

Dedication:

Know all men (persons) by these presents that Golden Eighty Eight, LLC, a Washington Limited Liability Company the undersigned owner, in fee simple of the land hereby platted, and City Bank the mortgagee thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and utility 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.

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 City of Mountlake Terrace 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 after acquiring a Civil Site Engineering Permit from the City of Mountlake Terrace Community and Economic Development Department, if required, and subject to any other existing permitting requirements therefore.

Open space tracts 998 and 999 are hereby granted and conveyed to the Foxwood Ridge Homeowners Association (HOA) upon recording of this plat subject to an emergency maintenance easement granted and conveyed to the City of Mountlake Terrace. Ownership and maintenance of said tracts consistent with city code shall be the responsibility of the HOA unless and until tract ownership by all lots within this subdivision is authorized pursuant to a final plat alteration. Use of said tracts is restricted to that specified in the approved final plat. The HOA and the owners of all lots within the subdivision shall comply with those city regulations and conditions of final subdivision approval specified on the plat. The HOA shall remain in existence unless and until all lots within this subdivision have assumed common ownership of said tracts. In the event that the HOA should be dissolved, then each lot shall have an equal and undivided ownership interest in the tracts previously owned by the HOA, as well as responsibility for maintaining the tracts. Membership in the HOA and payment of dues or other assessments for maintenance purposes shall be a requirement of lot ownership, and shall remain an appurtenance to and inseparable from each lot. This covenant shall be binding upon and inure to the benefit of the HOA, the owners of all lots within the subdivision and all others having any interest in the tracts or lots.

Tract 997 (common parking area) is granted and conveyed to the owners of all lots in the Foxwood Ridge subdivision upon recording of this plat. Ownership and maintenance of said tract, consistent with city codes, shall be the responsibility of the owners of all lots in said subdivision. Use of said tract is restricted to guest parking. Each lot shall have an equal and undivided ownership interest in Tract 997, as well as responsibility for maintenance of said Tract. This covenant shall be binding upon and inure to the benefit of the owners of all lots within the Foxwood Ridge subdivision and all others having any interest in said Tract or lots.

IN WITNESS WHEREOF, we set our hands and seals this 7th day of March, 2011.

Golden Eighty Eight, LLC, a Washington Limited Liability Company

BY: Alexander Chen

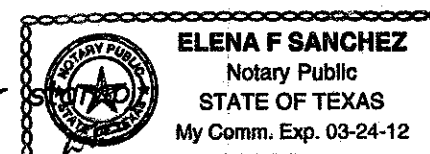
ITS Member

Acknowledgements:

STATE OF ~~WASHINGTON~~ TEXAS
COUNTY OF HARRIS

I certify that I know or have satisfactory evidence that ALEXANDER CHEN is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the MEMBER/HANDLER of Golden Eighty Eight, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/7/2011
Signature: [Signature] (Seal or
(print name) ELENA F SANCHEZ
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON TEXAS
RESIDING AT HOUSTON, TEXAS
MY APPOINTMENT EXPIRES 3-24-2012.



Foxwood Ridge

A PLANNED UNIT DEVELOPMENT

N.E. 1/4, S.E. 1/4, SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

PROJECT FILE NUMBER: PFP-10-0001

Approvals:

City Engineer Approval

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 system, and other structures, this 9 day of March A.D., 2011

Willem N. Van Ry
Engineering Services Director, Will Van Ry

City Council

City of Mountlake Terrace

Examined and approved this 21st day of March, 2011

[Signature]
Mayor: Jerry Smith Date 3/21/11

Attest: [Signature]
City Clerk

Treasurer's Certificate:

I, _____ Treasurer of the City of Mountlake Terrace, Washington, do hereby certify that there are no outstanding LID assessments on any portion of the above described tract which, under the subdivision thereof, become public streets, alleys or other public places, and that the records were examined this _____ day of _____, 20____.

Treasurer, City of Mountlake Terrace

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 2011 taxes.

Kirke Sierens
Treasurer, Snohomish County

By: Kirke Sierens 4-1-11
Deputy County Treasurer

Surveyor's Certificate:

I hereby certify that the plat of FOXWOOD RIDGE is based upon an actual survey and subdivision of Section 33, Township 27, North, Range 4 East, W.M. 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.

[Signature] CERT. #30442 3/4/2011
DAVID G. WEST, Jr. DATE
Registered Professional
Land Surveyor

Auditor's Certificate:

Filed for record at the request of David West and Company this _____ day of _____ 20____, at _____ minutes past _____ m, and recorded in Vol. _____ of plats, page _____; AFN _____ records of Snohomish County, Washington.

Auditor, Snohomish County

By: _____
Deputy County Auditor

Scans: scans021592.pdf

A.F. # _____
N.E. 1/4, S.E. 1/4, SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

David West & Co.
Professional Land Surveyors & Planners

1476 Melissa Way
Wenatchee, Wa. 98801

425-630-7424 Office

DRAWN BY:

D.G.W. Jr.

DATE:

2/28/2011

JOB NO:

2005-54

CHECKED BY:

D.G.W. Jr.

SCALE:

N/A

SHEET/OF:

1/3

Foxwood Ridge

A PLANNED UNIT DEVELOPMENT

N.E. 1/4, S.E. 1/4, SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

PROJECT FILE NUMBER: PFP-10-0001

Legal Description:

All that portion of Tract 28, Hanbury's North Race Track Addition, according to the plat thereof, recorded in Volume 7, of Plats, Page 6, records of Snohomish County, Washington, described as as follows:

The East 132.00 feet of the West 396.00 feet of the East Half Tract 28, together with the North 100.00 feet of the East Half of said Tract 28, less the East 145.00 feet and less the West 396.00 feet thereof.

Less the South 20 feet thereof deeded to Snohomish County for road purposes recorded under Auditor's File number 635640.

Situate in the County of Snohomish, State of Washington.

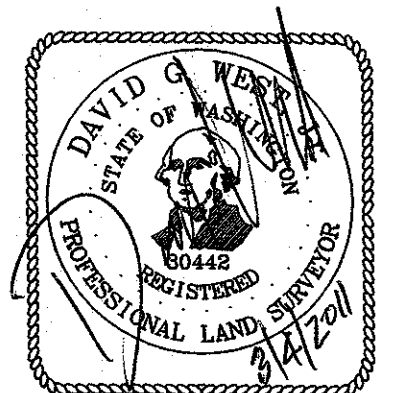
Restrictions and General Notes:

1. The homeowners association is responsible to sweep and keep the parking area in Tract 997 free of dirt and debris. The city reserves the right, but not the obligation to perform any needed service and maintenance on this parking area. It is the responsibility of the homeowners association to reimburse the city for any cost incurred, if applicable.
2. Tract 999 of this subdivision is for the purpose of protecting the existing native vegetation in perpetuity. No tree trimming, tree topping, tree cutting or removal, nor shrub or brush cutting or removing, nor application of pesticides, herbicides, nor construction, clearing, dumping or yard clippings or other debris, or alteration, or other activities are permitted within the Native Growth Protection Open Space.
3. Tract 998 of this subdivision is for the purpose of protecting the tract as a maintained recreation area for the benefit of the Foxwood Ridge Homeowners Association or Lots 1-6 in common.
4. Subject to Puget Sound Energy Easement A.F. #200808180060.
5. Subject to Conditions for Approval for Foxwood Ridge Preliminary Plat A.F. #200703060945

Easement Provisions:

1. An easement is hereby reserved for and granted to all utilities serving the subject plat and their respective successors and assigns, under and upon the exterior 10 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, tracts and common areas at all times for the purposes herein stated.

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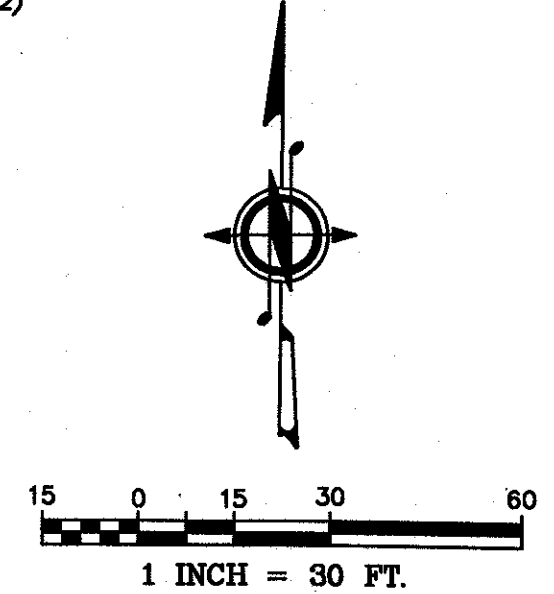
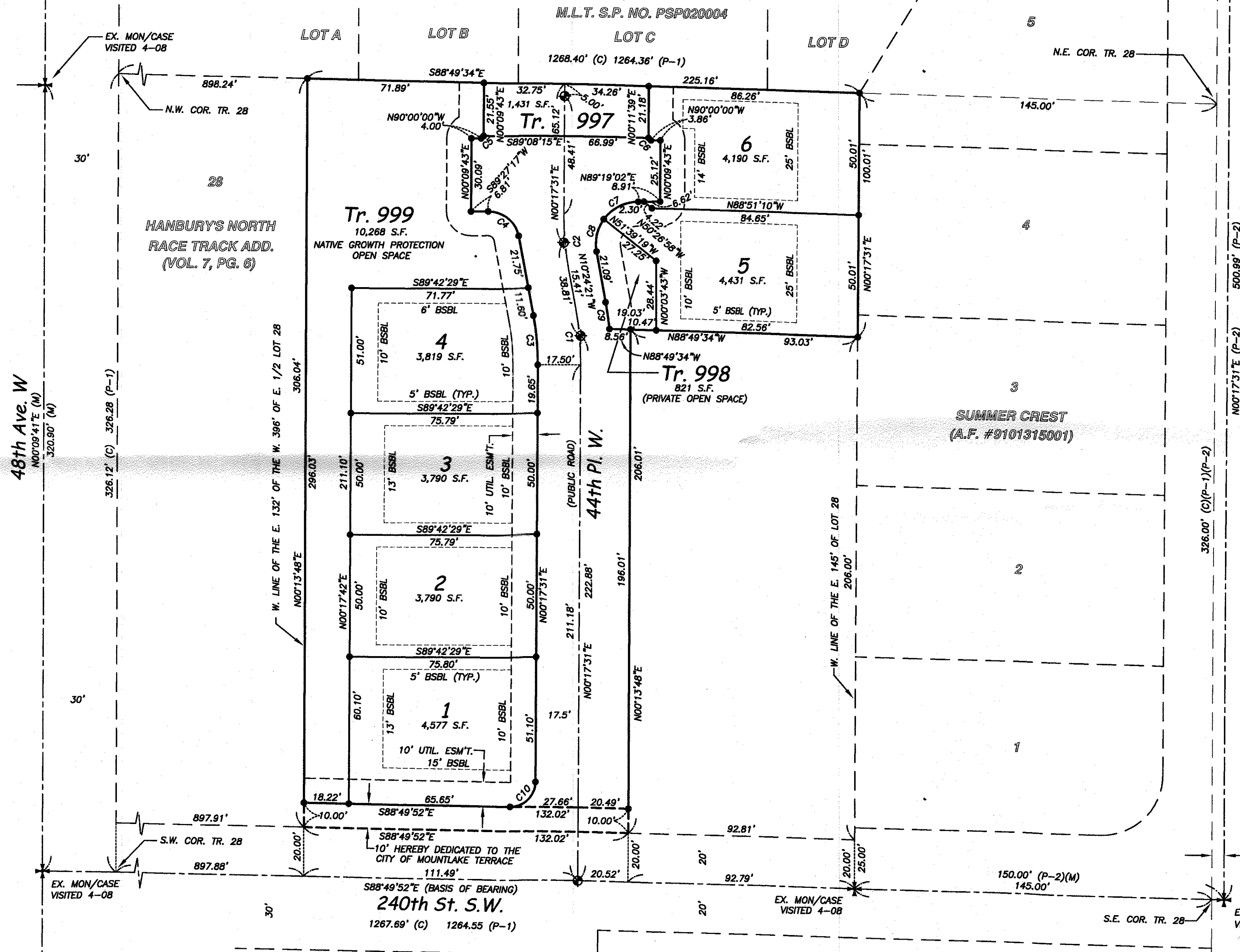
A.F. #

N.E. 1/4, S.E. 1/4, SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

David West & Co. Professional Land Surveyors & Planners 1476 Melissa Way Wenatchee, Wa. 98801	DRAWN BY: D.G.W. Jr.	DATE: 2/28/2011	JOB NO: 2005-54
425-530-7424 Office	CHECKED BY: D.G.W. Jr.	SCALE: N/A	SHEET/OF: 2/3

Foxwood Ridge

A PLANNED UNIT DEVELOPMENT
N.E. 1/4, S.E. 1/4, SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON
PROJECT FILE NUMBER: PFP-10-0001



Basis of Bearing:

SUMMER CREST
(A.F. #9101315001)
CENTERLINE 240TH ST. S.W.

Legend:

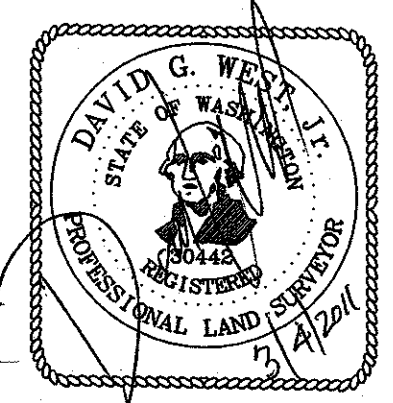
- ✚ EXISTING MONUMENT
- ⊕ SET 4" SQ. CONC. MON. W/2" BRASS STAMPED "30442"
- SET REBAR/CAP L.S. #30442
- (P-1) PLAT DATA HANBURY'S NORTH RACE TRACK ADD. (VOL. 7, PG. 6)
- (P-2) PLAT DATA SUMMER CREST (A.F. #9101315001)
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (B.S.B.L.) BUILDING SETBACK LINE

Curve Table

CURVE	LENGTH	RADIUS	DELTA
C1	23.34	125.00	10°41'52"
C2	23.34	125.00	10°41'52"
C3	20.07	107.50	10°41'52"
C4	17.48	12.50	80°08'22"
C5	1.57	1.00	89°50'17"
C6	1.57	1.00	90°11'39"
C7	16.42	17.50	53°44'48"
C8	14.04	17.50	45°58'35"
C9	10.99	137.50	04°34'47"
C10	15.86	10.00	90°52'37"

Equipment & Procedure:

LEICA TCA 1100, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE.
MONUMENTS VISITED MAR. 2008
PRECISION EXCEEDS STATE STANDARDS.
PER: W.A.C. 332-130-090.



A.F. # _____
N.E. 1/4, S.E. 1/4, SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

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David West & Co. Professional Land Surveyors & Planners 1476 Melissa Way Wenatchee, Wa. 98801	DRAWN BY: D.G.W. Jr.	DATE: 2/28/2011	JOB NO: 2005-54
	CHECKED BY: D.G.W. Jr.	SCALE: 1"=30'	SHEET/OF: 3/3