

RIDGEWOOD LANE
NE1/4, NW1/4 SEC. 28, TWP. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

THE EAST 220 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE NORTH 162 FEET THEREOF; AND
EXCEPT THE EAST 30 FEET THEREOF FOR ROAD.

APPROVALS

MOUNTLAKE TERRACE CITY ENGINEER

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 19th DAY OF March, A.D., 1999.

Willem H. Van Ry, P.E.
WILLEM H. VAN RY, P.E.
CITY ENGINEER

MOUNTLAKE TERRACE CITY COUNCIL

EXAMINED AND APPROVED THIS 15th DAY OF March, A.D., 1999.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE
David Gossett
DAVID GOSSETT
MAYOR

ATTEST: Joanne M. Gregory
JOANNE M. GREGORY, ACTING
CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST 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. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, TRACTS, ETC. SHOWN ON THE 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.

TRACT A, COMMON OPEN SPACE/NATIVE GROWTH PROTECTION EASEMENT, IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO LOTS 1, 2, 3, 4 AND 5 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 19____.

SMITH AND LOHNES GENERAL CONTRACTING, A WASHINGTON GENERAL PARTNERSHIP

BY: Brian R. Smith TITLE: PARTNER
PRINTED NAME: Paul R. Lohnes
BRIAN R. SMITH

CITY BANK

BY: Gabriele Mason TITLE: Vice-President
PRINTED NAME: Gabriele Mason

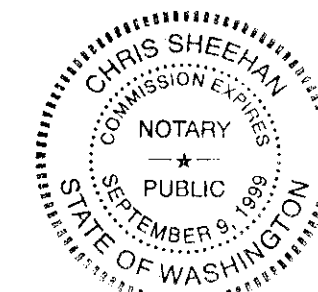
JOSEPH M. MURPHY AND KAREN P. MURPHY, HUSBAND AND WIFE

Joseph M. Murphy Karen P. Murphy
JOSEPH M. MURPHY KAREN P. MURPHY

ACKNOWLEDGMENTS

STATE OF Washington)
COUNTY OF Snohomish) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Paul R. Lohnes & Brian R. Smith are the PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT they SIGNED THIS INSTRUMENT, ON OATH STATED THAT they WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTNERS OF SMITH AND LOHNES GENERAL CONTRACTING, A WASHINGTON GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

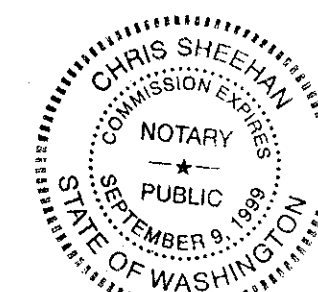


DATED: MARCH 19, 1999

SIGNATURE: Chris Sheehan
PRINT NOTARY NAME: CHRIS SHEEHAN
TITLE: NOTARY
MY APPOINTMENT EXPIRES: 9/9/99

STATE OF Washington)
COUNTY OF Snohomish) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gabriele Mason IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT she SIGNED THIS INSTRUMENT, ON OATH STATED THAT she WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF CITY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: MARCH 19, 1999

SIGNATURE: Chris Sheehan
PRINT NOTARY NAME: CHRIS SHEEHAN
TITLE: NOTARY
MY APPOINTMENT EXPIRES: 9/9/99

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH M. MURPHY AND KAREN P. MURPHY, HIS WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MARCH 3, 1999

SIGNATURE: Steven P. Barrett
PRINT NOTARY NAME: STEVEN P. BARRETT
TITLE: NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 9/16/99

**CITY OF MOUNTLAKE TERRACE
TREASURER'S CERTIFICATE**

I, Joanne M. Gregory, 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 19 DAY OF March, 1999.

Joanne M. Gregory
JOANNE M. GREGORY, ACTING TREASURER,
CITY OF MOUNTLAKE TERRACE

**SNOHOMISH COUNTY
TREASURER'S CERTIFICATE**

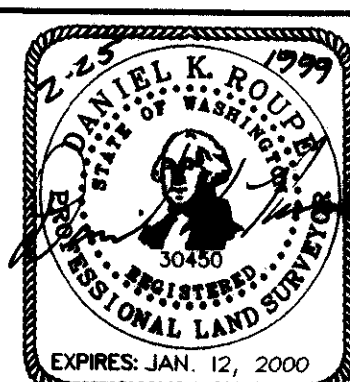
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1999 TAXES. March 23, 1999

Bob Dantini Valerie S.
BOB DANTINI DEPUTY TREASURER
TREASURER, SNOHOMISH COUNTY March 24, 1999

AUDITOR'S CERTIFICATE

Filed for record at the request of Group Four Inc. this 24th day of MARCH, 1999, at 48 minutes past 9 A.M. and recorded under Auditors File No. 9903245001, records of Snohomish County, Washington.

Bob Terwilliger By: Georgia A. Fousberg
BOB TERWILLIGER
Snohomish County Auditor Deputy Snohomish County Auditor



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of RIDGEWOOD LANE is based upon an actual survey and subdivision of Section 28, Township 27 N., Range 4 E., W.M., as required by state statutes; that the angles, courses and 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.

Daniel K. Roupe
Daniel K. Roupe, Professional Land Surveyor

Scans: scans021892.pdf

INDEXING DATA:
NE1/4, NW1/4 SEC. 28, T. 27 N., R. 4 E., W.M.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425) 775-4581 • (206) 362-4244 • FAX (206) 362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 96-8007 DATE: 1-14-98 SHEET: 1 OF 3

AUDITOR'S FILE NO.: 9903245001

RIDGEWOOD LANE
NE1/4, NW1/4 SEC. 28, TWP. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

DECLARATION OF COVENANTS AND RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED 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.
2. PUBLIC RESPONSIBILITY FOR STORM SEWER CONNECTIONS TO PRIVATE PROPERTY, E.G. DOWNSPOUTS AND FOUNDATION DRAINS, SHALL EXTEND TO THE EDGE OF THE RIGHT-OF-WAY, I.E. NOT EXTEND INTO THE FIFTEEN FOOT UTILITY EASEMENT AREA.
3. ALL LOTS MUST BE A MINIMUM OF 4,800 SQUARE FEET IN AREA AND CONSTRUCTION AND USE IS LIMITED TO SINGLE FAMILY DETACHED RESIDENCES.
4. RESIDENTIAL DEVELOPMENT SHALL BE CONSISTENT WITH THE CITY OF MOUNTLAKE TERRACE ZONING ORDINANCE NO. 2074, SECTION 4.8F., AS AMENDED (DESIGN CRITERIA FOR SMALL LOT SINGLE HOUSEHOLD RESIDENTIAL DEVELOPMENT).
5. THE PRIVATE SIDE SEWER EASEMENT LOCATED ACROSS LOT 4 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO LOT 5 FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SIDE SEWER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED, THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THIS EASEMENT SHALL BE FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC.
6. A LIMIT OF CLEARING LINE SHALL BE ESTABLISHED AS SHOWN ON THIS PLAT. THE LIMIT OF CLEARING SHALL REMAIN IN FULL FORCE AND EFFECT THROUGHOUT THE CLEARING AND GRADING OPERATIONS AND CONSTRUCTION OF ALL RESIDENCES. SOUTH AND WEST OF THE LIMIT OF CLEARING LINE, NO VEHICULAR OR MECHANICAL EQUIPMENT SHALL BE PERMITTED TO ENTER OR OPERATE OTHER THAN A CHAINSAW NECESSARY TO DOWN AND REMOVE THE DESIGNATED HAZARDOUS TREES IN CONFORMANCE WITH THE DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AF NO.9806040270. DISTURBANCE OF THE EXISTING NATIVE VEGETATION WITHIN THE LIMITS OF CLEARING SHALL BE MINIMIZED AND RESTORED WHENEVER DISTURBED WITHIN TEN DAYS OF TREE REMOVAL.

NO DISTURBANCE OF THE SLOPE OR VEGETATION OR CONSTRUCTION OF ROCKERIES SHALL BE PERMITTED BEYOND THE DESIGNATED LIMITS OF CLEARING OR WITHIN TRACT A.
7. SUBJECT TO CONDITIONS OF APPROVAL FOR THE PRELIMINARY PLAT OF RIDGEWOOD LANE RECORDED UNDER A.F. NO. 9706120428.
8. THE 15 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE PUBLIC RIGHT-OF-WAY IS ALSO FOR THE PURPOSE OF PRIVATE CONVEYANCE OF FOOTING AND/OR DOWNSPOUT DRAINAGE FROM ADJACENT LOTS. THIS CONVEYANCE SYSTEM MAY CONVEY DRAINAGE FROM ONE LOT, ACROSS ANOTHER. THE OWNERS OF LOTS 1 THROUGH 5 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

NATIVE GROWTH PROTECTION EASEMENT

NO TREE TRIMMING, TREE TOPPING, TREE CUTTING, OR TREE REMOVAL, NOR SHRUB OR BRUSH CUTTING OR REMOVING, NOR APPLICATION OF PESTICIDES, HERBICIDES, OR FERTILIZERS, NOR CONSTRUCTION, CLEARING, DUMPING OF YARD CLIPPINGS OR OTHER DEBRIS OR ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE NATIVE GROWTH PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF MOUNTLAKE TERRACE. APPLICATION FOR SUCH WRITTEN APPROVAL IS TO BE MADE TO THE MOUNTLAKE TERRACE COMMUNITY DEVELOPMENT DEPARTMENT OR DESIGNATED REPRESENTATIVE WHO MAY REQUIRE INSPECTION OF THE PREMISES BOTH BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. ANY PERSON CONDUCTING OR AUTHORIZING SUCH ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF THE MOUNTLAKE TERRACE MUNICIPAL CODE. IN SUCH EVENT, THE MOUNTLAKE TERRACE COMMUNITY DEVELOPMENT DEPARTMENT OR DESIGNATED REPRESENTATIVE MAY ALSO REQUIRE RESTORATION OF THE AFFECTED AREA BY PLANTING SHRUBS AND/OR TREES OF SUFFICIENT QUANTITY TO EFFECTIVELY REESTABLISH COMPATIBLE VEGETATION AS SOON AS POSSIBLE AS DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND OR REMOVAL OF DAMAGED OR FALLEN VEGETATION OR DEBRIS. A REPLACEMENT/REVEGETATION PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.

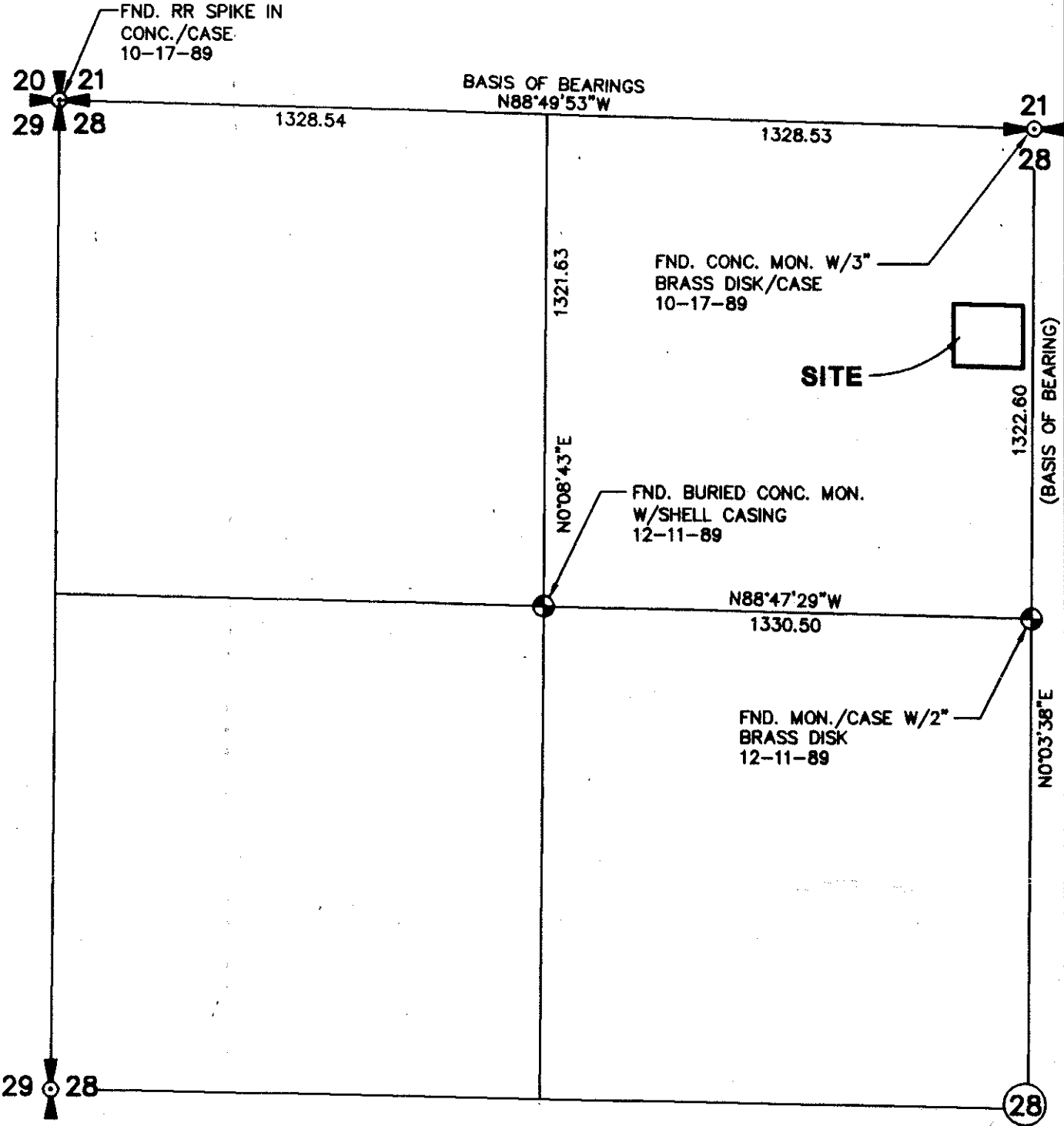
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY P.U.D. NO. 1, GTE NORTHWEST, INC., PUGET SOUND ENERGY, TCI CABLE, AND THE CITY OF MOUNTLAKE TERRACE (TRAFFIC CONTROL SIGNS) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 15 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND PARCELS 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, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND PARCELS AT ALL TIMES OR THE PURPOSES HEREIN STATED.

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.

LOT ADDRESSES

LOT NO.	ADDRESS
1	5208 213TH ST. S.W.
2	5206 213TH ST. S.W.
3	5204 213TH ST. S.W.
4	5202 213TH ST. S.W.
5	21326 52ND AVE. W.



NW1/4 SEC. 27, T. 27 N., R. 4 E., W.M.

NOT TO SCALE

BASIS OF BEARINGS & SUBDIVISION: RECORD OF SURVEY VOL. 31, PG. 145, AF NO. 9003215002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

INSTRUMENT DATA: LEITZ SET 4A (5\"/>

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.

Scans: scans021893.pdf



G4 GROUP FOUR, Inc.
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SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 96-8007 DATE: 1-14-98 SHEET: 2 OF 3

AUDITOR'S FILE NO.: 9903245001

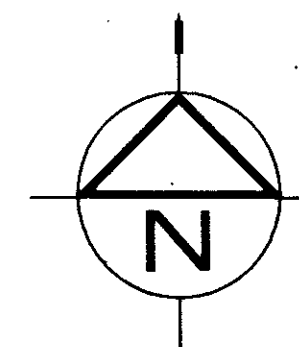
COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

—FND. RR SPIKE
IN CONC./CASE
10-17-89

BASIS OF BEARINGS
N88°49'53"W
2657.07

21
28

NE1/4, NW1/4 SEC. 28, TWP. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 30'



BASIS OF BEARINGS & SUBDIVISION: RECORD OF SURVEY,
VOL. 31, PG. 145, AF NO. 9003215002, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

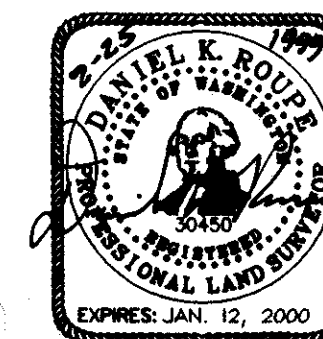
LEGEND

- ⊗ EXISTING MONUMENT AS NOTED
 - ⊕ SET STD. MLT CONC. MON/CASE & BRASS CAP WITH PUNCH MARK LS NO. 30450
 - SET 1/2" x 24" REBAR WITH PLASTIC CAP LS NO. 30450 (20.0 FEET FROM R-O-W ON LOT LINE FOR FRONT CORNERS; AND AT REAR CORNERS AS SHOWN)
 - ✕ EXISTING NAIL & SHINER
- N.G.P.E. NATURE GROWTH PROTECTION EASEMENT

NOTE:

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS,
NOTES AND RECITALS, AND THE TERMS AND CONDITIONS THEREOF
CONTAINED ON SURVEYS RECORDED UNDER AF NOS. 9003215002
AND 9410145002.

TOTAL SUBDIVISION AREA = 0.74 ACRES



Scans: scans021894.pdf

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JOB NO.: 96-8007 DATE: 1-14-98 SHEET: 3 OF 3

AUDITOR'S FILE NO.: 9903245001

COPY
ORIGINAL ON FILE IN THE
COUNTY ATTORNEY'S OFFICE

2-011

2-010

UNPLATTED

15' UTILITY EASEMENT _____
(SEE NOTE 2 UNDER DECLARATION
OF COVENANTS AND RESTRICTIONS
ON SHEET 2)

2-014

UNPLATTED

NO OCCUPATION ALONG THIS LINE -

48.39 W 70.68
TRACT A
2,693 S.F.
ON OPEN SPACE/N.G.P.E.
MEDICATION ON SHEET 1)

S. LINE E. 220'. SE1/4. NE1/4. NE1/4. NW1/4

GREENVIEW
CONDOMINIUM
VOL. 42, PGS. 129-134

FND. CONC. MON. W/
3" BRASS DISK/CASE
10-17-89

192.680

30' | 30

30

52ND AVE. W.

168.62
MON)

15' UTILITY EASEMENT
SEE RESTRICTIVE NOTE 2

ON SHT 2.)

61.300

1

1

— 1/16 CORNER
FND. MON./CASE W/2" BRASS DISK
12-11-89