

9901200316

Return Address:
CENTEX HOMES
2320 - 130th Avenue N.E., #200
Bellevue, Washington 98005



9901200316
01/20/99 12:15
p.0005 Recorded
Snohomish County

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SILVER FIRS PHASE II - SILVER FIRS
SECTOR 4, DIV. NO. 10B**

Reference Numbers
of Related Documents:

Recording No. 9901205005

Additional reference numbers on pages 1 and 2 of document

Grantor/Declarant:

CENTEX INTERNATIONAL, INC., a Nevada corporation

Grantee:

SILVER FIRS HOMEOWNERS ASSOCIATION PHASE II

Legal Description:

Plat of Silver Firs Sector 4, Div. No. 10B recorded in
Snohomish County, Washington, under Snohomish County
Auditor's File Number 9901205005.

Assessor's Property Tax

Parcel Account Numbers:

042705-1-001-0007; 032705-2-004-0003

THIS DECLARATION is made this 20th day of January, 1999, by CENTEX
INTERNATIONAL, INC., a Nevada corporation (the "Declarant").

RECITALS

A. Declarant is developer of the development located in Snohomish County known as Silver Firs Phase II. Declarant is the owner of that certain property within Silver Firs Phase II known as Silver Firs Sector 4, Div. No. 10B ("Silver Firs Sector 4, Div. No. 10B"), as more specifically described in Exhibit A attached hereto.

B. Silver Firs Phase II, Divisions 6A-I, 6A-II, 6A-3, 6B, 7, 8A, 8B, 8C, 9A, 9B, 9C and 10A are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER FIRS PHASE II ("Declaration of Covenants/Silver Firs Phase II") as follows: (1) Silver Firs Division 6A-I dated May 15, 1992, recorded with the Snohomish County Division of Records and Elections at Volume 2581, Page 2365, under Recording Number 9206050329, as subsequently amended; (2) Silver Firs Division 6A-II dated October 15, 1992, recorded with the Snohomish County Division of Records and Elections at Volume 2636, Page 0336, under Recording Number 9210150293, as subsequently amended; (3) Silver Firs Division 6B dated November 21, 1994, recorded with the Snohomish County Division of Records and Elections at Volume 2980, Page 0804, under Recording Number 9411220350; (4) Silver Firs Division 7 dated October 5, 1993, recorded with the Snohomish County Division of Records and Elections at Volume 2820, Page 2159, under Recording Number 9311090247, as subsequently amended; (5) Silver Firs Division 8A dated June 28, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3043, Page 1682, under Recording Number 9506280366; (6) Silver Firs Division 8B dated October 20, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3085, Page 2094, under Recording Number 9510230501; (7) Silver Firs Division 8C dated June 28, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3043, Page 1685, under Recording Number 9506280367; (8) Silver Firs Division 9A dated January 5, 1997, recorded with the Snohomish County Division of Records and Elections at Volume 3263, Page 2953, under Recording Number 9702050232; (9) Silver Firs Division 9B dated October 14, 1997, recorded with the Snohomish County Division of Records and Elections under Recording No. 9710210510; (10) Silver Firs Division 9C dated April 17, 1998, recorded with the Snohomish County Division of Records and Elections under Recording No. 9804170002; (11) Silver Firs Div. No. 10A dated July 9, 1998, recorded with the Snohomish County Division of Records and Elections under Recording No. 98007090084; and Silver Firs Div. No. 6A-3 Alteration dated DEC. 14, 1998, recorded with the Snohomish County Division of Records and Elections under Recording No. 9812140765.

C. Declarant now desires, pursuant to Article X, Section 6 of the Declaration of Covenants/Silver Firs Phase II, to annex the property known as Silver Firs Sector 4, Div. No. 10B, and to make Silver Firs Sector 4, Div. No. 10B, subject to the provisions of the Declaration of Covenants/Silver Firs Phase II.

NOW, THEREFORE, pursuant to Article X, Section 6 of the Declaration of Covenants/Silver Firs Phase II, Declarant hereby annexes and declares that all of the following described Silver Firs Sector 4, Div. No. 10B:

9901200316

Plat of Silver Firs Sector 4, Div. No. 10B recorded in Snohomish County, Washington,
under Snohomish County Auditor's File Number 9901205005

shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions set forth in the Declaration of Covenants/Silver Firs Phase II, established to protect the value and desirability of the said plat and for the benefit of the owners of lots in said plat.

and **DECLARANT FURTHER DECLARES** that the owners of Lots 49, 50, 51, 52 and 53 of Div. No. 10B must maintain the fence located along their north property lines in accordance with the specifications set forth in Exhibit B attached hereto, including paint color specifications.

* LOCATED IN SNOHOMISH COUNTY AFN. 9710210510

These easements, restrictions, covenants and conditions shall run with the land and shall inure to the benefit of and be binding upon all parties, their heirs, successors and assigns, having any right, title or interest in the described plat or any part thereof,

and **DECLARANT FURTHER DECLARES** that all of the following described property shall be included within the definition of Common Area as set forth in Article I, Definition 4 ("Common Area") of the Declaration of Covenants/Silver Firs Phase II:

Tracts 1002, 1010, 1011, 1012 and 1013 of Silver Firs Sector 4, Div. No. 10B recorded in Snohomish County, Washington, under Snohomish County Auditor's File Number 9901205005;

and **DECLARANT FURTHER DECLARES** that all of the following described property shall be included within the definition of Properties as set forth in Article I, Definition 11 ("Properties") of the Declaration of Covenants/Silver Firs Phase II :

Plat of Silver Firs Sector 4, Div. No. 10B recorded in Snohomish County, Washington, under Snohomish County Auditor's File Number 9901205005.

DATED: December 18, 1998.

CENTEX INTERNATIONAL, INC.,
a Nevada corporation

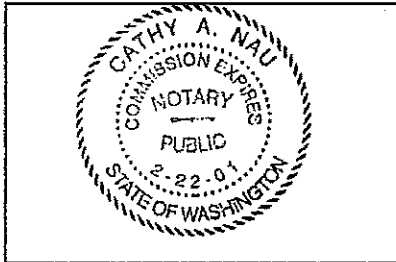
By: Kenneth N. Krueger
Kenneth N. Krueger, Division President

9901200318

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me KENNETH N. KRUEGER, who I know to be, or have satisfactory evidence that he is, the Division President of CENTEX INTERNATIONAL, INC., a Nevada corporation, and who, under oath, stated that he was authorized to sign on behalf of such corporation the within and foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER FIRS PHASE II, SILVER FIRS SECTOR 4, DIV. NO. 10B, and acknowledged it to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 18 day of Dec., 1998.



Cathy A. Nau
(Signature)

Cathy A. Nau
(Please print name legibly)

NOTARY PUBLIC in and for the State of
Washington, residing at Everett
My commission expires 2/22/01

9901200316

**EXHIBIT A
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SILVER FIRS PHASE II
SILVER FIRS
SECTOR 4, DIV. NO. 10B**

Legal Description of Silver Firs Sector 4, Div. No. 10B

Plat of Silver Firs Sector 4, Div. No. 10B recorded in Snohomish County, Washington,
under Snohomish County Auditor's File Number 990120505.

A - 1

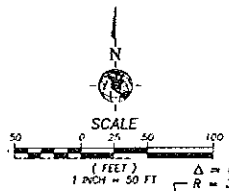
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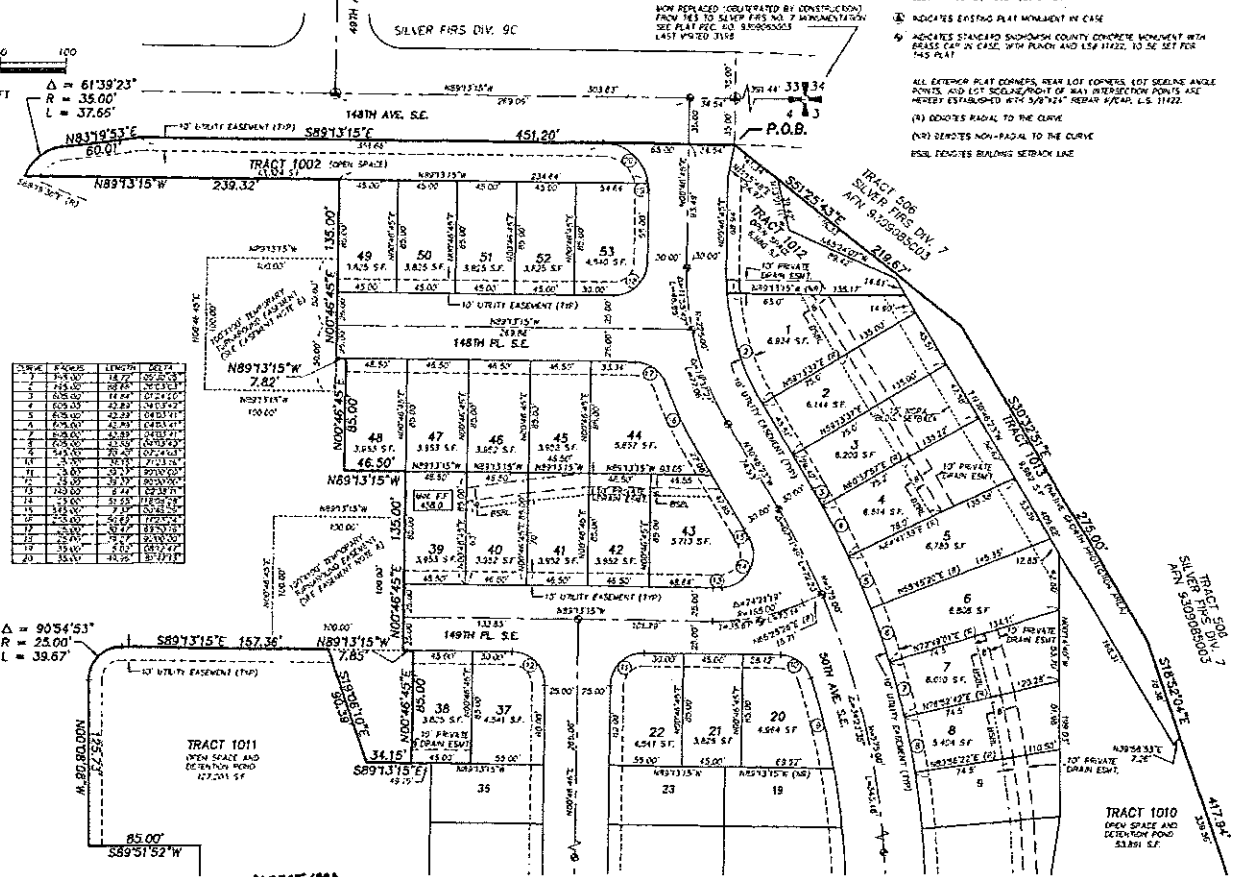
LEGEND

- ① MAX. FF 4.500' INDICATES THE MAXIMUM FINISH FLOOR ELEVATION ALLOWED ON THIS LOT. BEACH MAIN IS 0'-0" BELOW 1" ON THE NORTHEAST CORNER OF THE 1" P.P.M. MONUMENT ON THE EAST SIDE OF 30TH AVE. S.E. BETWEEN LOTS 5 AND 6. ELEV. = 458.43'. 6/20/1928 PARTY.
- ② INDICATES EXISTING PLAT MONUMENT IN CASE
- ③ INDICATES STANDARD SNOHOMISH COUNTY CONCRETE MONUMENT WITH BEARS CAP IN CASE. 30TH PUNCH AND L&P 11422. TO BE SET FOR 145 PLAT
- ④ ALL EXTERIOR PLAT CORNERS, REAR LOT CORNERS, LOT BOUNDARY ANGLE POINTS, AND LOT BOUNDARY POINT OF MAX. INTERSECTION POINTS ARE HEREBY ESTABLISHED WITH 3/8" DIA. REBAR 1/2" DIA. L.S. 11422.
- (R) INDICATES RADIAL TO THE CURVE
- (NR) DENOTES NON-RADIAL TO THE CURVE
- BSL DENOTES BUILDING SETBACK LINE



CHAIN	LENGTH	BEARING
1	18.75	S89°13'15"W
2	18.75	S89°13'15"W
3	18.75	S89°13'15"W
4	18.75	S89°13'15"W
5	18.75	S89°13'15"W
6	18.75	S89°13'15"W
7	18.75	S89°13'15"W
8	18.75	S89°13'15"W
9	18.75	S89°13'15"W
10	18.75	S89°13'15"W
11	18.75	S89°13'15"W
12	18.75	S89°13'15"W
13	18.75	S89°13'15"W
14	18.75	S89°13'15"W
15	18.75	S89°13'15"W
16	18.75	S89°13'15"W
17	18.75	S89°13'15"W
18	18.75	S89°13'15"W
19	18.75	S89°13'15"W
20	18.75	S89°13'15"W

Δ = 90°54'53"
R = 25.00'
L = 39.67'



WA PACIFIC
 3005-115th Avenue N.E.
 Redmond, WA 98073-3900
 Phone: (509) 865-1111 Fax: (509) 865-1111
 Email: info@waspacific.com Website: www.waspacific.com

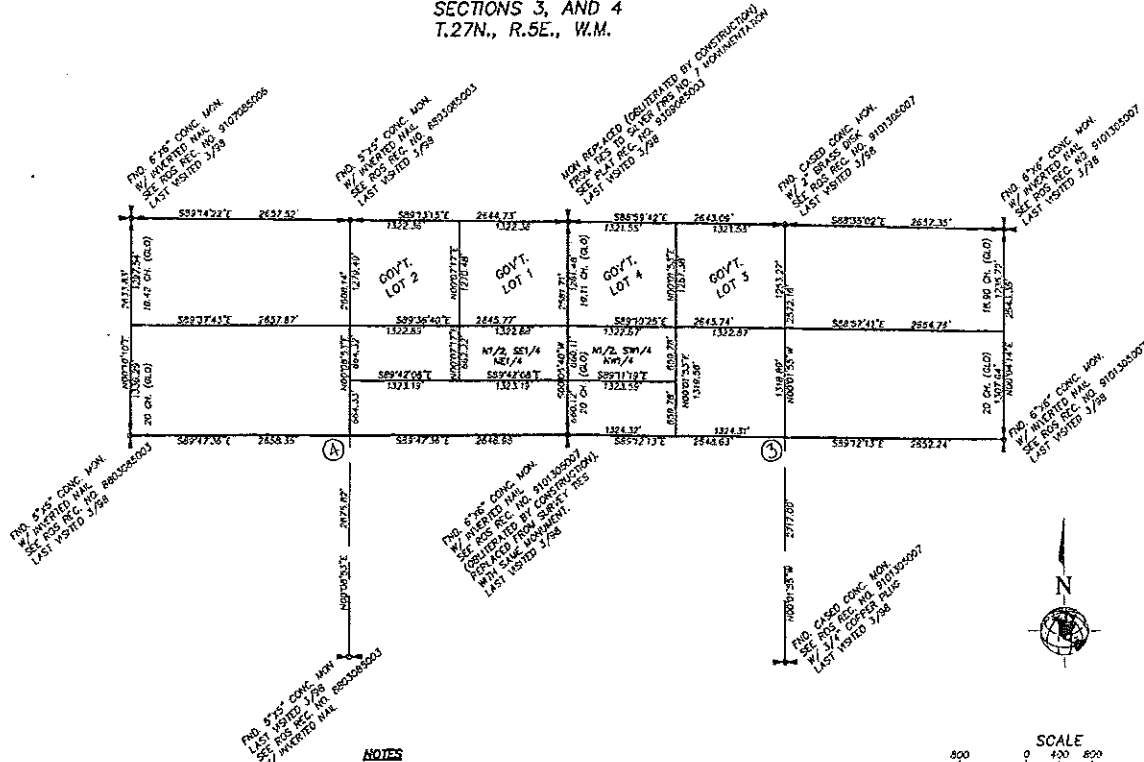


SEE SHEET 6 **SILVER FIRS SECTOR 4, DIV. NO. 10B**

GOVT. LOT 4, (NW1/4, NW1/4), SEC. 3, T.27N., R.5E., W.M.
 GOVT. LOT 1, (NE1/4, NE1/4), SEC. 4, T.27N., R.5E., W.M.
 SNOHOMISH COUNTY, WA.
 PFN 96-110766 SD

9901205005

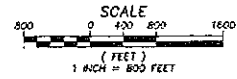
SECTION SUBDIVISION
SECTIONS 3, AND 4
T.27N., R.5E., W.M.



NOTES

THE DIRECTIONS AND DISTANCES BETWEEN MONUMENTS ARE THE RESULT OF A GPS SURVEY IN MARCH 1998, ROTATED TO THE BASIS OF BEARINGS FOR THIS SURVEY, AND SCALED FROM THE GRID BASIS OF NAD 83/91, BY A COMBINED FACTOR OF 1.00007123, MAKING ALL DISTANCES SHOWN HEREON GROUND LEVEL DISTANCES.

THE BASIS OF BEARINGS FOR THIS PLAT IS THE PLAT OF SILVER FIRS DIV. NO. 7, RECORDED IN VOL. 85 OF PLATS, ON PAGES 192 THROUGH 199, SNOHOMISH COUNTY RECORDS, AS EVIDENCED BY CONCRETE MONUMENTS AT THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 4 AND HAVING A BEARING BETWEEN OF N89°43'15\"/>



WHPACIFIC
 3600-110th Avenue N.E.
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 Everett, WA 98206-8904
 Phone (425) 347-8900 Fax (425) 347-8961
 Telex 9901205005
 3-4200-307 PW 8/21/04 S04765



SILVER FIRS SECTOR 4, DIV. NO. 10B

GOVT. LOT 4 (NW1/4, NW1/4), SEC. 3, T.27N., R.5E., W.M.
 GOVT. LOT 1 (NE1/4, NE1/4), SEC. 4, T.27N., R.5E., W.M.

SNOHOMISH COUNTY, WA.
 PFN 96-110766 SD

9901205005

VACATION OF COUNTY ROAD RIGHT-OF-WAY

TERMS AND CONDITIONS OF SNOHOMISH COUNTY COUNCIL ORDINANCE NO. 99-007 TO VACATE A PORTION OF KATTENHORN ROAD SE.

LEGAL DESCRIPTION

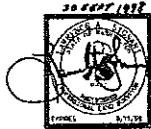
ALL THAT CERTAIN REAL PROPERTY SITUATE IN GOVT. LOT 1, SECTION 4, TOWNSHIP 27 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, BEING THAT PORTION OF THE 45 FOOT WIDE KATTENHORN ROAD SE RIGHT-OF-WAY AS LOCATED AND DESCRIBED IN SURVEY NO. 2751 (ALSO KNOWN AS RD. SURVEY #178) FILED WITH THE SNOHOMISH COUNTY CLERK'S OFFICE ON MAY 24, 1955; SAID VACATED PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

SILVER FIRS SECTOR 4, DIV. NO. 10B

BEGINNING AT THE NORTHWEST CORNER OF TRACT 506, AS SHOWN ON THE PLAT OF SILVER FIRS DIVISION NO. 7 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 55 OF PLATS, PAGES 192-199 INCLUSIVE, UNDER RECORDING NO. 9305058203, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WESTERLY LINE OF SAID TRACT 506, S51°25'43"E 218.67 FEET; THENCE S30°32'51"E 275.00 FEET; THENCE S18°52'04"E 417.94 FEET TO THE NORTHEAST CORNER OF SILVER FIRS SECTOR 4, DIV. NO. 10A; THENCE ALONG THE NORTH LINE OF SAID DIV. NO. 10A, N79°10'59"W 322.88 FEET; THENCE S10°49'01"W 49.53 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET; THENCE TANGENT TO THE PRECEDING CURVE, N79°10'59"W 14.49 FEET; THENCE S10°49'01"W 50.00 FEET; THENCE FROM A TANGENT THAT BEARS N99°10'59"W, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 02°38'14", AN ARC LENGTH OF 8.75 FEET; THENCE NOW TANGENT TO THE PRECEDING CURVE, S53°03'27"W 102.50 FEET; THENCE N57°52'44"W 49.80 FEET; THENCE S37°18'59"W 20.53 FEET; THENCE S19°13'00"E 78.95 FEET; THENCE S50°15'19"W 187.75 FEET; THENCE LEAVING SAID NORTH LINE OF DIV. NO. 10A, N45°55'51"W 80.13 FEET; THENCE N43°04'07"E 85.00 FEET; THENCE N45°55'51"W 45.00 FEET; THENCE N45°47'17"W 44.09 FEET; THENCE N40°18'17"W 32.91 FEET; THENCE N30°33'43"W 39.91 FEET; THENCE N20°48'20"W 33.91 FEET; THENCE N11°04'52"W 39.91 FEET; THENCE N20°35'58"W 39.17 FEET; THENCE N00°18'05"W 180.00 FEET; THENCE S89°51'57"W 85.00 FEET; THENCE N00°18'05"W 125.73 FEET; THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°54'53", AN ARC LENGTH OF 38.67 FEET; THENCE TANGENT TO THE PRECEDING CURVE, S89°13'15"E 157.28 FEET; THENCE S19°06'10"E 80.39 FEET; THENCE S89°13'15"E 34.15 FEET; THENCE N00°45'45"E 85.00 FEET; THENCE N89°13'15"W 7.65 FEET; THENCE N00°45'45"E 132.00 FEET; THENCE N89°13'15"W 46.50 FEET; THENCE N00°45'45"E 85.00 FEET; THENCE N89°13'15"W 7.82 FEET; THENCE N00°45'45"E 132.00 FEET; THENCE N89°13'15"W 232.32 FEET; THENCE FROM A TANGENT THAT BEARS N21°43'30"W, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 81°02'31", AN ARC LENGTH OF 37.88 FEET; THENCE TANGENT TO THE PRECEDING CURVE, N83°18'53"E 60.01 FEET TO THE SOUTH LINE OF SILVER FIRS SECTOR 2, DIV. NO. 9C, FILED UNDER RECORDING NO. 9804215002, SNOHOMISH COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, S89°13'15"E 451.20 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

THAT PORTION OF KATTENHORN ROAD SE RIGHT-OF-WAY BEING VACATED HEREIN CONTAINS 12,372 SQUARE FEET OF LAND, MORE OR LESS.



SILVER FIRS SECTOR 4, DIV. NO. 10B

GOVT. LOT 4 (NW1/4, NW1/4), SEC. 3, T.27N., R.5E., W.M.
GOVT. LOT 1 (NE1/4, NE1/4), SEC. 4, T.27N., R.5E., W.M.

SNOHOMISH COUNTY, WA.
PFN 96-110766 SD

SHEET 3 OF 6

A.F.N. 9901205005

9901205005

RESTRICTIONS

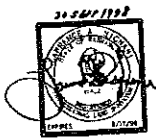
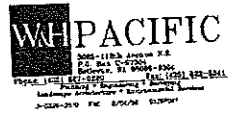
- NO FURTHER SUBDIVISION OF ANY LOT WITHOUT REQUIRING FOR FORMAL PLAT PROCEDURE.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATED AND FILED UNDER TITLE 18 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 18 OF SNOHOMISH COUNTY CODE.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSORS AND MAY BE REVISED OR DEMOLISHED IF DEEMED NECESSARY FOR OR DEPENDANT TO COUNTY ROAD PURPOSES.
- THIS PLAT IS SUBJECT TO THAT RESUME CONTRACT AS FILED UNDER AUDITOR'S FILE NO. 790470535.
- S.C.C. TITLE 204 REQUIRES THE PER NEWLY DEVELOPED SINGLE FAMILY LOT FEE PAYMENT IN THE AMOUNT OF DOLLARS FOR MITIGATION OF IMPACTS ON THE COUNTY PARKS SYSTEM. THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THIS FEE PAYMENT OBLIGATION TO A TIME PRECEDING OULING PERMIT GRANTANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOTS HEREIN.
- LOTS 1 THROUGH 83 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRED SUPERVISOR SURVEYS AND DRAINS TO BE CONNECTED TO THE STOPWATER SYSTEM. SEE DRAINAGE PLAN ON FILE WITH SNOHOMISH COUNTY PUBLIC WORKS FOR DETAILS.
- LOT 39 HAS BEEN APPROVED BASED ON AN APPROVED SEWER PLAN WHICH REQUIRED MINIMUM FINISHED FLOOR ELEVATIONS. SEE SEWER PLAN FOR DETAILS.
- 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 SCALE.
- TERMS AND CONDITIONS OF EASEMENT AND RELEASE AGREEMENT, NOT WITHIN THIS PLAT, RECORDING NO. 9901205005.
- THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS (COART) RECORDED UNDER A.F.N. 9901205016.
- ALL BARELY GROWN PROTECTED AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BULGING CONSTRUCTION OR PLACEMENT OF ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR EXCEPT FOR REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES SET FORTH IN SDC J2.12.11(2)(X)(1) (C) AND (2) ARE ALLOWED WHEN APPROVED BY THE COUNTY.
- PRIOR TO THE GRANTING OF A BUILDING PERMIT FOR THE 80 OR SUBSEQUENT DWELLING UNIT, CONSTRUCTION OF 14200 STREET SE, BETWEEN THIS SUBDIVISION OF SILVER FIRS SECTION 4 DIVISION 108 AND SEATTLE HILL ROAD, SHALL HAVE BEEN CONSTRUCTED OR UNDER CONTRACT.
- PRIOR TO THE OCCUPANCY OF THE 310 OR SUBSEQUENT DWELLING UNIT, CONSTRUCTION OF 14200 STREET SE, BETWEEN THIS SUBDIVISION OF SILVER FIRS SECTION 4 DIVISION 108 AND SEATTLE HILL ROAD, SHALL HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE COUNTY AS A PUBLIC ROAD.

EASEMENTS

- 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 TEN (10) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS, IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, 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 SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSE HEREIN STATED EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO ENLARGE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REPLACE AN ENCLOSED OR OPEN CHANNEL STOPWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER UPON OR THROUGH THE DRAINAGE EASEMENT.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC AND PRIVATE UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS, IN WHICH TO INSTALL, LAY, CONSTRUCT AND MAINTAIN UNDERGROUND CONDUITS, PIPES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER AND SEWER, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
- A PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED FOR ALL LOTS OVER, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND COMMON AREAS.
- ALL PRIVATE DRAINAGE EASEMENTS SHOWN ARE HEREBY GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVED BY THEM. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF WHAT PORTION OF THE SEWER USED BY COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SEWER ABOVE THEIR CONNECTION AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE SEWER DRAIN, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
- BY THE RECORDING OF THIS PLAT, SNOHOMISH COUNTY AND CEMEX INTERNATIONAL, INC., A NEVADA CORPORATION AGREE TO THE EXTINGUISHMENT OF CERTAIN EASEMENTS, THE PURPOSES OF WHICH ARE SUPERSEDED BY THE ROADS AND EASEMENTS OF THIS PLAT. THESE EXTINGUISHED EASEMENTS ARE AS FOLLOWS:
 TEMPORARY EMERGENCY TURNAROUND EASEMENT, RECORDING NO. 990200287
 DRAINAGE EASEMENT, RECORDING NO. 970200004
 DRAINAGE EASEMENT, RECORDING NO. 990400289
 DRAINAGE EASEMENT, RECORDING NO. 9901205011
 100% TEMPORARY TURNAROUND EASEMENTS SHOWN HEREIN AT THE WEST END OF 14200 PL. SE AND 14210 PL. SE SHALL AUTOMATICALLY EXPIRE WHEN THEIR RESPECTIVE PUBLIC STREETS ARE EXTENDED WESTWARD AND MAINTAINED BY A PUBLIC AGENCY.

NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF SILVER FIRS BOX NO. 7, RECORDED IN VOL. 58 OF PLATS ON PAGES 152 THROUGH 154, SNOHOMISH COUNTY RECORDS, AS ENLARGED BY CONCRETE MONUMENTS SHOWN THEREON AT THE NORTHEAST CORNER, AND THE NORTH QUARTER CORNER OF SECTION 4 AND HAVING A BEARING BETWEEN OF 185°15'10"
- FIELD MEASUREMENTS FOR THIS PLAT PERFORMED IN SPRING AND SUMMER, 1998 USING TRIMBLE 4000S GPS RECEIVERS, SODKA AND WILD TOTAL STATION INSTRUMENTS AND METE OF EXISED A LINEAR CLOSURE OF 6:14,000, AND THE LEAST SQUARES ADJUSTMENT YIELDS A POSITIONAL TOLERANCE NO GREATER THAN 0.001' AT A 95% CONFIDENCE, RELATIVE TO THE CONTROLLING MONUMENTS (SEE NOTE 1 ABOVE). ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO, AND ADJUSTED AGAINST A NATIONAL GEODESIC SURVEY CALIBRATED BASELINE WITHIN THE LAST YEAR.



SILVER FIRS SECTOR 4, DIV. NO. 10B

GOVT. LOT 4 (NW1/4, NW1/4), SEC. 3, T.27N., R.5E., W.M.
GOVT. LOT 1 (NE1/4, NE1/4), SEC. 4, T.27N., R.5E., W.M.
SNOHOMISH COUNTY, WA.
PFN 98-110766 SD

A.F.N. 9901205005

