## BRIER GATE

NE1/4, NW1/4 SEC. 34, TWP. 27N., R. 4E., W.M.

## CITY OF BRIER SNOHOMISH COUNTY, WASHINGTON

#### LEGAE DESCRIPTION\_

This plat of BRIER GATE embraces that portion of the Northwest quarter of the Northeast quarter of -the Northwe-st-quarter of Section 34, Township-27\_North, Range \_4-East, W.M., Snohomish County, Washington, described as follows:

COMMENCING at a concrete monument with brass captin case marking (SO°41'48"W - Timberline Park No. 3} along the East line thereof 30.01 feet to the Northwest cormer of Timberline Park No:-\_-3-,\_---according to the plat the field recorded— in Volume 38 of Plats, pages 266 and 267. Records of said county, and the POINT OF BEGINNING; thence along the West boundary of said-plat, the southerly prolongation thereof and said East Line, continuing  $SO^{\circ}O9'48''W$  a total distance of  $6\overline{32}$ - $\overline{9}4$  feet— $\overline{10}$  the  $\underline{S}\overline{0}$ - $\overline{0}$ - $\overline{0}$ corner of said subdivision and the Northeast corner of Lyon-Creek----Estates, according to the plat thereof-recorded-lin Vo-lume 43 of Plats, pages 262 and 263, records of-s-āid County; thence-N88°44'55"Walong the South line of said subdivision and the North boundary of said plat 662.39 feet to the Southwest cornerof said subdivision and the East boundary of Cedor Ridge, according to the plat thereof recorded in Volume 35 of Plats, pages 84 and 85, Records of said county; thence NO+11'52"E alogo the West line of said subdivision and said east boundary of Cedar\_--Ridge 322.87 feet to the South line of the North 340 feet of  $s_0-i^2d$ subdivision; thence S88°45'17"E along said south line 115.QO feet to the East line of the West 115 feet of said subdivision; t-hence--NO°11'52"E along said east line 309.99 feet to the South line of the North 30 feet of said subdivision and the South margin of 228th Street S.W.; thence S88°45'17"E along said south line and  $\bar{L}$ road margin 547.01 feet to the POINT OF BEGINNING.

#### APPROVALS

Examined and approved as to the survey data, the layout of streets, alleys and other rights-of-way, the design of bridges, the sewage and water systems, and other stuctures, this <u>lith</u> day of OCTOBER

Olan Hannegueil City Engineer

approved this <u>II</u>day of Examined

CITY COUNCIL CITY OF BRIER

Sharm I Waller

Attest: Zonne Wilde

### TREASURER'S CERTIFICATE

hereby certify that all state and county tax herefore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1725 taxes. 10-11-94

KIRKE SIEVERS

RECORDING CERTIFICATE

recorded in Volume 57

of Snohomish County, Washington.

Treasurer, Snohomish County IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY BISE MUST PAY ADVANCE TAXES

Deputy Treasurer

## COVENANT

Owners, and all persons having any present or subsequent ownership interest in these lands, and the successors and assigns of 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 improvments by reason of the construction, operation and maintenance of the drainage system, and hereby waive and release the City of Brier from any and all claims for damages, excluding -damages caused solely by an act or omission of said City and \_-Fnjunctive 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.

#### EASEMENT PROVISIONS

An-easement - is hereby reserved for and granted to THE CITY OF -- BRIER, SNOHOMISH COUNTY P.U.D. NO. I, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS, VIACOM CABLEVISI-9NT, AND -ALDERWOOD WATER DISTRICT and their respective "Successors"—and assigns, under and upon the exterior 10 feet \_pātā[lēt-with==and adtoining the street frontage of all lots and tracts in which=to install, lay, -\_construct, renew, operate and mai-n-tāīm-underāround -conduits\_,- cables, pipe, and wires with necessary-Tacilities-Tand\_o-ther equipment for the purpose of -serving this subdivision and other property with electric, te Letphone, and util-ity service together with the right to enter upon the-lots at-all times for the purposes herein stated.

No lines\_or wires\_for the transmission of electric current or for telephone-use\_--CATV, fire or police -s-Tgnals, -ar for other purposes, stall 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 būild ing.

#### RESTRICTIONS

- No further subdivision-of any lot-without resubmitting for formal plat procedure.
- No direct vehicular access from Lats 5 & 6 in this subdivistion shall be allowed to 228th Street S.W. . All lats shall take access from interior plat roads.
- Maintenance of landscaping in plante-r-strip-s-"sha-r" be the responsibility of the adjacent lot owners.
- All building downspouts, footing drains and adrains \_from all impervious surfaces such as patios and drizeways shall be connected to the approved permanent storm decain outlet as shown on the approved construction drawings.
- The front and rear yard setback areas of all lots are subject to a Native Growth Protection Easement to prevent the removal of treesor other significant vegetation within those areas except for construction of utilities and driveways, not only by the applicant, but by subsquant owners. The Personal of City Bank

#### DECLARATION OF NATIVE GROWTH PROTECTION EASEMENTS

All native growth on areas marked "Native Growth Protection Easement" shall be left in a natural state. No clearing, grading, filling, building construction or placement or road construction shall occur within these areas; provided that a boundary line fence may be constructed and underground utility lines and drainage discharge swales may cross such areas utilizing the shoffest alignment which is reasonable. Removal of vegetation by the property owner shall be limited to that which is dead, diseased or hazardous and shall first be approved by a representative of the City of Brier. No adjustments to the boundary of of any such area shall occur unless first approved through the formal replat process.

#### DEDICATION

Know all men by these presents that we the undersigned owners holding the land hereby platted in fee simple, 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, Wetland / Drainage Facilities, is herein dedicated to the City of Brier upon the recording of this plat. The City of Brier shall be responsible for and burdened with the cost associated with the perpetual maintenance of Tract A.

Tract B, Open Space/Native Growth Protection Easement, is herein granted and conveyed to the owners of Lots 1 through 11 with an equal and undivided one-eleventh (1/11th) interest each upon the recording of this plat. Said Lot owners shall be responsible for and burdened with the cost associated with the perpetual maintenance of Tract B.

IN WITNESS WHEREOF we have set our hands and seals.

#### J.M. MURPHY, INC., A Washington Corporation

TITLE: PRESIDENT

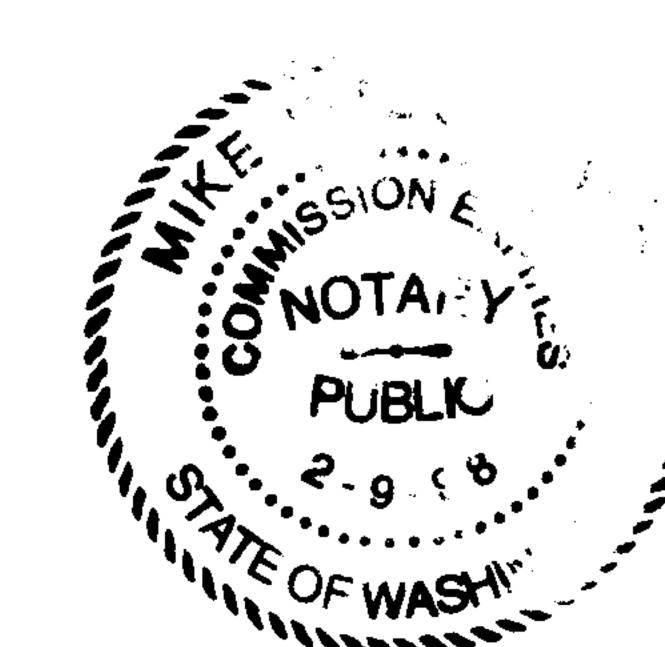
CITY BANK

#### ACKNOWLEDGMENTS

STATE OF LIA COUNTY OF SOMELSH

l certify that I know or have satisfactory evidence that **Jersen M. Mour** is the person who appeared before me, and said person acknowledged that **He** signed this instrument, on oath stated that **Me** was authorized to execute the instrument as the of J.M. MURPHY JUG. PRESIDENT

a Line Cosposation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

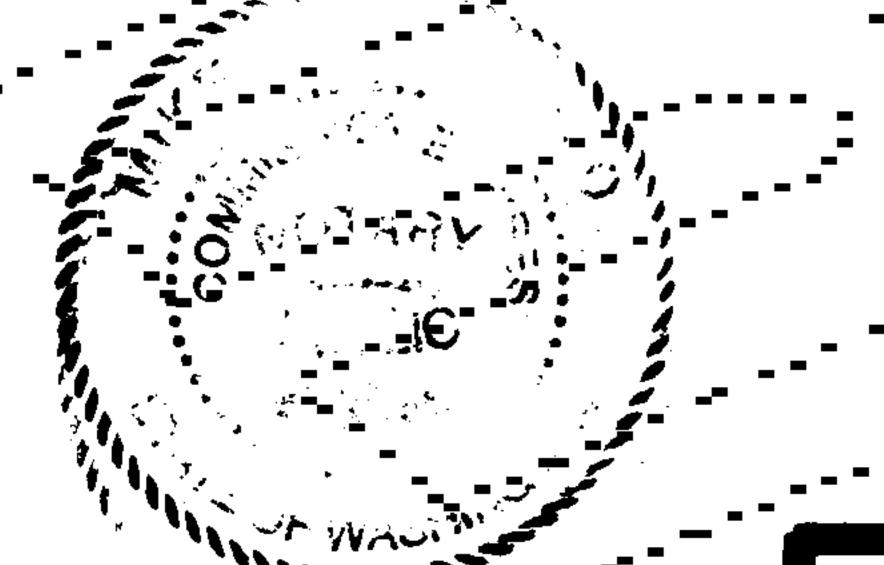


Dated: 9/13/94 Priot Notary Name: Mess Fireseale Title: Love officie My appointment expires: 2/9/92

STATE OF - COUNTY OF Seemense

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Title: Francisco Official My appēintment expires:

INDEXING-DATA:

-NE1/4, NW1/4-SEC. 34, TWP. 27N., R. 4E., W.M.

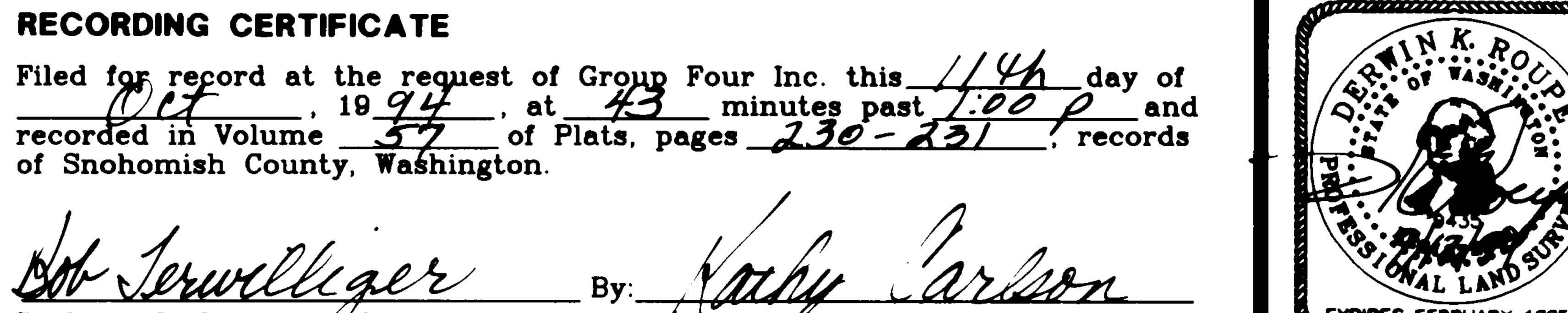
# -16030 JUANITA-WOODINVILLE-WAY NE

BOTHELL, WASHINGTON 98011 MANĀGEMENT- - -

JOB NO.: 92-8013 SHEET: 1 OF 2

AUDITOR'S FILE NO.:

9410115002



## LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Township 27 N., is based upon an actual survey and subdivision of Section 34, Range 4 E., W.M., as required by state statues; that the angles, courses and (206)775-4581 distances are shown correctly thereon; that the monuments shall be set and the lot and tract corners shall be staked correctly on the ground and that I have fully complied with the provisions of the state and local statutes and regulations governing, platting.

Roupe, Professional Land Surveyor

Snohomish County Kuditor Deputy Snehomish County Auditor

