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ENGINEERS · SURVEYORS · PLANNERS

18 Sep 2001

Paul Ingraham, Planner  
City of Sultan  
P.O.Box 1199  
Sultan WA 98294

RE: Broughton Estates FP98-003

Dear Paul,

Thank you for the review of this plat. I looked over the mark-ups and the letter from the McAndrews Group (attached). I am addressing their comments as follows:

- 1.) I have added monument descriptions to Page 2 of the revised map.
- 2.) Requested documents were provided to the City with the preliminary plat. Because of the transition in the Planning Department, these documents could easily be lost. I am providing copies with this letter.
- 3.) Location of Parcel E has been corrected on revised map.
- 4.) On Page 3, monument descriptions with a cross reference are located in the legend. I did at monument size for clarification.
- 5.) Section subdivision line is described. Refer to sheet 2 for bearings and distances.
- 6.) Correct position of the SE corner of the SE SW NW is shown on revised map

In the dedication on page 1, the names are different than on the title report. Bob and Gary Broughton are shown in the report as the owners. Bob is divorced even though he is listed as married. Gary is married even though he is listed as single. Gary's wife is not listed in the title report and is not an owner. However, Washington is a community property state and a spouse has to sign the plat, whether (s)he is an owner or not. So, in this case, Susan Broughton signs the plat. For verification, you can contact Mark Harrison, PLS, Final Plat reviewer for Snohomish County Planning and Development Services at 360-388-3311, ext. 2338. I am asking the title company to change the marriage status of the Broughton brothers.

On Page 3, the reviewer requests that all easements be shown on the plat. All easements are shown. P.U.D Easement A.F. No. 9606280068 is actually located on the west side of 4<sup>th</sup> Street. I am including 3 pages from the Plat of Willow Trace showing the location of this easement. I am also asking the title company to remove this from the title report and issue an update.

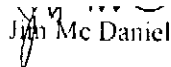
All sheets have drawing tags. The Snohomish County Auditor has no problem with them so I am not going to remove them. For verification, the telephone number for the Auditor is 425-388-3483. The tags are very helpful if we ever need to retrieve the drawing for one reason or other.

The client is preparing the Homeowners Association Agreement and will handle the maintenance bond.

The last paragraph of your letter requests that all new information be submitted within 180 days or the plat will become null and void. I direct you to page 4 of 4 of staff recommendations dated June 11, 1998 and to RCW 58.17.140. We have until July 30, 2003 (not including 1 year extension) to record this plat.

I believe that this covers everything in the comments. If you have any questions, please feel free to contact me at your convenience.

Sincerely,

 Jim McDaniel, PLS