

TROPHY NORTH FOREST PARK

SECTION 34, TOWNSHIP 27 N., RANGE 4 E., W.M. CITY OF MOUNTLAKE TERRACE, WASHINGTON

LEGAL DESCRIPTION

This plat of Trophy North Forest Park embraces a portion of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of Section 34, Township 27 North, Range 4 East, W.M., Snohomish County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Section 34; thence N 0°17'31" E along the west line of said SW 1/4 of the SW 1/4 (also being the centerline of 44th Ave. W.) 980.24 feet to the True Point of Beginning; thence continuing N 0°17'31" E along said west line and centerline 340.25 feet to the northwest corner of said SW 1/4, SW 1/4; thence S 88°51'35" E along the north line of said SW 1/4, SW 1/4 388.24 feet to intersect the southeasterly margin of Seattle City Light transmission line easement; thence S 49°32'30" W along said southeasterly margin 150.00 feet; thence S 69°21'33" E, 300.81 feet to a point on the westerly margin of Cedar Way South (37th Ave. W.) said point being 200.00 feet south as measured at right angles to the north line of said SW 1/4, SW 1/4; thence S 1°25'40" W along said westerly margin 563.43 feet; thence N 88°34'20" W 20 feet; thence S 1°25'40" W along said westerly margin 25.84 feet; thence N 88°59'50" W 359.99 feet to an angle point on the easterly boundary of Lot 11, plat of Terrace Ridge No. 2, as recorded in Volume 20 of plats, on page 62, records of Snohomish County, Washington; thence N 31°27'56" W along said easterly boundary 37.95 feet; thence N 0°17'31" E 268.00 feet to the northeast corner of said plat of Terrace Ridge No. 2; thence N 88°59'50" W along the North line of said plat of Terrace Ridge No. 2, 27.88 feet; thence N 0°17'31" E 252.60 feet to the aforementioned southeasterly margin of Seattle City Light transmission line easement; thence S 49°32'30" W along said southeasterly margin 154.59 feet to the True Point of Beginning.

EASEMENT PROVISION

An easement is hereby reserved for and granted to Public Utility Dist. #1 of Snohomish County and General Telephone Company of the Northwest Inc., and their successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purposes of service to this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated. Also, all lots shall be subject to an easement 2.5 feet in width parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and drainage. No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

RESTRICTION

No lot or portion of a lot in this plat shall be divided whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located. No further subdivision of any lot without resubmitting for formal plat procedure.

PUBLIC AREA

DEDICATION

Know all men by these presents that the undersigned Trophy Home Builders, Inc., a Washington Corporation, owner in fee simple and Pioneer First Federal Savings and Loan Association, a Washington Corporation, beneficiaries under Deed of Trust, do in accordance with our consent and our desires hereby declare this plat and dedicate to the use of the public forever, all streets and easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes.

TRACT A

Know all men by these presents, that Trophy Home Builders, Inc., a Washington Corporation, owner in fee simple and Pioneer First Federal Savings and Loan Association, a Washington Corporation, beneficiaries under Deed of Trust of the land hereby platted, hereby declare that the ownership of Tract A is conveyed to the City of Mountlake Terrace for their use.

TROPHY HOME BUILDERS, INC.

PIONEER FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

By Richard E. Maultsby
Richard E. Maultsby, President

By James L. Tiede
James L. Tiede, Branch Manager, Edmonds Branch

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

This is to Certify that on this 22nd day of MARCH, A.D. 1978, before me the undersigned, a Notary Public personally appeared Richard E. Maultsby, President, Trophy Home Builders, Inc., to me known to be the person who executed the foregoing dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned.

WITNESS my hand and official seal the day and year last above written.

Steven C. Gilbert
Notary Public in and for the State of Washington,
residing at SEATTLE

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Trophy North Forest Park is based on actual survey and subdivision in Section 34, Township 27 North, Range 4 East, W.M., that the distances and courses and angles are shown thereon truly and correctly, that proper monuments will be set and lot block corners staked on the ground.



Signed Jackie H. Siebert (Seal)
Jackie H. Siebert
P.L.S. No. 14490

APPROVALS

Examined and approved as to the survey data, the layout of streets, alleys and other right-of-way, the design of bridges, the sewage and water systems, and other structures, this 6th day of MARCH, A.D. 1978.

Carl M. Rautenberg
City Engineer

Examined and approved this 13 day of MARCH, AD, 1978.

W. S. Brown
Chairman, City of Mountlake Terrace
Planning Commission

Examined and approved this 6th day of MARCH, AD, 1978.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

John E. Engram
Mayor

ATTEST:

Jane Steenis
City Clerk

28.50

RECORDING CERTIFICATE

Filed for record at the request of the City of Mountlake Terrace this 4 day of APRIL, A.D., 1978 at 07 minutes past 3 P.M. o'clock records of Snohomish County, Washington. V 38 Plats Pg. 73-74

HENRY B. WHALEN
Snohomish County Auditor

Michelle Smith
Deputy County Auditor

TREASURER'S CERTIFICATE

I, Jane Steenis, Treasurer of the City of Mountlake Terrace, Washington, do hereby certify that there are no outstanding LID assessments on the above described tract, and that the records were examined this 6th day of MARCH, 1978.

Jane Steenis
Treasurer, City of Mountlake Terrace

I, James L. Tiede, Treasurer of Snohomish County, Washington, do hereby certify that all taxes and delinquent assessments on the above described tract have been fully paid up to and including the year 1978.

Kyle Smith
Treasurer, Snohomish County

Deputy Treasurer

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

Scans: scans021993.pdf

This is to Certify that on this 22nd day of MARCH, A.D. 1978, before me the undersigned, a Notary Public, personally appeared James L. Tiede, Branch Manager, Pioneer First Federal Savings and Loan Association, to me known to be the person who executed the foregoing dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned.

WITNESS my hand and official seal the day and year last above written.

Steven C. Gilbert
Notary Public in and for the State of Washington,
residing at SEATTLE

SECTION 34, TOWNSHIP 27 N., RANGE 4 E., W.M.
CITY OF MOUNTLAKE TERRACE, WASHINGTON

