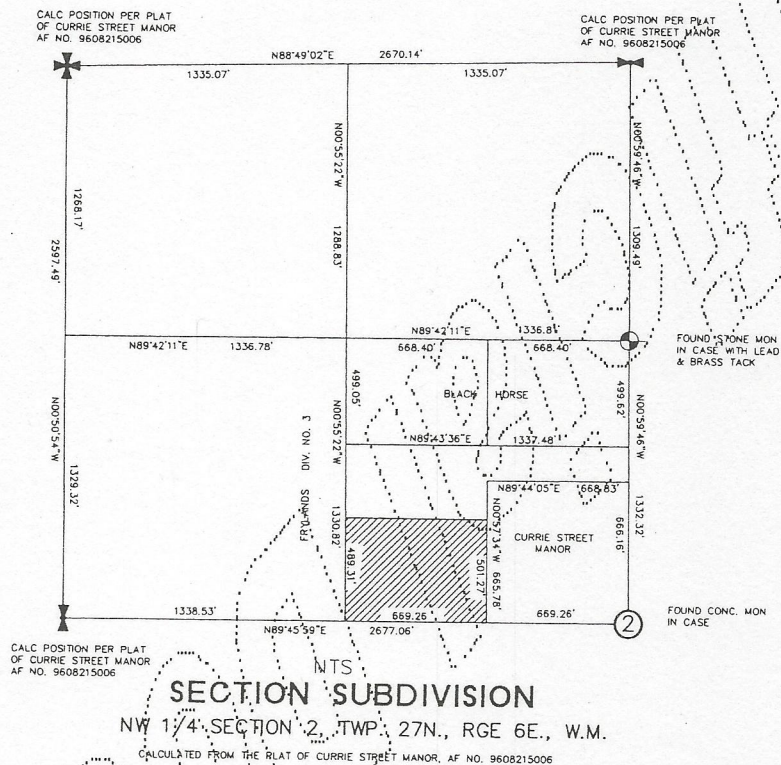


WALNUT GROVE DIV. NO. 2

PORTION SE. 1/4, NW 1/4, SECTION 2, TWP. 27N, RGE. 6E. W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA.

CITY OF MONROE FILE NO. _____

**LEGAL DESCRIPTION**

TRACT 999, WALNUT GROVE DIVISION NO. 1, AS PER PLAT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 9804105004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MONROE, ANY POWER COMPANY, PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE COMPANY AND OTHER UTILITIES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS RIGHTS OF WAY, AND TRACTS (BOTH PRIVATE AND PUBLIC), AS WELL AS AN EASEMENT WITHIN ALL PRIVATE ROADS, TRACTS AND DRIVES, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

NO LINES OF WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED, THE _____ DAY OF _____ UNDER RECORDING NUMBER _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

GENERAL NOTES

1. ALL LOTS HAVING PRIVATE DRAINAGE SYSTEMS CROSSING THE EXTERIOR 10' OF ADJACENT LOTS ABUTTING ROADS SHALL HAVE THE RIGHT TO MAINTAIN SUCH SYSTEM. ALL LOTS SHALL SHARE IN COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THOSE PORTIONS OF SAID DRAINAGE SYSTEMS USED IN COMMON.
2. ALL LOTS ARE SUBJECT TO RESTRICTIONS AND RESERVATIONS CONTAINED WITHIN THE PLAT OF WALNUT GROVE DIVISION NO. 1 AND 2.
3. ALL LOTS ARE SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE PLAT OF WALNUT GROVE, DIVISION NO. 1 AS RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 9804105004.
4. INSTRUMENTATION FOR THIS SURVEY WAS A 2D SECOND THEODOLITE AND ELECTRONIC MEASURING DEVICE. PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
5. TRACT A IS GRANTED TO THE CITY OF MONROE UPON RECORDING OF THIS PLAT. THE CITY OF MONROE SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID TRACT.
6. TRACT B IS GRANTED TO THE CITY OF MONROE UPON RECORDING OF THIS PLAT. THE CITY OF MONROE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.



FORD LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS P.O. BOX 1710 SNOHOMISH WA 98291-1710 PHONE NO. 668-2428		DATE JAN. 1998
		SHEET 1 OF 3
DRAWN DSF	CHECKED DSF	JOB NO 97-047

9811195004

VOL.

PG:

WALNUT GROVE DIV. NO. 2

PORTION SE 1/4, NW 1/4, SECTION 2 TWP. 27N RGE. 6E. W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA.
CITY OF MONROE FILE NO.

DEDICATION

"KNOW ALL MEN BY THESE PRESENTS THAT WELCOME - BEAVERS PROPERTY L.L.C., DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, TRACTS A AND B AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON."

"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 WAYS, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR ROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH LOT OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER."

Robert R. Welcome
ROBERT R. WELCOME

May M. Welcome
MAY M. WELCOME

APPROVALS

EXAMINED AND APPROVED THIS 10th DAY OF November, A.D. 1998

Paul Feilley
CITY ENGINEER

EXAMINED AND APPROVED THIS 4th DAY OF November, A.D. 1998

Paul Feilley
SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED THIS 15th DAY OF November, A.D. 1998

DR R. H. H.
MAYOR, CITY OF MONROE

ATTEST B. J. J.
CITY CLERK

TREASURER

Bob Dantine
TREASURER OF SNOHOMISH COUNTY.
WASHINGTON, DO HEREBY CERTIFY THAT ALL REAL ESTATE TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 1998

Bob Dantine
TREASURER, SNOHOMISH COUNTY

Ronald A. Wheeler
DEPUTY TREASURER

DATE 11-19-98DATE 11-19-98

IN ACCORDANCE WITH RCW 50A.020,
ANY PERSON RECORDING A PLAT AFTER
MAY 31 MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

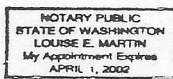
ACKNOWLEDGMENT

STATE OF WASHINGTON) :SS

COUNTY OF Snohomish

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF Nov, 1998 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Robert R. Welcome AND May M. Welcome, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

DATED: 11-2-98SIGNATURE OF NOTARY PUBLIC Louise E. MartinPRINTED NAME LOUISE E. MARTINTITLE NotaryMY APPOINTMENT EXPIRES 4-1-02

STATE OF WASHINGTON) :SS

COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED.

DATED: _____
SIGNATURE OF NOTARY PUBLIC: _____
PRINTED NAME: _____
TITLE: _____
MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON) :SS

COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED.

DATED: _____
SIGNATURE OF NOTARY PUBLIC: _____
PRINTED NAME: _____
TITLE: _____
MY APPOINTMENT EXPIRES: _____

LAND SURVEYORS CERTIFICATE

I, DARREN S. FORD, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF WALNUT GROVE IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT AS CONSTRUCTED IS COMPLETED.



Darren S. Ford
DARREN S. FORD, PLS
REGISTRATION NO. 30433
FORD LAND SURVEYING, INC.
PO BOX 1710, SNOHOMISH, WA. 98291
(360) 668-2428

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF MONROE THIS 19th DAY OF Nov, 1998 AT 07 MINUTES PAST 12 P.M. AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERWILLIGER
SNOHOMISH COUNTY AUDITOR

Jennifer Egan
DEPUTY COUNTY AUDITOR



FORD LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1710
SNOHOMISH WA. 98291-1710
PHONE NO. 668-2428

DRAWN BY <u>CHERIE DIF</u>	DATE JULY 1998
JOB NO 87-047	SHEET 2 OF 3

9811195004

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VOL.

WALNUT GROVE DIV. NO. 2

PG.

PORTION NW 1/4, SECTION 2, TWP. 27N, RGE. 6E, W.M.

CITY OF MONROE, SNOHOMISH COUNTY WA.

CITY OF MONROE FILE NO. _____

CURVE	RADIUS	LENGTH	DELTA
C1	145.00'	11.22'	04°26'01"
C2	145.00'	88.15'	28°35'39"
C3	145.00'	61.26'	24°12'29"
C4	85.00'	18.88'	12°43'35"
C5	85.00'	62.47'	42°06'22"
C6	115.00'	35.56'	17°43'10"
C7	115.00'	74.50'	37°06'58"
C8	115.00'	111.53'	55°34'09"
C9	85.00'	82.44'	55°34'09"
C10	145.00'	57.88'	22°52'16"
C11	25.00'	25.32'	58°01'40"
C12	35.00'	54.56'	89°18'39"
C13	25.00'	18.87'	43°14'28"
C14	50.50'	50.81'	57°38'47"
C15	50.50'	25.34'	28°44'51"
C16	50.50'	28.18'	31°58'06"
C17	50.50'	26.20'	29°43'33"
C18	50.50'	27.80'	31°52'25"
C19	50.50'	25.39'	28°48'44"
C20	50.50'	51.16'	58°02'31"
C21	25.00'	18.87'	43°14'28"
C22	65.00'	101.32'	89°18'39"

NORTH

GRAPHIC SCALE

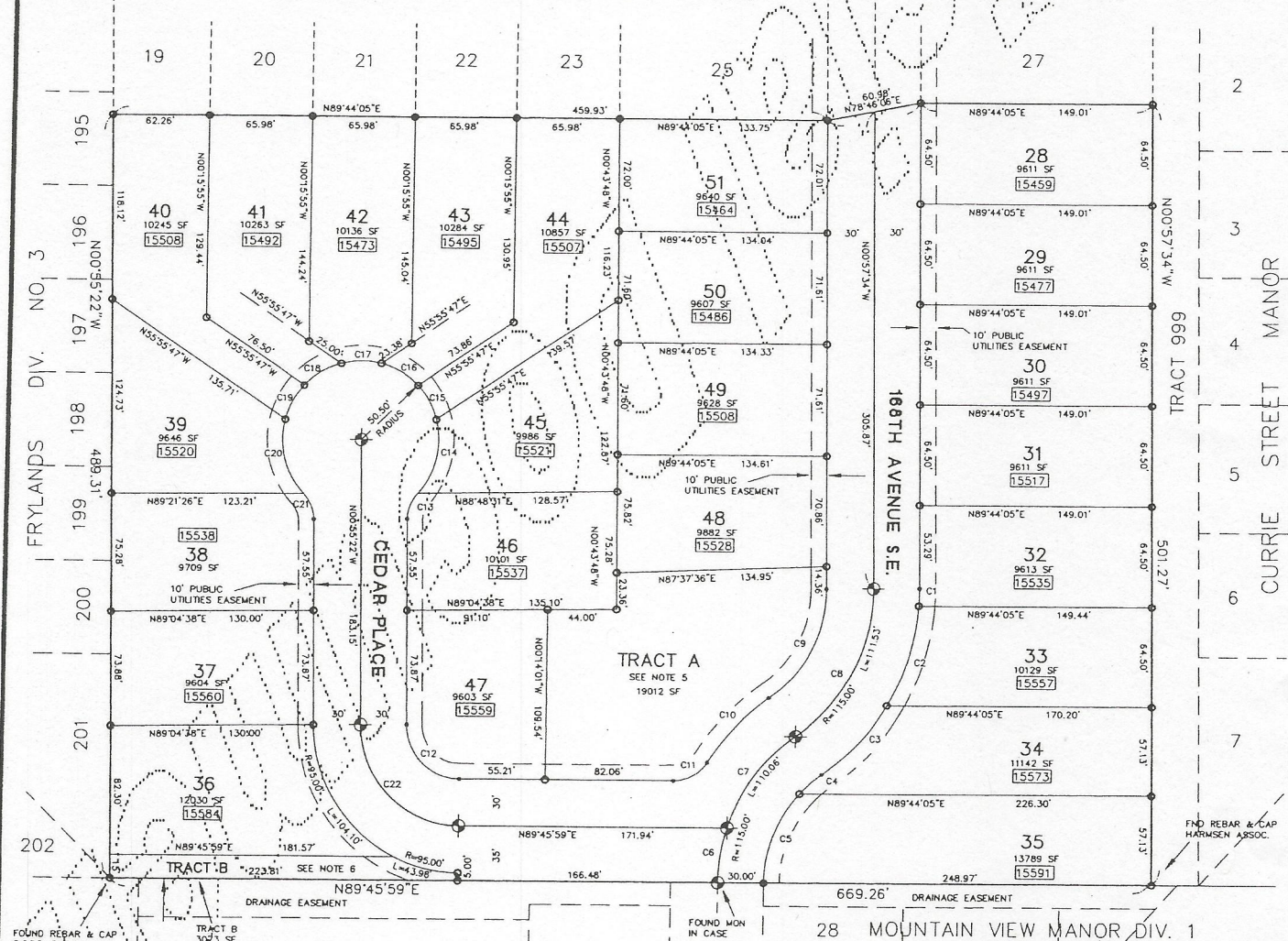
(1 1/4 FEET)
1 inch = 50 ft.

BASIS OF BEARING = PLAT OF CURRIE STREET MANOR. AF. NO. 9608215006

LEGEND

- = SET REBAR & CAP. L.S. NO. 30433, UNLESS OTHERWISE NOTED
- = SET MONUMENT IN CASE UNLESS OTHERWISE NOTED
- SEE PAGE 1 FOR GENERAL NOTES.
- 000000 = STREET ADDRESS

WALNUT GROVE DIV. NO.

FOUND REBAR & CAP
S. 0.75' E. 0.25'
TRIADTRACT 103
MOUNTAIN VIEW MANOR DIV. 1

FLS

FORD LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1710
SNOHOMISH, WA. 98291-1710
PHONE NO. 688-2428DRAWN DSF
CHECKED DSF

SCALE 1" = 50'

DATE JULY 1998

JOB NO. 97-047

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