

HALL LAKE TERRACE
A PLANNED UNIT DEVELOPMENT
TRACT B, MOUNTLAKE TERRACE DIVISION NO. 54, VOL. 15, PG. 100
NW1/4, NW1/4 SEC. 28, T. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

RECEIVED
MAR 07 2001
MOUNTLAKE TERRACE

LEGAL DESCRIPTION

TRACT B (ALSO KNOWN AS LOT 26), MOUNTLAKE TERRACE DIVISION NO. 54, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 100, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 SYSTEM, AND OTHER STRUCTURES, THIS 27th DAY OF FEBRUARY A.D., 20 01.

Willem H. Van Ry
CITY ENGINEER

EXAMINED AND APPROVED THIS 5th DAY OF March A.D., 20 01.

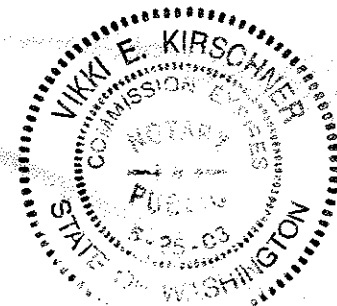
CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

Daniel Hurst ATTEST: Mavis L. Fay
MAYOR CITY CLERK

TREASURER'S CERTIFICATE

I, Vikki Kirschner, 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 13 DAY OF Feb, 20 01.

Vikki Kirschner
TREASURER, CITY OF MOUNTLAKE TERRACE

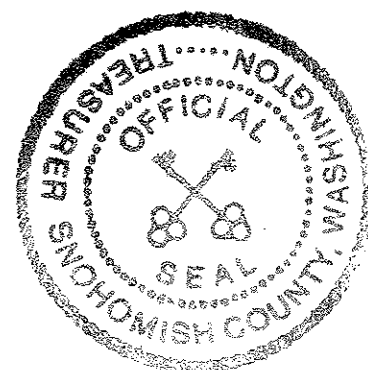


TREASURER'S CERTIFICATE

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 2001 TAXES. MARCH 7, 2001

Bob Dantini
TREASURER, SNOHOMISH COUNTY

By: T. Bryson
DEPUTY COUNTY TREASURER

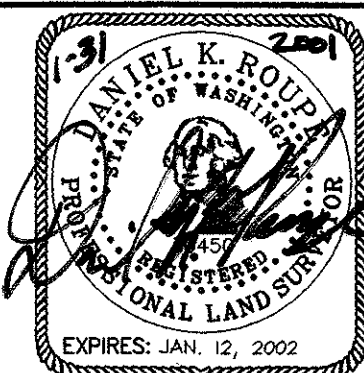


IN ACCORDANCE WITH RCW 58.08.040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

AUDITOR'S CERTIFICATE

Filed for record at the request of Group Four Inc. this 7th day of March, 20 01, at 27 minutes past 2 P. M. and recorded in Volume - of Plats, pages -, records of Snohomish County, Washington.

Bob Terwilliger By: [Signature]
Snohomish County Auditor Deputy, County Auditor



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of HALL LAKE TERRACE is based upon an actual survey and subdivision of Section 28, Township 27 N., Range 4 East, W.M., as required by state statutes; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners have been staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

Daniel K. Roupe 30450 1-31-2001
Daniel K. Roupe, Professional Land Surveyor Certificate No. Date

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 TEN FOOT UTILITY EASEMENT AREA.
3. ALL LOTS MUST BE A MINIMUM OF 6,186 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 MUNICIPAL CODE, MTMC 19.35.060.E AS AMENDED (DESIGN CRITERIA FOR SMALL LOT SINGLE HOUSEHOLD RESIDENTIAL DEVELOPMENT).
5. SUBJECT TO RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AND THE RIGHT TO CONTINUE TO DRAIN ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN ON THE PLAT OF MOUNTLAKE TERRACE DIVISION NO. 54 RECORDED IN VOLUME 15, PAGE(S) 100 OF THE RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
6. SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS OF CONDITIONS OF APPROVAL RECORDED UNDER AUDITOR'S FILE NUMBER 9801130432.
7. SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS OF MITIGATED DETERMINATION OF NONSIGNIFICANCE RECORDED UNDER AUDITOR'S FILE NUMBER 9801130433.

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.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 9th DAY OF February, 20 01.

VIKING PROPERTIES, INC., A WASHINGTON CORPORATION

BY: Eric Sundquist TITLE President

CITY BANK

BY: [Signature] TITLE: Vice President

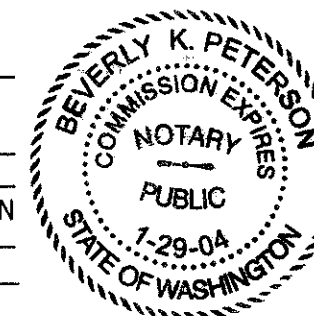
ACKNOWLEDGMENTS

STATE OF Washington)
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric Sundquist IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Viking Properties, Inc. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: February 9, 2001

SIGNATURE: Beverly K. Peterson
(PRINT NAME) Beverly K. Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Stanwood, WA
MY APPOINTMENT EXPIRES 1/29/04

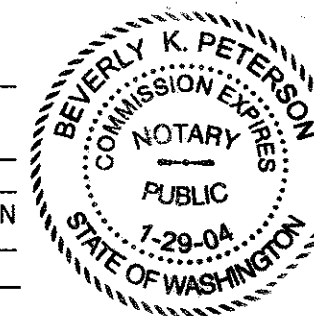


STATE OF Washington)
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric Sundquist IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT he 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: February 9, 2001

SIGNATURE: Beverly K. Peterson
(PRINT NAME) Beverly K. Peterson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Stanwood, WA
MY APPOINTMENT EXPIRES 1/29/04



Scans: scans021626.pdf

INDEXING DATA: TR. B, MOUNTLAKE TERRACE DIV. NO. 54, VOL. 15, PG. 100; NW1/4, NW1/4 SEC. 28, T. 27 N., R. 4 E., E.M.

GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(425)776-4581 * (206)362-4244 * FAX (206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 92-8020 DATE: 9-14-00 SHEET: 1 OF 3

AUDITOR'S FILE NO.: 200103075003

ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

COPY

HALL LAKE TERRACE
A PLANNED UNIT DEVELOPMENT
TRACT B, MOUNTLAKE TERRACE DIVISION NO. 54, VOL. 15, PG. 100
NW1/4, NW1/4 SEC. 28, T. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

NATIVE GROWTH PROTECTION AREA

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 OR ALTERATION ACTIVITIES, NOR DUMPING OF ANY DEBRIS 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 IN THE IMMEDIATE VICINITY OF ANY DAMAGED OR FALLEN VEGETATION; RESTORATION OF THE AFFECTED AREA BY PLANTING SHRUBS, TREES, AND/OR GROUND COVER OF SUFFICIENT QUANTITY TO EFFECTIVELY REESTABLISH COMPATIBLE VEGETATION AS SOON AS POSSIBLE AS DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. A REPLACEMENT/REVEGETATION PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. THE COMMUNITY DEVELOPMENT DEPARTMENT MAY ALSO REQUIRE THAT DAMAGED OR FALLEN VEGETATION BE REMOVED. THESE PROVISIONS APPLY IN PERPETUITY FOR THE LIFE OF ANY LOTS WITHIN THE PLAT OR THE PLAT ITSELF.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY P.U.D. NO. 1, GTE NORTHWEST, INC., PUGET SOUND ENERGY, AT&T CABLE, AND THE CITY OF MOUNTLAKE TERRACE (SEWER, WATER AND TRAFFIC CONTROL SIGNS) 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 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.

NOTES:

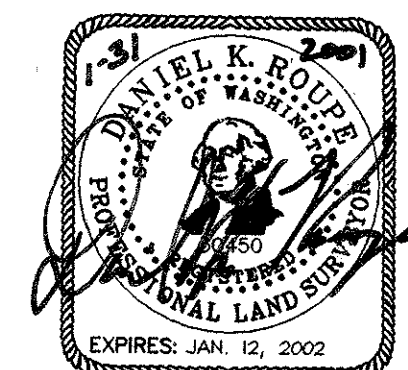
1. SUBJECT TO PUBLIC STORM DRAINAGE EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER **200102130326**.
2. MOWING THE GRASS GROWING WITHIN THE PARKWAY STRIPS BETWEEN THE SIDEWALK AND CURB SHALL BE THE OBLIGATION OF THE ADJACENT LOT OWNER(S).
3. LOT 6 SHALL BE RESPONSIBLE FOR THE MOWING OF THE GRASS IN THE 25' WIDE PORTION OF THE PUBLIC STORM DRAINAGE EASEMENT LOCATED WITHIN LOT 6.

RECEIVED

MAR 07 2001

MOUNTLAKE TERRACE

Scans: scans021627.pdf



G4 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.: 92-8020		DATE: 9-14-00	SHEET: 2 OF 3
AUDITOR'S FILE NO.: 200103075003			

ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

COPY

20 21
29 28
FND. SHIP BOLD IN BURIED
4" X 4" CONC. MON.
9-4-92

ZATTU VISTA HALL LAKE TRACTS

VOL. 11, PG. 41

40

HALL LAKE TERRACE

A PLANNED UNIT DEVELOPMENT

TRACT B, MOUNTLAKE TERRACE DIVISION NO. 54, VOL. 15, PG. 100

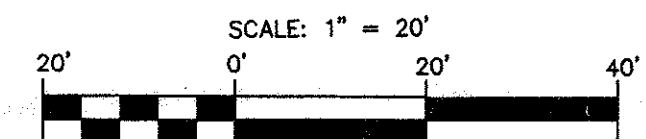
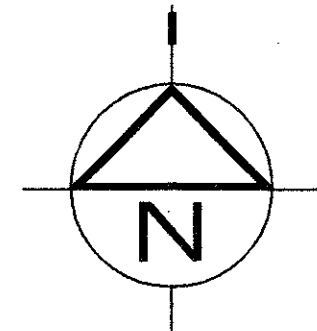
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CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

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MAR 07 2001

MOUNTLAKE TERRACE



BASIS OF BEARINGS: PLAT OF MOUNTLAKE TERRACE
DIVISION NO. 54, VOL. 15, PG. 100, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON (CENTERLINE
OF 60TH AVE. W.)

INSTRUMENT DATA: LEITZ 4B (5" DIRECT READING
THEODOLITE WITH E.D.M.)

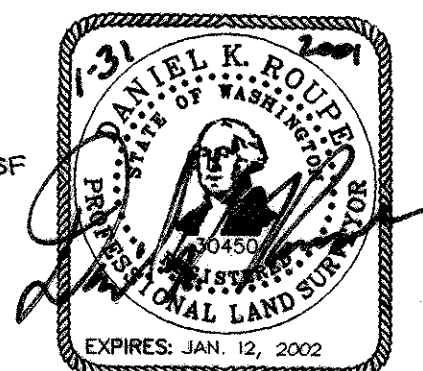
PRECISION OF CONTROL TRAVERSE IS AT HIGHER
LEVEL THAN MINIMUM STANDARDS REQUIRED BY
WAC 332-130-090.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ SET STD. M.L.T. MONUMENT/CASE
& BRASS CAP WITH PUNCH MARK
LS NO. 30450
- SET 1/2" X 24" REBAR WITH
PLASTIC CAP, LS NO. 30450
- FOUND REBAR AS NOTED
- P PLAT OF MOUNTLAKE TERRACE
DIVISION NO. 54, VOL. 15, PG. 100
- C CALCULATED
- BSBL BUILDING SETBACK LINE
- * DENOTES EASEMENT CREATED BY
RECORDING OF MOUNTLAKE
TERRACE DIVISION NO. 54, VOL.
15, PG. 100 AND IS HEREBY
ABANDONED BY ACTION OF
THIS PLAT.

NOTE: ALL DRAINAGE EASEMENTS AS
SHOWN HEREON ARE PUBLIC STORM
DRAINAGE EASEMENTS.

TOTAL SUBDIVISION AREA = 44,235.77 SF
(1.02 AC.)



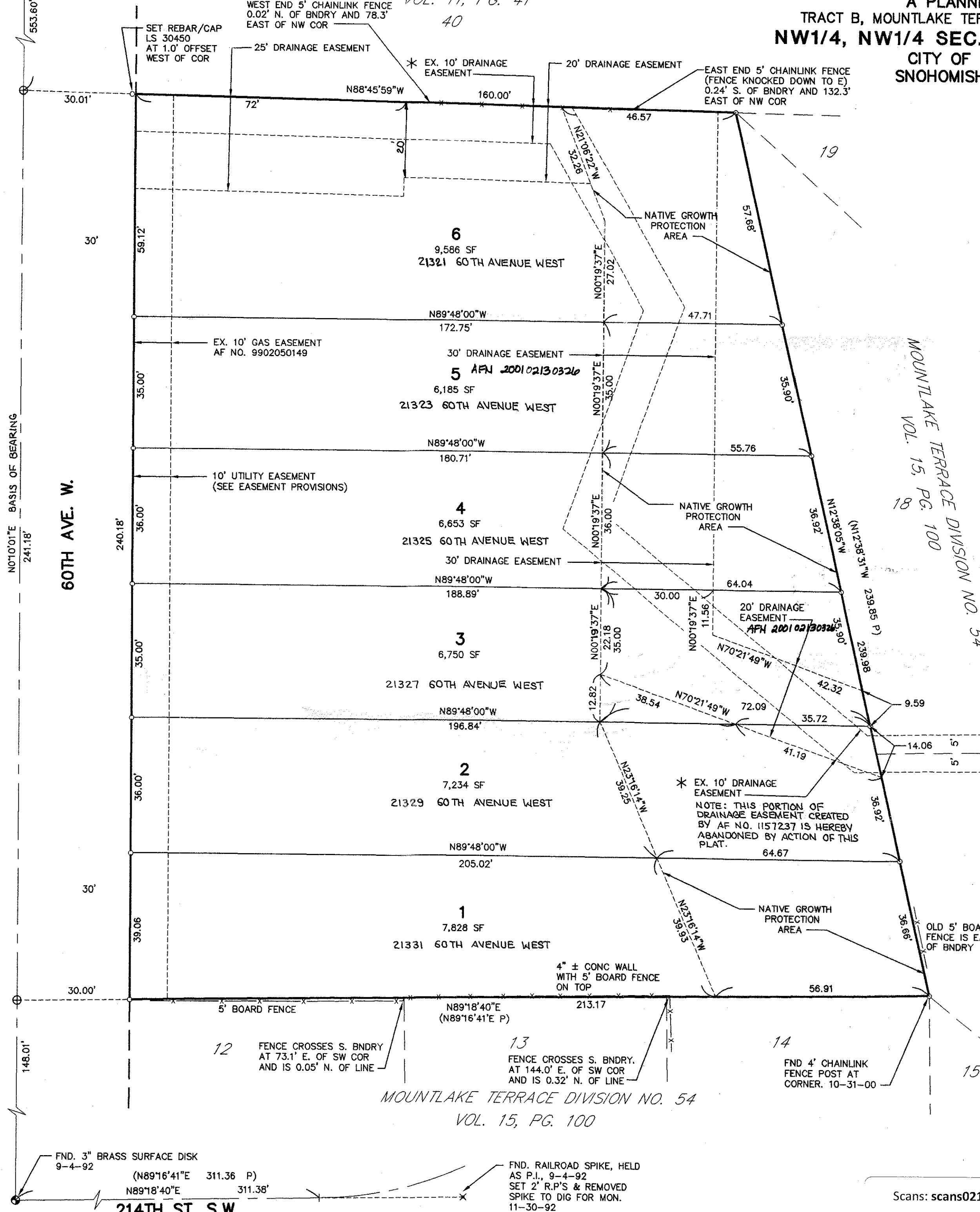
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JOB NO.: 92-8020 DATE: 9-14-00 SHEET: 3 OF 3

AUDITOR'S FILE NO.: 200103075003



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