 19400 33RD AVENUE W. SUITE 200 LYNNWOOD, WASHINGTON 98036

LSA FILE NO. 2866.01

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "RHOD-A-ZALEA GARDENS DIVISION 2" 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 COURSES, ANGLES, AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT, BLOCK AND TRACT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



NO FURTHER SUBDIVISION OF ANY LOT WITHOUT-RE-SUBMITTING FOR FORMAL-PLAT PROCEDURE

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 IN BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE TUNDERGROUND OR -IN CONDUIT ATTACHED TO THE BUILDING.

THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED FILED UNDER TITLE 19 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE _ _ -19 OF THE SNOHOMISH COUNTY CODE.

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 DETRIMENTAL TO COUNTY ROAD PURPOSES.

PRIOR APPROVAL MUST BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN TANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.

ALL NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OF PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; __ == PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES-MAY CROSS SUCHT. AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR IS HAZARDOUS. NO ADJUSTMENT_ -TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE .. FORMAL REPLAT PROCESS.

ALL OPEN SPACE AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR IN THESE AREAS; PROVIDED THAT COMMUNITY RECREATION FACILITIES MAY BE DEVELOPED IN OPEN SPACE AREAS; AND PROVIDED FURTHER, THAT UNDERGROUND UTILITY AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF TREES BY THE PROPERTY OWNER SHALL BE LIMITED TO THOSE WHICH ARE DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS.

ALL LOTS IN THIS PLAT HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERMOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.

S.C.C. TITLE 26 C REQUIRES THE PER LOT FEE PAYMENT OF \$1,303.00 FOR MITIGATION OF IMPACTS ON THE LOCAL SCHOOL DISTRICT. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S)

TITLE 26A REQUIRES THE PER LOT FEE PAYMENT IN THE AMOUNT OF \$289.00 FOR MITIGATION IMPACTS ON THE COUNTY PARKS SYSTEM. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS PAYMENT OBLIGATION TO A TIME PROCEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR LOT(S) THEREIN. REFER TO AUDITOR'S FILE NO. 9304190713, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "MUTUAL UTILITY EASEMENT AGREEMENT", RECORDED UNDER AUDITOR'S FILE NO. 9305060469, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "ARTICLES OF INCORPORATION OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9407130202, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "BYLAWS OF RHOD-A-ZALEA GARDENS HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9407130203, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS", RECORDED UNDER AUDITOR'S FILE NO. 9407130204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "AMENDMENT NO. 1 TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHOD-A-ZALEA GARDENS", RECORDED UNDER AUDITOR'S FILE NO. 9504190174, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

STATISTICS

EQUIPTMENT: LIETZ SET 4 ELECTRONIC TOTAL STATION METHOD : FIELD TRAVERSE ACCURACY: CONFORMS TO WAC 332-130-090 MONUMENTS VISITED : AS NOTED

BASIS OF BEARING

EAST LINE OF SE1/4 OF SECTION 32, T. 28N., R. 5E. PER RECORD OF SURVEY RECORDED IN VOLUME 1 ON PAGE 171

EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, SILVER LAKE WATER DISTRICT, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS COMPANY, VIACOM CABLEVISION, AND ANY OTHER UTILITIES SERVING THE SUBJECT PLAT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND MRES MITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH "ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, TELEPHONE SERVICE, GAS SERVICE, CABLE COMMUNICATION SERVICE AND OTHER UNDERGROUND UTILITIES, TOGETHER WITH THE RIGHT . FO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

DRAINAGE EASEMENTS AND EMERGENCY 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 AND 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 EASEMENTS.

THE PRIVATE DRAINAGE EASEMENT ACROSS LOTS 26, 27 AND 28, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND-GRANTED TO THE OWNERS OF LOTS 22, 27, 28 AND 29 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE COUNTY IS-HEREBY RESERVED AND GRANTED THE RIGHT TO ENTER UPON THE PRIVATE DRAINAGE EASEMENT · FOR THE PURPOSE OF EMERGENCY MAINTENANCE.

THE WATER EASEMENT LOCATED-ACROSS TRACT 991, AS SHOWN HEREON, IS HEREBY RESERVED FOR " AND GRANTED TO SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

MAINTEN-ANCE PROVISIONS

MAINTENANCE, REPAIR, AND-OR RECONSTRUCTION OF ANY STORM SEWER PIPELINES. APPURTENANCES AND GRASS-LINED DRAINAGE SWALES LOCATED WITH THE PRIVATE DRAINAGE EASEMENT ACROSS LOTS 26,27, 28 AND 29, AS SHOWN HEREON, SHALL BE THE COLLECTIVE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION BORNE IN EQUAL SHARES BY THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS OF LOTS 22, 27, 28 AND 29, EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY-USED STORM SEWER-LOCATED ABOVE-OR BEYOND THAT RESPECTIVE OWNERS POINT OF CONNECTION TO SAME. THE COUNTY IS HEREBY RESERVED AND GRANTED THE RIGHT TO ENTER UPONT-IHE PRIVATE DRAINAGE EASEMENT FOR PURPOSE OF EMERGENCY MAINTENANCE, WHEN NECESSARY.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; 175'02" W ALONG THE WEST LINE OF SAID SUBDIVISION, 979.31 FEET; S 8875'19" E, 662.82 FEET; THENCE N 21"06'41" E, 83.44 FEET; THENCE N 40'06'07" E, 255.00 FEET; THENCE S 49°53'53" E, 25.00 FEET; N 40°06'07" E, 55.00 FEET; THENCE N 19°04'03" E, 87.42 FEET; THENCE N 10°28'40" W, 45.24 FEET; THENCE N 18'39'08" W, 180.00 FEET; N 40'30'10" W, 104.45 FEET; THENCE N 88'17'06" W, 425.00 FEET; N 8'30'42" W, 98.79 FEET; THENCE N 6'30'03" W, 50.02 FEET; THENCE N 8°03'53" W, 104.79 FEET; THENCE N 1°42'54" E, 50.00 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE N 8847'06" W ALONG SAID NORTH LINE, 327.02 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EX. CASED CONCRETE MONUMENT W/PUNCH MARK IN 1-1/4" BRASS CAP(VISITED 8-23-91) PER PLAT OF "EVERGREEN GLADE", VOL. 27, PG. 91 & 92 EX. CONCRETE MONUMENT W/ 2" BRASS CAP MARKED "X" AND STAMPED "SNO. CO ENG. 32/33(VISITED 2-10-94) -1324.68 RHOD-A-ZALEA DIVISION 2 RHOD-A-ZALEA GARDENS DIVISION VOLUME 57, PAGES 63-71 N 88'14'44" W N 88"14'44" W -EX. CONCRETE MONUMENT N 88"12'22" W 2654 52' - RECORD OF SURVEY EX. 6" X 6" CONCRETE VOLUME 1, PG. 171 MONUMENT W/INVERTED "FND. SNO. CO. MON." NAIL (VISITED 6-5-92)

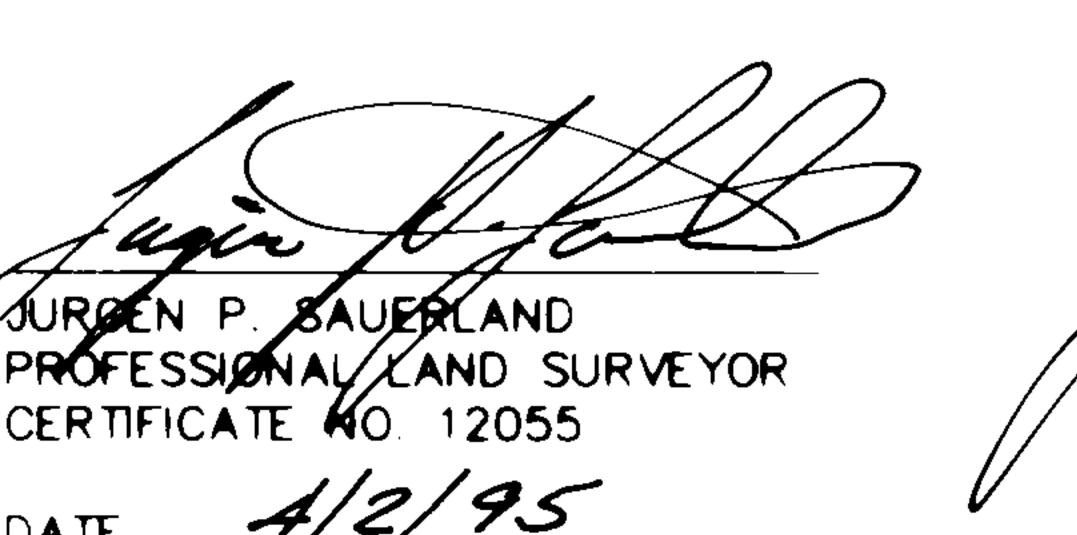
SECTION SUBDIVISION

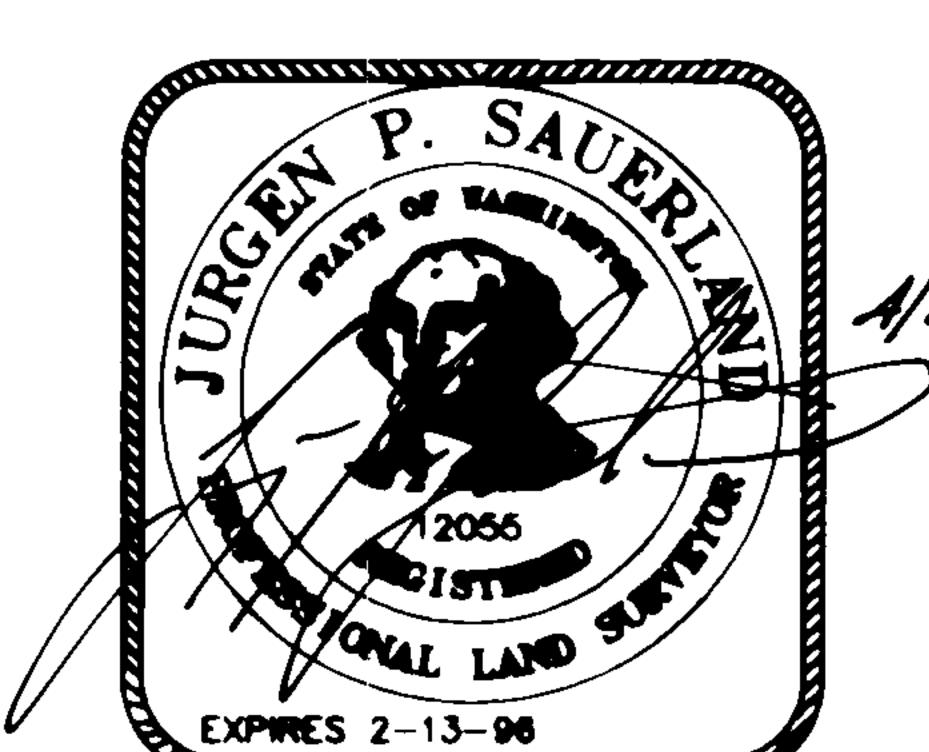
SCALE 1" = 500(SE1/4) PER RECORD OF SURVEY IN VOL. 1, PG. 171 = CONTROL SURVEY FOR PLATS OF MILL CREEK NO. 4, 6 & 8)

IN NW1/4 OF SE1/4, SECTION 32, T.28 N., R.5-E., W.M. LOVELL-SAUERLAND & ASSOCIATES, INC. 19400 33RD AVENUE W. SUITE 200_-LYNNWOOD, WASHINGTON 98036

LSA FILE NO. 92-2866.01

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