

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



AMENDED
ORDINANCE NO. 95-025

ENACTING REGULATORY REFORM AMENDMENTS;
AMENDING SNOHOMISH COUNTY CODE
TITLE 19;
CHAPTERS 19.32 and 19.40;
RELATING TO SUBDIVISION CODE

BE IT ORDAINED:

Section 1. Snohomish County Code (SCC) Title 19, Section 19.32.040, last amended by Ord. 95-004, Sec. 98 on February 15, 1995, is **AMENDED** to read:

19.32.040 Monumentation.

(1) Monumentation complying with the current design standards and specifications as specified in ((chapter 13.05-SCC)) the Engineering Design and Development Standards (EDDS) adopted by the Director of Public Works under the authority of SCC Title 13.05, EDDS Sections 6-03 and 6-020, shall be placed at all street intersections, boundary angle points, points of curves in streets and at such intermediate points as may be required by the department of planning and development services director or his designee.

(2) If any land in a subdivision is contiguous to a body of water, river or stream, monuments shall be set along a meander line which shall be established along the shore at such distance back from the ordinary high-water mark as to reasonably insure against damage and destruction by flooding or erosion. Property lying beyond the meander line shall be defined by distance along the side property lines extended from the meander line.

(3) All lot and block corners shall be set with an iron pipe or steel reinforcing bar at least 24 inches in length before recording of the plat. All lot corners shall be identified with the land surveyors registration number.

Section 2. SCC Title 19, Section 19.40.030, last amended by Ord. 89-161 on December 20, 1989, is **AMENDED** to read:

19.40.030 Required information.

The following information is required on the final plats:

- (1) Full and complete legal description of all land included in the plat.
- (2) Location and names, without abbreviations of all:
 - (a) Streets;
 - (b) Public areas and easements;
 - (c) Adjoining streets;
 - (d) Street names previously approved by the county;
- (3) The length and bearings of all straight lines, radii, arcs and semi-tangents of all curves;

- (4) Centerline data on streets and easements, including bearings and distances;
- (5) All dimensions along the lines of each lot, in feet and decimals of a foot to the nearest hundredth, with the true bearings and any other data necessary for the location of any lot line in the field;
- (6) Centerline data, width and sidelines of all easements and rights-of-way to which the lots are subject. If the easement is not definitely located of record, a statement as to the easement shall appear on the title sheet;
- (7) Easements for storm drains, sewers and other purposes shall be denoted by broken lines;
- (8) Each easement shall be clearly labeled and identified and, if already of public record, proper reference given;
- (9) Contiguous plats by name, or if unplatted, note "unplatted";
- (10) City or county boundaries crossing or adjoining the subdivision;
- (11) Lots shall be numbered in sequence and shall indicate area in either square feet or acres. No two lots in any subdivision shall bear the same number, notwithstanding division of the platted subdivision into separate blocks. Lot numbering of each division or block shall begin with lot number one (1);
- (12) In the event that more than one plat sheet is used, a lot shall be shown entirely on one sheet;
- (13) The final plat shall show clearly any stakes, monuments, or other evidence found on the ground which were used as ties to establish the boundaries of the tract;
- (14) The location of all permanent monuments within the subdivision;
- (15) Accurate outlines and designations of any areas to be dedicated or reserved for public use or to be committed for the common use of all property owners with the purpose of dedication, reservation and commitment to be clearly set forth on the plat document together with accurate references to appropriate recorded documents;
- (16) All required dedications, endorsements, covenants, affidavits and certificates shall show on the face of the final plat;
- (17) The final plat shall show the subdivision of the section or sections involved and show the township and range;
- (18) Specific wording as may be required by the preliminary plat approval;
- (19) A plat or subdivision contiguous to, or representing a portion of or all of the frontage of a body of water, river or stream shall indicate the location of monuments, which shall be located at such distance above high-water mark as to reasonably insure against damage and destruction by flooding or erosion;
- (20) If duplexes are proposed, the final plat shall depict the proposed lot or lots which may be developed with a duplex structure, in accordance with SCC 19.22.040(4)(n) and 19.22.060(2)(q). Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of SCC 19.56.025.
- (21) The case file number of the preliminary plat application shall appear on each sheet of the plat.
- (22) No alphabetical letters shall be used for tract designations.

Section 3. SCC Title 19, Section 19.40.070, last amended by Ord. 90-209 on January 9, 1991 is **AMENDED** to read:

19.40.070 Dedications.

(1) All streets, highways and parcels of land shown on the final plat and intended for any public use shall be offered for dedication for public use, except where the provisions of this title provide otherwise.

(2) Streets, or portions of streets, may be required to be set aside by the county for future dedication where the immediate opening and improvement is not required, but where it is necessary to insure that the county can later accept dedication when the streets become needed for further development of the area or adjacent areas.

(3) Easements being dedicated shall be indicated on the face of the plat as follows: An easement (~~shall be~~) is hereby reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior (~~seven~~) ten 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, pipe, 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 services together with the right to enter upon the lots at all times for the purposes herein stated. Drainage easements designated on the plat are hereby reserved for and granted to Snohomish county, except those designated on the plat as private easements, together with 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 other drainage facilities, under, upon or through the drainage easement.

Section 4. SCC Title 19, Section 19.40.080, last amended by Ord. 85-088 on September 18, 1985, is **AMENDED** to read:

19.40.080 Acknowledgments and certificates.

Acknowledgments and certificates required by this title shall be in language substantially indicated in the following subsections:

(1) Dedications. The intention of the owner shall be evidenced by his presentation for filing of a final plat clearly showing the dedication thereof and bearing the following certificate signed by all real parties of interest:

Know all men by these presents that _____, the undersigned owner, in fee simple of the land hereby platted, and _____, the mortgagee thereof, hereby 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. 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 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. Also, all claims for damage against any governmental authority are

waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said roads.

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-way to hamper proper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the director of the department of public works for said alteration. 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 any lot shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we set our hands and seals this _____ day of _____, 19__.

In the event that a waiver of right of direct access is included, then the certificate shall contain substantially the following additional language:

That said dedication to the public shall in no way be construed to permit a right of direct access to _____ street from lots numbered _____, nor shall the county of Snohomish or any other local governmental agency within which the property is or may become located ever be required to grant a permit to build or construct an access of approach to said street from said lots.

In the event the plat contains a tract(s), then the certificate of dedication shall contain substantially the following language:

"Tract(s) _____ through _____ are hereby granted and conveyed together with all maintenance obligations to the owners of lots _____ through _____ with an equal and undivided (fraction) interest upon the recording of this plat together with an emergency maintenance easement granted and conveyed to Snohomish County."

(2) Acknowledgment for individual capacity:

STATE OF WASHINGTON)
ss.)

COUNTY OF SNOHOMISH)
~~((This is to certify that on this _____ day of _____, 19 ____, before me, the undersigned, a notary public, personally appeared _____, to me known to be the person (s) who executed the foregoing dedication and acknowledged to me that _____ signed the same as _____ 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.~~

~~NOTARY PUBLIC in and for the State of Washington, residing at _____))~~

((Seal))

I certify that I know or have satisfactory evidence that (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____

(Signature)

(Seal or stamp)

Title

My appointment expires _____.

For an acknowledgment in a representative capacity:

State of Washington

County of _____

I certify that I know or have satisfactory evidence that (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the (type of authority, e.g. officer, trustee, etc.) of (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

(Signature)

(Seal or stamp)

Title

My appointment expires: _____.

(3) Restrictions. The following restrictions shall show on the face of the final plat:

(a) "No further subdivision of any lot without resubmitting for formal plat procedure."

(b) "The sale or lease of less than a whole lot in any subdivision platted and filed under

Title 19 SCC is expressly prohibited except in compliance with Title 19 SCC."

(c) The following shall be required when the plat contains a private road:

The cost of construction and maintaining all roads not herein dedicated as public roads shall be the obligation of all of the owners and the obligation to maintain shall be concurrently the obligation of any corporation in which title of the roads and streets may be held. In the event that the owners of any lots served by the roads or streets of this plat shall petition the council to include these roads or streets in the public road system, the petitioners shall be obligated to bring the same to county road standards applicable at the time of petition in all respects, including dedication of rights-of-way, prior to acceptance by the county.

(d) "All landscaped areas in public rights-of-way shall be maintained by the developer ((and)) or his successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to county road purposes."

(e) Any additional conditions as approved by the hearing examiner.

(4) Approvals.

(a) Examined and approved this ____ day of _____, 19__.

Snohomish County Engineer
((Director of Public Works))

(b) Examined and approved this ____ day of _____, 19__.

Snohomish County Director, Department of Planning and Development Services

(c) Examined, found to be in conformity with applicable zoning and other land use controls, and approved this ____ day of _____, 19__.

Chairman, County Council
Snohomish County,
Washington

(5) Certificates

(a) I hereby certify that the plat of _____ is based upon an actual survey and subdivision of Section ____, Township, ____ North Range, __ EWM 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.

Licensed Land Surveyor
(SEAL)

(b) 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.

Treasurer, Snohomish County by Deputy County Treasurer

(c) Filed for record at the request of _____ this ____ day of _____, 19, at _____ minutes past _____ m, and recorded in Vol. ____ of Plats, page _____, records of Snohomish County, Washington.

Auditor

By: _____
Deputy County Auditor

Section 5. This ordinance shall become effective July 20, 1995.

PASSED this 24th day of May, 1995

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

Karen Miller
Chairperson

ATTEST:

Sheila McCallister
Clerk of the Council
asst.

{ APPROVED
{ VETOED
{ EMERGENCY

DATE: 6/19/95

Robert J. Drewel
County Executive

ATTEST:

Marilyn B. Abel

ROBERT J. DREWEL
County Executive

_____, DPA
Approved as to form only on:

Date _____

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