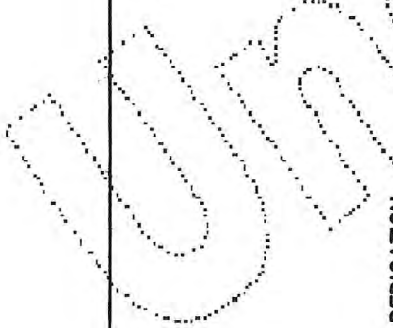


THE RIDGE AT ROCK CREEK, PHASE ONE

A PORTION OF THE SW 1/4 OF THE NW 1/4,
SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE
SNOHOMISH COUNTY, WASHINGTON



DEDICATION:

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT HARBOUR HOMES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND LAKE UNION FUNDING LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND KEY BANK NATIONAL ASSOCIATION, THE MORTGAGEES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC; FOREVER ALL STREETS, ALLEYS, EASEMENTS AND OTHER RIGHTS OF THE PUBLIC; HEREBY TO SHOW ON THIS PLAT AND TO THE USE OF ALL NECESSARY ALL EASEMENTS, RIGHTS OF WAY, AND RIGHTS OF THE PUBLIC; HEREBY TO SHOW ON THIS PLAT AND TO THE USE OF ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, ALLEYS, TRAILS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, ALLEYS, 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 THE ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCCED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER TOWN DRAINAGE. MAKE UPON ANY LOT OR LOTS, ROAD AND DRAINAGE RIGHTS-OF-WAY, OR OTHER PUBLIC RIGHTS-OF-WAY, ANY ALTERATION, ANY ENCLOSING OF DRAINAGE WATERS IN CURBS OR DRAINS OR RESULTING 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.

TRACTS 984 THROUGH 988 ARE HEREBY GRANTED AND CONVEYED TO THE RIDGE AT ROCK CREEK HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. OWNERSHIP AND MAINTENANCE OF TRACTS 984 THROUGH 988 INCLUSIVE, CONSISTENT WITH CITY CODE, SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. TRACT 989 IS TO BE RETAINED BY HARBOUR HOMES, INC., A WASHINGTON CORPORATION, FOR FUTURE DEVELOPMENT. 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 CONVEY TO THE HOA ALL NECESSARY RIGHTS OF WAY, EASEMENTS, AND OTHER RIGHTS OF THE PUBLIC, INCLUDING THE RIGHT TO MAINTAIN, OPERATE, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UPON OR THROUGH THE DRAINAGE EASEMENT.

HARBOUR HOMES, INC., A WASHINGTON CORPORATION

BY: Steph Kelly Secretary/Treasurer
LAKE UNION FUNDING LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: Steph Kelly Secretary/Treasurer
KEYBANK NATIONAL ASSOCIATION

BY: Monica Pleas ITS: SVP

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George Nelson IV IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/HEY WAS/WERE A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 14, 2007
SIGNATURE OF NOTARY PUBLIC Jennifer A. Valenta
PRINTED NAME Jennifer A. Valenta
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 11/25/10



STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George Nelson IV IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/HEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Secretary/Treasurer OF LAKE UNION FUNDING LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 14, 2007
SIGNATURE OF NOTARY PUBLIC Jennifer A. Valenta
PRINTED NAME Jennifer A. Valenta
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 11/25/10



STATE OF WASHINGTON }
COUNTY OF King } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Monica R. Pleas IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/HEY WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SVP OF KEYBANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 14, 2007
SIGNATURE OF NOTARY PUBLIC Robin W. Merigian
PRINTED NAME Robin W. Merigian
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA
MY APPOINTMENT EXPIRES 10-10-07



APPROVALS:

CITY ENGINEER'S APPROVAL:

EXAMINED AND APPROVED THIS 18 DAY OF Sept, 2007.

CITY ENGINEER, CITY OF MARYSVILLE

PLANNING DIRECTOR'S APPROVAL:

EXAMINED AND APPROVED THIS 18 DAY OF September, 2007.

PLANNING DIRECTOR, CITY OF MARYSVILLE

MAYOR'S APPROVAL:

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 17 DAY OF September, 2007.

MAYOR, CITY OF MARYSVILLE

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 2007 TAXES.

Treasurer Subramish C. B. Paudyal 9/19/07
BY: Subramish C. B. Paudyal
TREASURER, SNOHOMISH COUNTY

UTILITY EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TO FEET PARALLEL, WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 THIS PLAT ARE TO BE CONVEYED TO THE CITY OF MARYSVILLE, EXCEPT THOSE DESIGNATED OTHERWISE. THE CITY OF MARYSVILLE SHALL HAVE THE RIGHT OF ACCESS 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, UPON OR THROUGH THE DRAINAGE EASEMENT.

NATIVE GROWTH PROTECTION AREA:

IN CONSIDERATION OF CITY OF MARYSVILLE CODE REQUIREMENTS, A NON-EXCLUSIVE NATIVE GROWTH PROTECTION AREA (NGPA) IS HEREBY GRANTED TO THE SUBJECT PROPERTY. THE NGPA IS DEFINED AS THAT PORTION OF THE SUBJECT PROPERTY THAT IS DESIGNATED AS A NATIVE GROWTH PROTECTION AREA BY THE CITY OF MARYSVILLE. THE NGPA IS TO BE MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE CITY OF MARYSVILLE MUNICIPAL CODE (MNC) WHICH ARE ALLOWED, WHEN APPROVED BY THE CITY, THE ACTIVITIES AS SET FORTH IN CHAPTER 18.24 MNC ARE ALLOWED WHEN APPROVED BY THE CITY OF MARYSVILLE. THE CITY OF MARYSVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO AND FROM THIS NATIVE GROWTH PROTECTION AREA 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.

Name: _____
Title: _____

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF THE RIDGE AT ROCK CREEK, PHASE ONE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 30 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, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



William B. Rogers
WILLIAM B. ROGERS, PROFESSIONAL LAND SURVEYOR.
COMMISSION NO. 36018
D.R. STRONG CONSULTING ENGINEERS
10904 NE 38th PLACE, STE. 101
GRANDLAND, WASHINGTON 98033
PHONE: (425) 827-3085

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF WILLIAM B. ROGERS THIS 19 DAY OF September, 2007,
AT 22 MINUTES PAST 2 O'CLOCK AND RECORDED IN VOLUME _____ OF PLATS/PAGE(S) _____

Carolyn D. Greenback
AUDITOR, SNOHOMISH COUNTY
BY: Heidi C. Johnson
DEPUTY COUNTY AUDITOR

RECORDING NO.: 200709195146

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON.

JOB NO 03-278.560

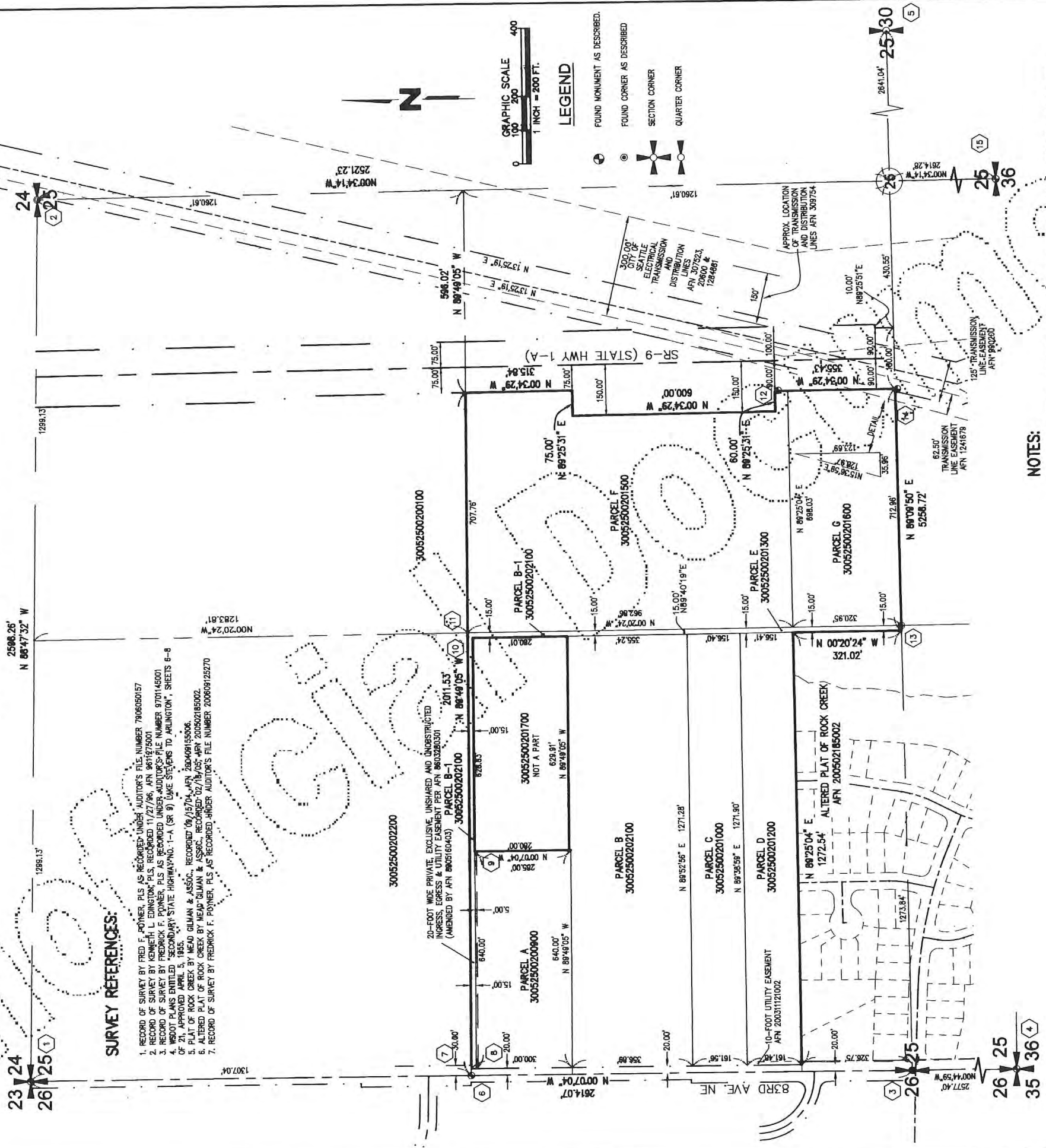
SHEET 1 OF 8

D.R. STRONG
ENGINEERS PLANNERS SURVEYORS
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GRANDLAND, WA 98033
425.827.2423 FAX
800.962.1402 TOLL FREE
www.draftong.com

SNOHOMISH COUNTY FILE NO. 04 100385

THE RIDGE AT ROCK CREEK, PHASE ONE

A PORTION OF THE SW 1/4 OF THE NW 1/4,
SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE
SNOHOMISH COUNTY, WASHINGTON



SURVEY REFERENCES:

1. RECORD OF SURVEY BY FRED F. POYNER, PLS AS RECORDED UNDER AUDITOR'S FILE NUMBER 7606050157
2. RECORD OF SURVEY BY KENNETH L. EDINGTON, PLS, RECORDED 11/27/06, AFN 9611275001
3. RECORD OF SURVEY BY FREDRICK F. POWNER, PLS AS RECORDED UNDER AUDITOR'S FILE NUMBER 9701145001
4. RECORD OF SURVEY BY FREDRICK F. POWNER, PLS AS RECORDED UNDER AUDITOR'S FILE NUMBER 9701145001
5. PLAT OF ROCK CREEK BY HEAD GULMAN & ASSOC., RECORDED 02/18/05, AFN 200502185002
6. ALTERED PLAT OF ROCK CREEK BY HEAD GULMAN & ASSOC., RECORDED 02/18/05, AFN 200502185002
7. RECORD OF SURVEY BY FREDRICK F. POWNER, PLS AS RECORDED UNDER AUDITOR'S FILE NUMBER 200609125270

FOUND MONUMENTATION NOTES:

1. 1 1/2" BRASS DISK W/ PUNCH MARK, IN CASE, DOWN 0.4", VISITED 10-01-03, ACCEPTED
2. 1 1/2" IRON PIPE W/ WOOD PLUG & TACK, VISITED 10-07-03, ACCEPTED
3. 2 1/2" BRASS DISK W/ PUNCH MARK, IN CASE, DOWN 0.4", VISITED 10-01-03, ACCEPTED
4. 3" BRASS DISK W/ "X", IN CASE, DOWN 0.2", VISITED 10-27-03
5. EAST QUARTER CORNER RECORD POSITION, NOT FOUND
6. 3" BRASS DISK W/ PUNCH MARK STAMPED "NSI 18916", IN CASE, 0.03 S. DOWN 0.4", VISITED 10-01-03, NOT ACCEPTED.
7. REBAR AND CAP "X&A 11033"
8. REBAR AND CAP, NO MARKINGS, 1.8" S., 14.4" E.
9. REBAR AND CAP, NO MARKINGS, 0.1" N., 0.1" W.
10. REBAR AND CAP MARKED "12716" 5.3" N. OF PROPERTY LINE
11. REBAR AND CAP MARKED "12716" 5.2" N., 0.8" E.
12. 4" X 4" CONC. WSDOT MONUMENT 0.5" E., 0.3" S. OF ROS 200208115002 POSITION, VISITED 1-27-03
13. REBAR & CAP MARKED "HEAD-GULMAN ASSOC. 29278-32434-3611-35145"
14. 4" X 4" CONC. WSDOT MONUMENT 0.16" E. OF ROS 200208115002 POSITION, VISITED 1-27-04
15. 3 1/2" BRASS DISK W/ "X" IN CASE, 0.25" BELOW SURFACE, LAST VISITED 10-27-03.

NOTES:

THIS SURVEY IS BASED ON A SECTION BREAKDOWN OF SECTION 25 AS PER SURVEY REFERENCES NO. 2, 5 & 6, AFTER VARIOUS CORNERS, DISTANCES AND BEARINGS WERE VERIFIED BY D.R. STRONG CONSULTING ENGINEERS, INC. THE STATE ROUTE 9 ALIGNMENT WAS CALCULATED AS PER SURVEY REFERENCE NO. 4.

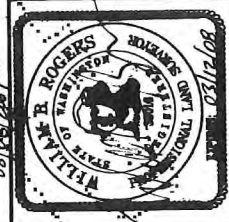
FIELD TRAVERSE METHODS MEET OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 332-130-080.

A FIVE SECOND TOTAL STATION MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS WAS EMPLOYED FOR ALL PHASES OF FIELD MEASUREMENT PERFORMED FOR THIS SURVEY.

THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M. ACCORDING TO THE PLAT OF ROCK CREEK, I.E.: N00704"W.

09/26/2007

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 800.962.1402 TOLL FREE
 www.dstrong.com



THE RIDGE AT ROCK CREEK, PHASE ONE

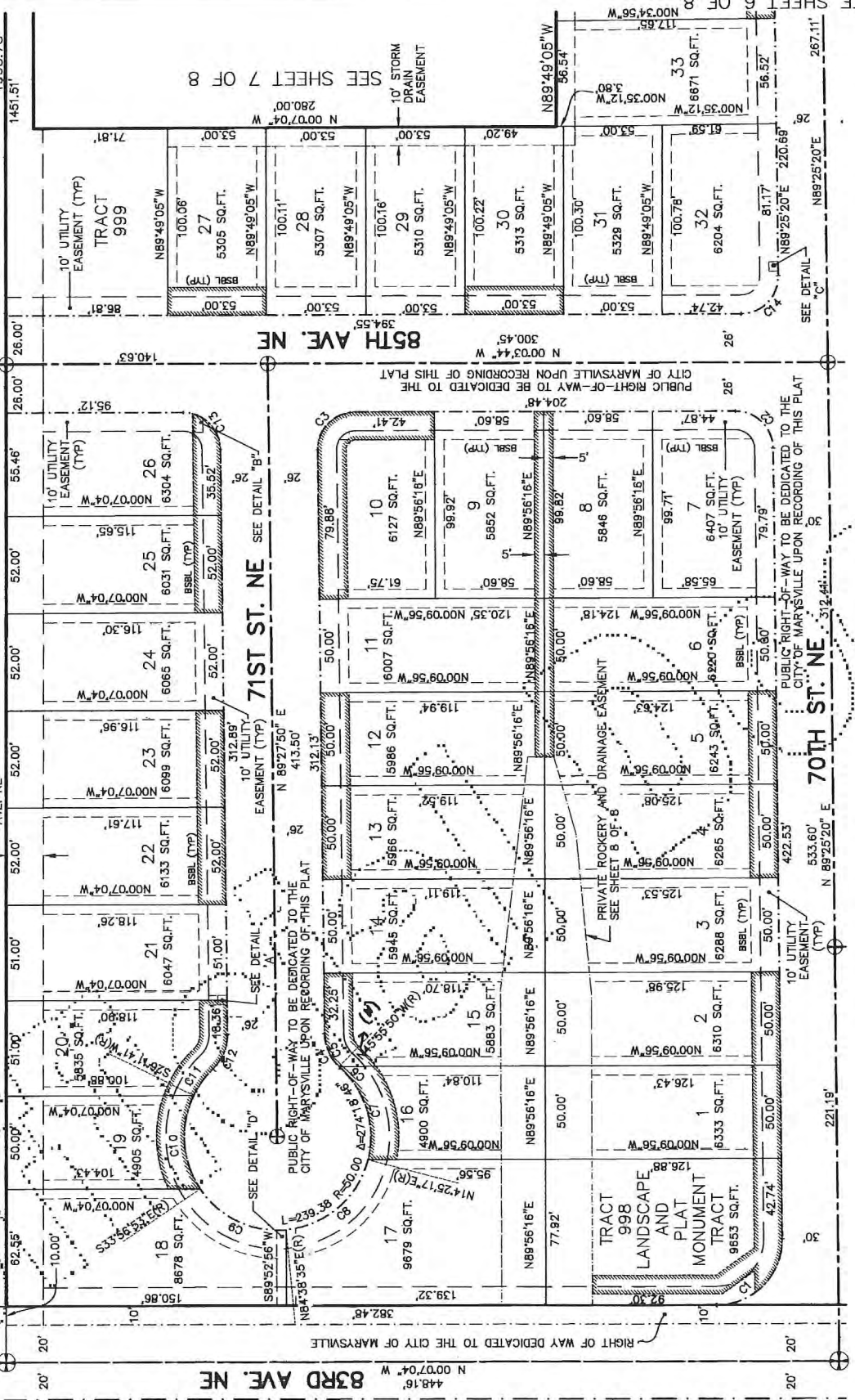
A PORTION OF THE SW 1/4 OF THE NW 1/4,
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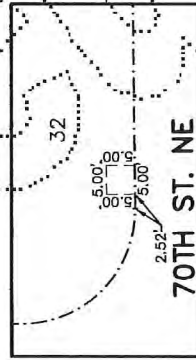
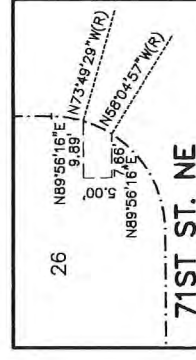
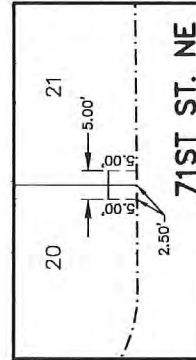
LEGEND:

⊕ SET STANDARD SNOHOMISH COUNTY SURVEY MONUMENT
PROPERTY CORNERS SET WITH 5/8" X 24" REBAR AND CAP MARKED "34134"

20-FOOT WIDE EXCLUSIVE, UNSHARED AND UNOBTAINED INGRESS, EGRESS & UTILITY EASEMENT PER AFN 8603280301 (AMENDED BY AFN 8605160403) AFFECTS LOTS 18 THROUGH 26, TRACT 999, AND 85TH AVE. NE.



SEE SHEET 5 OF 8



CURVE	LENGTH	RADIUS	DELTA
C1	95.26	35.00	90°27'36"
C2	31.24	20.00	89°29'04"
C3	31.58	20.00	90°28'28"
C4	20.58	25.00	47°09'23"
C5	19.61	25.00	45°23'40"
C6	0.77	25.00	1°45'43"
C7	54.20	50.00	62°06'50"
C8	61.28	50.00	70°13'18"
C9	53.59	50.00	61°24'32"
C10	52.48	50.00	60°08'34"
C11	17.82	50.00	20°25'30"
C12	20.58	25.00	47°09'23"
C13	31.25	20.00	89°31'34"
C14	31.60	20.00	90°30'56"

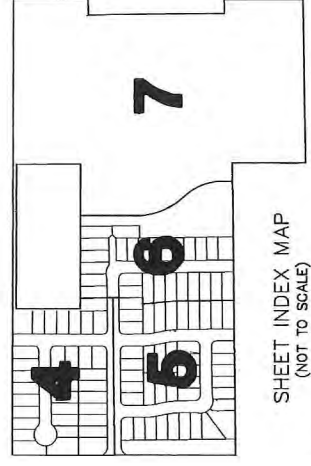
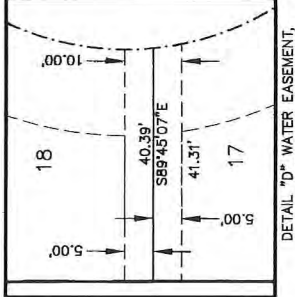
BUILDING SETBACKS:

18' FRONT / R.O.W.
10' SIDE / R.O.W.
5' SIDE AND REAR
18' GARAGE

EASEMENT NOTE:

ALL EASEMENTS SHOWN HEREON ARE PUBLIC EXCEPT PRIVATE DRAINAGE EASEMENTS. SEE UTILITY EASEMENT PROVISIONS AND GENERAL NOTES SHEET 2 OF 8, AND PRIVATE DRAINAGE NOTE THIS SHEET.

PRIVATE DRAINAGE EASEMENT NOTE:
THE 15-FOOT PRIVATE DRAINAGE EASEMENT ADJOINING THE PUBLIC RIGHT-OF-WAY SHOWN IS FOR THE BENEFIT OF ADJOINING AND/OR ADJACENT LOTS. THE OWNERS OF SAID LOTS WITH DOWNSTREAM PRIVATE DRAINAGE FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE FACILITIES OF WHICH THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
PRIVATE DRAINAGE EASEMENTS ARE DENOTED IN THE FOLLOWING MANNER



SHEET INDEX MAP (NOT TO SCALE)



D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
10804 NE 39th PLACE, SUITE 101
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SNOHOMISH COUNTY FILE NO. 04 100385

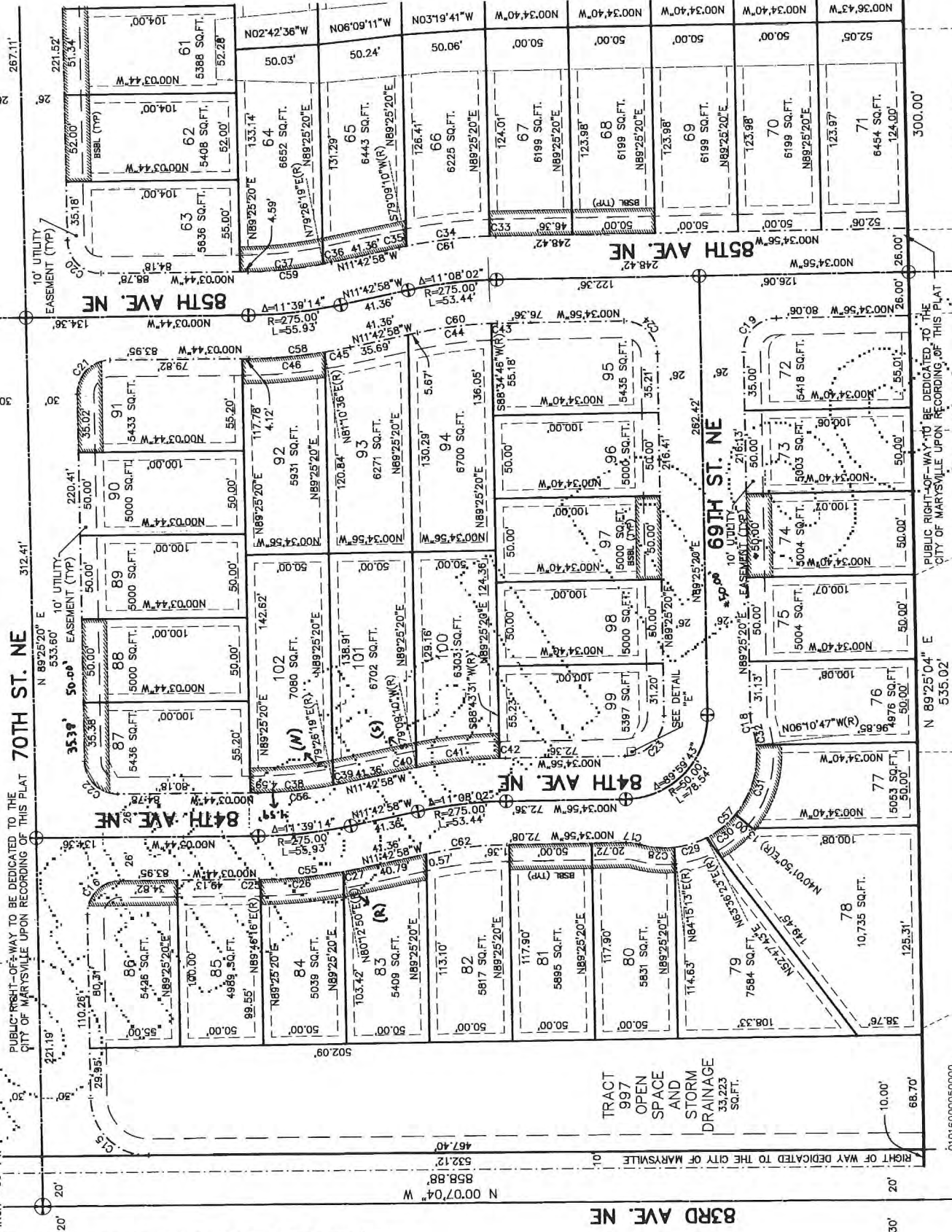
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JOB NO 03-278.560
SHEET 4 OF 8

THE RIDGE AT ROCK CREEK, PHASE ONE

A PORTION OF THE SW 1/4 OF THE NW 1/4,
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CITY OF MARYSVILLE
SNOHOMISH COUNTY, WASHINGTON

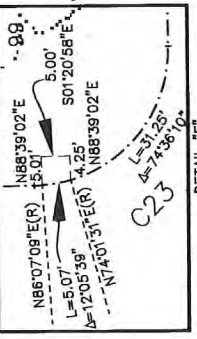
SEE SHEET 4 OF 8



SEE SHEET 6 OF 8

CURVE	LENGTH	RADIUS	DELTA
C15	54.70	35.00	89°32'24"
C16	31.60	20.00	90°30'56"
C17	6.73	30.50	16°24'08"
C18	8.73	30.50	16°24'08"
C19	31.41	20.00	89°59'44"
C20	31.24	20.00	89°28'04"
C21	31.60	20.00	90°30'56"
C22	31.24	20.00	89°28'04"
C23	37.70	24.00	89°59'44"
C24	31.42	20.00	90°00'16"
C25	0.88	301.00	0°10'00"
C26	50.21	301.00	9°33'26"
C27	10.14	301.00	1°55'48"
C28	20.89	55.50	21°33'59"
C29	20.00	55.50	20°38'50"
C30	22.84	55.50	23°34'33"
C31	44.76	55.50	45°21'37"
C32	10.46	55.50	10°46'01"
C33	3.64	301.00	0°41'35"
C34	50.29	301.00	9°34'21"
C35	4.58	301.00	0°52'08"
C36	5.02	249.00	1°09'17"
C37	45.63	249.00	10°29'57"
C38	45.63	249.00	10°29'57"
C39	5.02	249.00	1°09'17"
C40	4.58	301.00	0°52'08"
C41	50.29	301.00	9°34'21"
C42	3.64	301.00	0°41'35"
C43	31.64	249.00	0°50'18"
C44	44.74	249.00	10°17'14"
C45	15.20	301.00	2°53'34"
C46	45.02	301.00	8°45'39"
C47	61.22	249.00	11°39'14"
C48	50.65	249.00	11°39'14"
C49	116.95	55.50	122°48'00"
C50	50.61	320.00	11°39'14"
C51	48.39	249.00	11°08'02"
C52	58.49	301.00	11°08'02"
C53	58.49	249.00	11°08'02"

BUILDING SETBACKS:
 15' FRONT / R.O.W.
 10' SIDE / R.O.W.
 5' SIDE AND REAR
 18' GARAGE



PRIVATE DRAINAGE EASEMENT NOTE:

THE 15-FOOT PRIVATE DRAINAGE EASEMENT ADJOINING PUBLIC RIGHT OF WAY SHOWN IS FOR THE BENEFIT OF ADJOINING AND/OR ADJACENT LOTS. THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE FACILITIES OF WHICH THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

PRIVATE DRAINAGE EASEMENTS ARE DENOTED IN THE FOLLOWING MANNER.

EASEMENT NOTE:

ALL EASEMENTS SHOWN HEREON ARE PUBLIC EXCEPT PRIVATE DRAINAGE EASEMENTS. SEE UTILITY EASEMENT PROVISIONS AND GENERAL NOTES SHEET 2 OF 8, AND PRIVATE DRAINAGE NOTE THIS SHEET.



LEGEND:

- ⊕ SET STANDARD SNOHOMISH COUNTY SURVEY MONUMENT
- ⊕ PROPERTY CORNERS SET WITH 5/8" X 24" REBAR AND CAP MARKED "34134"
- ⊕ QUARTER SECTION

D.R.S. D.R. STRONG CONSULTING ENGINEERS
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2007091915146

SNOHOMISH COUNTY FILE NO. 04 100385

JOB NO 03-278.560
SHEET 5 OF 8

VOL/PG

THE RIDGE AT ROCK CREEK, PHASE ONE

A PORTION OF THE SW 1/4 OF THE NW 1/4, SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE
SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 7 OF 8

BUILDING SETBACKS:

- 15' FRONT / R.O.W.
- 10' SIDE / R.O.W.
- 5' SIDE AND REAR
- 15' GARAGE

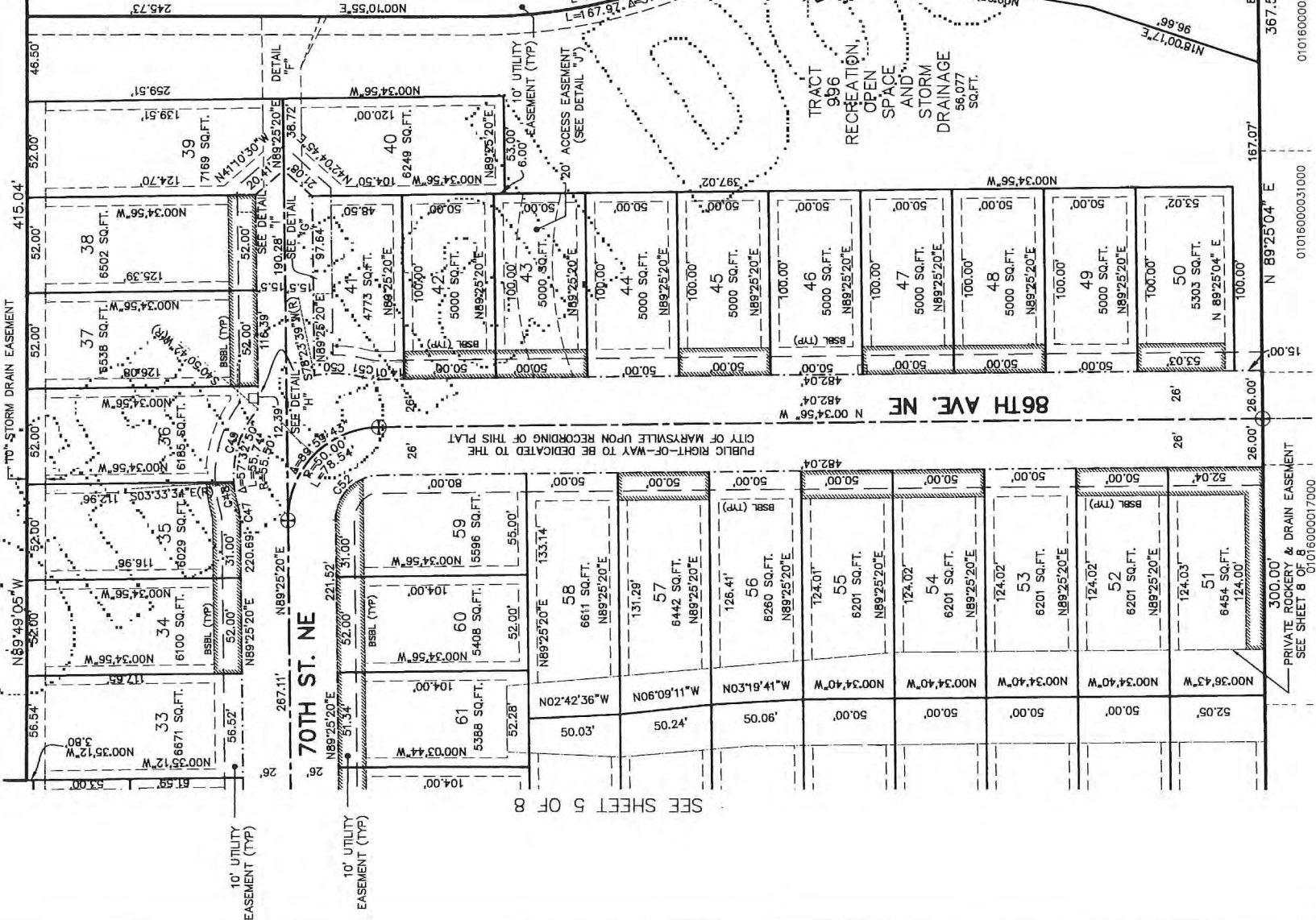
LEGEND:

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PRIVATE DRAINAGE EASEMENT NOTE:

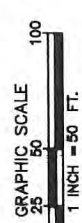
THE 15-FOOT PRIVATE DRAINAGE EASEMENT ADJOINING PUBLIC RIGHT OF WAY SHOWN IS FOR THE BENEFIT OF ADJOINING AND/OR ADJACENT LOTS. THE OWNERS OF SAID LOTS WITH DOWNSTREAM PRIVATE DRAINAGE FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE FACILITIES OF WHICH THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

PRIVATE DRAINAGE EASEMENTS ARE DENOTED IN THE FOLLOWING MANNER:



SEE SHEET 5 OF 8

SEE SHEET 7 OF 8



CURVE	LENGTH	RADIUS	DELTA
C47	8.56	30.50	16.0728°
C48	12.73	55.50	13.09534°
C49	43.01	55.50	44.2416°
C50	26.30	55.50	27.06748°
C51	8.56	30.50	16.0721°
C52	37.70	24.00	88.5944°
C53	6.76	247.50	2.0138°
C54	49.52	302.50	9.2245°

EASEMENT NOTE:

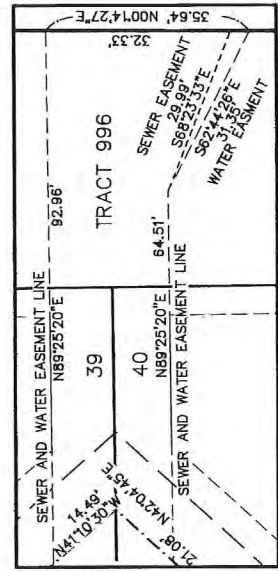
ALL EASEMENTS SHOWN HEREON ARE PUBLIC EXCEPT PRIVATE DRAINAGE EASEMENTS. SEE UTILITY EASEMENT PROVISIONS AND GENERAL NOTES SHEET 2 OF 8, AND PRIVATE DRAINAGE NOTE THIS SHEET.



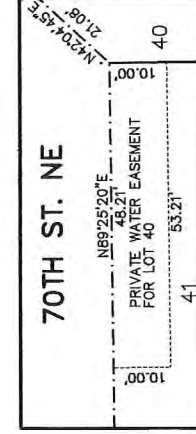
SHEET INDEX MAP (NOT TO SCALE)

ACCESS EASEMENT NOTE:

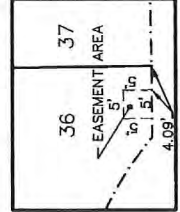
A TEMPORARY 20 FOOT EASEMENT AS DEPICTED HEREON ACROSS LOT 43 FOR PURPOSES OF INGRESS & EGRESS TO TRACT 996 IS HEREBY CONVEYED TO THE RIDGE AT ROCK CREEK HOMEOWNERS ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF. AT EACH END OF THE EASEMENT, ALTERNATIVE ACCESS TO TRACT 996 IS PROVIDED THIS EASEMENT SHALL TERMINATE.



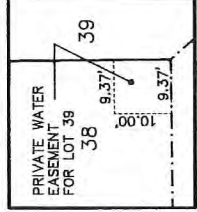
DETAIL "f" SEWER AND WATER EASEMENT DETAIL TRACT 996 SCALE: 1" = 20'



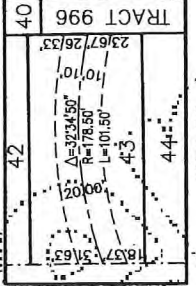
DETAIL "g" PRIVATE WATER EASEMENT DETAIL LOT 40 SCALE: 1" = 20'



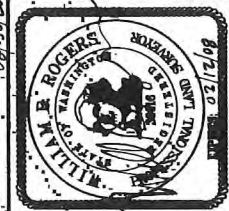
DETAIL "h" HYDRANT EASEMENT DETAIL LOT 36 SCALE: 1" = 20'



DETAIL "i" PRIVATE WATER EASEMENT DETAIL LOT 38 SCALE: 1" = 20'



DETAIL "j" ACCESS EASEMENT DETAIL LOT 43 SCALE: 1" = 50'



DRS DR STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
10804 NE 38th PLACE, SUITE 101
KIRKLAND, WA 98033
425.827.3083 OFFICE
800.862.1402 TOLL FREE
www.drstrong.com
425.827.2423 FAX

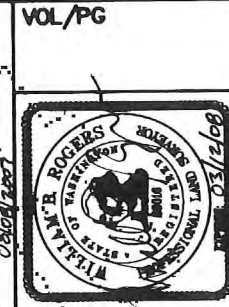
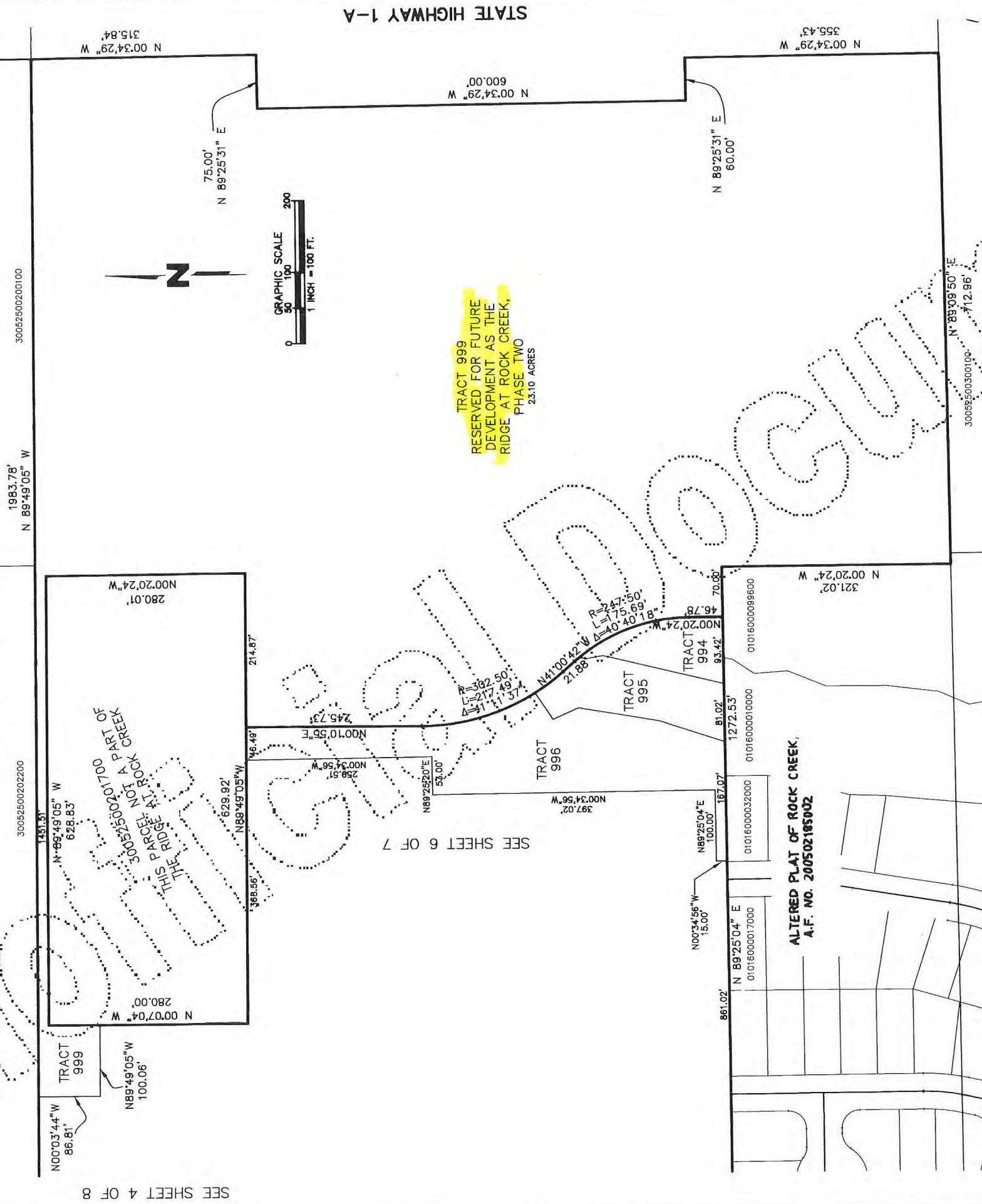
JOB NO 03-278.560
SHEET 6 OF 8

2007091915146

SNOHOMISH COUNTY FILE NO. 04 100365

THE RIDGE AT ROCK CREEK, PHASE ONE

A PORTION OF THE SW 1/4 OF THE NW 1/4,
SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE
SNOHOMISH COUNTY, WASHINGTON

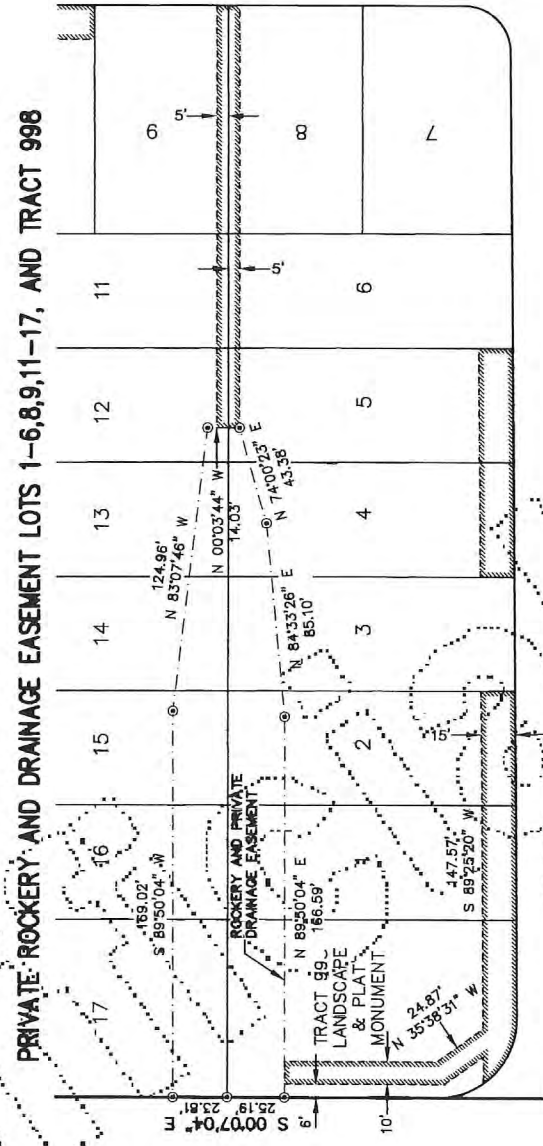


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JOB NO 03-278.560
SHEET 7 OF 8

THE RIDGE AT ROCK CREEK, PHASE ONE

A PORTION OF THE SW 1/4 OF THE NW 1/4,
SECTION 25, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.
CITY OF MARYSVILLE
SNOHOMISH COUNTY, WASHINGTON



NOTE:

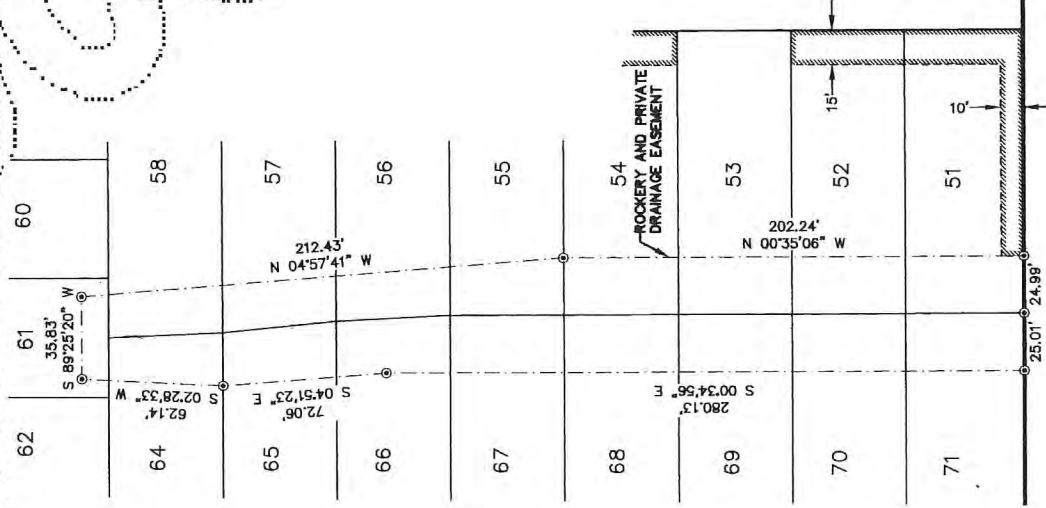
THE ROCKERY AND DRAINAGE EASEMENTS ON LOTS 11, 12, 13, 14, 15, 16, 17 AND TRACT 89 ARE FOR THE BENEFIT OF LOTS 11, 12, 13, 14, 15, 16, 17 AND TRACT 89. THE OWNERS OF THE BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE ROCKERY AND DRAINAGE FACILITY THEY HAVE THE BENEFIT OF AND SHALL HAVE THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN IMPROVEMENTS WITHIN THE EASEMENT.

LEGEND:

⊙CALCULATED POSITION, NOT SET OR FOUND

.....PRIVATE DRAINAGE EASEMENT

PRIVATE ROCKERY AND DRAIN EASEMENT LOTS 51-58,61,64-71



NOTE:

THE ROCKERY AND DRAINAGE EASEMENTS ON LOTS 51-58, 61 AND 64-71 ARE FOR THE BENEFIT OF LOTS 51-58 AND 64-71. THE OWNERS OF THE BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE ROCKERY AND DRAINAGE FACILITY THEY HAVE THE BENEFIT OF AND SHALL HAVE THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN IMPROVEMENTS WITHIN THE EASEMENT.

200709195146

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08/08/2007