EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET

PROJECT TITLE:
Final Plat Approval for the Alpine Heights Unit Lot Subdivision

3-30-16	Briefing	COUNCIL BILL #	
	Proposed Action	Originating Department	Planning
	Consent	Contact Person	Allan Giffen
4-6-16	Action	Phone Number	425-257-8725
	First Reading	FOR AGENDA OF	March 30, 2016
	Second Reading		April 6, 2016
	Third Reading		
	Public Hearing		
	Budget Advisory		

Initialed by:
Department Head
CAA db
Council President

Location	Preceding Action	Attachments	Department(s) Approval
Formerly 7828 Broadway	Preliminary plat approval: n April 10, 2015	Plat Map	Planning, Public Works, Legal

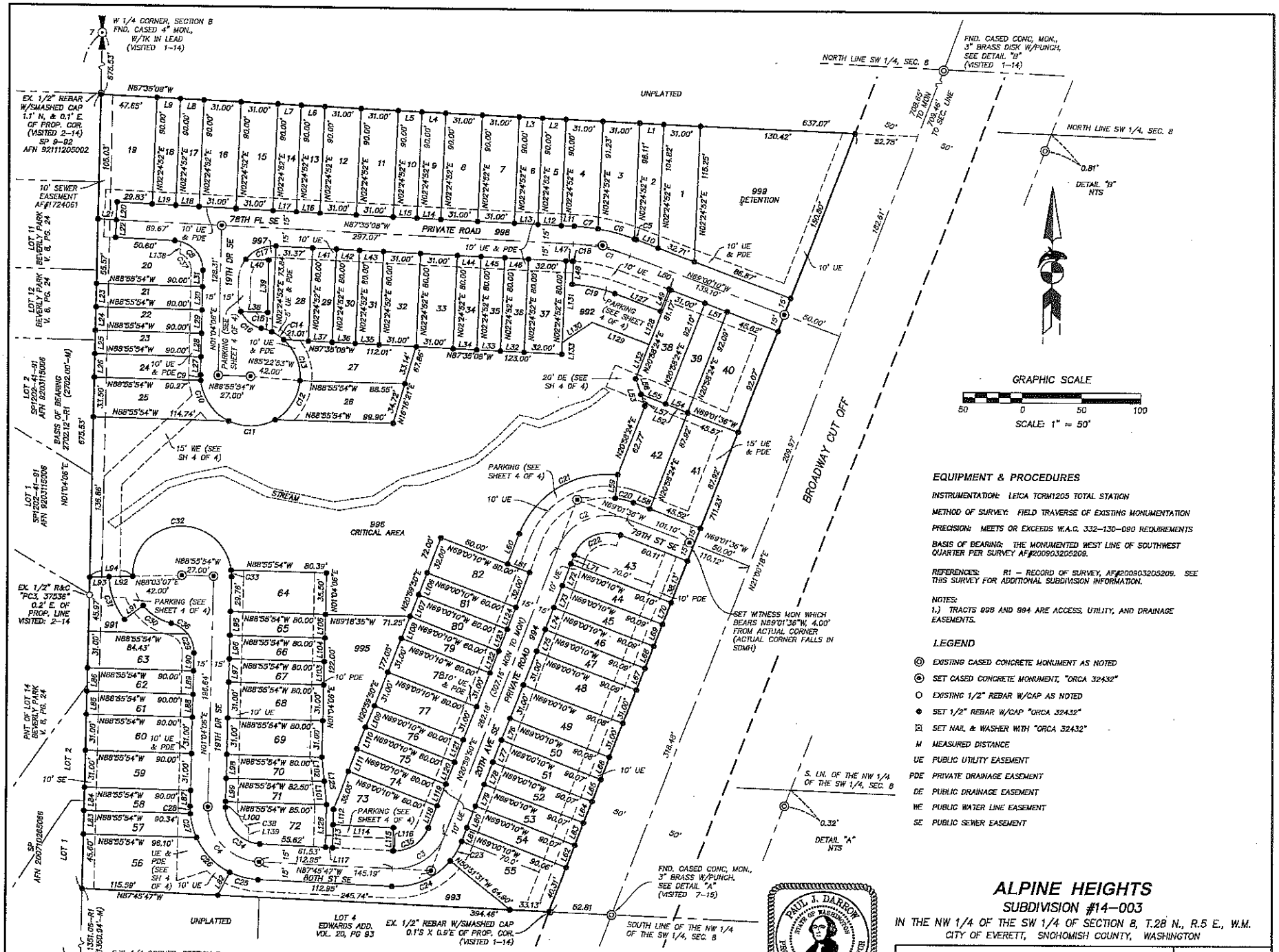
Amount Budgeted	-0-	
Expenditure Required	-0-	Account Number(s):
Budget Remaining	-0-	
Additional Required	-0-	

DETAILED SUMMARY STATEMENT

The applicant, Darin Huseby, requests final plat approval for the plat of Alpine Heights, a unit lot subdivision located at 7828 Broadway Avenue. This is the second plat to be developed under the Unit Lot Subdivision process authorized by the City Council under Ordinance No. 3377-14, subdividing about an eight acre site into 82 lots for single family attached dwelling units. The preliminary approval of the subdivision was granted by the City's Hearing Examiner on April 10, 2015.

All required improvements have been installed or bonded to the satisfaction of the Planning and Public Works departments. All required covenants have been reviewed and approved by the Legal Department.

RECOMMENDATION (Exact action requested of Council):
Grant final plat approval for the Alpine Heights Unit Lot Subdivision.



EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE MONUMENTED WEST LINE OF SOUTHWEST QUARTER PER SURVEY AF#200903205209.

REFERENCES: R1 – RECORD OF SURVEY, AF#200903205209. SEE THIS SURVEY FOR ADDITIONAL SUBDIVISION INFORMATION.

NOTES:
1.) TRACTS 998 AND 994 ARE ACCESS, UTILITY, AND DRAINAGE EASEMENTS.

LEGEND

- EXISTING CASED CONCRETE MONUMENT AS NOTED
- SET CASED CONCRETE MONUMENT, "ORCA 32432"
- EXISTING 1/2" REBAR W/CAP AS NOTED
- SET 1/2" REBAR W/CAP "ORCA 32432"
- SET NAIL & WASHER WITH "ORCA 32432"
- M MEASURED DISTANCE
- UE PUBLIC UTILITY EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- DE PUBLIC DRAINAGE EASEMENT
- WE PUBLIC WATER LINE EASEMENT
- SE PUBLIC SEWER EASEMENT

ALPINE HEIGHTS

SUBDIVISION #14-003

IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T.28 N., R.5 E., W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

PAUL J. DARROW — STATE OF WASHINGTON — 50697 REGISTERED PROFESSIONAL LAND SURVEYOR

A.F. NO. _____

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2013-123
DATE: 3/03/16
DWG BY: K.G./AP
SHEET 3 of 4

LEGAL DESCRIPTION

PARCEL A:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID TRUE POINT BEING THE IRON PIPE MONUMENT;

THENCE SOUTH 89°37'50" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER FOR A DISTANCE OF 341.52 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 0°54'17" WEST FOR A DISTANCE OF 674.12 FEET;

THENCE NORTH 89°26'40" WEST FOR A DISTANCE OF 340.61 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 00°49'30" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 675.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ANY ENCROACHMENT OF THE PLAT OF BEVERLY PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 24, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°37'50" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 225.00 FEET;

THENCE NORTH 0°49'30" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER FOR 175.00 FEET;

THENCE NORTH 89°37'50" WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 225.0 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 0°49'30" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 175.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING WEST OF BROADWAY EXTENSION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 89°37'50" EAST 341.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°54'17" WEST 680 FEET, MORE OR LESS;

THENCE EAST 299 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF BROADWAY EXTENSION;

THENCE SOUTH 19°07'10" WEST ALONG SAID WESTERLY RIGHT OF WAY 718 FEET, MORE OR LESS;

THENCE NORTH 89°37'50" WEST 53.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°37'50" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 225.00 FEET;

THENCE NORTH 0°49'30" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 FOR 175.00 FEET;

THENCE NORTH 89°37'50" WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR 225.0 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER;

THENCE SOUTH 0°49'30" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 175.0 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT BEING A STRIP OF LAND 20 FEET IN WIDTH MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 89°37'50" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 225.0 FEET;

THENCE NORTH 0°49'30" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER FOR 127.2 FEET TO THE CENTERLINE OF AN EXISTING ROADWAY THE TRUE POINT OF BEGINNING;

THENCE ALONG THE CENTER-LINE OF SAID EXISTING ROADWAY, NORTH 76°09' EAST FOR 215.9 FEET;

THENCE SOUTH 70°53' EAST FOR 23.04 FEET TO THE WESTERLY RIGHT OF WAY BOUNDARY OF THE BROADWAY CUTOFF, THE END OF THIS DESCRIPTION.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00	N87°35'08"W
L2	20.00	N87°35'08"W
L3	20.00	N87°35'08"W
L4	20.00	N87°35'08"W
L5	20.00	N87°35'08"W
L6	20.00	N87°35'08"W
L7	20.00	N87°35'08"W
L8	20.00	N87°35'08"W
L9	20.00	N87°35'08"W
L10	19.52	N89°00'10"W
L11	16.91	N87°35'08"W
L12	20.00	N87°35'08"W
L13	20.00	N87°35'08"W
L14	20.00	N87°35'08"W
L15	20.00	N87°35'08"W
L16	20.00	N87°35'08"W
L17	20.00	N87°35'08"W
L18	20.00	N87°35'08"W
L19	20.00	N87°35'08"W
L20	15.00	N02°24'52"E
L21	15.36	N87°35'08"W
L22	15.00	N02°24'52"E
L23	20.00	N01°04'06"E
L24	20.00	N01°04'06"E
L25	20.00	N01°04'06"E
L26	20.00	N01°04'06"E
L27	15.21	N01°04'06"E
L28	20.00	N01°04'06"E
L29	20.00	N01°04'06"E
L30	20.00	N01°04'06"E
L31	14.03	N01°04'06"E
L32	20.00	N87°35'08"W
L33	20.00	N87°35'08"W
L34	20.00	N87°35'08"W
L35	20.00	N87°35'08"W
L36	20.00	N87°35'08"W
L37	20.00	N87°35'08"W
L38	22.46	N88°55'54"W
L39	45.00	N01°04'06"E
L40	19.36	N88°55'54"W
L41	20.00	N87°35'08"W
L42	20.00	N87°35'08"W
L43	20.00	N87°35'08"W
L44	20.00	N87°35'08"W
L45	20.00	N87°35'08"W
L46	20.00	N87°35'08"W
L47	5.63	N87°35'08"W
L48	20.00	N02°43'58"E
L49	20.00	N20°59'50"E
L50	1.55	N89°00'10"W
L51	20.00	N89°00'10"W
L52	42.00	N89°01'36"W
L53	24.43	N18°29'45"W
L54	20.00	N89°01'36"W
L55	22.00	N89°01'36"W
L56	14.17	N18°29'45"W
L57	10.28	N18°29'45"W
L58	14.61	N89°01'36"W
L59	20.00	N05°51'38"E
L60	27.85	N20°59'50"E
L61	20.00	N89°00'10"W
L62	20.00	N21°00'18"E
L63	20.00	N21°00'18"E
L64	20.00	N21°00'18"E
L65	20.00	N21°00'18"E
L66	20.00	N21°00'18"E
L67	20.00	N21°00'18"E
L68	20.00	N21°00'18"E
L69	20.00	N21°00'18"E
L70	20.00	N21°00'18"E

LINE TABLE

LINE	LENGTH	BEARING
L71	8.11	N20°59'50"E
L72	20.00	N20°59'50"E
L73	20.00	N20°59'50"E
L74	20.00	N20°59'50"E
L75	20.00	N20°59'50"E
L76	20.00	N20°59'50"E
L77	20.00	N20°59'50"E
L78	20.00	N20°59'50"E
L79	20.00	N20°59'50"E
L80	20.00	N20°59'50"E
L81	12.07	N20°59'50"E
L82	21.90	N25°55'38"E
L83	20.00	N01°04'06"E
L84	20.00	N01°04'06"E
L85	20.00	N01°04'06"E
L86	20.00	N01°04'06"E
L87	13.64	N01°04'06"E
L88	20.00	N01°04'06"E
L89	20.00	N01°04'06"E
L90	15.27	N01°04'06"E
L91	20.01	N83°03'40"E
L92	20.00	N88°11'20"E
L93	16.10	N88°11'20"E
L94	36.10	N88°11'20"E
L95	20.00	N01°04'06"E
L96	20.00	N01°04'06"E
L97	20.00	N01°04'06"E
L98	20.00	N01°04'06"E
L99	20.00	N01°04'06"E
L100	4.88	N01°04'06"E
L101	20.16	N06°03'24"W
L102	20.16	N06°03'24"W
L103	20.00	N01°04'06"E
L104	20.00	N01°04'06"E
L105	20.00	N01°04'06"E
L106	20.00	N20°59'50"E
L107	20.00	N20°59'50"E
L108	20.00	N20°59'50"E
L109	20.00	N20°59'50"E
L110	20.00	N20°59'50"E
L111	20.00	N20°59'50"E
L112	13.15	N01°04'06"E
L113	19.00	N01°04'06"E
L114	51.01	N87°45'47"W
L115	19.00	N01°04'06"E
L116	0.41	N87°45'47"W
L117	5.91	N87°45'47"W
L118	20.33	N20°59'50"E
L119	20.00	N20°59'50"E
L120	20.00	N20°59'50"E
L121	20.00	N20°59'50"E
L122	20.00	N20°59'50"E
L123	20.00	N20°59'50"E
L124	20.00	N20°59'50"E
L125	40.32	N06°03'24"W
L126	36.00	N01°04'06"E
L127	40.93	N89°00'10"W
L128	49.92	N20°58'24"E
L129	51.29	N89°00'10"W
L130	30.59	N55°19'57"E
L131	70.00	N02°24'52"E
L132	31.25	N20°58'24"E
L133	10.00	N02°24'52"E
L138	10.35	N02°24'52"E
L139	10.96	N02°14'13"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	48.65	150.00	18°34'58"	24.54
C2	70.67	45.00	89°58'34"	44.98
C3	55.95	45.00	71°14'23"	
C4	69.77	45.00	88°49'53"	
C5	1.58	165.00	0°32'49"	
C6	31.60	165.00	11°02'37"	
C7	20.14	165.00	6°59'32"	
C8	38.68	25.00	88°39'14"	
C9	4.80	42.00	6°32'57"	
C10	43.39	42.00	59°11'19"	
C11	40.31	42.00	54°59'48"	
C12	40.84	42.00	55°42'55"	
C13	39.91	42.00	53°12'36"	
C14	12.10	42.00	16°30'31"	
C15	9.27	42.00	12°38'37"	
C16	23.02	25.00	52°45'22"	
C17	29.14	30.00	55°39'15"	
C18	0.75	135.00	0°19'06"	
C19	36.66	115.00	18°15'52"	
C20	15.83	60.00	15°06'46"	
C21	104.53	80.00	74°51'48"	
C22	47.11	30.00	89°58'34"	
C23	19.00	60.00	18°08'39"	
C24	55.60	60.00	53°05'44"	
C25	24.81	60.00	23°41'25"	
C26	40.92	60.00	39°04'48"	
C27	20.92	60.00	19°58'36"	
C28	6.37	60.00	6°05'04"	
C29	17.01	25.00	38°59'07"	
C30	28.68	42.00	39°07'28"	
C31	39.14	62.00	36°10'24"	
C32	128.40	42.00	175°09'57"	
C33	5.75	42.00	7°51'03"	
C34	46.51	30.00	88°49'53"	
C35	37.30	30.00	71°14'23"	
C36	17.38	25.00	39°48'36"	
C37	16.11	15.00	69°10'37"	
C38	20.54	20.00	58°49'53"	

AREA TABLE

LOT OR TRACT	AREA SF
1	3,411
2	2,029
3	2,918
4	2,798
5	1,800
6	1,800
7	2,790
8	2,790
9	1,800
10	1,800
11	2,790
12	2,790
13	1,800
14	1,800
15	2,790
16	2,790
17	1,800
18	1,800
19	4,426
20	3,657
21	1,800
22	1,800
23	1,800
24	1,800
25	3,280
26	3,028
27	3,222
28	2,474
29	1,600
30	1,600
31	1,600
32	2,480
33	2,480
34	1,600
35	1,600
36	1,600
37	2,560
38	2,806
39	1,842
40	4,198
41	4,004
42	3,116
43	3,241
44	1,602
45	1,802
46	1,802
47	1,802
48	2,793
49	2,792
50	1,802

AREA TABLE

LOT OR TRACT	AREA SF
51	1,801
52	1,801
53	1,801
54	1,801
55	3,878
56	5,280
57	1,852
58	1,801
59	2,790
60	2,790
61	1,800
62	1,800
63	2,762
64	2,841
65	1,800
66	1,600
67	1,600
68	2,480
69	2,480
70	1,625
71	1,675
72	2,802
73	3,192
74	1,600
75	1,600
76	1,600
77	2,480
78	2,480
79	1,600
80	1,600
81	1,600
82	2,560
991	1,756
992	2,819
993	4,261
994	33,634
995	6,890
996	63,885
997	732
998	28,435
999	14,065

STREET ADDRESS TABLE

LOT	NUMBER	STREET
1	2015	78TH PL SE
2	2013	78TH PL SE
3	2011	78TH PL SE
4	2007	78TH PL SE
5	2005	78TH PL SE
6	2003	78TH PL SE
7	2001	78TH PL SE
8	1927	78TH PL SE
9	1925	78TH PL SE
10	1923	78TH PL SE
11	1921	78TH PL SE
12	1917	78TH PL SE
13	1915	78TH PL SE
14	1913	78TH PL SE
15	1911	78TH PL SE
16	1907	78TH PL SE
17	1905	78TH PL SE
18	1903	78TH PL SE
19	1901	78TH PL SE
20	7802	19TH DR SE
21	7804	19TH DR SE
22	7806	19TH DR SE
23	7808	19TH DR SE
24	7810	19TH DR SE
25	7812	19TH DR SE
26	7811	19TH DR SE
27	7809	19TH DR SE
28	1914	78TH PL SE

STREET ADDRESS TABLE

LOT	NUMBER	STREET
29	1916	78TH PL SE
30	1918	78TH PL SE
31	1920	78TH PL SE
32	1922	78TH PL SE
33	1926	78TH PL SE
34	1928	78TH PL SE
35	2002	78TH PL SE
36	2004	78TH PL SE
37	2006	78TH PL SE
38	2016	78TH PL SE
39	2018	78TH PL SE
40	2020	78TH PL SE
41	2017	79TH ST SE
42	2015	79TH ST SE
43	7901	20TH AVE SE
44	7903	20TH AVE SE
45	7905	20TH AVE SE
46	7907	20TH AVE SE
47	7909	20TH AVE SE
48	7911	20TH AVE SE
49	7915	20TH AVE SE
50	7917	20TH AVE SE
51	7919	20TH AVE SE
52	7921	20TH AVE SE
53	7923	20TH AVE SE
54	7925	20TH AVE SE
55	7927	20TH AVE SE
56	7926	19TH DR SE

STREET ADDRESS TABLE

LOT	NUMBER	STREET
57	7924	19TH DR SE
58	7922	19TH DR SE
59	7920	19TH DR SE
60	7916	19TH DR SE
61	7914	19TH DR SE
62	7912	19TH DR SE
63	7910	19TH DR SE
64	7905	19TH DR SE
65	7907	19TH DR SE
66	7909	19TH DR SE
67	7911	19TH DR SE
68	7913	19TH DR SE
69	7917	19TH DR SE
70	7919	19TH DR SE
71	7921	19TH DR SE
72	7923	19TH DR SE
73	7926	20TH AVE SE
74	7924	20TH AVE SE
75	7922	20TH AVE SE
76	7920	20TH AVE SE
77	7918	20TH AVE SE
78	7914	20TH AVE SE
79	7912	20TH AVE SE
80	7910	20TH AVE SE
81	7908	20TH AVE SE
82	7906	20TH AVE SE

SURVEYOR'S NOTE

FIELD WORK, NOTES, RESEARCH AND BOUNDARY COMPUTATIONS FOR THIS PROJECT, PREPARED BY JACK W. TURPIN, PLS 32432, HAVE BEEN REVIEWED BY ME AND I NOW ACCEPT RESPONSIBILITY FOR LOT CORNERS, BOUNDARY CORNERS AND CENTERLINE MONUMENT POSITIONS, SET FOR THIS PROJECT, STAMPED WITH HIS LICENSE NUMBER.

PAUL J. DARROW, PLS.

PAUL J. DARROW
STATE OF WASHINGTON
50697
REGISTERED
PROFESSIONAL LAND SURVEYOR

A.F. NO. _____

ALPINE HEIGHTS

SUBDIVISION #14-003

IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T.28 N., R.5 E., W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1618

JOB NO. 2013-123
DATE: 3/03/16
DWG BY: K.G./AP
SHEET 2 of 4

DECLARATION OF SUBDIVISION AND OF COVENANTS

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT, WE THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION HEREBY DECLARE THIS PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT, AND HEREBY DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. 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 PRIVATE 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.

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 PRIVATE ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. 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 NY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD CEASE TO BE INCORPORATION UNDER THE LAWS OF THE STATE OF WASHINGTON, AND AS REQUIRED BY THIS SECTION, SUCH ASSOCIATION SHALL CONTINUE AS AN UNINCORPORATED ASSOCIATION GOVERNED BY THE HOMEOWNERS' ASSOCIATION ACT (CHAPTER 64.38 RCW)(ORD. 3377-14 3 (PART), 2014.). ALL COMMON OPEN SPACE AND RECREATION AREAS AND ALL PRIVATE UTILITY INFRASTRUCTURE LOCATED WITHIN A UNIT LOT SUBDIVISION SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION 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 HOMEOWNERS' ASSOCIATION, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

TRACTS 991 THROUGH 999 ARE HEREBY GRANTED AND CONVEYED TO THE ALPINE HEIGHTS HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF EVERETT. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE ALPINE HEIGHTS HOMEOWNERS' ASSOCIATION UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH 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 DUE 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 SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2016.

_____

DARIN HUSEBY, MANAGER
ALPINE HEIGHTS DEVELOPMENT, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

_____

HOMESTREET BANK,

BY: _____

ITS: _____

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARIN HUSEBY 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 MANAGER OF ALPINE HEIGHTS DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____

SIGNATURE: _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

ACKNOWLEDGEMENTS (CONTINUED)

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF HOMESTREET BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____

SIGNATURE: _____

(PRINT NAME) _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

CONDITIONS AND RESTRICTIONS:

1. THERE SHALL BE NO CLEARING, GRADING, CUTTING OF VEGETATION, OR PLACEMENT OF STRUCTURES WITHIN THE CRITICAL AREA OR BUFFER OF TRACT 996, EXCEPT AS ALLOWED BY THE CITY OF EVERETT PLANNING DEPARTMENT UNDER EMC 19.37.

2. SUBJECT TO RESERVATIONS, RECITALS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 822365.

3. UPON CITY REVIEW OF THE SEWER EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NUMBERS 1274059 AND 1724060, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. IT WAS DISCOVERED THAT THE EXISTING SEWER LINE AS CONSTRUCTED WITHIN THE BOUNDARY OF ALPINE HEIGHTS DID NOT FOLLOW THE ALIGNMENT OF THE EASEMENT THAT WAS RECORDED. UPON THE RECORDING OF ALPINE HEIGHTS A NEW SEWER EASEMENT HAS BEEN ESTABLISHED TO ENCOMPASS THE AS-BUILT LOCATION OF THE SEWER LINE. THIS SEWER EASEMENT HAS BEEN SHOWN ON THE FACE OF ALPINE HEIGHTS FINAL PLAT MAPS. THOSE PORTIONS OF THE EXISTING EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NUMBERS 1274059 AND 1724060, RECORDS OF SAID COUNTY, WHERE THEY LIE WITHIN THE ALPINE HEIGHTS SUBDIVISION BOUNDARY, SHALL BE RELINQUISHED AND BECOME NULL AND VOID.

4. SUBJECT TO SANITARY SEWER EASEMENT, RECORDED UNDER AUDITOR'S FILE NUMBER 1724061.

5. SUBJECT TO NOTICE OF ADDITIONAL SEWER CONNECTION CHARGES BY THE CITY OF EVERETT, RECORDED UNDER AUDITOR'S FILE NUMBER 8408230225.

6. SUBJECT TO ELECTRICAL EASEMENT, RECORDED UNDER AUDITOR'S FILE NUMBER 201508040679. INSUFFICIENT DATA TO PLOT.

7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF ALPINE HEIGHTS AS RECORDED UNDER AUDITOR'S FILE NUMBER _____.

8. APPROVAL OF THE DESIGN AND LAYOUT OF THE DEVELOPMENT WAS GRANTED BY THE REVIEW OF THE DEVELOPMENT, AS A WHOLE, ON THE PARENT SITE BY THE DEVELOPMENT PLAN APPROVAL PROJECT FILE NUMBER 14-003.

9. SUBSEQUENT PLATTING ACTIONS, ADDITIONS OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT SITE AS A WHOLE, AND SHALL CONFORM TO THE APPROVED SITE DEVELOPMENT PLAN.

10. IF A STRUCTURE OR PORTION OF A STRUCTURE HAS BEEN DAMAGED OR DESTROYED, ANY REPAIR, RECONSTRUCTION OR REPLACEMENT OF THE STRUCTURE(S) SHALL CONFORM TO THE APPROVED DEVELOPMENT PLAN.

11. THE INDIVIDUAL UNIT LOTS ARE NOT SEPARATELY BUILDABLE OUTSIDE OF THE CONTEXT OF THE APPROVED DEVELOPMENT PLAN FOR THE SUBDIVISION AND ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL UNIT LOTS MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT SITE. (ORD. 3377-14 § 3 (PART), 2014.)

A.F. NO. _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF ALPINE HEIGHTS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

_____

PAUL J. DARROW, P.L.S.
CERTIFICATE NUMBER 50697

_____
DATE

PAUL J. DARROW
STATE OF WASHINGTON
50697
REGISTERED
PROFESSIONAL LAND SURVEYOR

APPROVALS: SUBDIVISION NO. 14-003

THE CITY OF EVERETT HEREBY DETERMINES THAT THIS SUBDIVISION CONFORMS TO RCW 58.17 AND EMC TITLE 19 AND IS HEREBY APPROVED. NOTE: THE CITY OF EVERETT DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.

_____

CITY OF EVERETT ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.

_____

DIRECTOR, CITY OF EVERETT DEPARTMENT OF
PLANNING/COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.

_____

CITY COUNCIL PRESIDENT

CITY TREASURER'S CERTIFICATE

I TREASURER OF THE CITY OF EVERETT, DO HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT ASSESSMENTS ON THE WITHIN DESCRIBED TRACT OF LAND HAVE BEEN FULLY AND DISCHARGED AS OF _____, 2016.

_____

TREASURER, CITY OF EVERETT

COUNTY 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 _____ TAXES.

KIRKE SIEVERS
TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PAUL J. DARROW, THIS _____ DAY OF _____, 2016, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CAROLYN WEIKEL
AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

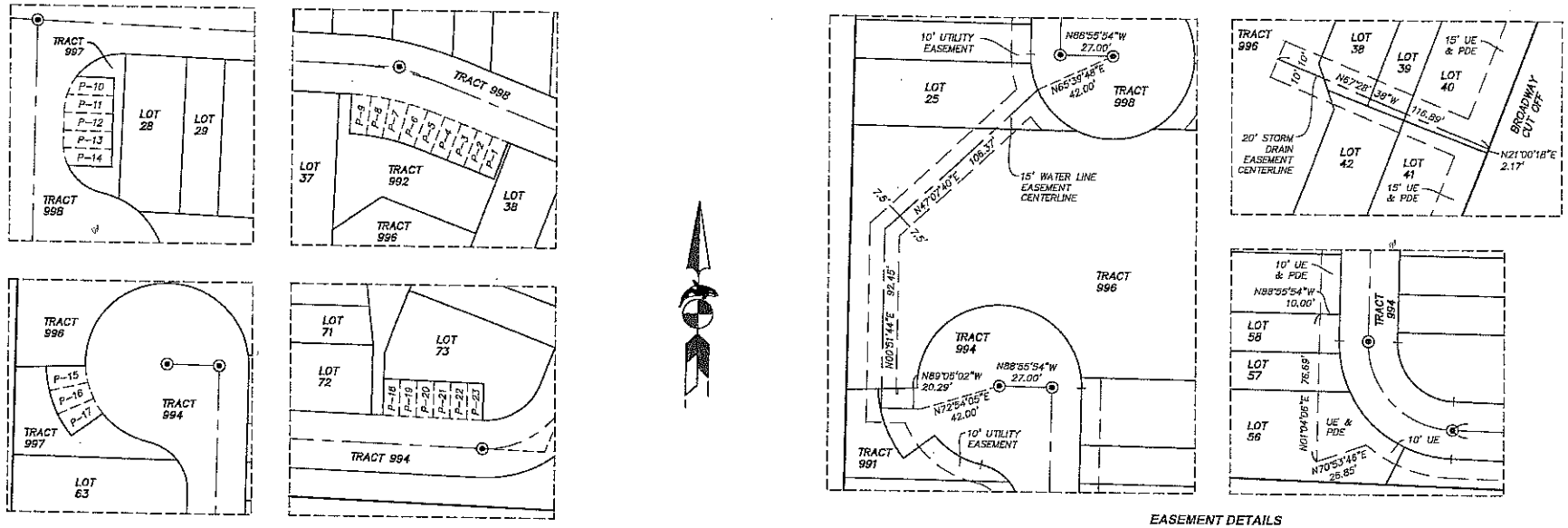
ALPINE HEIGHTS

SUBDIVISION #14-003

IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T.28 N., R.5 E., W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

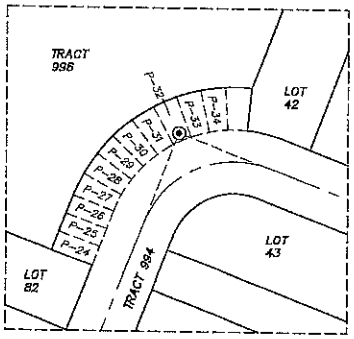
ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2013-123
DATE: 3/03/16
DWG BY: K.G./AP
SHEET 1 of 4



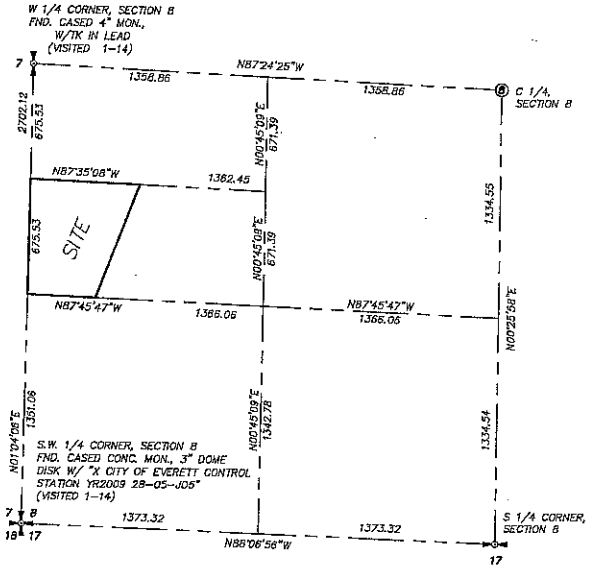
EASEMENT DETAILS

SCALE: 1" = 40'



PARKING DETAILS

SCALE: 1" = 40'



SECTION SUBDIVISION

PER ROS REFERENCED

SCALE: 1" = 500'

A.F. NO. _____

ALPINE HEIGHTS

SUBDIVISION #14-003

IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T.28 N., R.5 E., W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON

PAUL J. DARROW
STATE OF WASHINGTON
50697
REGISTERED
PROFESSIONAL LAND SURVEYOR

ORCA Land Surveying
3805 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2013-123
DATE: 3/03/16
DWG BY: K.G./AP
SHEET 4 of 4