EVERETT SCHOOL DISTRICT NO. 2

RESOLUTION NO. 1025

Jefferson Elementary School Subdivision and Roadway Dedication

A Resolution of the Board of Directors (the "Board") of Everett School District No. 2 (the "District") authorizing execution and delivery on behalf of the District of a Declaration of Short Subdivision and of Covenants and related instruments to accomplish the Short Subdivision process related to modernizing the Jefferson Elementary School and dedicating property and property rights to the public and Snohomish County (the "County") for road purposes.

WHEREAS, in connection with the District's modernization of the Jefferson Elementary School, the District requested a two-lot short subdivision of school property and the creation of a new public road (Cadet Way), short plat number 09-102385-00-00-SP (the "Short Plat"), as shown in the proposed Short Plat map attached hereto as Exhibit A; and

WHEREAS, to complete the proposed Short Plat the District intends to execute the Declaration of Short Subdivision and of Covenants attached hereto as Exhibit B (the "Declaration") and related instruments;

WHEREAS, the Declaration will dedicate to the public the new road and any sewer easements shown on the Short Plat, along with the right to make necessary slopes for cuts and fills, and will grant to the County the drainage easements designated on the Short Plat; and

WHEREAS, Jefferson Elementary School will function better and the interests of the District will be better served by dedicating the new public road to the County;

NOW, THEREFORE, be it resolved that:

- 1. The Board, pursuant to its authority under RCW 39.33.010 and in accordance with Chapter 58.17 RCW, hereby authorizes and directs the Director of the Facilities and Planning Department, Harold Beumel, or other designee of the Superintendent of the District, to execute, acknowledge and deliver in the name of the District the Declaration and any related instruments, including (if requested by the County) a Deed for conveyance of the new road and one or more easements, dedicating to the public the new road, sewer easements, and right to make slopes, and granting to the County the drainage easement, and to take all other actions on behalf of the District necessary or advisable to accomplish the Short Plat in accordance with applicable law.
- 2. Actions taken before the effective date hereof by Harold Beumel and other members of the District's administration to accomplish the Short Plat are hereby approved and ratified.

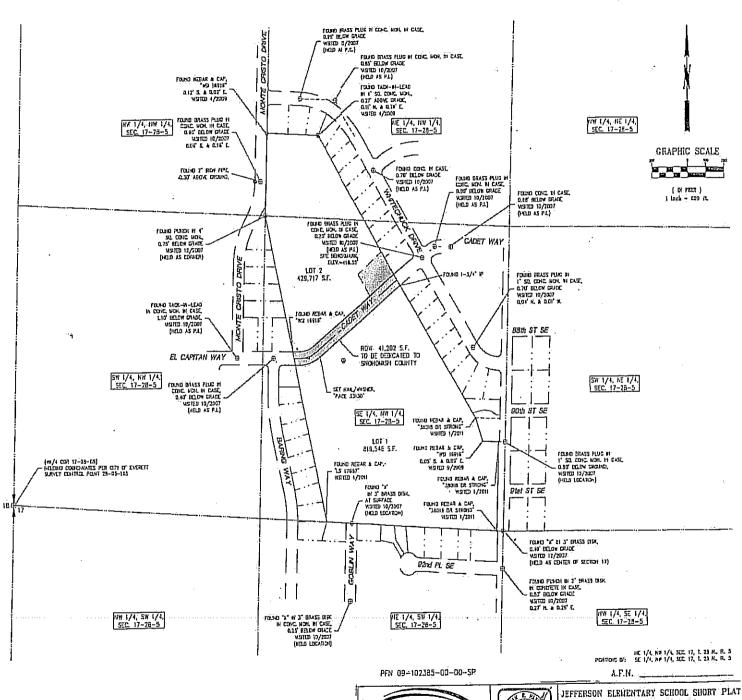
ADOPTED this 23 day of _	Aug., 2011.
BOARD OF DIRECTORS:	•
Edwin Clefoson	Mristie Dutton, Member
Ed Petersen, President	Kristie Dutton, Member
Jeff Russell, Vice President	Jessica Olson, Member
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Carol Andrews, Member	

ATTEST:

Gary D. Cohn, Superintendent and Secretary of the Board

Exhibit A

SHORT PLAT MAP



PACE
An Engineering Services Company
and Participation of the Participat

FOR EVERETT SCHOOL DISTRICT NO. 2

Exhibit B

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER 09-102365-00-00-SP ON THIS DAY OF 2010, BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES OF SNOHOMISH COUNTY, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

- (1) THE LAND DESCRIBED BY THIS DECLARATION MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF FOUR PARCELS (OR A TOTAL OF NINE PARCELS IF LOCATED IN THE URBAN GROWTH AREA) BY ANYONE WITHIN FIVE YEARS OF THE ABOVE DATE OF APPROVAL WITHOUT A FINAL PLAT HAVING BEEN FILED FOR RECORD WITH THE AUDITOR OF SKINDHOMISH COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER SELT? RCW, AND THE ORDINANCES OF SNCHOMISH COUNTY, AND SUBJECT TO THE PENALTIES ATTENDANT THERETO;
- (2) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS—OF—WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE COUNTY IF DEEMED NECESSARY FOR COUNTY ROAD PURPOSES;
- (3) DRAIMAGE EASEMENTS DESIGNATED ON THE SHORT PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT, THOSE DESIGNATED ON THE SHORT 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 STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAIMAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAIMAGE EASEMENT:
- (4) PRIOR TO INITIATION OF ANY SITE WORK OR ISSUANCE OF DEVELOPMENT PERMITS BY COUNTY, ALL SITE DEVELOPMENT WORK SHALL COMPLY WITH THE RECUIREMENTS OF THE PLANS AND PERMITS GOVERNED BY SCC 30.418.310;
- (5) ALL DEVELOPMENT ACTIVITY SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 30.63A SCC.
- (5) NO RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED ON LOT 2 AT THE RECORDING OF THIS FINAL SHORT PLAT, WITHOUT FURTHER SUBDIVISION PER COUNTY/CITY PROTOCOLS.
- (7) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR WATER LINES, RECORDING NO. 1193054.
- (8) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO WASHINGTON NATURAL GAS COMPANY FOR GAS LINES, RECORDING NO. 1514138.
- (9) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO GENERAL TELEPHONE COMPANY FOR COMMUNICATION SERVICES, RECORDING NO. 2123055.
- (10) SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM EVERETT IMPROVEMENT COMPANY, RECORDING NO. 785412,
- (11) SUBJECT TO SURVEY NOTING THAT FENCE LINES AS DEPICTED ON SURVEY DO NOT CONFORM TO PROPERTY LINES; POSSIBLE RIGHTS OR CLAMS OF PARTIES IN POSSESSION BETWEEN THE FENCE LINES AND BOUNDARY LINES AS DEPICTED ON THE FACE OF SAID SURVEY, RECORDING NO. 8208315019.
- (12) SUBJECT TO HOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDING NO. 8210060076
- (13) SUBJECT TO LAND USE PERMIT BINDER AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDING NO. 9009270395.
- (14) SUBJECT TO RESTRICTIVE COVENANT/EQUITABLE SERVITUDE FOR MAINTENANCE OF DRAINAGE FACILITIES AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDING NO. 9103150379.
- (15) SUBJECT TO DRAINAGE FACILITY MAINTENANCE COVENANT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDING NO. 200906241015.
- (16) SUBJECT TO LAND USE PERMIT BINDER AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDING NO. 200809170354.
- (17) SUBJECT TO AN EASEMENT AND THE TERMS AND COMDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND VERIZON NORTHWEST INC. FOR UTILITIES, RECORDING NO. 2101008170555.

DEDICATION

NOW ALL PERSONS BY THESE PRESENTS THAT THE EVERETT SCHOOL DISTRICT NO. 2, A WASHINGTON MUNICIPAL CORPORATION, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIMBED, OF SHORT PLAT FILE NUMBER OB-102385-00-00-5P, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FORCER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROFERTY THERE IS SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THE SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THE SHOWN ON THE SHORT PLAT, AND THE RIGHT TO MAKE ALL RECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS SHORT PLAT IN THE REASONABLE ORICINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON, ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT R LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR "STREETS ARE GRADED. ALLSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREDN, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THER NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS—OF—WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE SHORT 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 REPOUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

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HAROLD H. BEUNEL THE A WASHINGTON MUNICIPAL THE A WASHINGTON MUNICIPAL THE PROPERTY OF THE PRO	PAL C	ORPOR	ATION DISTRICT	