

921123500/ PLT

FAIRE HARBOUR AT POSSESSION BAY

NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M. &
A REPLAT OF A POR. OF LOT 3, SERENE ACRES NO. 2
CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Faire Harbour at Possession Bay, a joint venture the undersigned owner in fee simple of the land hereby platted, and ~~Seafirst National Bank~~, as mortgagee of a deed of trust only, hereby declare this plan and dedicate to the use of the public forever all roads, easements and ways shown hereon, except those designated as private; with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and way over and across any lot or lots where water might take a natural course, and the original reasonable grading of the roads and ways shown hereon.

Following the original reasonable grading of the roads and ways shown 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 rights of way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lots, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

Also, Tracts 995, 996, 997, 998 and 999 shall be dedicated to the owners of Lots 1 through 101 with an equal and undivided 101th interest each for those purposes shown hereon.

Also, Tract 993 shall be deeded to the owner of Lot 31 of the plat of Wingate Div. 4 and Tract 994 shall be deeded to the owner of Lot 32 of the plat of Wingate Div. 4, each by Quit Claim Deed, after the recording of this plat.

IN WITNESS WHEREOF we have set our hands and seals this 14th day of May, 1992.

OWNER'S STATEMENT

Know all men by these present that I, or we, the undersigned owner, or owners, in fee simple and encumbrances of the land hereby platted, declare that the subdivision as described by the following legal description has been made with the free consent and in accordance with the desires of the owner, or owners:

FAIRE HARBOUR AT POSSESSION BAY, a joint venture
By: Larry J. Synovick Title: President Seafirst Homes
Patrick K. Wilson Title: Manager of Faire Harbour Possession Bay
SEAFIRST NATIONAL BANK, as beneficiary of a deed of trust only, not as owner
By: Patrick K. Wilson Title: Assistant Vice President

(SEE ACKNOWLEDGMENTS ON SHEET 2 OF 7)

LEGAL DESCRIPTION

The northeast quarter of the northeast quarter of Section 33, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
EXCEPT the east 1/3 of the north 1/3 of said section;

TOGETHER WITH that portion of Lot 76 in the Plat of Harbour Heights Division 1-B, according to the plat thereof recorded in Volume 47 of Plats, pages 209 through 213, inclusive, in Snohomish County, Washington, and that portion of Lot 23 in the Plat of Wingate Division 4, according to the plat thereof recorded in Volume 36 of Plats, pages 96 through 98, inclusive, in Snohomish County, Washington and that portion of Lot 3, Block 1 in the Plat of Serene Acres No. 2, according to the plat thereof recorded in Volume 12 of Plats, page 39, in Snohomish County, Washington, all more particularly described as follows:

Beginning at the most easterly corner of said Lot 3;
thence north 51°53'28" west (record north 52°08'20" west) along the northeasterly line of said Lot 3 154.25 feet to the most northerly corner of said Lot 3, said corner being on the east line of said Lot 76;
thence continuing north 51°53'28" west along the northwesterly prolongation of the northeasterly line of said Lot 3 a distance of 49.09 feet to intersect the west line of said Lot 76;
thence south 0°12'04" west (record south 0°12'25" west) along said line 75.90 feet to intersect the north line of said Lot 23, Wingate Division 4;
thence north 88°20'30" west (record north 88°35'58" west) 0.19 feet to intersect the northwesterly prolongation of the southwesterly line of the northeasterly 60.00 feet of said Lot 3, Serene Acres No. 2;
thence south 51°53'28" east (record south 52°08'20" east) along said line 2.61 feet to intersect the line common to said Lot 23 and 3;
thence continuing south 51°53'28" east (record south 52°08'20" east) along the southwesterly line of the northeasterly 60.00 feet of said Lot 3, 407.77 feet to the southeasterly line of said Tract 3 and the northerly margin of Beverly Park-Edmonds Road;
thence north 38°08'32" east along said south line and margin 60.00 feet to the point of beginning.

EASEMENT PROVISIONS

An easement shall be reserved for and granted to all utilities serving the 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 and tracts 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, and utility service together with the right to enter upon the lots and tracts at all times for the purposes herein stated.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mukilteo except those designated on the plat as private easements, for the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system and/or drainage facilities, under, upon or through the drainage easement.

Private lot drainage easements shown hereon are for the benefit of adjacent lot owners in this plat only.

APPROVALS

PUBLIC WORKS DIRECTOR

I, LARRY HARMON, the Public Works Director for the City of Mukilteo, Washington, have reviewed the plat and have found it to comply with the provisions of the approved preliminary plat and the requirements and standards of the City's subdivision code, and therefore recommend approval on this 14th day of Nov, 1992.

Larry Harmon
Public Works Director

CITY ENGINEER

I, LARRY HARMON, the City Engineer for the City of Mukilteo, Washington, have reviewed the plat and have found it to comply with the provisions of the approved preliminary plat and the requirements and standards of the City's subdivision code, and therefore recommend approval on this 14th day of Nov, 1992.

Larry Harmon
City Engineer

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has reviewed the final plat and certifies that the plat complies with the conditions set forth by the City Council on this 19 day of November 1992.

Markus
Planning Director

CITY COUNCIL

The City Council has reviewed the final plat for compliance with the approved preliminary plat requirements and standards of the City's subdivision ordinance, and required letters of recommendations and approval the subdivision on the 19 day of November 1992.

Steve Sullivan Mayor
Steve Sullivan Attest
City Clerk

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 1993 taxes, 11-23-92.

KIRKE SIEVERS Treasurer, Snohomish County
Nancy L. Shale Deputy Treasurer

AUDITOR'S FILE NO.: 921123500
RECORDING CERTIFICATE
Filed for record at the request of GROUP FOUR, INC. this 23 day of Nov 1992 at 14 minutes past 11 AM and recorded in Volume 51 of Plats, pages 187-188.
Don K. Williams Auditor
Debra A. McNeil Deputy Auditor

LAND SURVEYOR'S CERTIFICATE
I hereby certify that this plat of FAIRE HARBOUR AT POSSESSION BAY is based upon an actual survey and subdivision of Section 33, Township 28 N., Range 4 E., W.M., as required by state statutes; that the angles, courses and distances are shown correctly thereon; that the monuments shall be set and the lot and tract 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.
D.K. Rouse
D. K. Rouse, Pro. Land Surveyor Certificate No. 9435
April 14 1992



INDEXING DATA: NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M.
GROUP FOUR, Inc.
16030 Juniper - Woodinville Way NE
Boiler, Washington 98011
(206) 715-4581 • (206) 362-4244 • FAX (206) 362-3811
SURVEYING ENGINEERING PLANNING MANAGEMENT
JOB NO. 88-8068 DATE 4/7/92 SHEET NO. 1 OF 1

REFER TO A.F. # 9211230379

www.fastio.com

FAIRE HARBOUR AT POSSESSION BAY
 NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M. &
 A REPLAT OF A POR. OF LOT 3, SERENE ACRES NO. 2
 CITY OF MUKILTEO
 SNOHOMISH COUNTY, WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF Snohomish

This is to certify that on this 14th day of May, 1992, before me, the undersigned, a Notary Public personally appeared Larry J. Sundquist of Sundquist Homes, Inc., a Washington Corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument.



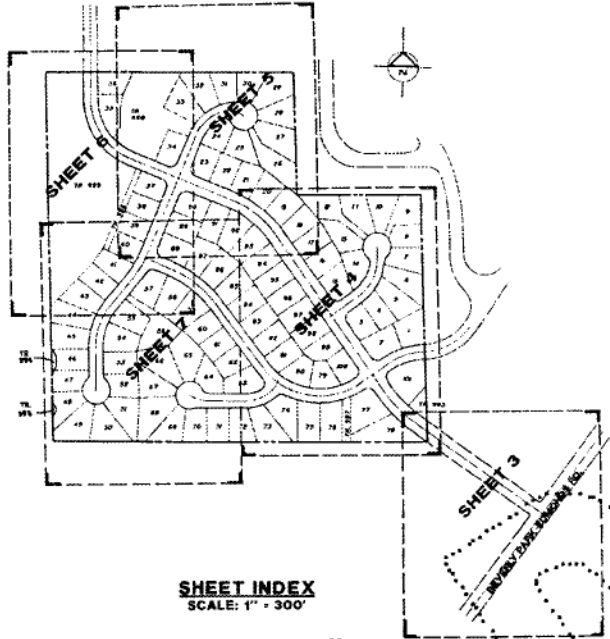
Louise Beth Guide
 Notary Public in and for the State of
 Washington, residing in Everett

STATE OF WASHINGTON)
 COUNTY OF Snohomish

This is to certify that on this 27th day of May, 1992, before me, the undersigned, a Notary Public personally appeared Patrick R. Wilson of Seaview National Bank, a Washington Corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument.



Louise Beth Guide
 Notary Public in and for the State of
 Washington, residing in Everett



SHEET INDEX
 SCALE: 1" = 300'

RESTRICTIONS

1. No further subdivisions of any lot without resubmitting for formal plat procedure.
2. The sale or lease of less than a whole lot in any subdivision platted and filed under Title 19 of the Snohomish County Code is expressly prohibited except in compliance with Title 19 of the Snohomish County Code.
3. All landscaped areas in public right-of-ways shall be maintained by the developer and his successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to City road purposes.
4. Prior approval must be obtained from the Director of Public Works before any structures, signs or obstructions, including fences are located within any drainage easement containing public utilities or delineated flood plain area.
5. "All Native Growth/Wildlife Habitat Protection Areas shall be left in a substantially natural state. No clearing, grading, filling, building construction or placement, fence construction, or road construction of any kind shall occur within these areas; provided that underground utility lines and drainage discharge swales may cross such areas utilizing the shortest alignment possible if and only if no feasible alignment is available which would avoid such a crossing. Removal of vegetation by the property owner shall be limited to that which is dead, diseased or hazardous. No adjustment to the boundary of any such area shall occur unless first approved through the formal replat process."
6. Subject to Agreement for Mitigating Development Impacts On Park and Recreation Services and the terms and conditions thereof as recorded under Rec. No. 920204-0235.
7. Subject to the following agreements:
 Power Of Attorney and Agreements Not To Protest Formation Of Road Improvement District, Rec. Nos. 9202130317, 9202130319, 9202130323, 9202130325, 9202130326 and 9202130327;
 Voluntary Agreement For Payment Of Proportionate Share Airport Road Master Road Improvement Program (MRIP), Rec. No. 9202130316;
 Voluntary Agreements For Level Of Service D Mitigation, Rec. Nos. 9202130320, 9202130322, 9202130328 and 920220259;
 and Voluntary Agreement For Paying Proportionate Share, Rec. No. 9202130324.

RESTRICTIONS (CONTINUED)

a. A 15-foot-wide Greenbelt Easement is hereby established as shown across Lots 44 through 51, Lots 68 through 76 and Lot 78 (excluding Tract 397. No conifer trees within said greenbelt may be cut or removed except when the same are dead, diseased or hazardous. The purpose of this restrictive covenant is to preserve natural vegetative screening between said lots and abutting residential developments.



D. K. Ruppe
 D. K. RUPPE, PRO. LAND SURVEYOR
 CERTIFICATE NO. 9435
April 14, 1992
 DME

JOB NO. 88-8088
 GROUP FOUR, INC.
 16030 JUANITA WOODINVILLE WY NE
 BOTHELL, WA 98011
 PHONE: 362-4244 OR 775-4581
 AUDITOR'S FILE NO.: 9211235001

www.fastio.com

FAIRE HARBOUR AT POSSESSION BAY

NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M. &
 A REPLAT OF A POR. OF LOT 3, SERENE ACRES NO. 2
 CITY OF MUKILTEO
 SNOHOMISH COUNTY, WASHINGTON



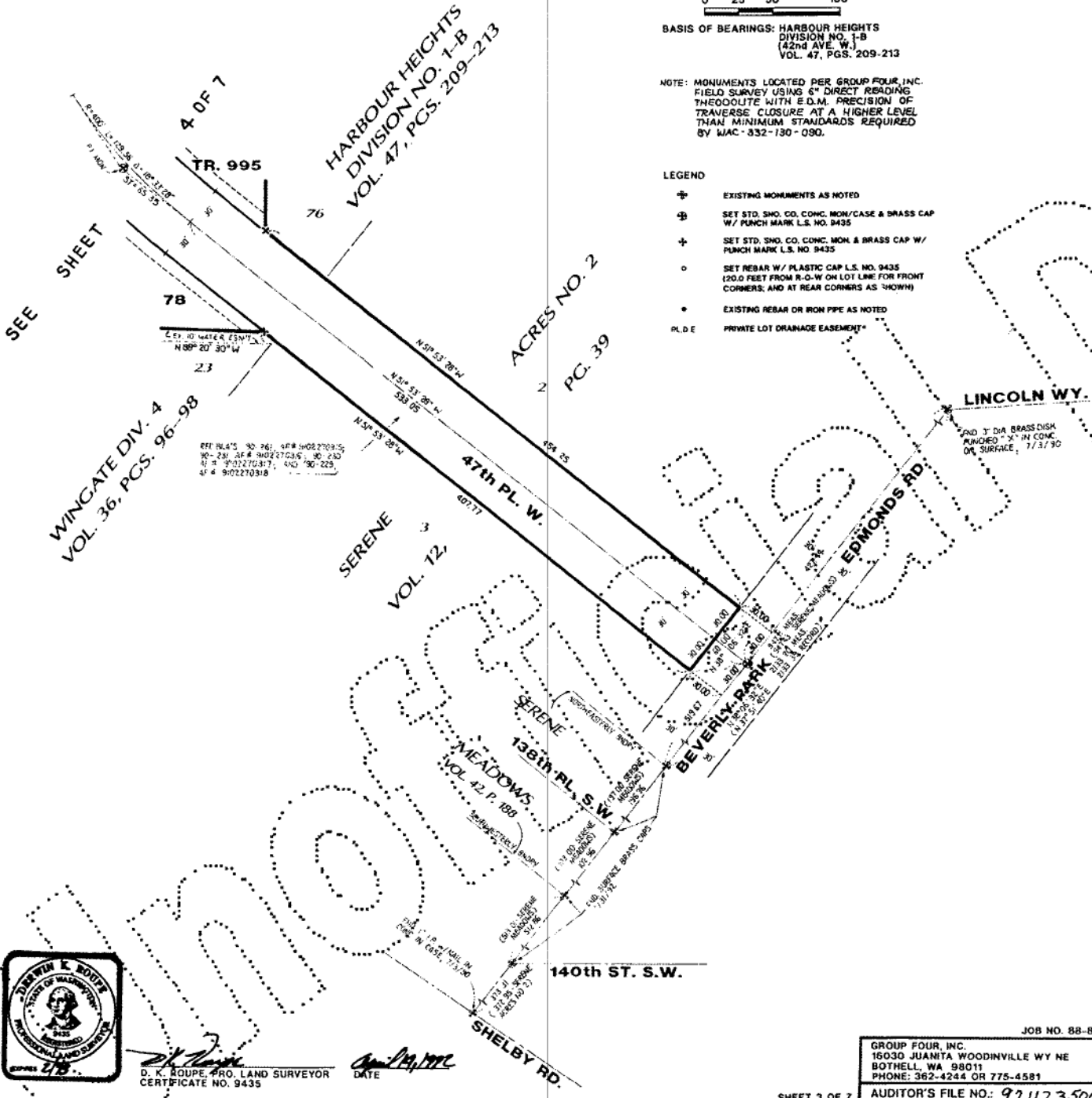
SCALE: 1" = 50'
 0' 25' 50' 100'

BASIS OF BEARINGS: HARBOUR HEIGHTS
 DIVISION NO. 1-B
 (42ND AVE. W.)
 VOL. 47, PGS. 209-213

NOTE: MONUMENTS LOCATED PER GROUP FOUR, INC.
 FIELD SURVEY USING 6" DIRECT READING
 THEODOLITE WITH E.D.M. PRECISION OF
 TRAVERSE CLOSURE AT A HIGHER LEVEL
 THAN MINIMUM STANDARDS REQUIRED
 BY WAC-332-130-090.

LEGEND

- ⊕ EXISTING MONUMENTS AS NOTED
- ⊕ SET STD. SHO. CO. CONC. MON/CASE & BRASS CAP
 W/ PUNCH MARK L.S. NO. 9435
- ⊕ SET STD. SHO. CO. CONC. MON & BRASS CAP W/
 PUNCH MARK L.S. NO. 9435
- SET REBAR W/ PLASTIC CAP L.S. NO. 9435
 (20.0 FEET FROM R.O.-W ON LOT LINE FOR FRONT
 CORNERS; AND AT REAR CORNERS AS SHOWN)
- EXISTING REBAR OR IRON PIPE AS NOTED
- PL.D.E PRIVATE LOT DRAINAGE EASEMENT*



D. K. KOUPE, PRO. LAND SURVEYOR
 CERTIFICATE NO. 9435
 DATE: 11/11/12

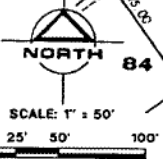
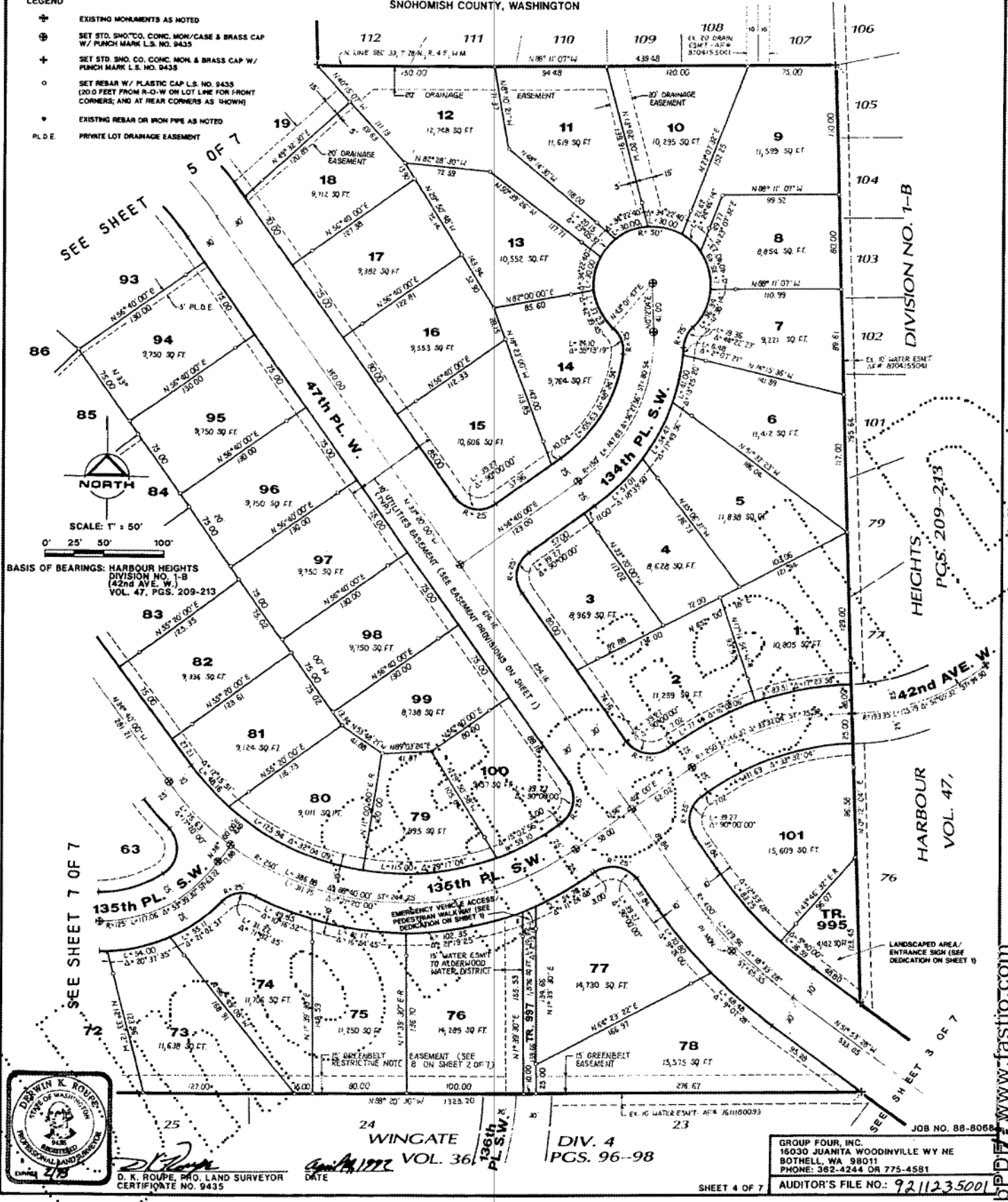
JOB NO. 88-8068
 GROUP FOUR, INC.
 16030 JUANITA WOODINVILLE WY NE
 BOTHELL, WA 98011
 PHONE: 362-4244 OR 775-4581
 AUDITOR'S FILE NO.: 9211235001

FAIRE HARBOUR AT POSSESSION BAY

NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M. &
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CITY OF MUKILTEO
SNOHOMISH COUNTY, WASHINGTON

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BASIS OF BEARINGS: HARBOUR HEIGHTS
DIVISION NO. 1-B
42nd AVE. W
VOL. 47, PGS. 209-213



D. K. ROUPE, PRO. LAND SURVEYOR
CERTIFICATE NO. 9435

WINGATE
VOL. 36
DATE

DIV. 4
PGS. 96-98

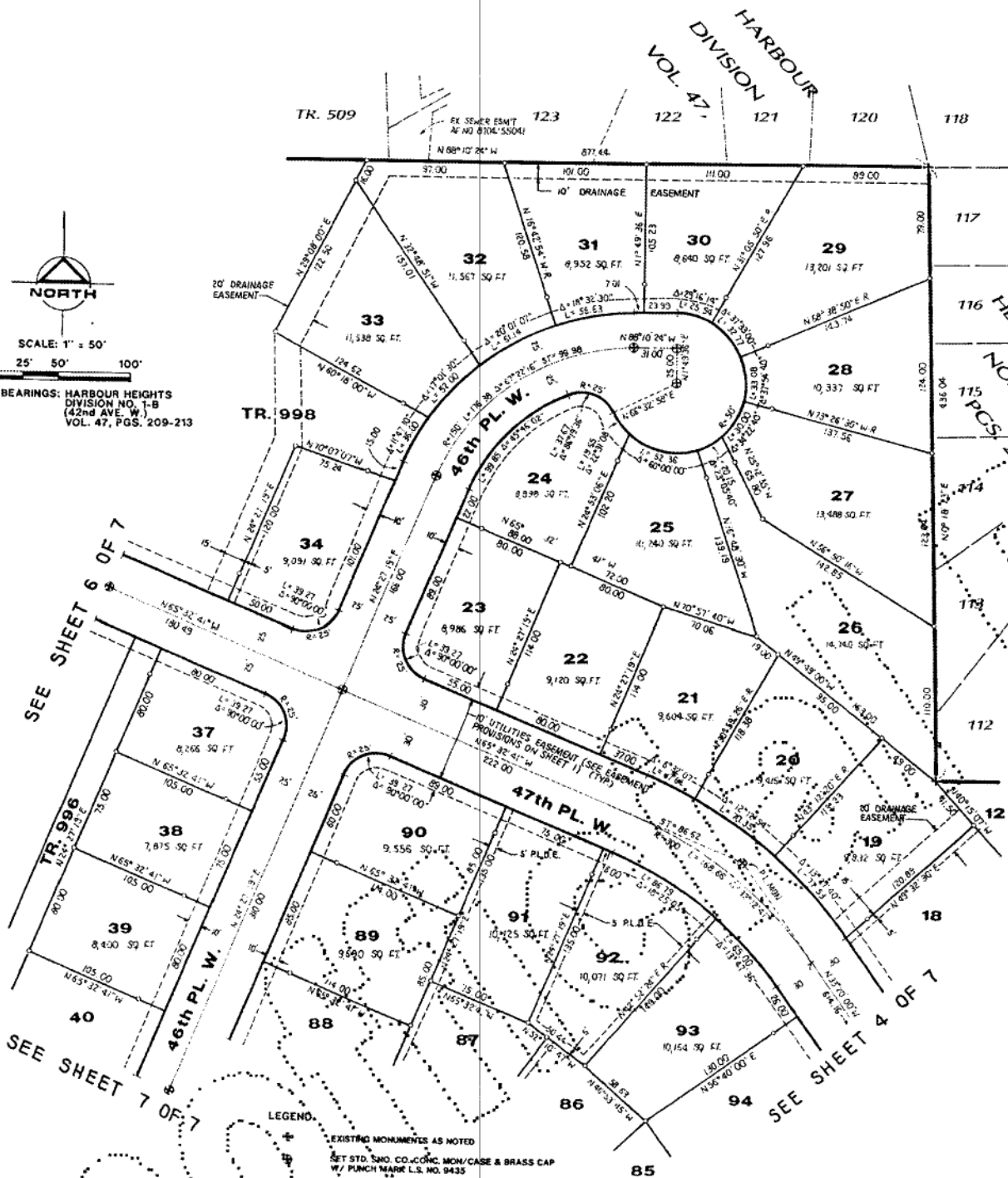
GROUP FOUR, INC.
18030 JUANITA WOODINVILLE WY NE
BOTHELL, WA 98011
PHONE: 882-4244 OR 775-4581
AUDITOR'S FILE NO.: 9211235001

FAIRE HARBOUR AT POSSESSION BAY
 NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M. &
 A REPLAT OF A POR. OF LOT 3, SERENE ACRES NO. 2
 CITY OF MUKILTEO
 SNOHOMISH COUNTY, WASHINGTON

NORTH

SCALE: 1" = 50'
 0' 25' 50' 100'

BASIS OF BEARINGS: HARBOUR HEIGHTS
 DIVISION NO. 1-B
 (42nd AVE. W.)
 VOL. 47, PGS. 209-213



LEGEND.

- EXISTING MONUMENTS AS NOTED
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- SET STD. SMO. CO. CONC. MON. & BRASS CAP W/ PUNCH MARK L.S. NO. 9435
- SET REBAR W/ PLASTIC CAP L.S. NO. 9435 120.0 FEET FROM R.O.W ON LOT LINE FOR FRONT CORNERS; AND AT REAR CORNERS AS SHOWN
- EXISTING REBAR OR IRON PIPE AS NOTED
- P.L.D.E. PRIVATE LOT DRAINAGE EASEMENT



D. K. RUPPE, PRO. LAND SURVEYOR
 CERTIFICATE NO. 9435
 DATE: 04/14/1992

GROUP FOUR, INC.
 16030 JUANITA WOODINVILLE WY NE
 BOTHELL, WA 98011
 PHONE: 362-4244 OR 775-4581

JOB NO. 88-8068

AUDITOR'S FILE NO.: 9211235001

FAIRE HARBOUR AT POSSESSION BAY

NE1/4, NE1/4 SEC. 33 & NW1/4, NW1/4 SEC. 34, TWP. 28N., RGE. 4E., W.M. &
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 CITY OF MUKILTEO
 SNOHOMISH COUNTY, WASHINGTON

WINGATE DIV. 4
 VOL. 36, PGS. 96-98

HARBOUR
 VOL. 48,
 47

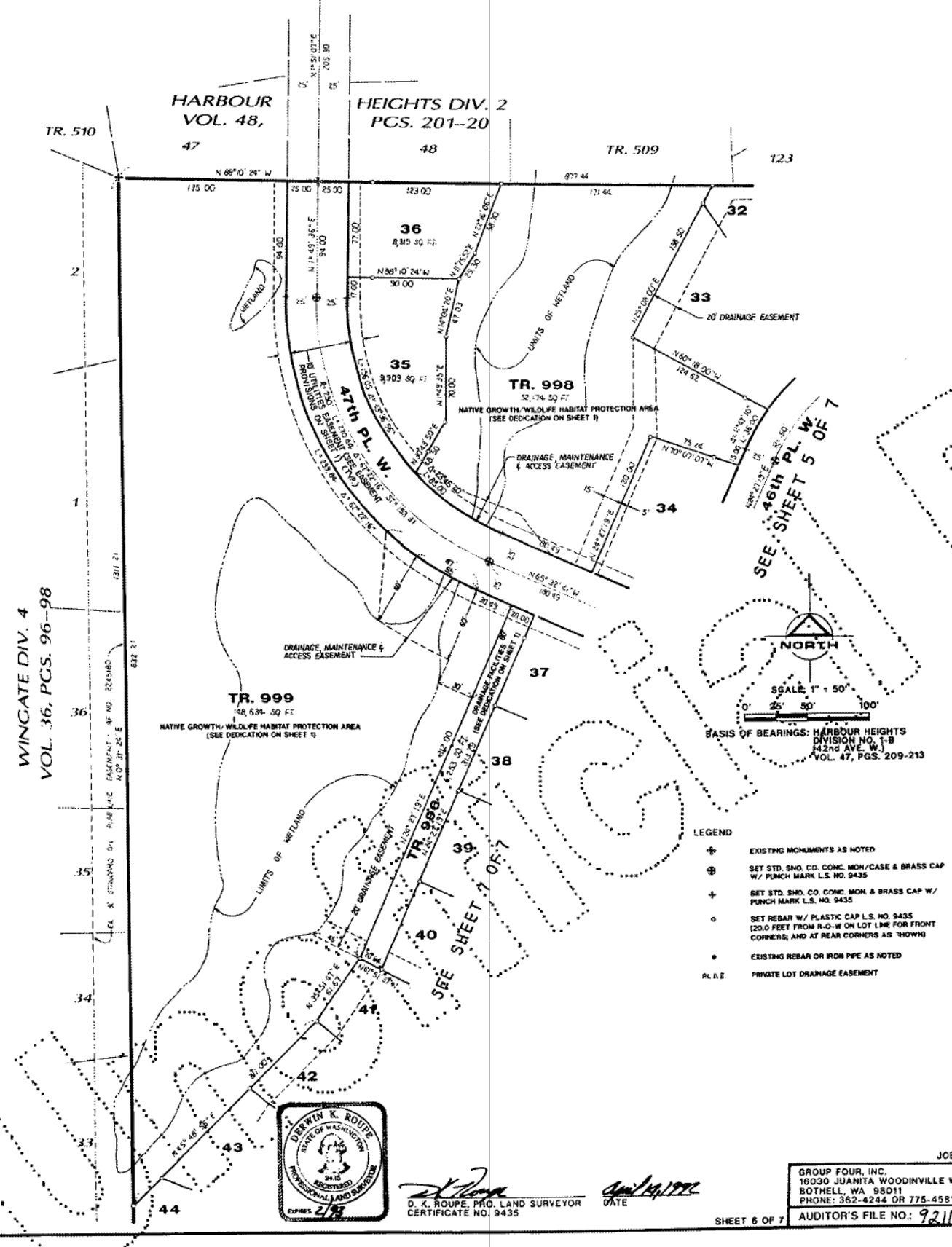
HEIGHTS DIV. 2
 PGS. 201-20

TR. 509

TR. 510

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7



LEGEND

- ⊕ EXISTING MONUMENTS AS NOTED
- ⊗ SET STD. SMO. CO. CONC. MON/CASE & BRASS CAP W/ PUNCH MARK L.S. NO. 9435
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- P.L.D.E. PRIVATE LOT DRAINAGE EASEMENT



D. K. ROUPE, PH.D. LAND SURVEYOR
 CERTIFICATE NO. 9435

DATE April 14, 1998

GROUP FOUR, INC.
 16030 JUANITA WOODVILLE WY NE
 BOTHELL, WA 98011
 PHONE: 362-4244 OR 775-4581
 AUDITOR'S FILE NO.: 9211235001

SHEET 6 OF 7

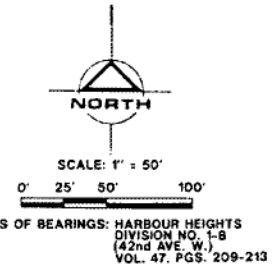
JOB NO. 88-8068

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FAIRE HARBOUR AT POSSESSION BAY

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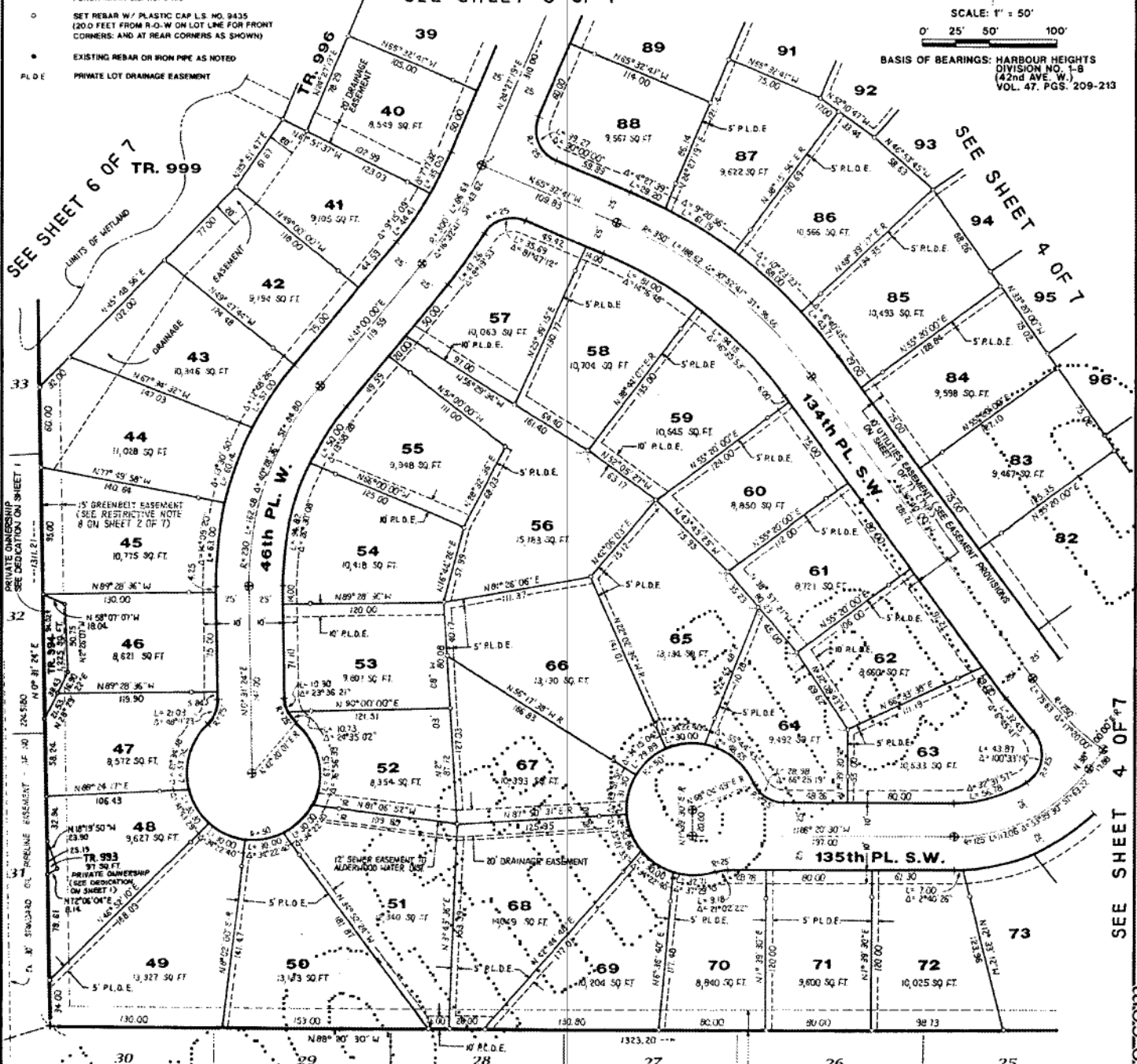


SEE SHEET 5 OF 7

SEE SHEET 6 OF 7

SEE SHEET 4 OF 7

SEE SHEET 4 OF 7



WINGATE DIV. 4
VOL. 36, PGS. 96-98



D. K. ROUPE, PRO. LAND SURVEYOR
 CERTIFICATE NO. 9435
 DATE April 19, 1992

JOB NO. 88-8068
GROUP FOUR, INC.
 16030 JUANITA WOODINVILLE WY NE
 BOTHELL, WA 98011
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