

VILLAGE AT WEBSTER'S POND DIV. 1

A PLANNED RESIDENTIAL DEVELOPMENT
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 SD

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT SSSI LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND MICHAEL T. ANN KINNEY, 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 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.

THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 35TH AVENUE S.E. FROM LOTS NUMBERED 1, 2, 3, 4, 5, 6, 7, 8, 9, 50 AND 51, 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 AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

TRACTS 992, 996, 998 AND 999, OPEN SPACE; TRACT 993, PARK AND STORMWATER DETENTION FACILITIES; TRACTS 994 AND 997, NATIVE GROWTH PROTECTION AREAS; AND TRACT 995, ACCESS AND UTILITIES, ARE HEREBY GRANTED AND CONVEYED TO THE VILLAGE AT WEBSTER'S POND HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH COUNTY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THE 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 SUBDIVISION SHALL COMPLY WITH THOSE COUNTY 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. THEN, EACH LOT 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.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 29th DAY OF September 2003

SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: William James
 PRINTED NAME: J. Allen FARRIS

MICHAEL T. KINNEY AND SUE ANN KINNEY

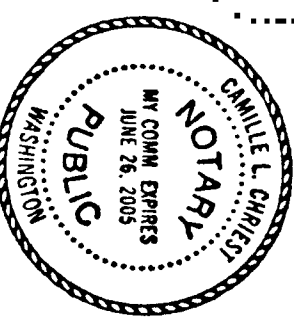
BY: William James
 PRINTED NAME: JAMES MATTHEW FARRIS

TITLE: Resident
 ATTORNEY-IN-FACT
 PER POWERS OF ATTORNEY,
 RECORDING NUMBERS
 200305080440 AND
 200305080441

ACKNOWLEDGMENTS

STATE OF Washington
 COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Matt Farris 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 THE Resident OF SSSI 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: September 29, 2003



SIGNATURE: Camille L. Christ
 (PRINT NAME) Camille L. Christ
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Snohomish, WA
 MY APPOINTMENT EXPIRES June 28, 2005

STATE OF Washington
 COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES MATTHEW FARRIS 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 THE ATTORNEY-IN-FACT FOR MICHAEL T. KINNEY AND SUE ANN KINNEY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: September 29, 2003



SIGNATURE: Camille L. Christ
 (PRINT NAME) Camille L. Christ
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Snohomish, WA
 MY APPOINTMENT EXPIRES June 28, 2005

APPROVALS

COUNTY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 30 DAY OF SEPT, 2003
[Signature]
 SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES APPROVAL

EXAMINED AND APPROVED THIS 1 DAY OF Oct, 2003
[Signature]
 SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

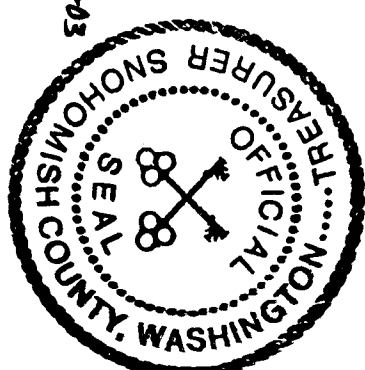
CHAIRMAN, COUNTY COUNCIL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 5 DAY OF October, 2003
[Signature]
 COUNTY COUNCIL CHAIR PERSON
 SNOHOMISH COUNTY, WASHINGTON

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 FULLY PAID AND DISCHARGED, INCLUDING 2004 TAXES.

BY: Bob Dantini
 TREASURER, SNOHOMISH COUNTY



BY: Bob Dantini
 DEPUTY COUNTY TREASURER Bob Dantini

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

EASEMENT PROVISIONS

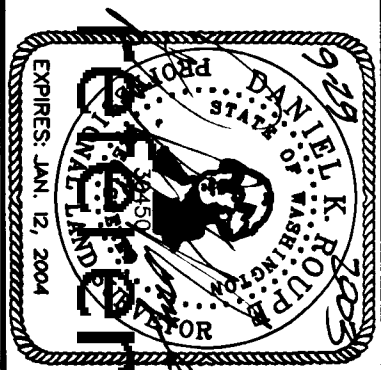
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE 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 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 EASEMENT.

AUDITOR'S CERTIFICATE

Filed for record at the request of Group Four Inc. this 9th day of October, 2003, at 24 minutes past 2 P. M. and recorded in Volume 200310095013 of Plats, pages records of Snohomish County, Washington. AFN 200310095013

200310095013

By: Bob Terwilliger Auditor
Sheryl Sweeney Deputy Auditor



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of VILLAGE AT WEBSTER'S POND DIV. 1 is based upon an actual survey and subdivision of Section 33, Township 28 N., 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 the recording of this plat.

BY: Daniel K. Roupe, Professional Land Surveyor, Certificate No. 30450, Date 9/29/03

INDEXING DATA:
 SW 1/4, SW 1/4 SEC. 33, T. 28 N., R. 5 E., W.M.

GROUP FOUR, Inc.
 16030 JUANITA-WOODVILLE WAY NE
 BOTHELL WASHINGTON 98011
 (425) 775-4581 • (206) 362-4244 • FAX (206) 362-3819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 99-8040 DATE: 5/27/03 SHEET: 1 OF 8
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 1
 A PLANNED RESIDENTIAL DEVELOPMENT
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 SD

LEGAL DESCRIPTION

PARCEL A:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THE WEST 660.00 FEET OF THE SOUTH 330.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON; AND

ALSO EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 00°10'36" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 304.19 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°30'09" WEST A DISTANCE OF 1328.08 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION, SAID POINT ALSO BEING THE TERMINUS OF SAID LINE; AND

ALSO EXCEPT THAT PORTION LYING WITHIN THOMAS LAKE ROAD (COUNTY ROAD SURVEY NO. 34251); AND

ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN SEATTLE HILL ROAD;

ALSO KNOWN AS PARCEL 1 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 95108904, RECORDED UNDER AUDITOR'S FILE NUMBER 95111701771);

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200104050043.

PARCEL B:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;

THENCE NORTH 330 FEET;

THENCE EAST 660 FEET;

THENCE SOUTH 330 FEET;

THENCE WEST 660 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN THOMAS LAKE ROAD (COUNTY ROAD SURVEY NO. 34251);

ALSO KNOWN AS PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 95-108904 RECORDED UNDER AUDITOR'S FILE NUMBER 95111701771);

AND EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200104050043.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION, THENCE SOUTH 88°20'26" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 664.36 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 01°03'39" EAST A DISTANCE OF 0.76 FEET TO THE NORTHERLY FACE OF A 4 FOOT HOGWIRE FENCE; THENCE NORTH 88°11'46" WEST ALONG SAID NORTHERLY FACE, A DISTANCE OF 103.91 FEET; THENCE NORTH 87°09'51" WEST, CONTINUING ALONG SAID NORTHERLY FACE A DISTANCE OF 197.72 FEET; THENCE NORTH 88°32'46" WEST CONTINUING ALONG SAID NORTHERLY FACE A DISTANCE OF 255.79 FEET; THENCE NORTH 89°47'58" WEST CONTINUING ALONG SAID NORTHERLY FACE A DISTANCE OF 34.04 FEET; THENCE NORTH 88°09'11" WEST CONTINUING ALONG SAID NORTHERLY FACE A DISTANCE OF 91.18 FEET; THENCE NORTH 89°36'50" WEST CONTINUING ALONG SAID NORTHERLY FACE A DISTANCE OF 62.02 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 01°04'26" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°20'26" WEST A DISTANCE OF 1.29 FEET TO THE WESTERLY FACE OF A 4 FOOT HOGWIRE FENCE; THENCE NORTH 00°26'31" EAST ALONG SAID WESTERLY FACE A DISTANCE OF 56.68 FEET; THENCE NORTH 01°19'34" EAST CONTINUING ALONG SAID WESTERLY FACE A DISTANCE OF 84.18 FEET; THENCE NORTH 01°12'40" EAST CONTINUING ALONG SAID WESTERLY FACE A DISTANCE OF 204.52 FEET; THENCE NORTH 00°58'38" EAST CONTINUING ALONG SAID WESTERLY FACE A DISTANCE OF 216.60 FEET; THENCE NORTH 00°38'06" EAST CONTINUING ALONG SAID WESTERLY FACE A DISTANCE OF 85.58 FEET; THENCE SOUTH 82°39'46" EAST A DISTANCE OF 2.09 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION 647.33 FEET NORTHERLY OF THE POINT OF BEGINNING; THENCE SOUTH 01°04'26" WEST ALONG SAID EAST LINE A DISTANCE OF 647.33 FEET TO THE POINT OF BEGINNING.

NATIVE GROWTH PROTECTION AREA/EASEMENT

IN CONSIDERATION OF SNOHOMISH COUNTY CODE REQUIREMENTS, A NON-EXCLUSIVE NATIVE GROWTH PROTECTION AREA/EASEMENT (NPA/E) IS HEREBY GRANTED TO SNOHOMISH COUNTY, ITS SUCCESSORS OR ASSIGNS. SAID EASEMENT AREA IS DEPICTED ON THE SUBDIVISION. THE NATIVE GROWTH PROTECTION AREA/EASEMENT SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION, OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID EASEMENT AREA; EXCEPT THE ACTIVITIES SET FORTH IN SNOHOMISH COUNTY CODE ARE ALLOWED, WHEN APPROVED BY THE COUNTY. SOME ACTIVITIES WHICH MAY BE PERMITTED ARE: (1) UNDERGROUND UTILITY CROSSINGS AND DRAINAGE DISCHARGE SWALES WHICH UTILIZE THE SHORTEST ALIGNMENT POSSIBLE AND FOR WHICH NO ALIGNMENT THAT WOULD AVOID SUCH A CROSSING IS FEASIBLE; (2) FENCES, WHEN THE CRITICAL AREA AND ITS BUFFER ARE NOT DETRIMENTALLY AFFECTED; (3) REMOVAL OF HAZARDOUS TREES BY THE PROPERTY OWNER; AND (4) OTHER USES AND DEVELOPMENT ACTIVITY AS ALLOWED, BY SAID CODE. THE RIGHT TO USE AND POSSESS THE EASEMENT AREA IS RETAINED, PROVIDED THAT THE USE DOES NOT INTERFERE WITH OBSTRUCT OR ENDANGER PURPOSE OF SAID EASEMENT.

THE COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF EGRESS AND EGRESS TO AND FROM THIS EASEMENT AND ACROSS THE ADJACENT PROPERTY IN THIS SUBDIVISION FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NATIVE GROWTH PROTECTION AREA EASEMENT.

THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RESTORING THE CONDITION OF THE NPA/E IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

BY ACCEPTANCE OF THE EASEMENT FOR THE PURPOSES DESCRIBED, SNOHOMISH COUNTY DOES NOT ACCEPT OR ASSUME ANY LIABILITY FOR ACTS OR OMISSIONS OF THE LOT OWNER, HIS OR HER INVITEES, LICENSEES OR OTHER THIRD PARTIES WITHIN THE EASEMENT AREA. THE LOT OWNER HOLDS SNOHOMISH COUNTY HARMLESS FROM ANY CLAIM OF DAMAGE OR INJURY TO ANY PROPERTY OR PERSON BY ANY PERSON ENTERING THE EASEMENT AREA NOT EXPRESSLY AUTHORIZED TO DO SO BY SNOHOMISH COUNTY. THIS EASEMENT IS CREATED, GRANTED AND ACCEPTED FOR THE BENEFIT OF THIS SUBDIVISION AND THE GENERAL PUBLIC, BUT SHALL NOT BE CONSTRUED TO PROVIDE OPEN OR COMMON SPACE FOR OWNERS WITHIN THE SUBDIVISION OR MEMBERS OF THE PUBLIC.

EASEMENTS

THE UTILITY EASEMENTS LOCATED ACROSS LOTS 44 AND 45 AND TRACTS 501 AND 993, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER AND WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH SILVER LAKE WATER DISTRICT MAINTENANCE AND REPAIR RESPONSIBILITIES.

NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE LOTS AND THE WATER METERS WHICH RESTRICTS ACCESS TO THE WATER METER BY SILVER LAKE WATER DISTRICT.

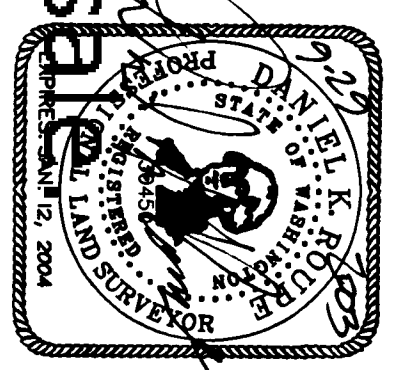
MAINTENANCE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE AREA UNDER, UPON OR THROUGH THE MAINTENANCE EASEMENT. THESE EASEMENTS ARE FOR MAINTENANCE OF THE ROADWAY FILLS, CONCRETE WALES AND CULVERTS.

THE 5' FENCE EASEMENT LOCATED ALONG THE REAR PROPERTY LINES OF LOTS 1 THROUGH 9, 50 AND 51 ABUTTING 35TH AVENUE S.E. IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE AT WEBSTER'S POND HOMEOWNERS ASSOCIATION TOGETHER WITH ALL MAINTENANCE OBLIGATIONS.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES AND APPURTENANCES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER AND WATER SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE BEEN DEPICTED HEREIN.

For reference only, not for re-sale



GROUP FOUR, Inc.
 16030 JUANITA-WOODINVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425) 775-4581 • (206) 362-4244 • FAX (206) 362-3819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 99-8040 DATE: 5/27/03 SHEET: 2 OF 8
 AUDITOR'S FILE NO.:

RESTRICTIONS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41A SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41A OF SNOHOMISH COUNTY CODE.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-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.
4. S.C.C. TITLE 26A REQUIRES THE PER NEW UNIT FEE PAYMENT IN THE AMOUNT OF \$918.00, FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS DISTRICT (NO. 10 DISTRICT). THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE 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) THEREIN. CREDIT SHALL BE PROVIDED FOR LOTS 1 AND 2.
5. THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE EVERETT SCHOOL DISTRICT TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF SCC 26C.20.020.
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. LOTS 1 THROUGH 51 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.
8. ALL NATIVE GROWTH PROTECTION AREAS ARE TO BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN SCC 32.10.1101(29)(A), (C) AND (D), ARE ALLOWED WHEN APPROVED BY THE COUNTY.
9. ALL SITE DEVELOPMENT AND FUTURE ACTIVITY SHALL COMPLY WITH THE APPROVED PRD OFFICIAL SITE PLAN ON FILE WITH THE SNOHOMISH COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES OR THEIR SUCCESSOR AGENCY.
10. PRIOR TO OCCUPANCY OF ANY DWELLING UNIT WITHIN THE PLAT, THE LANDSCAPING AND RECREATIONAL FACILITIES SHALL HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PRD SITE DEVELOPMENT/LANDSCAPE PLANS. INSPECTION AND APPROVAL FROM THE LAND USE DIVISION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES IS REQUIRED.
11. INTERIOR CIRCULATION WAYS SERVING THE DWELLINGS WITHIN EACH LOT SHALL HAVE BEEN INSTALLED IN ACCORDANCE WITH CONSTRUCTION PLAN APPROVALS PRIOR TO OCCUPANCY OF ANY UNIT WITHIN THE LOT. (SCC 26B.55.130(3)(H))
12. VARIATION IN FRONT SETBACKS AND BUILDING ENVELOPES IS REQUIRED FOR ALL LOTS THAT ARE LESS THAN 5,000 SQUARE FEET IN AREA IN ORDER TO PROVIDE VISUALLY DIVERSIFIED STREET FRONTAGE.
13. SUBJECT TO NOTICE OF CONNECTION CHARGES PURSUANT TO CHAPTER 72. LAMS OF 1977; RECORDED UNDER AUDITOR'S FILE NUMBER 7712200290.
14. SUBJECT TO SETTLEMENT AGREEMENT, RELEASE OF ALL CLAIMS AND CONVEYANCE OF EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9001220477.
15. SUBJECT TO EASEMENT FOR WALKWAY SLOPE AND DRAINAGE RECORDED UNDER AUDITOR'S FILE NUMBER 9406010301.
16. SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9904285008.
17. SUBJECT TO DISTRIBUTION EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200105220671.
18. SUBJECT TO DISTRIBUTION EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200105220672.
19. SUBJECT TO DRAINAGE FACILITY MAINTENANCE COVENANT RECORDED UNDER AUDITOR'S FILE NUMBER 200111150255.
20. SUBJECT TO SILVER LAKE WATER DISTRICT SNOHOMISH COUNTY WASHINGTON RESOLUTION NO. 553 RECORDED UNDER AUDITOR'S FILE NUMBER 200303060897.
21. ACCESS TO LOT 33 SHALL BE RESTRICTED TO WITHIN 20' OF THE SOUTHEAST CORNER OF LOT 33.
22. THE ASSOCIATION SHALL OWN AND MAINTAIN THE FENCE LOCATED ALONG 35TH AVENUE SE. A 5 FOOT WIDE EASEMENT ALONG THE REAR PROPERTY LINES OF LOTS 1 THROUGH 9, 50 AND 51 OF DIVISION 11 IS RESERVED FOR AND GRANTED TO THE ASSOCIATION FOR THE PURPOSE OF MAINTAINING THE FENCE.
23. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM BYPASS SYSTEM UNTIL SUCH TIME, IF EVER, AS A GOVERNMENT AGENCY ASSUMES RESPONSIBILITY FOR MAINTAINING THE SYSTEM.
24. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBER 200310090816.
25. SUBJECT TO POWERS OF ATTORNEY RECORDED UNDER AUDITOR'S FILE NUMBERS 200305080440 AND 200305080441.
26. ACCESS TO LOT 19 SHALL BE RESTRICTED TO 35TH DRIVE S.E.
27. ACCESS TO LOT 20 SHALL BE RESTRICTED TO 36TH AVENUE S.E.
28. SSI LLC, A DELAWARE LIMITED LIABILITY COMPANY IS ALSO KNOWN AS SSI LLC, A DELAWARE LIMITED LIABILITY COMPANY DBA STAFFORD HOMES.
29. A 4' HIGH FENCE IS TO BE INSTALLED ALONG THE TOP OF WALL IN THE AREA OF LOTS 33 THROUGH 44 PRIOR TO THE OCCUPANCY OF ANY HOME ON THESE LOTS.

VILLAGE AT WEBSTER'S POND DIV. 1
 A PLANNED RESIDENTIAL DEVELOPMENT
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 SD

For reference only not for re-sale.



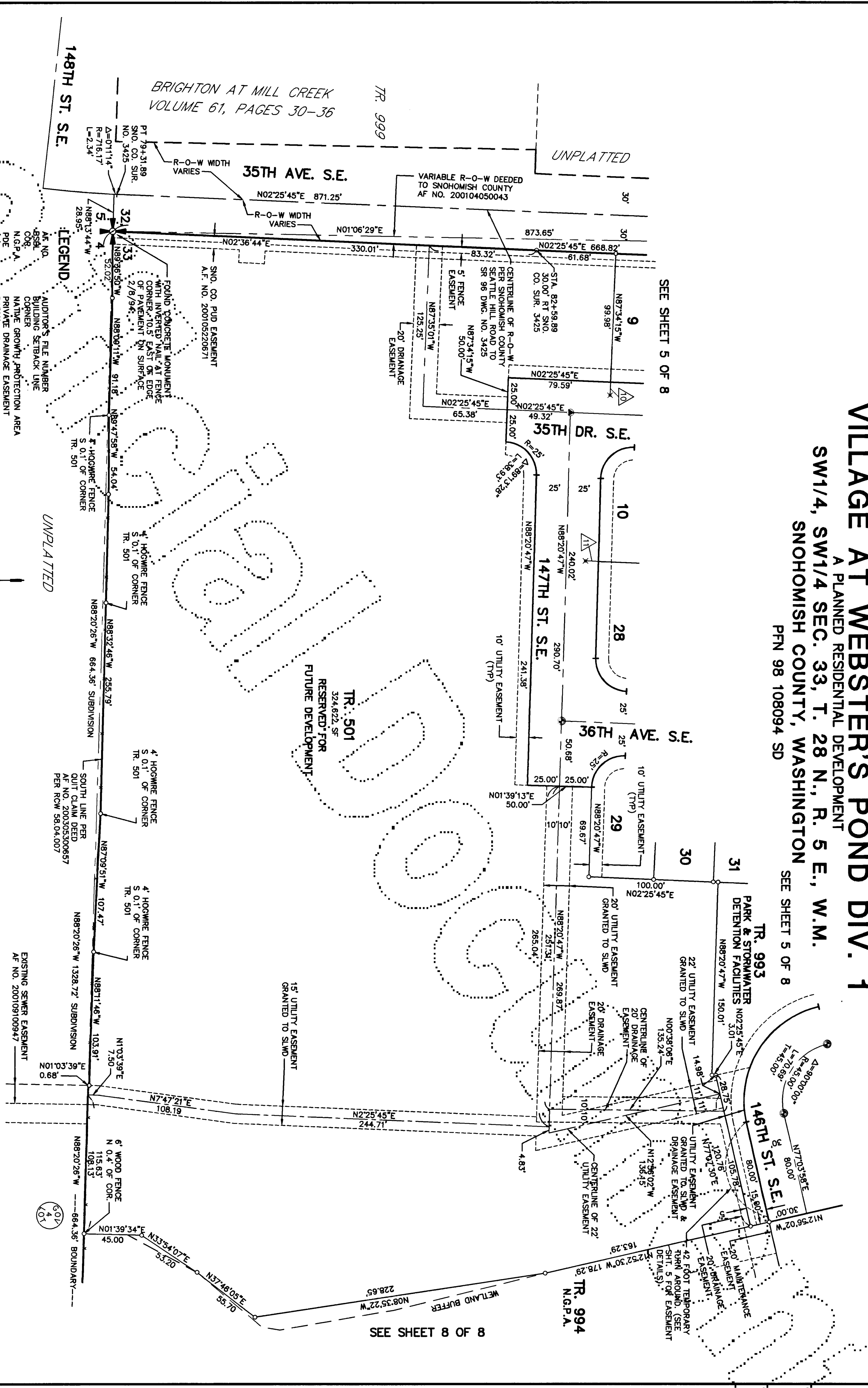
GROUP FOUR, Inc.
 16030 JUANITA-WOODINVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425)776-4581 • (206)362-4244 • FAX(206)362-9819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 99-8040 DATE: 5/27/03 SHEET: 3 OF 8
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 1

A PLANNED RESIDENTIAL DEVELOPMENT
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 SD

SEE SHEET 5 OF 8



SEE SHEET 8 OF 8

148TH ST. S.E.

35TH AVE. S.E.

UNPLATTED

SEE SHEET 5 OF 8

35TH DR. S.E.

147TH ST. S.E.

36TH AVE. S.E.

TR. 993
 PARK & STORMWATER
 DETENTION FACILITIES

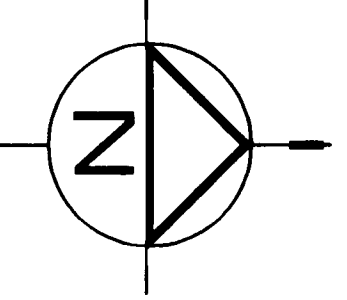
146TH ST. S.E.

TR. 994
 N.G.P.A.

LEGEND

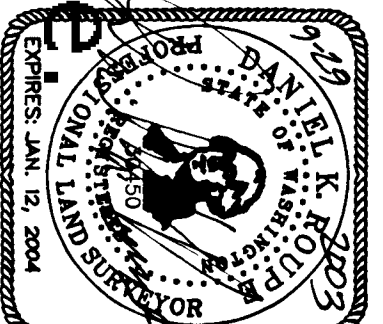
- AE NO. 3223
- AE NO. 3224
- N.G.P.A.
- COE
- NATIVE GROWTH PROTECTION AREA
- PRIVATE DRAINAGE EASEMENT
- RADIAL RANGE
- R-O-W
- SEC. 33
- SEC. 34
- S.N.E.W.
- SLAND
- TOWNSHIP
- W.M.
- WILLAMETTE MERIDIAN
- EXISTING MONUMENT AS NOTED
- EXISTING REBAR OR IRON PIPE AS NOTED
- SET STANDARD SNOHOMISH COUNTY MONUMENT/CASE, & BRASS CAP WITH PUNCH MARK, LS NO. 30450
- SET TACK & SHINER, LS NO. 30450
- SET 1/2" X 24" REBAR WITH PLUG DISTANCE (SEE SHEET 4 OF 8 FOR TABLE)
- SET 3" BRASS SURFACE MONUMENT WITH PUNCH MARK, LS NO. 30450

SCALE: 1" = 50'



NOTE:

1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.



200310095013

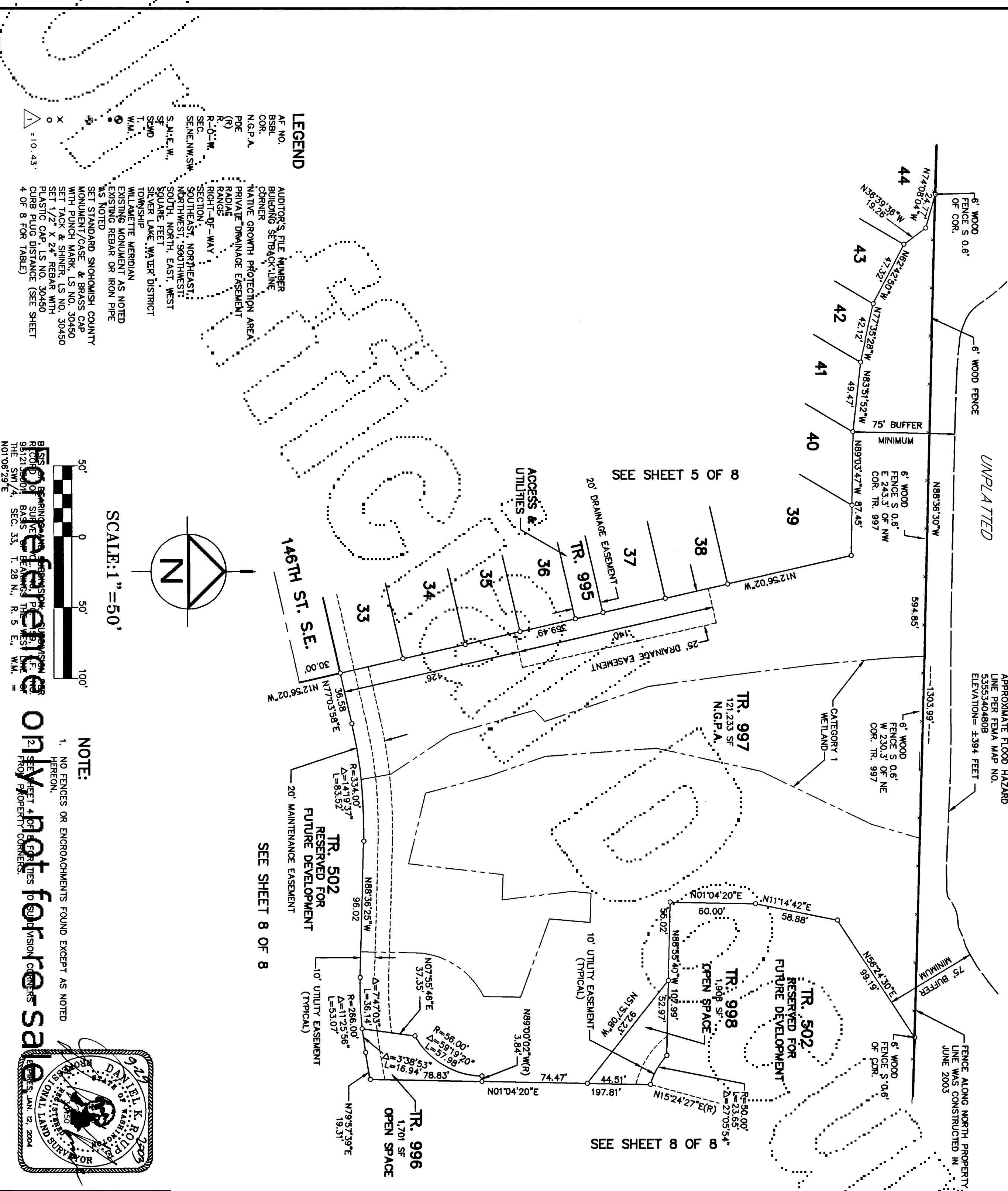
GROUP FOUR, Inc.

16030 JUANITA-WOODVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425) 775-4681 • (206) 362-4244 • FAX (206) 362-3819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 99-8040 DATE: 5/27/03 SHEET: 6 OF 8
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 1

A PLANNED RESIDENTIAL DEVELOPMENT
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 SD



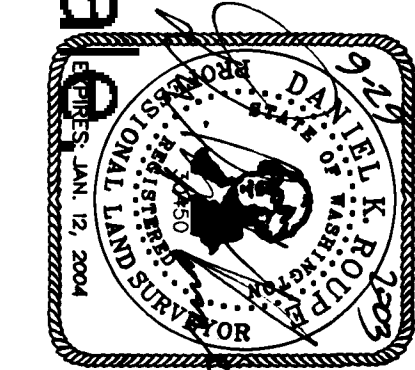
LEGEND

AF NO. AUDITOR'S FILE NUMBER
 BSBL. BUILDING SETBACK-LINE
 COR. CORNER
 N.G.P.A. NATIVE GROWTH PROTECTION AREA
 (R) PRIVATE DRAINAGE EASEMENT
 R-0-W. RADIAL RANGES
 SEC. SECTION
 S.E.N.W.S.W. SOUTH-EAST, NORTH-EAST, NORTHWEST, SOUTHWEST
 S.M.E.W. SQUARE FEET
 SF SILVER LAKE, WAYER DISTRICT TOWNSHIP
 T. TOWNSHIP
 W.M. WILLAMETTE MERIDIAN
 EXISTING MONUMENT AS NOTED
 EXISTING REBAR OR IRON PIPE AS NOTED
 SET STANDARD SNOHOMISH COUNTY MONUMENT/CASE & BRASS CAP WITH PLINCH MARK, I.S. NO. 30450
 SET 1/2" X 24" REBAR WITH PLASTIC CAP, I.S. NO. 30450
 CURB PLUG DISTANCE (SEE SHEET 4 OF 8 FOR TABLE)

SCALE: 1" = 50'

NOTE:

- NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.
- SEE SHEET 4 OF 8 FOR DIVISION CORNERS FROM PROPERTY CORNERS.



GROUP FOUR, Inc.
 16030 JUANITA-WOODVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425) 775-4501 • (206) 362-4244 • FAX (206) 362-3819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 99-8040 DATE: 5/27/03 SHEET: 7 OF 8
 AUDITOR'S FILE NO.: 200310095D13

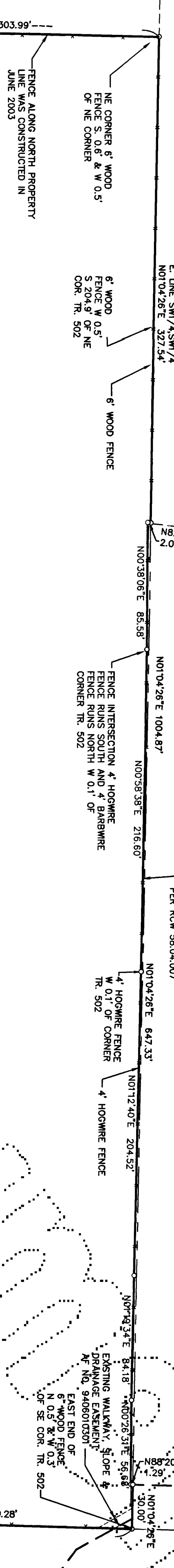
VILLAGE AT WEBSTER'S POND DIV. 1

A PLANNED RESIDENTIAL DEVELOPMENT
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 SD

UNPLATTED

UNPLATTED

E. LINE PER QUIT CLAIM DEED
 AF NO. 200305300659
 PER ROW 58.04.007



TR. 502
 312,199 SF
 RESERVED FOR
 FUTURE DEVELOPMENT

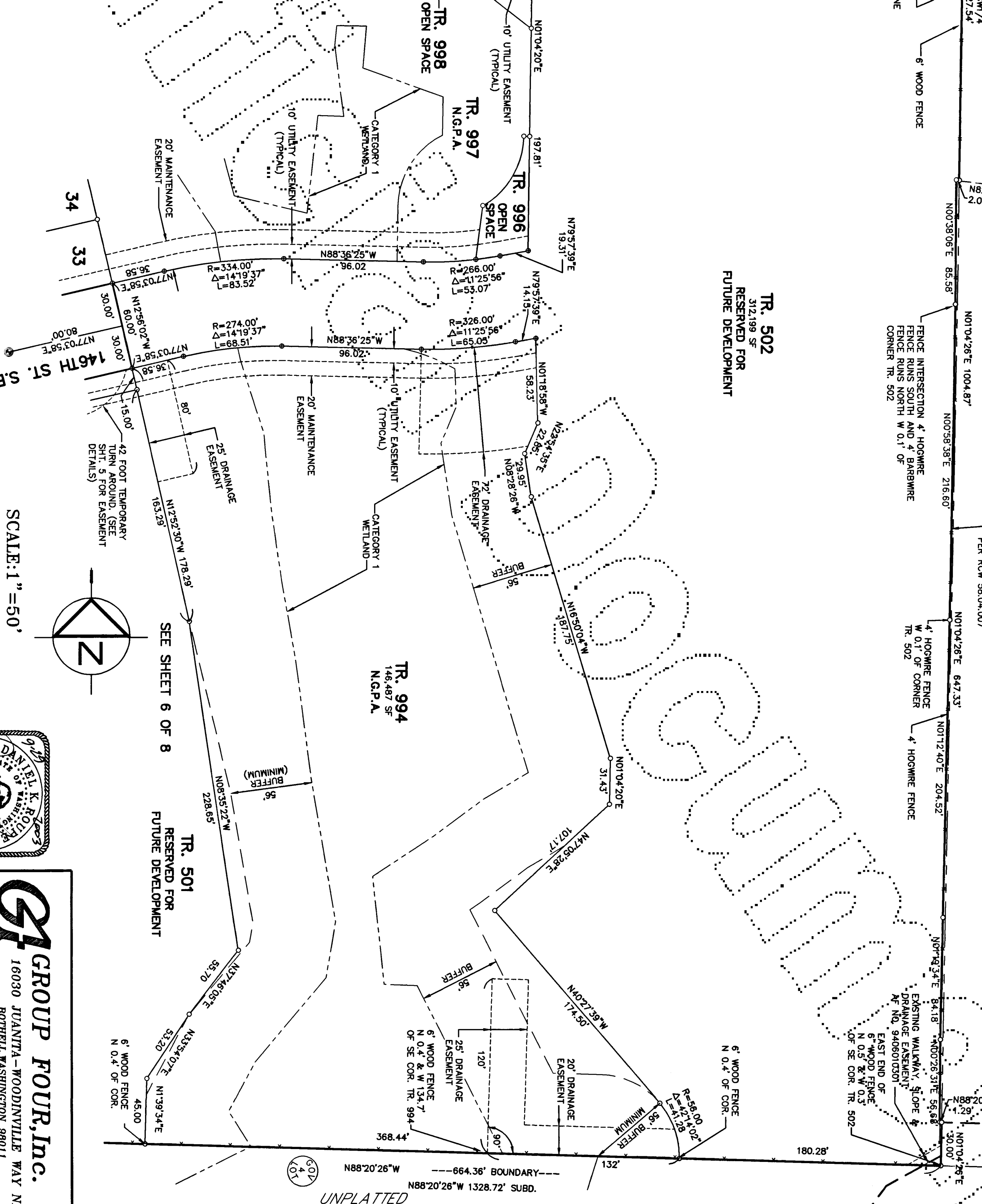
SEE SHEET 7 OF 8

SEE SHEET 6 OF 8

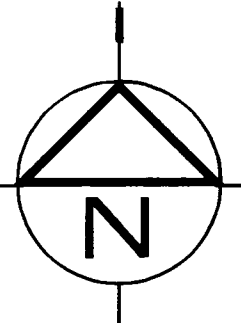
SEE SHEET 6 OF 8

- LEGEND**
- AF NO. AUDITOR'S FILE NUMBER
 - BSBL BUILDING SETBACK LINE
 - COR. CORNER
 - N.G.P.A. NATIVE GROWTH PROTECTION AREA
 - PDE PRIVATE DRAINAGE EASEMENT
 - R (R) RADIAL RANGE
 - R-O-W RIGHT-OF-WAY SECTION
 - SE.NE.NW.SW SOUTHEAST, NORTHEAST, SOUTHWEST, NORTHWEST
 - S.N.E., W., SQUARE FEET
 - SF SILVER LAKE WATER DISTRICT
 - SLWD WINDANETTE MERIDIAN
 - W.M. EXISTING MONUMENT AS NOTED
 - EXISTING REBAR OR IRON PIPE AS NOTED
 - SET STANDARD SNOHOMISH COUNTY MONUMENT/CASE... BRASS CAP WITH PUNCH MARK, LS NO. 30450
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450
 - TO BE SET 1/2" X 24" REBAR WITH PLASTIC CAP, LS NO. 30450 WITH THE DEVELOPMENT OF TRACT 502
 - CURB PLUG DISTANCE (SEE SHEET 4 OF 8 FOR TABLE)

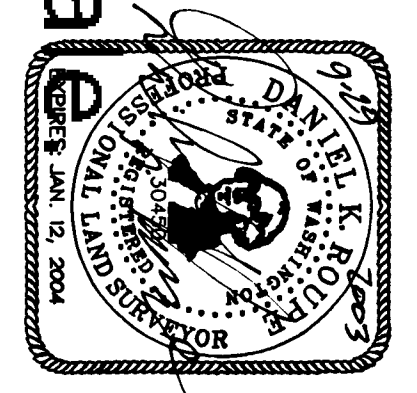
- NOTE:**
1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREON.
 2. SEE SHEET 4 OF 8 FOR TIES TO SUBDIVISION CORNERS FROM PROPERTY CORNERS.



SCALE: 1" = 50'



FOR REFERENCE ONLY
 200310695013



G1 GROUP FOUR, Inc.
 16030 JUANITA-WOODVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425) 775-4581 • (206) 362-4244 • FAX (206) 362-3819

SUBDIVISION ENGINEERING PLANNING MANAGEMENT

JOB NO.: 99-8040 DATE: 5/27/03 SHEET: 8 OF 8
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 2

A PLANNED RESIDENTIAL DEVELOPMENT
 TR. 501, VILLAGE AT WEBSTER'S POND DIV. 1, AF NO. 200310095013
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 002 SD

LEGAL DESCRIPTION

TRACT 501, PLAT OF VILLAGE AT WEBSTER'S POND DIV. 1, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 200310095013, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Michael T. Kinney
 PRINTED NAME: J. Matt Farris
 TITLE: President

MICHAEL T. KINNEY AND SUE ANN KINNEY

BY: J. Matt Farris
 PRINTED NAME: JAMES MATTHEW FARRIS
 TITLE: ATTORNEY-IN-FACT
 PER POWERS OF ATTORNEY,
 RECORDING NUMBERS
 200305080440 AND
 200305080441

APPROVALS

COUNTY ENGINEER APPROVAL
 EXAMINED AND APPROVED THIS 24th DAY OF DECEMBER, 2003
Sue Ann Kinney
 SNOHOMISH COUNTY ENGINEER

PLANNING AND DEVELOPMENT SERVICES APPROVAL

EXAMINED AND APPROVED THIS 9th DAY OF DECEMBER, 2003
Daniel K. Roupe
 SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

CHAIRMAN, COUNTY COUNCIL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 12th DAY OF DECEMBER, 2003
James M. Kinney
 COUNTY COUNCIL CHAIR PERSON
 SNOHOMISH COUNTY, WASHINGTON
 DATE: 12/17/03

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND MICHAEL T. AND SUE ANN KINNEY, THE MORTGAGEES 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 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 ROUTING 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 PERMIT A RIGHT OF DIRECT ACCESS TO 35TH AVENUE S.E. FROM LOTS NUMBERED 1, 2, 3, 4, 5, 6, 7 AND 8, 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 AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 1st DAY OF December, 2003.

ACKNOWLEDGMENTS

STATE OF Washington
 COUNTY OF King
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Matt Farris 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 THE President OF SSH 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: December 1, 2003

SIGNATURE: James M. Kinney
 (PRINT NAME) James M. Kinney
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Snohomish, Washington
 MY APPOINTMENT EXPIRES 6/30/05
 STATE OF Washington
 COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES MATTHEW FARRIS 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 THE ATTORNEY-IN-FACT FOR MICHAEL T. KINNEY AND SUE ANN KINNEY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: December 1, 2003

SIGNATURE: James M. Kinney
 (PRINT NAME) James M. Kinney
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Snohomish, Washington
 MY APPOINTMENT EXPIRES 6/30/05

AUDITOR'S CERTIFICATE

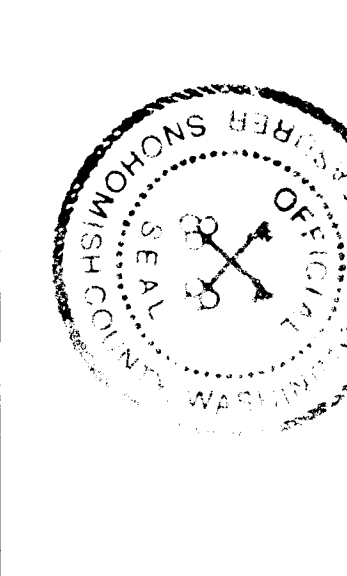
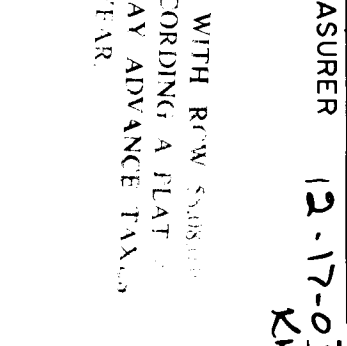
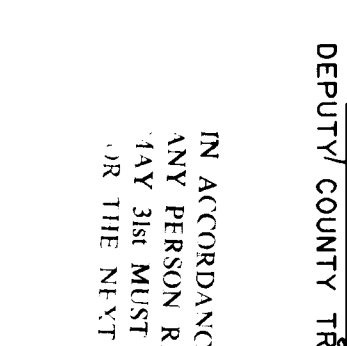
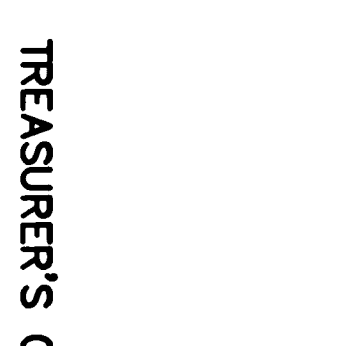
Filed for record at the request of Group Four Inc. this 17th day of December, 2003, at 44 minutes past 11:00 A.M. and recorded in Volume 200312175270 of Plats, pages 17 of records of Snohomish County, Washington.

By: Michael R. Gifford
 Snohomish County Auditor
 Deputy County Auditor

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of VILLAGE AT WEBSTER'S POND DIV. 2 is based upon an actual survey and subdivision of Section 33, Township 28 N., 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 the preparation of this plat.

Daniel K. Roupe, Professional Land Surveyor
 Certificate No. 00450 Date 12/25/2003



INDEXING DATA: TR. 501, VILLAGE AT WEBSTER'S POND DIV. 1, AF NO. 200310095013, SW 1/4, SW 1/4 SEC. 33, T. 28 N., R. 5 E., W.M.

GROUP FOUR, Inc.
 16030 JUANITA-WOODVILLE WAY NE
 BOTHELL, WASHINGTON 98011
 (425) 775-4581 • (206) 362-4244 • FAX (206) 362-3819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 98-8040 DATE: 6/23/03 SHEET: 1 OF 5
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 2

A PLANNED RESIDENTIAL DEVELOPMENT
TR. 501, VILLAGE AT WEBSTER'S POND DIV. 1, AF NO. 200310095013
SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
SNOHOMISH COUNTY, WASHINGTON
PFN 98 108094 002 SD

RESTRICTIONS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41A SCC OR PREVIOUSLY UNDER TITLE 19 SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41A OF SNOHOMISH COUNTY CODE.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSORS(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
4. S.C.C. TITLE 26A REQUIRES THE PER NEW UNIT FEE PAYMENT IN THE AMOUNT OF \$918.00, FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS DISTRICT (NO. 10 DISTRICT). THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE 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) THEREIN.
5. THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE EVERETT SCHOOL DISTRICT TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF SCC 26C.20.020.
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. LOTS 1 THROUGH 56 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLAN FOR DETAILS.
8. ALL SITE DEVELOPMENT AND FUTURE ACTIVITY SHALL COMPLY WITH THE APPROVED PRD OFFICIAL SITE PLAN ON FILE WITH THE SNOHOMISH COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES OR THEIR SUCCESSOR AGENCY.
9. PRIOR TO OCCUPANCY OF ANY DWELLING UNIT WITHIN THE PLAT, THE LANDSCAPING AND RECREATIONAL FACILITIES SHALL HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PRD SITE DEVELOPMENT/LANDSCAPE PLANS. INSPECTION AND APPROVAL FROM THE LAND USE DIVISION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES IS REQUIRED.
10. VARIATION IN FRONT SETBACKS AND BUILDING ENVELOPES IS REQUIRED FOR ALL LOTS THAT ARE LESS THAN 8,000 SQUARE FEET IN AREA IN ORDER TO PROVIDE VISUALLY DIVERSIFIED STREET FRONTAGE.
11. SUBJECT TO NOTICE OF CONNECTION CHARGES PURSUANT TO CHAPTER 72, LAWS OF 1977 RECORDED UNDER AUDITOR'S FILE NUMBER 7712200290.
12. SUBJECT TO SETTLEMENT AGREEMENT, RELEASE OF ALL CLAIMS, AND CONVEYANCE OF EASEMENT, RECORDED UNDER AUDITOR'S FILE NUMBER 9001220471.
13. SUBJECT TO DISTRIBUTION EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBERS 200105220671 AND 200105220672.
14. SUBJECT TO DRAINAGE FACILITY MAINTENANCE COVENANT RECORDED UNDER AUDITOR'S FILE NUMBER 200111150255.
15. SUBJECT TO SILVER LAKE WATER DISTRICT SNOHOMISH COUNTY WASHINGTON RESOLUTION NO. 553 RECORDED UNDER AUDITOR'S FILE NUMBER 200303060897.
16. THE ASSOCIATION SHALL OWN AND MAINTAIN THE FENCE LOCATED ALONG 35TH AVENUE SE. A 5 FOOT WIDE EASEMENT ALONG THE REAR PROPERTY LINES OF LOTS 1 THROUGH 8 OF DIVISION 2 HAS BEEN RESERVED FOR AND GRANTED TO THE ASSOCIATION FOR THE PURPOSE OF MAINTAINING THE FENCE.
17. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM BYPASS SYSTEM UNTIL SUCH TIME, IF EVER, AS A GOVERNMENT AGENCY ASSUMES RESPONSIBILITY FOR MAINTAINING THE SYSTEM.
18. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBER 200310090866.
19. SUBJECT TO POWERS OF ATTORNEY RECORDED UNDER AUDITOR'S FILE NUMBERS 200305080440 AND 200305080441.
20. SUBJECT TO DEDICATION, RESTRICTIONS AND EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE FINAL PLAN OF VILLAGE AT WEBSTER'S POND DIV. 1 RECORDED UNDER AUDITOR'S FILE NUMBER 200310095013.
21. SSH1, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS ALSO KNOWN AS SSH1, LLC, A DELAWARE LIMITED LIABILITY COMPANY DBA STAFFORD HOMES.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND FRONT THE EXTERIOR TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS 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 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 EASEMENT.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES AND APPURTENANCES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER AND WATER SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE LOTS AND THE WATER METERS WHICH RESTRICTS ACCESS TO THE WATER METER BY SILVER LAKE WATER DISTRICT.

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN.



G4 GROUP FOUR, Inc.

16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)775-4581 • (206)362-4244 • FAX (206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

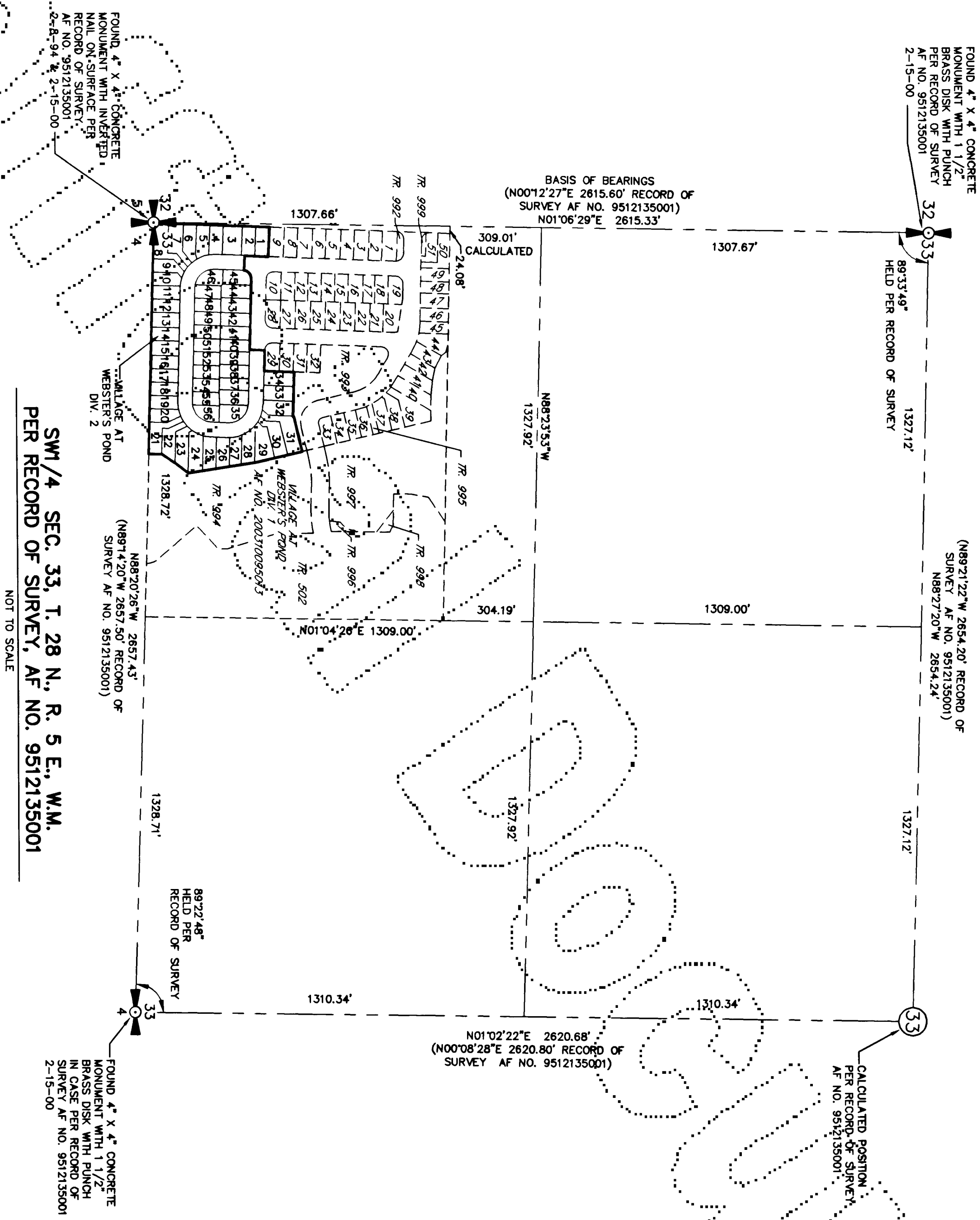
JOB NO.: 98-8040 DATE: 6/23/03 SHEET: 2 OF 5

AUDITOR'S FILE NO.:

200312 For Reference only, not for re-sale.

VILLAGE AT WEBSTER'S POND DIV. 2

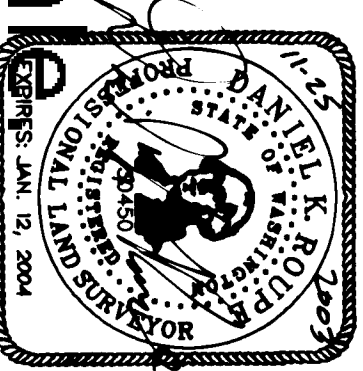
A PLANNED RESIDENTIAL DEVELOPMENT
 TR. 501, VILLAGE AT WEBSTER'S POND DIV. 1, AF NO. 200310095013
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 002 SD



BASIS OF BEARINGS AND SUBDIVISION: SUBDIVISION PER RECORD OF SURVEY VOLUME 46, PAGE 159, AUDITOR'S FILE NUMBER 9512135001, BASIS OF BEARINGS: THE WEST LINE OF THE SW1/4, SEC. 33, T. 28 N., R. 5 E., W.M.=N01°06'29"E
 INSTRUMENT DATA: LEITZ 48 (5" DIRECT READING THEODOLITE WITH E.D.M.)
 PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.

SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 PER RECORD OF SURVEY, AF NO. 9512135001
 NOT TO SCALE

2003 9/21/03 not for re-sa

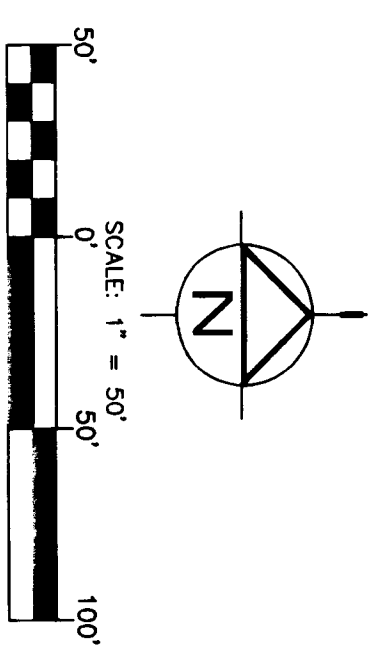


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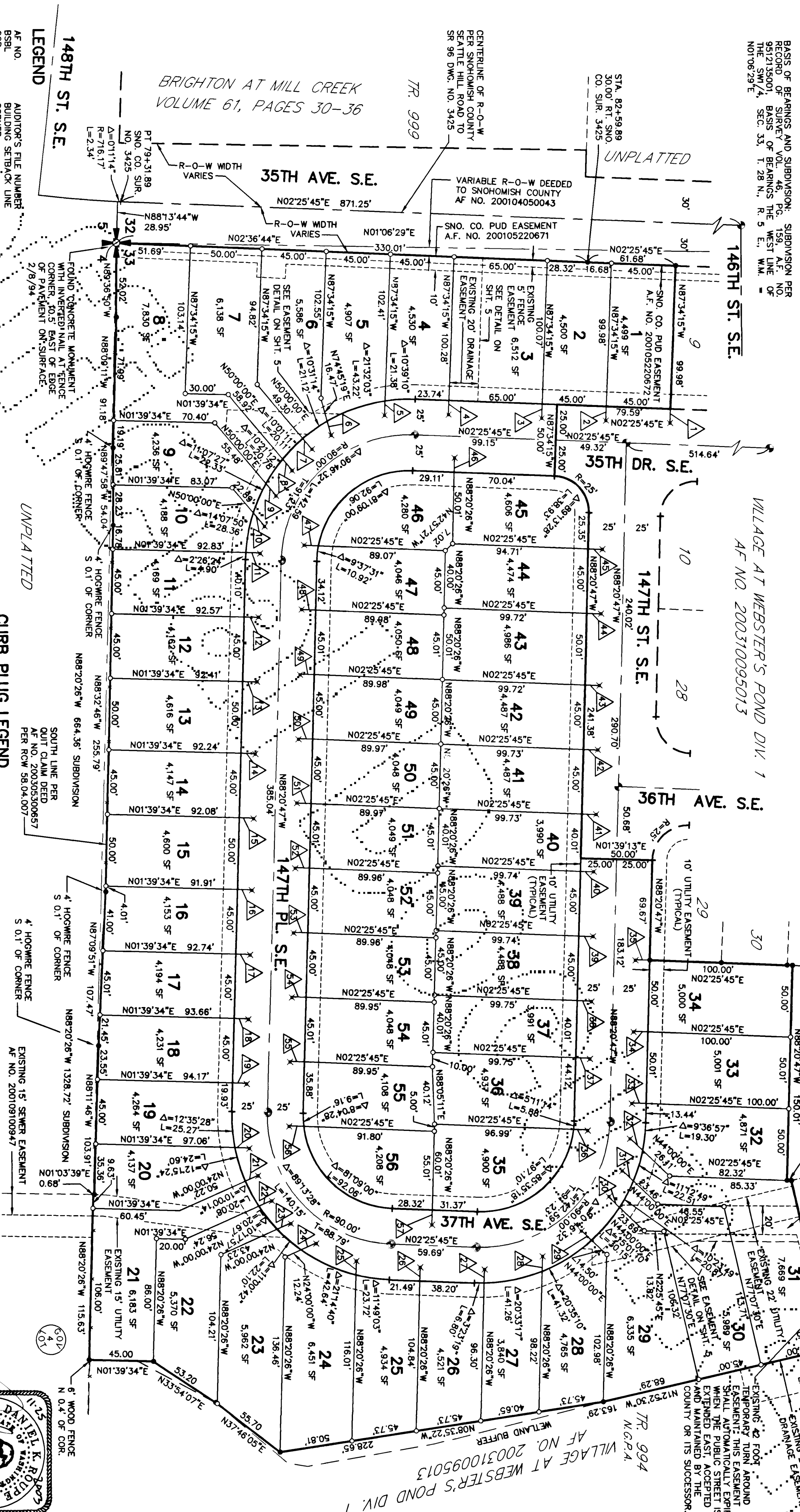
JOB NO.: 99-8040 DATE: 6/23/03 SHEET: 3 OF 5
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 2

A PLANNED RESIDENTIAL DEVELOPMENT
 TR. 501, VILLAGE AT WEBSTER'S POND DIV. 1, AF NO. 200310095013
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON
 PFN 98 108094 002 SD



SCALE: 1" = 50'
 BASIS OF BEARINGS AND SUBDIVISION: SUBDIVISION PER RECORD OF SURVEY VOL. 46, PG. 159, A.F. NO. 9512135001, SEC. 33, T. 28 N., R. 5 E., W.M. OF THE SW1/4, SEC. 33, T. 28 N., R. 5 E., W.M. NO. 10108299E



- ### LEGEND
- AF NO. AUDITOR'S FILE NUMBER
 - BSBL. BUILDING SETBACK LINE
 - COR. CORNER
 - N.G.P.A. NATIVE GROUP PROTECTION AREA
 - PDE PRIVATE DRAINAGE EASEMENT
 - R (R) RAILROAD
 - R-O-W RIGHT-OF-WAY
 - SEC. SECTION
 - SE. NE. NW. SW. SOUTH-EAST, NORTH-EAST, SOUTH, NORTH, EAST, WEST SQUARE FEET
 - S.N.E., W. SIDER LAKE WATER DISTRICT
 - SLWD TOWNSHIP
 - W.M. WILLAMETTE MERIDIAN

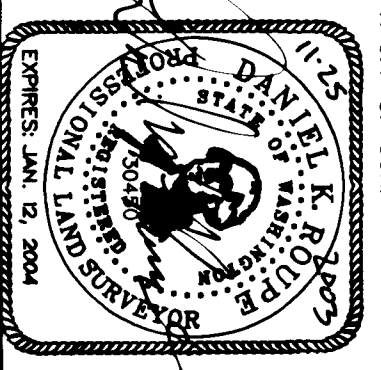
- ### NOTE:
1. NO FENCES OR ENCROACHMENTS FOUND EXCEPT AS NOTED HEREIN.
 2. SEE SHEET 3 OF 5 FOR TIES TO SUBDIVISION CORNERS FROM PROPERTY CORNERS.
 3. EXISTING EASEMENTS ESTABLISHED BY RECORDING OF VILLAGE AT WEBSTER'S POND DIV. 1 FINAL PLAT, AF NO. 200310095013, UNLESS OTHERWISE NOTED.
 4. SEE SHEET 5 OF 5 FOR EASEMENTS ESTABLISHED BY RECORDING OF LOTS 6 THROUGH 8, LOTS 20 THROUGH 23 AND LOTS 25 THROUGH 31.

CURB PLUG LEGEND

NOTE: DISTANCE FROM LOT CORNER TO CURB PLUG (TRACK AND SHINER (S NO. 30450) ON LOT LINE EXTENDED).

| | | | | | | | | | | | |
|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|
| △1 | = 10.30' | △11 | = 10.44' | △21 | = 10.16' | △31 | = 11.29' | △41 | = 10.17' | △51 | = 10.08' |
| △2 | = 10.35' | △12 | = 10.29' | △22 | = 10.46' | △32 | = 10.46' | △42 | = 10.30' | △52 | = 10.17' |
| △3 | = 10.27' | △13 | = 10.17' | △23 | = 10.94' | △33 | = 10.22' | △43 | = 10.27' | △53 | = 10.12' |
| △4 | = 10.26' | △14 | = 10.21' | △24 | = 10.94' | △34 | = 10.14' | △44 | = 10.27' | △54 | = 10.12' |
| △5 | = 10.24' | △15 | = 10.20' | △25 | = 11.08' | △35 | = 10.12' | △45 | = 10.26' | △55 | = 10.04' |
| △6 | = 10.78' | △16 | = 10.17' | △26 | = 10.29' | △36 | = 9.94' | △46 | = 10.08' | △56 | = 10.46' |
| △7 | = 10.16' | △17 | = 10.17' | △27 | = 10.29' | △37 | = 10.51' | △47 | = 10.31' | △57 | = 10.46' |
| △8 | = 10.37' | △18 | = 10.16' | △28 | = 10.29' | △38 | = 10.51' | △48 | = 10.26' | △58 | = 10.26' |
| △9 | = 10.37' | △19 | = 10.17' | △29 | = 10.29' | △39 | = 10.51' | △49 | = 10.31' | △59 | = 10.26' |
| △10 | = 12.42' | △20 | = 10.63' | △30 | = 10.67' | △40 | = 10.23' | △50 | = 10.06' | | |

200312175270



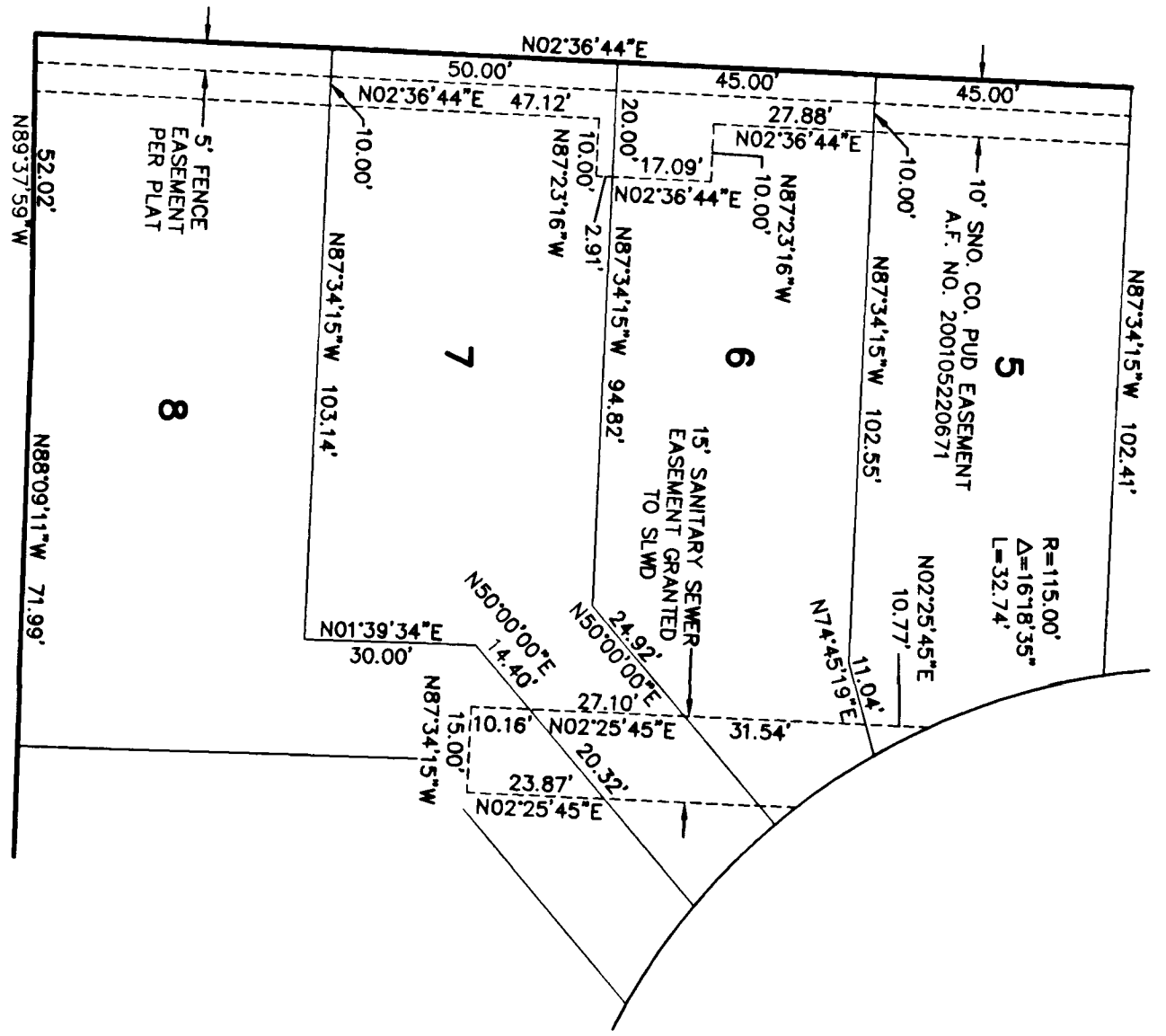
GROUP FOUR, Inc.
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ENGINEERING PLANNING MANAGEMENT

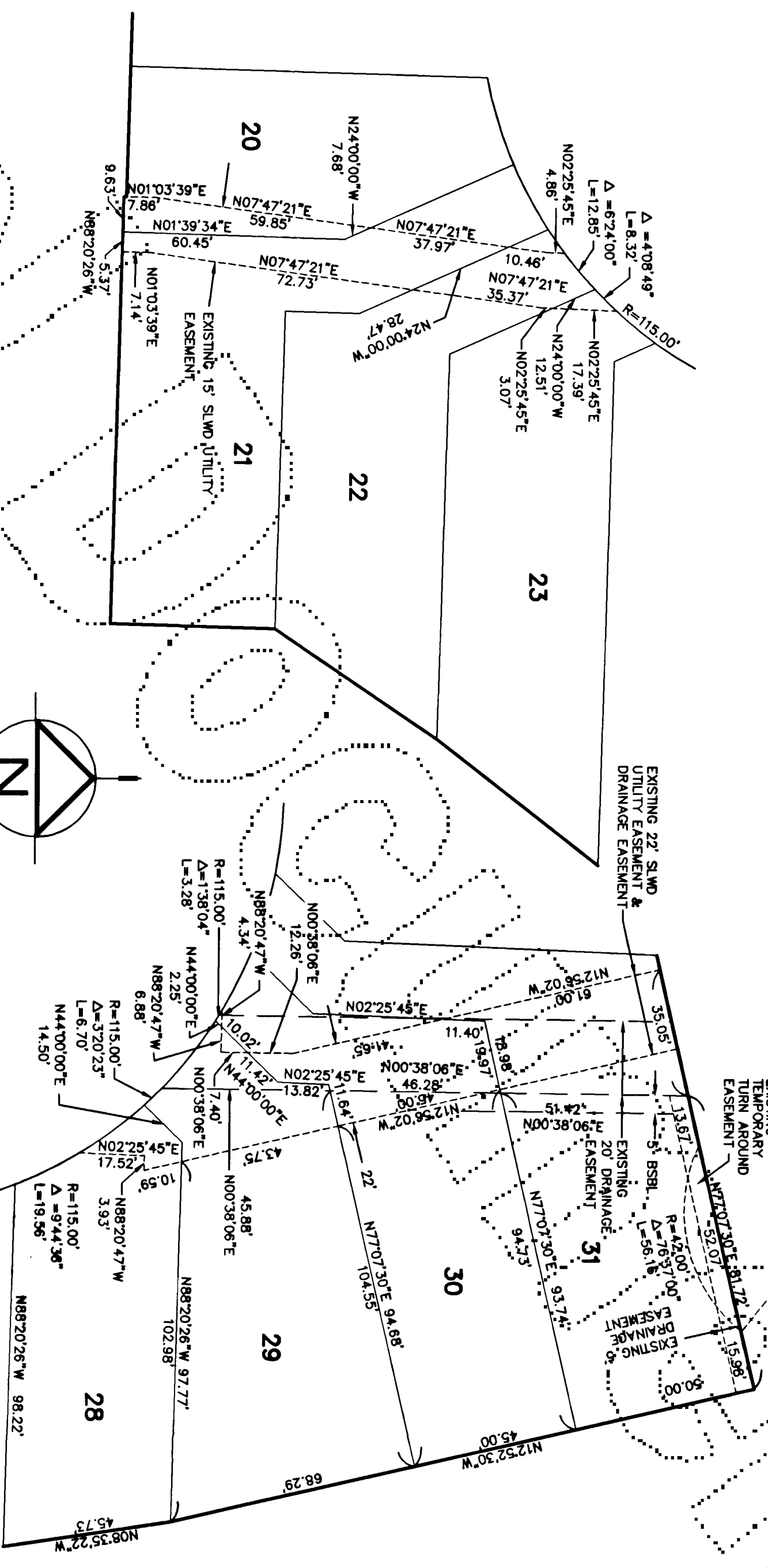
JOB NO.: 99-8040 DATE: 6/23/03 SHEET: 4 OF 5
 AUDITOR'S FILE NO.:

VILLAGE AT WEBSTER'S POND DIV. 2

A PLANNED RESIDENTIAL DEVELOPMENT
 TR. 501, VILLAGE AT WEBSTER'S POND DIV. 1, AF NO. 200310095013
 SW1/4, SW1/4 SEC. 33, T. 28 N., R. 5 E., W.M.
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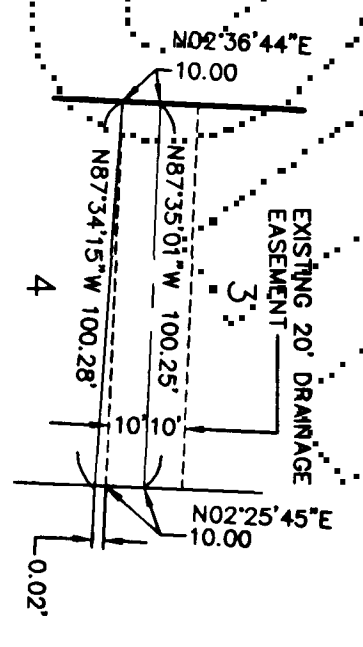


EASEMENT DETAIL
 LOTS 5 THROUGH 8

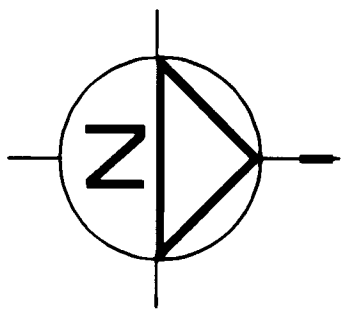


EASEMENT DETAIL
 LOTS 20 THROUGH 23

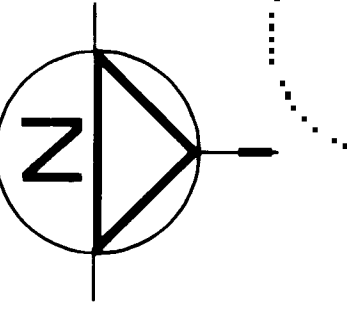
EASEMENT DETAIL
 LOTS 28 THROUGH 31



EASEMENT DETAIL
 LOT 3



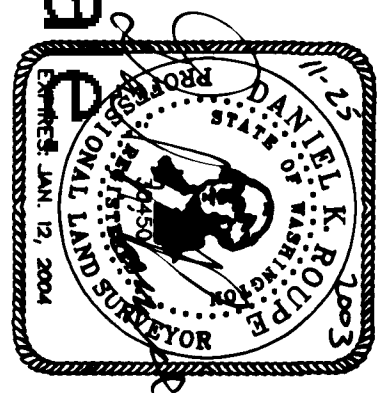
SCALE 1" = 50'



SCALE 1" = 30'



2003 12175270



G1 GROUP FOUR, Inc.
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JOB NO.: 99-8040 DATE: 6/23/03 SHEET: 5 OF 5
 AUDITOR'S FILE NO.:

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