



CITY OF MOUNTLAKE TERRACE
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-13-0001

HALL LAKE TOWNHOMES

VOL/PG

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

SW1/4, SW1/4, SEC. 21, T. 27 N., R. 4 E., W.M.
NW1/4, NW1/4, SEC. 28, T. 27 N., R. 4 E., W.M.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THAT THIS HEREIN DESCRIBED DIVISION OF LAND APPROVED AS, FEE SIMPLE UNIT LOT SUBDIVISION NUMBER PFS-13-0001 ON THE 19th DAY OF March 2013 BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF MOUNTLAKE TERRACE.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

De THE Member
VERMONT VENTURES LLC., A WASHINGTON LIMITED LIABILITY COMPANY

Dennis O'Leary THE Chief Lending Officer
FIRST SECURITY BANK OF WASHINGTON

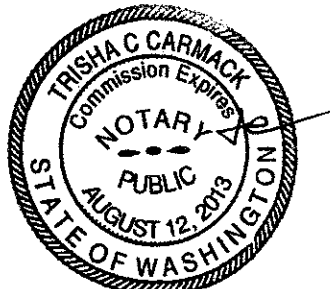
ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF Snohomish } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Deanne Landwehr 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 Member OF VERMONT VENTURES 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March 2013.

Trisha C. Carmack
(PRINT NAME) Trisha C. Carmack
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Arlington
MY APPOINTMENT EXPIRES 8/12/13

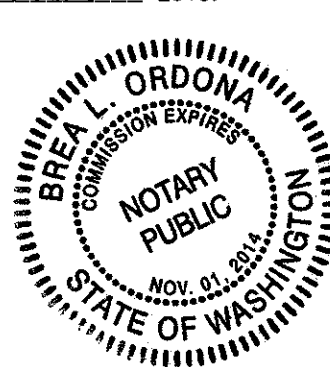


STATE OF WASHINGTON }
COUNTY OF Snohomish } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis D'Leary 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 Member OF FIRST SECURITY BANK OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March 2013.

Brea L. Ordona
(PRINT NAME) Brea L. Ordona
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Edmonds
MY APPOINTMENT EXPIRES 11/01/14



APPROVALS

EXAMINED AND APPROVED THIS 19th DAY OF March, 2013.

John J. Caulfield
JOHN J. CAULFIELD, CITY MANAGER
CITY OF MOUNTLAKE TERRACE

William H. Van Ry
WILL VAN RY, CITY ENGINEER
CITY OF MOUNTLAKE TERRACE

CITY 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 2013 TAXES.

Michelle
CITY TREASURER
CITY OF MOUNTLAKE TERRACE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF VERMONT VENTURES LLC., A WASHINGTON LIMITED LIABILITY COMPANY
THIS 19th DAY OF March, 2013, AT 11:00 MINUTES PAST 11 A.M., AND RECORDED
IN VOLUME 2013032005001 OF PLATS, PAGE 3, AFN 2013032005001 RECORDS OF SNOHOMISH
COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

DEPUTY, SNOHOMISH COUNTY AUDITOR

CONFORMED COPY
2013032005001 3 PGS
03/20/2013 3:57pm \$138.00
SNOHOMISH COUNTY, WASHINGTON

ORIGINAL PROPERTY LEGAL DESCRIPTION

LOT 36, PLAT OF ZATTU VISTA HALL LAKE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 41, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH THE EAST 20 FEET OF LOT 37, ZATTU VISTA HALL LAKE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 41, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 40 FEET THEREOF AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD, RECORDED UNDER RECORDING NUMBER 713101.

(ALSO KNOWN AS LOT A OF LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 8507190335). SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

RESTRICTIONS OF RECORD

SUBJECT TO THE CONDITIONS OF APPROVAL FOR HALL LAKE TOWNHOMES AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 201205140501 IN SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO A UTILITIES EASEMENT AND THE TERMS, CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 201211160573 IN SNOHOMISH COUNTY, WASHINGTON. (PLOTTED)

Declaration of CCR's AFN 201303200508

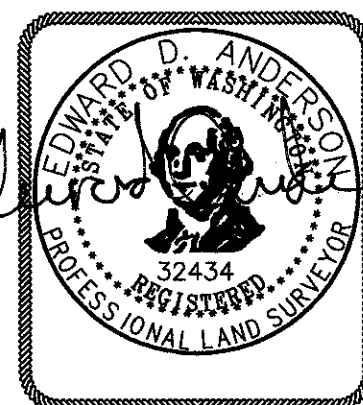
DEDICATION

TRACTS 998 AND 999 ARE HEREBY GRANTED AND CONVEYED TO THE HALL LAKE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. A 20-FOOT EMERGENCY ACCESS OVER TRACT 999 IS HEREBY GRANTED AND CONVEYED TO THE CITY OF MOUNTLAKE TERRACE. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE OF TRACT 999. IT IS THE RESPONSIBILITY OF THE HOA TO REIMBURSE THE CITY FOR ANY COSTS INCURRED, IF APPLICABLE.

De THE
VERMONT VENTURES LLC., A WASHINGTON LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR HALL LAKE TOWNHOMES, A FEE SIMPLE UNIT LOT SUBDIVISION, ARE BASED UPON A SURVEY DONE BY ME, THAT THE COURSES AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE SHOWN CORRECTLY HEREON; THAT ALL INFORMATION REQUIRED BY R.C.W. 64.34.232 IS SHOWN CORRECTLY HEREON, AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.



Edward D. Anderson
EDWARD D. ANDERSON
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 32434
STATE OF WASHINGTON

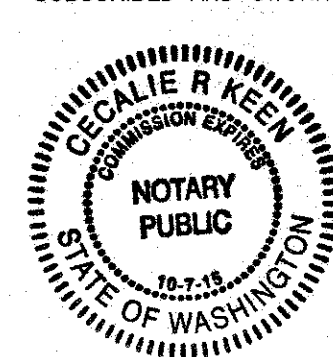
STATE OF WASHINGTON }
COUNTY OF KING } SS.

EDWARD D. ANDERSON, BEING FIRST DULY SWORN ON OATH, DEPOSES AND SAYS: I AM A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON AND AM THE PERSON WHO MADE AND EXECUTED THE FOREGOING CERTIFICATE. I HAVE READ THE SAME, KNOW THE CONTENTS, THEREOF, AND BELIEVE THE SAME TO BE TRUE.

SUBSCRIBED AND SWORN TO THIS 19th DAY OF March, 2013.

BY: Cecalie R. Keen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: 10/15



Scans: scans021629.pdf

RECEIVED

MAR 21 2013



Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

JOB NO. 12077
SHEET 1 OF 3

VOL/PG

HALL LAKE TOWNHOMES

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CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

SW1/4, SW1/4, SEC. 21, T. 27 N., R. 4 E., W.M.
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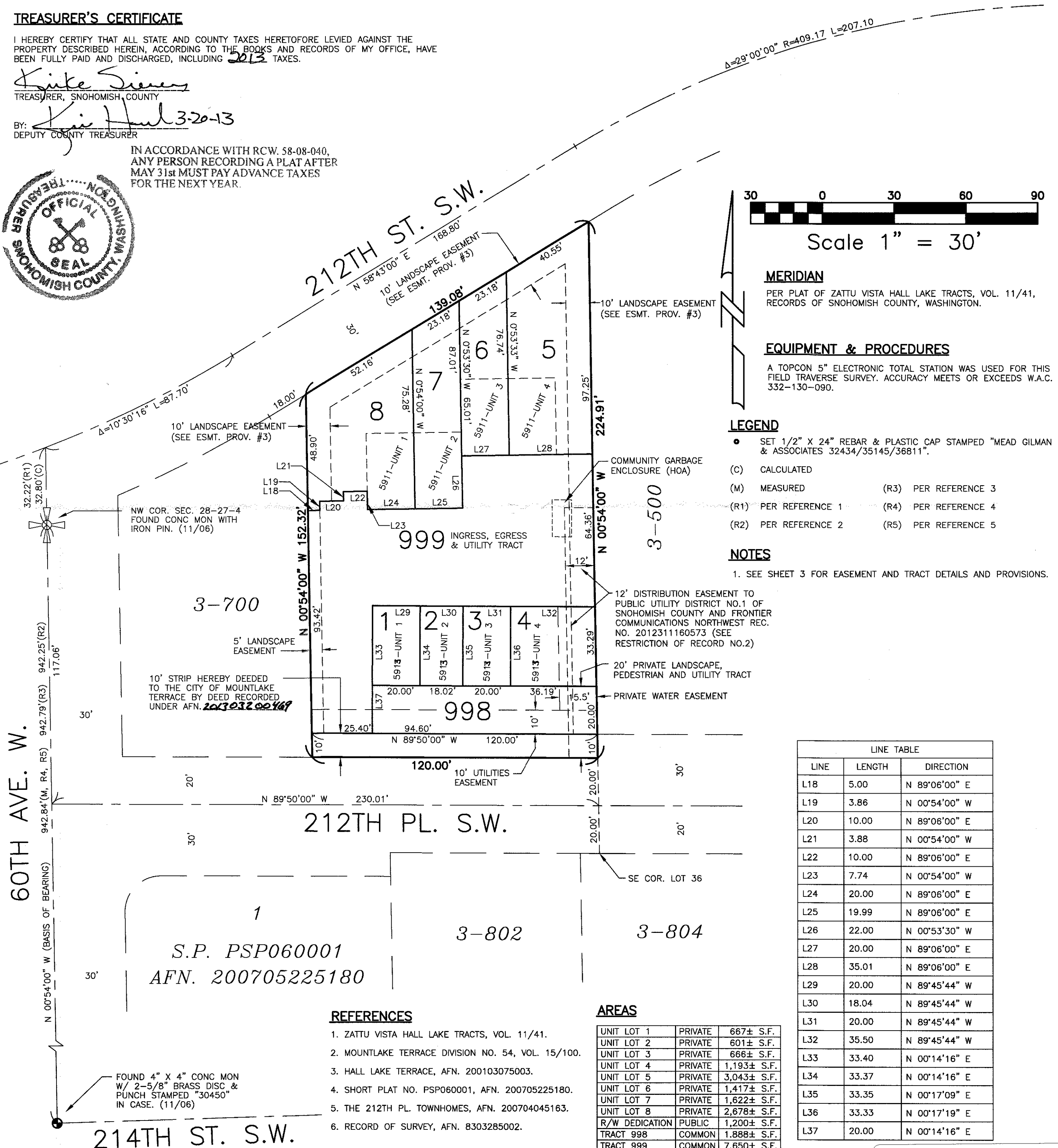
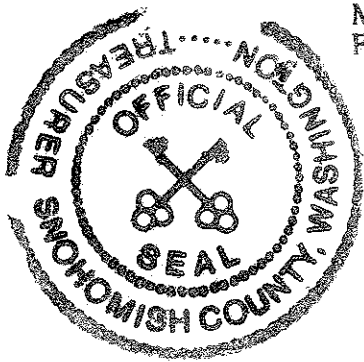
TREASURER'S CERTIFICATE

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 2013 TAXES.

Kirke Siemers
TREASURER, SNOHOMISH COUNTY

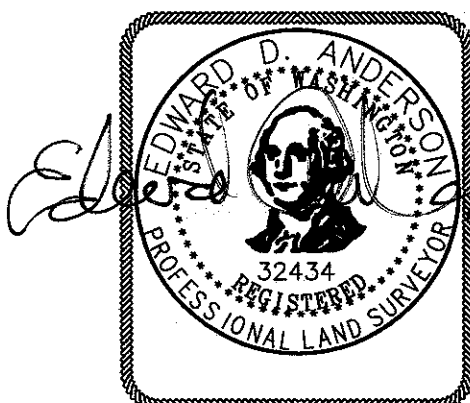
BY: Keri Hurl 3-20-13
DEPUTY COUNTY TREASURER

IN ACCORDANCE WITH RCW. 58-08-040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.



LINE TABLE		
LINE	LENGTH	DIRECTION
L18	5.00	N 89°06'00" E
L19	3.86	N 00°54'00" W
L20	10.00	N 89°06'00" E
L21	3.88	N 00°54'00" W
L22	10.00	N 89°06'00" E
L23	7.74	N 00°54'00" W
L24	20.00	N 89°06'00" E
L25	19.99	N 89°06'00" E
L26	22.00	N 00°53'30" W
L27	20.00	N 89°06'00" E
L28	35.01	N 89°06'00" E
L29	20.00	N 89°45'44" W
L30	18.04	N 89°45'44" W
L31	20.00	N 89°45'44" W
L32	35.50	N 89°45'44" W
L33	33.40	N 00°14'16" E
L34	33.37	N 00°14'16" E
L35	33.35	N 00°17'09" E
L36	33.33	N 00°17'19" E
L37	20.00	N 00°14'16" E

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3-19-13

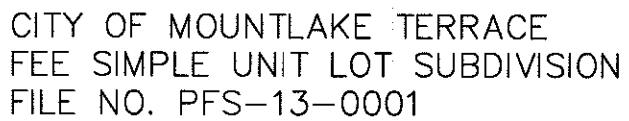
JOB NO. 12077
SHEET 2 OF 3



Mead Gilman & Assoc.
Professional Land Surveyors

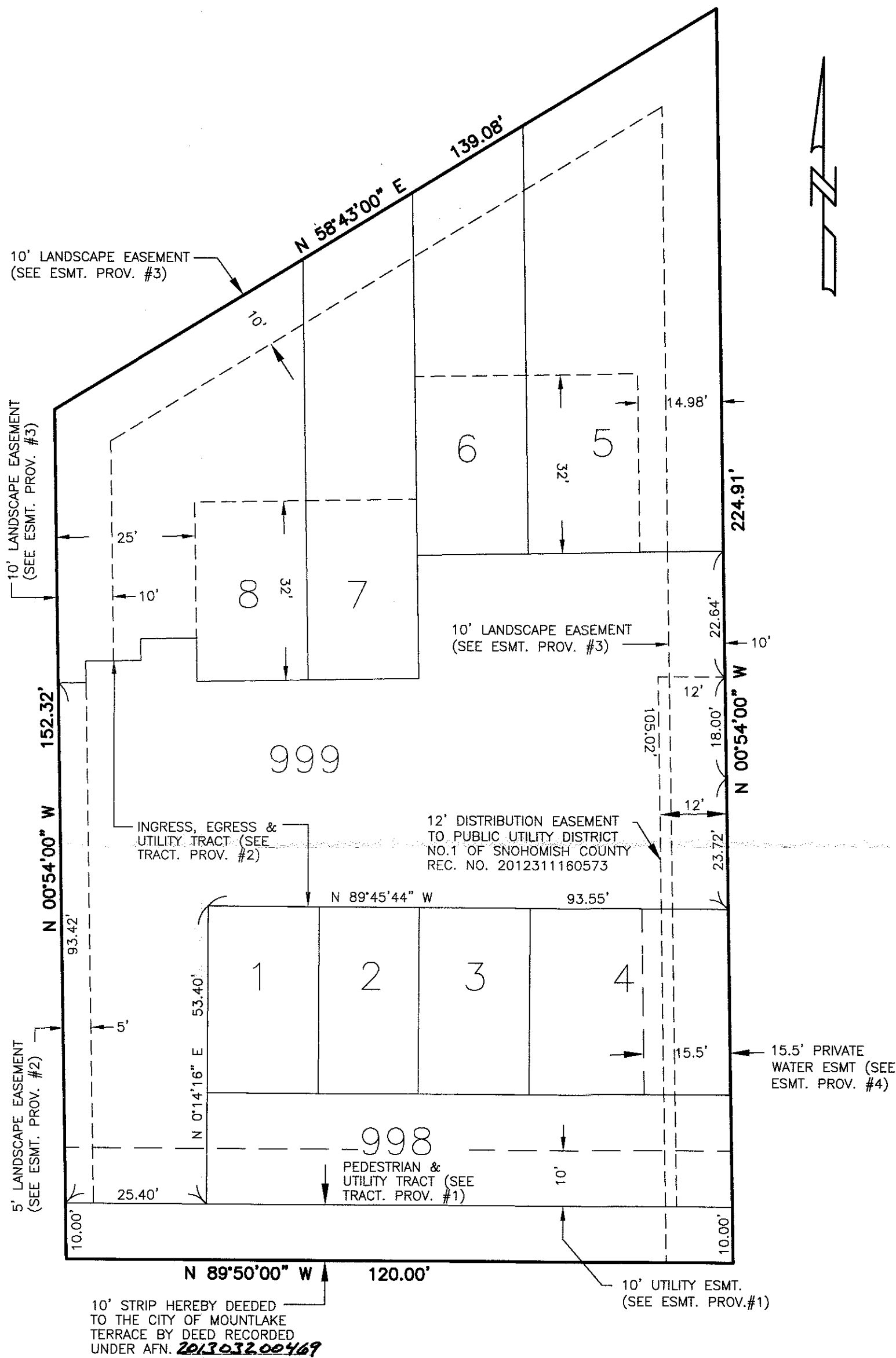
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NW1/4, NW1/4, SEC. 28, T. 27 N., R. 4 E., W.M.



SCALE: 1"=20'

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING UNIT LOTS SUBDIVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF THIS SUBDIVISION IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES 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 AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

2. PRIVATE LANDSCAPE EASEMENT FIVE FEET WIDE IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS WITHIN THIS UNIT LOT SUBDIVISION OVER, UNDER, ACROSS AND UPON TRACT 999 AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE LANDSCAPE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE.

3. PRIVATE LANDSCAPE EASEMENT TEN FEET WIDE IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS WITHIN THIS UNIT LOT SUBDIVISION OVER, UNDER, ACROSS AND UPON TRACTS 998, 999 AND LOTS 4 THROUGH 8 AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE LANDSCAPE SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE.

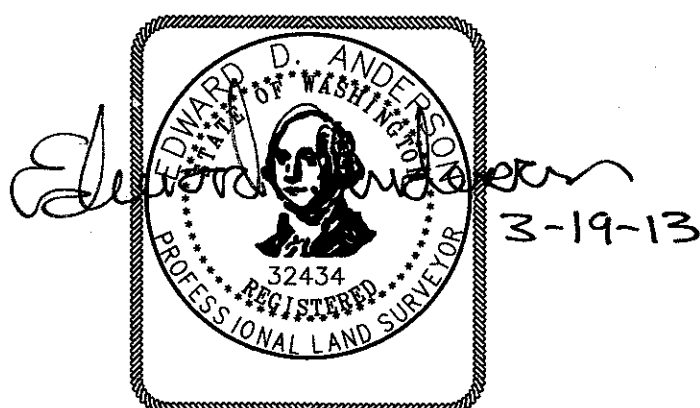
4. PRIVATE WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOTS 5, 6, 7 AND 8 OVER, UNDER, ACROSS AND UPON THAT PORTION OF LOT 4 AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE PRIVATE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE IN EQUAL SHARES BY THE OWNERS OF THOSE LOTS BENEFITING.

1. TRACT 998 IS FOR PEDESTRIAN ACCESS AND UTILITIES AND IS DEDICATED TO THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION FOR THE PURPOSE OF PEDESTRIAN INGRESS, EGRESS AND UTILITIES. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE. TRACT 998 IS SUBJECT TO DISTRIBUTION EASEMENT TO PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY REC. NO. 2012311160573, PRIVATE WATER, LANDSCAPE AND UTILITY EASEMENTS (SEE EASEMENT PROVISION #1, 3 AND 4).

2. TRACT 999 IS FOR INGRESS, EGRESS AND UTILITIES AND IS DEDICATED TO THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE ACCESS ROAD, PARKING STALLS, RETAINING WALLS ABUTTING TRACT 999, ON LOT B, DRAINAGE FACILITIES, STORMWATER DETENTION VAULT AND ANY OTHER COMMON USE APPURTENANCES. ALSO, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES 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 SAID AREA AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE.

1. THE FEE SIMPLE LOTS ARE PART OF AN UNDERLYING PARENT PARCEL KNOWN AS LOT A OF LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 8507190335. THE PARENT PARCEL SHALL CONTINUE TO MEET THE UNDERLYING APPROVED SITE DEVELOPMENT REQUIREMENTS UNDER CITY OF MOUNTLAKE TERRACE FILE PSD-07-0002.

2. EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND WELL KEEPING OF HIS/HER INDIVIDUAL FEE SIMPLE LOT. EACH OWNER SHALL KEEP HIS/HER UNIT AND PROPERTY IN GOOD STATE OF REPAIR AND WILL KEEP THE INGRESS, EGRESS AND UTILITIES TRACT (TRACT 999), INCLUDING A 20-FOOT EMERGENCY ACCESS EASEMENT OVER TRACT 999, MAINTAINED AND CLEAR AT ALL TIMES. TRACTS HAVE BEEN GRANTED TO THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION AND ARE PART OF THE FEE SIMPLE UNIT LOT SUBDIVISION, FOR WALKING ACCESS, STREET ENTRY AND PARKING. ALL OWNERS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE INGRESS, EGRESS AND TRACT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION.
3. MAINTENANCE ,CARE AND REPLACEMENT OF LANDSCAPE EASEMENTS ARE THE RESPONSIBILITY OF THE FEE SIMPLE LOT OWNERS PER APPROVED LANDSCAPE PLAN LI-08-0005 AND CITY REGULATIONS.
4. MAINTENANCE, CARE AND REPLACEMENT OF DOWNSPOUT LANDSCAPE AREAS ARE THE RESPONSIBILITY OF EACH FEE SIMPLE LOT OWNER PER APPROVED LANDSCAPE PLAN LI-08-0005, AND CITY REGULATIONS.
5. THE LANDSCAPE IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE HALL LAKE TOWNHOMES OWNERS ASSOCIATION.
6. IN THE EVENT TOTAL SIDING REPLACEMENT FOR BUILDING IS REQUIRED THE MATERIAL SHALL BE SIMILAR IN TYPE, STYLE, QUALITY AND COLOR OF THE ORIGINAL SIDING. COST OF SUCH REPLACEMENT SHALL BE SHARED BY THE LOT OWNERS OF THAT BUILDING.
7. ADDRESS SIGN MAINTENANCE AGREEMENT. ALL UNIT LOTS BENEFITING FROM THE POSTING OF ADDRESS SIGNS ON EACH UNIT, FOR EACH BUILDING, AND EACH PRIVATE ROADWAY WITHIN TRACT 999 ARE RESPONSIBLE FOR MAINTENANCE OF THOSE SIGNS. ALL UNIT LOTS SHALL SHARE IN THE COST OF REPAIR, MAINTENANCE AND/OR REPLACEMENT OF THE BUILDING AND STREET SIGNS. EACH UNIT LOT SHALL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE, AND/OR REPLACEMENT OF THE SIGN OF ITS OWN UNIT LOT.
8. ELECTRICAL, TELEPHONE AND CABLE TV EASEMENT. WITNESSETH THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT: (1) AN EASEMENT FOR ELECTRICAL TELEPHONE, AND CABLE TV CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED. CABLES SHALL RUN UNDERGROUND AND THROUGH THE BUILDING FROM THIS COMMON CONNECTION POINT TO EACH PARCEL; (2) THERE SHALL BE COMMON CONNECTION AND LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES; (3) THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FROM WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST; AND (4) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS, AND ASSIGNS FOREVER.



Mead Gilman & Assoc.
Professional Land Surveyors

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