

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PHILLIPS RIDGE PARTNERS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND GOL_FLY LLC, THE MORTGAGEE THEREOF, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES.

TRACTS 997, 998 AND 999 ARE HEREBY GRANTED AND CONVEYED TO THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF BRIER. OWNERSHIP AND MAINTENANCE OF SAID TRACTS 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.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED PHILLIPS RIDGE, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 16th DAY OF January, 2024

PHILLIPS RIDGE PARTNERS LLC
BY: [Signature] ITS: MANAGER

GOL_FLY LLC
BY: [Signature] ITS: MANAGER

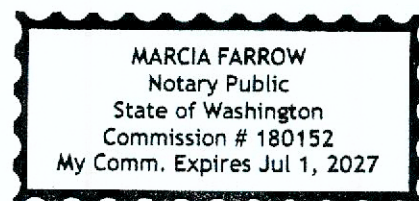
REPRESENTATIVE ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER SPADAROLA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF PHILLIPS RIDGE PARTNERS LLC, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Marcia Ann Farrow
NOTARY SIGNATURE
MARCIA ANN FARROW
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Snohomish county
MY APPOINTMENT EXPIRES: 7/17

DATED: 1/16/2024

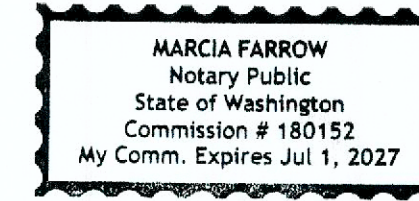


STATE OF WASHINGTON }
COUNTY OF SNOHOMISH }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT WALL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF GOL_FLY LLC, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Marcia Ann Farrow
NOTARY SIGNATURE
MARCIA ANN FARROW
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Snohomish county
MY APPOINTMENT EXPIRES: 7/17

DATED: 1/16/2024



LEGAL DESCRIPTION

LOT 5, BLOCK 18, ALDERWOOD MANOR NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 93 THROUGH 96, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

- 1. SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF ALDERWOOD MANOR NO. 6, AS RECORDED UNDER RECORDING NUMBER 262695
2. SUBJECT TO A SUBSURFACE OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED, WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, DISCLOSED UNDER RECORDING NUMBER 2208004. (NO PLOTTABLE ENCUMBRANCES)
3. SUBJECT TO CITY OF BRIER DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 202209160008. (NO PLOTTABLE ENCUMBRANCES)
4. SUBJECT TO EASEMENT(S) FOR GAS AND UTILITY DISTRIBUTION SYSTEM AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202212120206. (AS SHOWN)
5. SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS AS RECORDED UNDER RECORDING NUMBER RECORDING NUMBER 202205260340. (BENEFICIARY IS GOL_FLY LLC)
6. SUBJECT TO EASEMENT(S) FOR UTILITY DISTRIBUTION SYSTEM AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202302080100 (AS SHOWN)
7. SUBJECT TO A RIGHT OF WAY USE AGREEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202304140109 (AS SHOWN)
8. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN A FINANCING STATEMENT AS FOLLOWS: AS RECORDED UNDER RECORDING NUMBER 202205260341. (NO PLOTTABLE ENCUMBRANCES)
9. OWNERS, AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF THE OWNER, OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY AGREE THAT THE CITY OF BRIER SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT LAND OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM, AND HEREBY WAIVE AND RELEASE THE CITY OF BRIER FROM ANY CLAIMS FOR DAMAGES, EXCLUDING DAMAGES CAUSED SOLELY BY AN ACT OR OMISSION OF SAID CITY AND INJUNCTIVE RELIEF WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, MAY THEMSELVES HAVE, NOW, OR IN THE FUTURE, BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM.
10. THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE PRIVATE LANDSCAPING IRRIGATION SYSTEM LOCATED WITHIN THE PUBLIC RIGHT OF WAY ALONG OLD POPLAR WAY AND 200TH PL. S.W. IN GOOD OPERATING AND FUNCTIONAL CONDITION UNTIL SUCH TIME THE HOA DETERMINES IT IS NO LONGER NEEDED AND REMOVED FROM THE PUBLIC RIGHT OF WAY. IF THE HOA FAILS TO ABIDE BY THE CONDITIONS SET FORTH ABOVE AND THE INDIVIDUAL PROPERTY OWNERS ARE PROVIDED ADEQUATE NOTICE, THE CITY OF BRIER IS GRANTED THE RIGHT TO REPAIR ANY ISSUES THAT ADVERSELY AFFECT THE PUBLIC RIGHT OF WAY AT THE INDIVIDUAL PROPERTY OWNERS' SOLE EXPENSE.
11. THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE CHAIN LINK FENCE LOCATED ON THE RETAINING WALL WHICH IS IN THE PUBLIC RIGHT OF WAY AND CONTINUING NEAR THE NORTH BOUNDARY OF THE SUBDIVISION ALONG OLD POPLAR WAY IN GOOD OPERATING AND FUNCTIONAL CONDITION UNTIL SUCH TIME FUTURE RIGHT OF WAY IMPROVEMENTS (APPROVED BY THE CITY OF BRIER) ARE INSTALLED WHICH WOULD ALLEVIATE THE NEED FOR SAID FENCE. IF THE HOA FAILS TO ABIDE BY THE CONDITIONS SET FORTH ABOVE AND THE INDIVIDUAL PROPERTY OWNERS ARE PROVIDED ADEQUATE NOTICE, THE CITY OF BRIER IS GRANTED THE RIGHT TO REPAIR ANY ISSUES THAT ADVERSELY AFFECT THE PUBLIC RIGHT OF WAY AT THE INDIVIDUAL PROPERTY OWNERS' SOLE EXPENSE.

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, THE GENERAL PUBLIC, AND THE CITY OF BRIER (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT, HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS, THE GENERAL PUBLIC, AND THE CITY. THE CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORM WATER DRAINAGE SYSTEM. PRIOR TO MAINTENANCE, GRANTOR SHALL GIVE NOTICE OF THE DATE AND TIME OF THE MAINTENANCE TO THE CITY, AS APPLICABLE. THE DRAINAGE FACILITIES SHALL INCLUDE THE STORM WATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORM WATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM. THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE DRAINAGE FACILITIES, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- 1. CITY SHALL HAVE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR THE PURPOSES OF INSPECTING, AUDITING OR CONDUCTION REQUIRED EMERGENCY MAINTENANCE OF THE DRAINAGE FACILITIES.
2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, CITY MAY PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT, IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE A RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR, IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSE INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY FOR ALL FEES, CHARGES AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.
3. IF THE CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTION AND OR/INTERFERENCES THAT IN THE SOLE OPINION OF THE CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITIES OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTION, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY ENFORCEMENT OF THIS COVENANT. MAINTENANCE BY THE CITY, ITS OFFICERS, EMPLOYEES OR AGENTS OF THE DRAINAGE FACILITIES, OR REMOVAL OF OBSTRUCTIONS OR INTERFERENCES OF THE DRAINAGE FACILITIES.
4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

CITY OF BRIER APPROVAL

EXAMINED AND APPROVED AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS, THE DESIGN OF BRIDGES, THE SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES, THIS 23 DAY OF JANUARY, 2024

[Signature] CITY ENGINEER

EXAMINED AND APPROVED THIS 23 DAY OF JANUARY, 2024

[Signature] MAYOR

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 2023 TAXES.

Brian Sullivan
TREASURER, SNOHOMISH COUNTY
BY: [Signature] 1/24/24 DEPUTY COUNTY TREASURER
PARCEL NO. 00373101800500

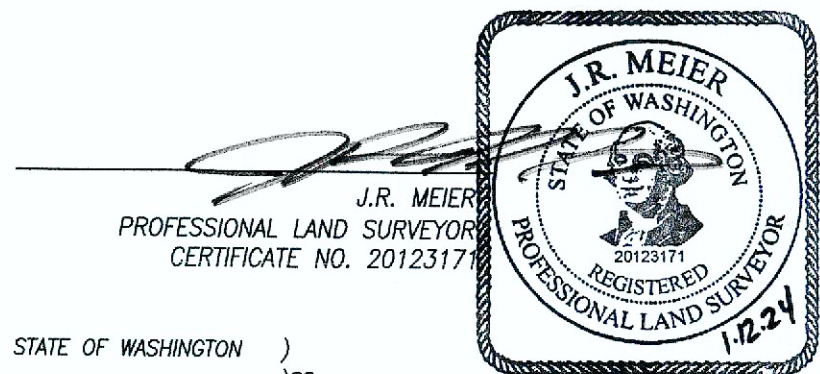
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, THIS 24 DAY OF Jan, 2024 AT 4:5 MINUTES PAST 12 PM, AND RECORDED IN VOL. 9 OF PLATS, PAGE 93; AFN 202401245007 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

[Signature] DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

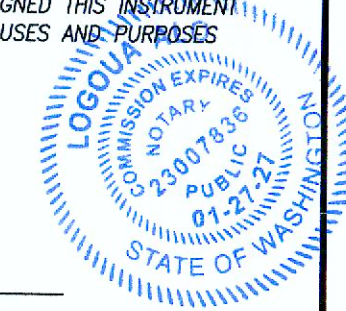
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHILLIPS RIDGE PARTNERS LLC, IN DECEMBER, 2022. I HEREBY CERTIFY THAT THIS MAP FOR THE PLAT OF PHILLIPS RIDGE IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



STATE OF WASHINGTON }
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J.R. MEIER IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT [HE/SHE/THEY] SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE [HIS/HER/THEIR] FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

[Signature]
NOTARY SIGNATURE
LOBNA AW
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MAPLE VALLEY
MY APPOINTMENT EXPIRES: 02/21/2027
DATED: 01/12/2024



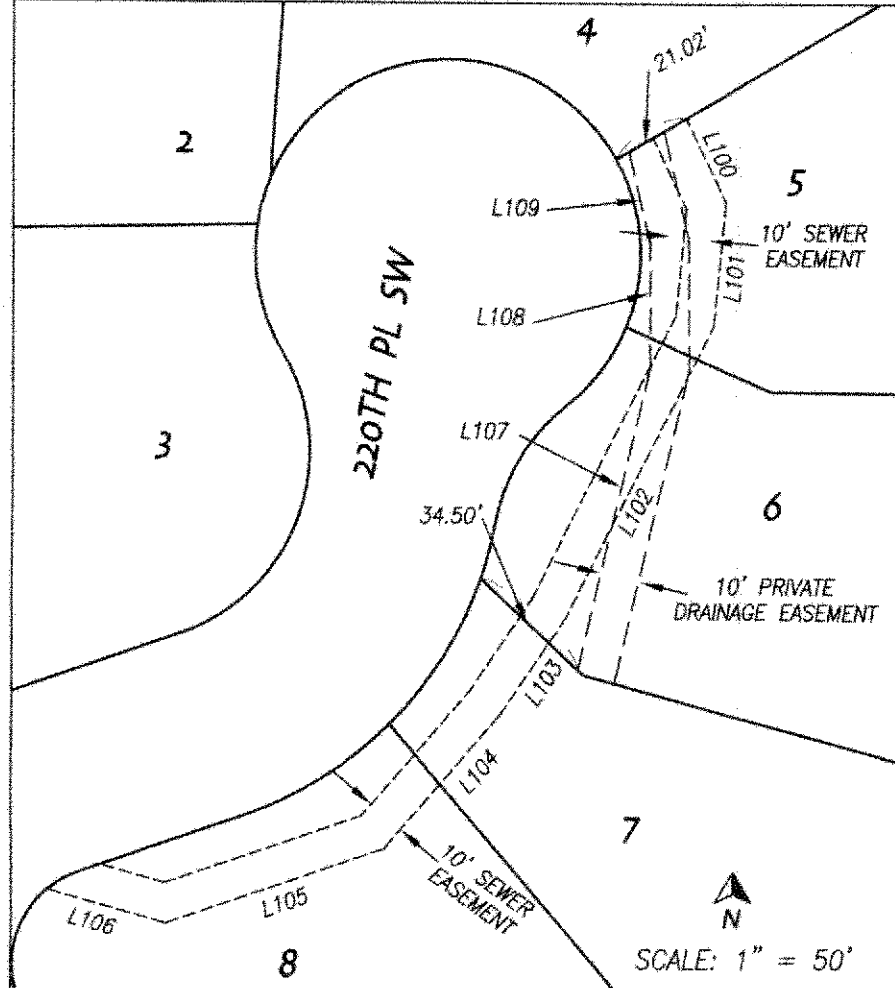
A.F. NO. 202401245002

SHEET 1 of 2

Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

PLAT OF PHILLIPS RIDGE
FILE NO. SUB 21-02
CITY OF BRIER
SNOHOMISH COUNTY, WASHINGTON
NW 1/4 SW 1/4, SEC.26, T.27N., R.4E., W.M.
SW 1/4 NW 1/4, SEC.26, T.27N., R.4E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
JRM 1.11.24 212193fpm.dwg N/A 21-2193

EASEMENT DETAIL



LINE	LENGTH	BEARING
L100	24.02	N 25°34'34" W
L101	32.34	N 05°31'38" E
L102	84.68	N 26°42'51" E
L103	30.14	N 33°41'41" E
L104	46.18	N 40°41'17" E
L105	59.83	N 70°48'49" E
L106	32.33	N 74°32'30" W
L107	80.65	N 13°18'52" E
L108	33.73	N 00°26'02" W
L109	24.69	N 13°08'09" W

SURVEY NARRATIVE

THE NORTH AND SOUTH LINES OF THE SUBJECT PROPERTY ARE THE EXTENSIONS WESTERLY OF THE NORTH AND SOUTH LINES OF GREGORY PLACE (AFN 200310035003). THESE LINES WERE SUPPORTED BY FOUND REBARS. THE EAST LINE OF THE SUBJECT PROPERTY IS THE CALCULATED WEST LINE OF SAID GREGORY PLACE. THE RIGHT OF WAY ALONG THE WEST LINE OF THE SUBJECT PROPERTY WAS ALIGNED TO THE PLAT OF NORTHVIEW GLEN (AFN 200211275003).

EASEMENT PROVISIONS

1. 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 TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, 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 ELECTRICITY, 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 PURPOSE HEREIN STATED.
2. THE SANITARY SEWER EASEMENT ACROSS LOTS 5, 6, 7 AND 8 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. WHICH INTERFERE WITH THE CITY OF BRIER MAINTENANCE AND REPAIR RESPONSIBILITIES.
3. THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 1, 2, 4, 5 AND 6 AS SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION. THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES CONTAINED WITHIN SAID EASEMENT.
4. THE 25 FOOT PRIVATE DRAINAGE EASEMENT WITHIN LOTS 4 AND 7 AS SHOWN HEREON IS HEREBY GRANTED AND CONVEYED TO THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION. THE PHILLIPS RIDGE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES CONTAINED WITHIN SAID EASEMENT.
4. NO FENCE OR OBSTRUCTIONS SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT OF WAY AND/OR TRACTS AND THE WATER METER, BLOWOFF AND FIRE HYDRANT WHICH RESTRICTS ACCESS BY ALDERWOOD WATER AND WASTEWATER DISTRICT, AND SNOHOMISH COUNTY FIRE DISTRICT #1.

LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
- FOUND REBAR & CAP AS NOTED
- ⊗ SET CASSED CONC. MON. STAMPED "PCS - 37536"
- ⊕ FOUND CASSED CONC. MON.
- ⊔ RIGHT OF WAY CENTERLINE
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY
- UTILITY EASEMENT
- BUILDING SETBACK LINE

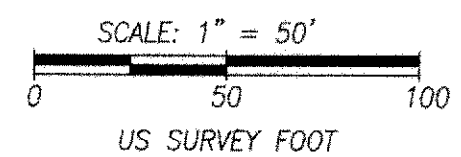
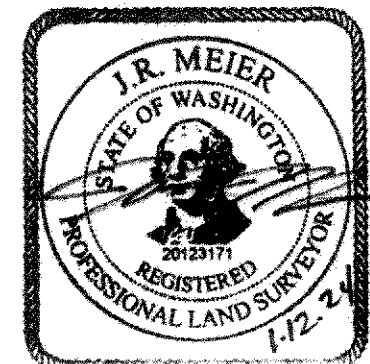
EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED WEST LINE OF THE PLAT OF GREGORY PLACE, AS THE BEARING OF N 00°03'30" E.



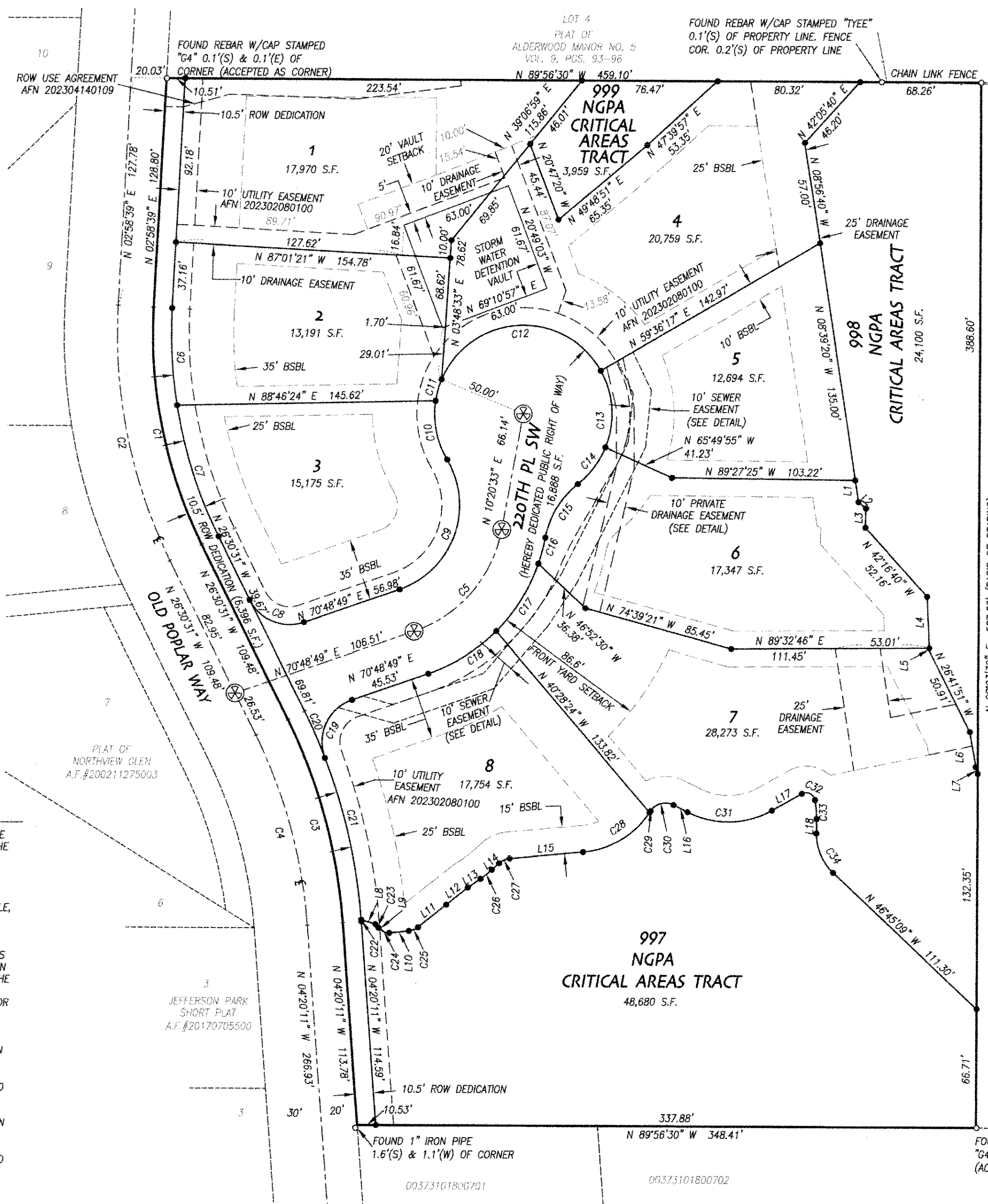
A.F. NO. 200401245002

SHEET 2 of 2

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P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

PLAT OF PHILLIPS RIDGE
FILE NO. SUB 21-02
CITY OF BRIER
SNOHOMISH COUNTY, WASHINGTON
NW 1/4 SW 1/4, SEC.26, T.27N., R.4E., W.M.
SW 1/4 NW 1/4, SEC.26, T.27N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	1.11.24	212193fpm.dwg	1"=50'	21-2193



LINE TABLE

LINE	LENGTH	BEARING
L1	12.41	N 08°30'06" W
L2	5.50	N 50°27'49" W
L3	10.83	N 01°55'17" E
L4	29.00	N 02°35'27" W
L5	1.58	N 02°35'27" W
L6	19.84	N 10°14'00" W
L7	4.00	N 15°28'52" W
L8	8.24	N 72°52'43" W
L9	0.14	N 29°31'55" W
L10	11.12	N 83°47'58" E
L11	20.33	N 51°19'00" E
L12	15.59	N 51°35'47" E
L13	8.63	N 55°13'23" E
L14	5.55	N 47°24'57" E
L15	41.51	N 84°50'57" E
L16	8.81	N 62°51'00" W
L17	19.34	N 60°20'19" E
L18	8.11	N 00°19'49" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	137.92	268.00	29°29'10"
C2	148.21	288.00	29°29'10"
C3	119.19	308.00	22°10'20"
C4	111.45	288.00	22°10'20"
C5	79.16	75.00	60°28'15"
C6	54.86	257.50	12°12'24"
C7	77.66	257.50	17°16'46"
C8	36.07	25.00	82°40'40"
C9	88.91	50.00	101°52'50"
C10	34.29	50.00	39°17'21"
C11	12.65	50.00	14°29'38"
C12	111.59	50.00	127°52'11"
C13	44.85	50.00	51°23'21"
C14	25.99	50.00	29°46'39"
C15	36.14	50.00	41°24'35"
C16	15.08	100.00	8°38'33"
C17	45.05	100.00	25°48'38"
C18	45.41	100.00	26°01'04"
C19	40.22	25.00	92°10'19"
C20	28.63	318.50	5°09'01"
C21	93.71	318.50	16°51'29"
C22	0.91	318.50	0°09'50"
C23	3.78	5.00	43°20'48"
C24	5.82	5.00	66°40'06"
C25	5.67	10.00	32°28'58"
C26	8.18	60.00	7°48'26"
C27	6.53	10.00	37°26'00"
C28	45.05	50.00	51°37'36"
C29	0.97	50.00	1°06'25"
C30	14.84	10.00	85°02'06"
C31	49.58	50.00	56°48'41"
C32	9.57	5.00	109°37'59"
C33	10.85	60.00	10°21'51"
C34	24.65	30.00	47°04'58"

NGPA NOTE (TRACTS 997, 998 & 999)

THE AREAS DELINEATED HEREON AS NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR ANY KIND SHALL OCCUR WITHIN SAID TRACT AREA.

SURVEY REFERENCES

- (R1) PLAT OF GREGORY PLACE - A.F.#200310035003
- (R2) PLAT OF BRIER MEADOWS - A.F.#9205265002