

Return Address

City of Mountlake Terrace
23204 58th Avenue West
Mountlake Terrace, WA 98043



200902040156 6 PGS
02/04/2009 9:31am \$47.00
SNOHOMISH COUNTY, WASHINGTON

COVER SHEET FOR RECORDING

Please print or type information

Document Title(s) (or transactions contained therein:)

1. Revised Declaration of Lot Consolidation (AFN #200703260204)

Reference numbers(s) of documents assigned or released:
(on page _____ of document(s))

Grantor(s) (Last name first, then first name and initials)

1. City of Mountlake Terrace

Grantee(s) (Last name first, then first name and initials)

1. City of Mountlake Terrace

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

A portion of Sec. 28, Twn. 27N, Rng. 04 E. W.M.

Additional legal is on page 2 of document

Assessors property tax parcel/account number:

1) 27042800403200; 2) 27042800403300

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

DECLARATION OF LOT CONSOLIDATION

WHEREAS, the party executing this document is the owner of the following described properties in the City of Mountlake Terrace, Snohomish County, Washington, to wit:

PARCEL A:

Terrace Creek Park & Open Space, City of Mountlake Terrace Short Plat No. PSP020005, Auditors Fee Number 200407085176, records of Snohomish County, Washington; and lying in the North half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 27 North, Range 4 East, W.M., City of Mountlake Terrace, Snohomish County, Washington.

PARCEL B:

Lot 3, City of Mountlake Terrace Short Plat No. PSP020005, Auditors Fee Number 200407085176, records of Snohomish County, Washington; and lying in the North half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 27 North, Range 4 East, W.M., City of Mountlake Terrace, Snohomish County, Washington.

WHEREAS, the foregoing described properties have common boundaries as shown on attached Legal Description Exhibit Map 'A' and

WHEREAS, the Mountlake Terrace Subdivision Code, Chapter 18.05.150 has provisions to allow for eliminating boundary lines between two contiguous properties to consolidate into one or more lots, and

NOW THEREFORE, in consideration of the mutual benefits to the foregoing described properties, the parties do for themselves, their heirs and assigns, eliminate the boundary lines of each parcel, as shown on attached Legal Description Exhibit Map 'B', with the intention of establishing a lot which may not be sold separately or further subdivided without an approved subdivision having been approved and filed with the County Auditor. This restriction shall be binding upon the heirs, successors and assigns for their property, and described as follows:

PARCEL A: Revised Description

All that portion of the North Half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 27 North, Range 4 East, W.M., lying Easterly of the Easterly boundary of the plat of Bluebird Meadows, according to the plat thereof, recorded in Volume 18 of plats, page 124, records of Snohomish County, Washington; except the Northerly 75 feet thereof; also except the Easterly 30 feet thereof for 48th Avenue W; also except that certain 60 foot right-of-way known as 221st Street SW condemned by the city of Mountlake Terrace under Snohomish County Superior Court Cause #70337; also except that portion lying North of 221st Street SW. All of the above described property more particularly described as follows:

BEGINNING at the NW corner of said parcel; Thence North $89^{\circ}56'45''$ East 126.17 feet, along Southerly margin of said 221st Street SW; Thence Southeasterly 15.71 feet along the arc of a curve to the right, having a radius of 10.00 feet, and through a central angle of $90^{\circ}00'00''$ along the Southerly margin of said 221st Street SW, and the Westerly margin of said 48th Avenue W; Thence South $00^{\circ}03'15''$ East 167.00 feet along the Westerly margin of said 48th Avenue W, to the Northeast corner of Lot 2 as per Short Plat, recorded under Auditor's File Number 200407085176; Thence North $88^{\circ}47'27''$ West 112.53 feet to Northwest corner of said Lot 2; Thence South $00^{\circ}03'15''$ East 128.00 feet along the Westerly line of Lot's 2 and 1 of said Short Plat, to the Southwest corner of Lot 1; Thence North $88^{\circ}47'27''$ West 256.32 feet along the Northerly line of Plat of Mountlake Terrace Division Number 36, Snohomish County Recording Number 1101947, to the Easterly line of said Bluebird Meadows; Thence along the Easterly boundary of said Bluebird Meadows along the following courses: North $63^{\circ}53'59''$ East 101.36 feet, Thence 174.77 feet along the arc of a curve to the left having a radius of 300.00 feet, and through a central angle of $33^{\circ}22'41''$; Thence North $30^{\circ}31'18''$ East 65.61 feet, Thence North $13^{\circ}10'48''$ West 81.06 feet to the POINT OF BEGINNING and containing 42,695 square feet, more or less.

Situated in the County of Snohomish, State of Washington:

John J. Caulfield
JOHN J. CAULFIELD

IN WITNESS WHEREOF, said parties hereto have caused this instrument to be executed this 7th day of March, 2007.

STATE OF WASHINGTON)
) ss:
COUNTY OF SNOHOMISH)

On this day personally appeared before me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the purpose therein mentioned.

GIVEN UNDER my hand and official seal this 7 day of MARCH, 2007.



NOTARY PUBLIC, in and for the State of Washington, residing at Lynnwood
Theresa S. Strausser

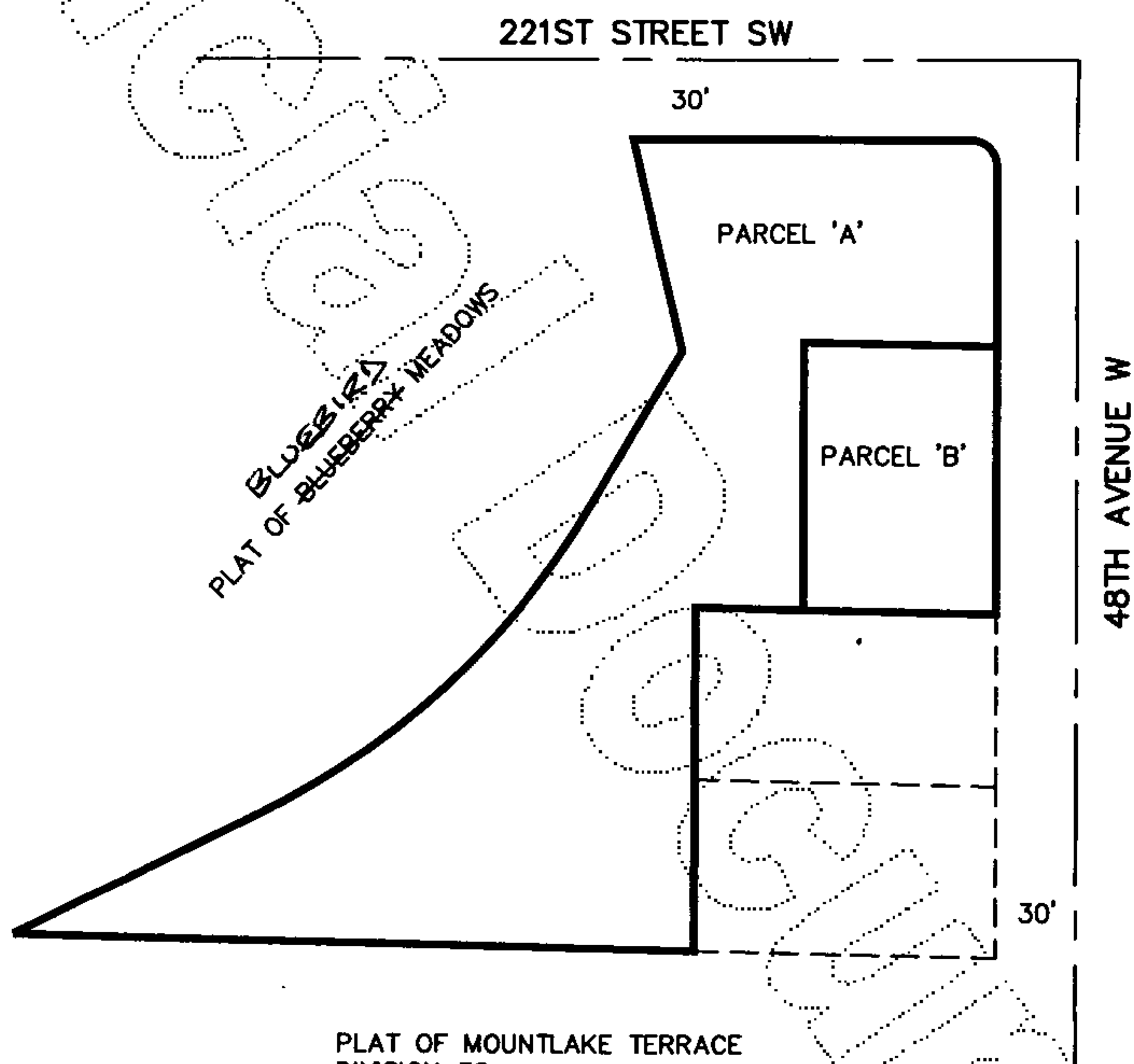
EXHIBIT 'A' ORIGINAL LOTS

PARCEL 'A'

Owner: City of Mountlake Terrace
Tax No.: 27042800403300
Address: Unknown

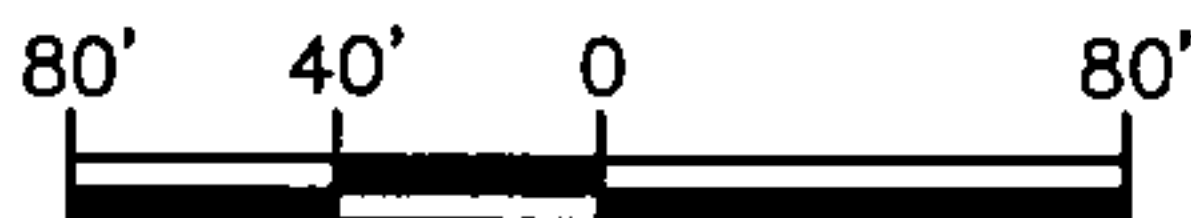
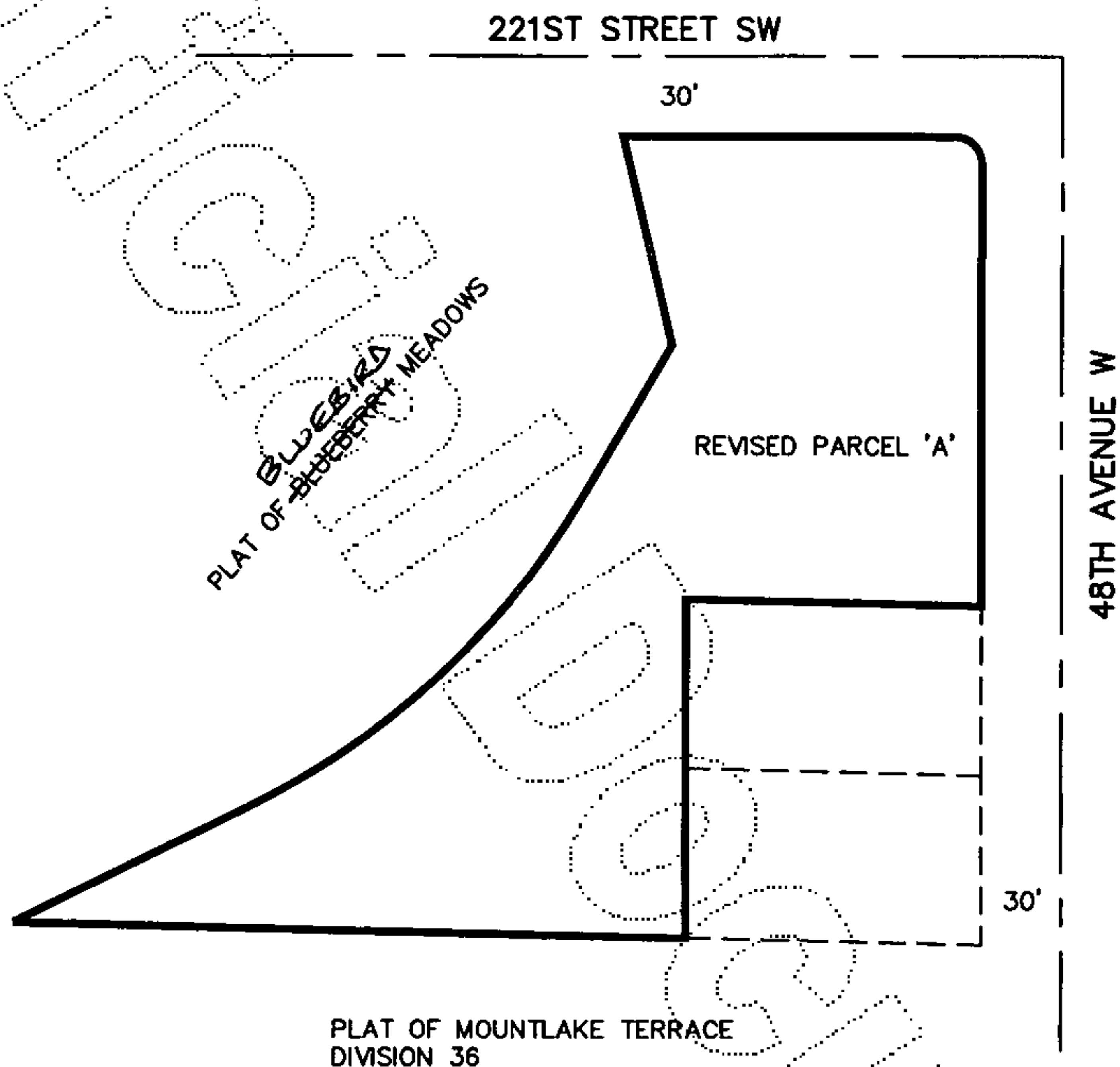
PARCEL 'B'

Owner: City of Mountlake Terrace
Tax No.: 27042800403200
Address: 22102 48th Ave W
Mountlake Terrace, WA 98043



SCALE: 1" = 80'

EXHIBIT 'B' CONSOLIDATED LOT



SCALE: 1" = 80'

