

IN NW 1/4 SE 1/4 SECTION 29, T27N, R4E, W.M.  
CITY OF MOUNTLAKE TERRACE  
COUNTY OF SNOHOMISH, WASHINGTON  
HINZMANN SHORT PLAT NO. 98-03

**STATISTICS**

**EQUIPMENT USED**  
PENTAC TC 500  
WILD T-1

**METHOD**  
FIELD TRAVERSE

**ACCURACY**  
TRAVERSE CLOSURE MEETS OR EXCEEDS  
WAC 332-130-090 REQUIREMENTS

**PROBABLE POSITION ERROR**  
SET WITH RESPECT TO CONTROLLING MONUMENTS  
15 0.05 FT.

**AREAS**

LOT 1 - 12,588 SF  
LOT 2 - 7,632 SF  
LOT 3 - 7,216 SF  
LOT 4 - 7,255 SF

**ADDRESS**

22219 66TH AVE W  
22221 66TH AVE W  
22218 65TH AVE W  
22216 65TH AVE W

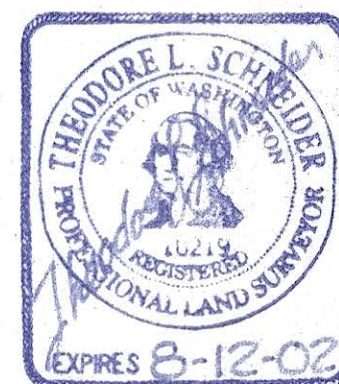
TOTAL AREA - 34,691 SF

**REFERENCES**

PLAT OF APPLETON ACRE TRACTS  
" TERRACE PARK  
" MOUNTLAKE TERRACE NO. 51  
" TWIN ACRES

**LEGEND**

- SET 1/2" DIAM. x 24" LONG REBAR WITH YELLOW CAP # 10219
- \* CONC. MON. IN CASE
- ⊙ BRASS DIAM., AS SHOWN, SURFACE MON.



AF# 200111025003

**AUDITOR CERTIFICATE**

FILED FOR THE RECORD AT THE  
REQUEST OF H.H. HINZMANN THIS 02  
DAY OF November 2001, AT 6  
PAST 3 P.M. AND RECORDED IN  
VOLUME OF SHORT PLATS, PAGE  
RECORDS OF SNOHOMISH COUNTY,  
WASHINGTON.

BOB TERWILLIGER  
AUDITOR SNOHOMISH  
COUNTY

*Katherine J. Jellid*  
BY DEPUTY AUDITOR

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY  
MADE BY ME OR UNDER MY DIRECT SUPERVISION IN  
CONFORMANCE WITH THE REQUIREMENTS OF THE  
SURVEY RECORDING ACT AT THE REQUEST OF  
H.H. HINZMANN IN THE MONTH OF  
FEBRUARY 1998

*Theodore L. Schneider*

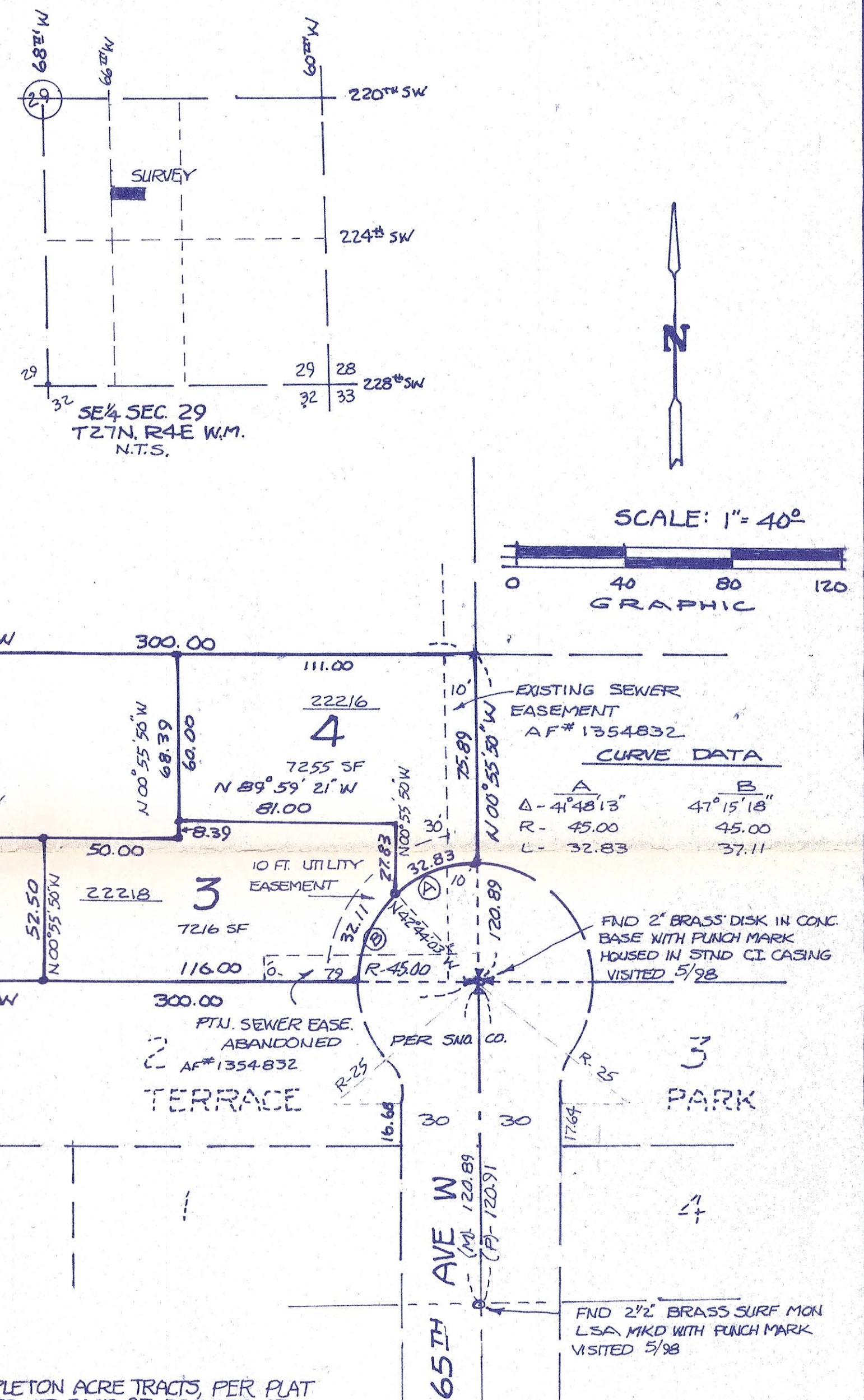
CERTIFICATE NO. 10219

**LEGAL DESCRIPTION**

ALL OF LOT 2, BLOCK 7, PLAT OF APPLETON ACRE TRACTS, PER PLAT  
RECORDED IN VOLUME 8 OF PLATS AT PAGE 27, RECORDS OF  
SNOHOMISH COUNTY WASHINGTON AND SITUATED IN THE NW 1/4 SE 1/4 OF  
SECTION 29, T27N, R4E W.M. CITY OF MOUNTLAKE TERRACE

EXCEPT THAT PORTION DEEDED TO THE CITY FOR ROAD PURPOSES  
DESCRIBED AS FOLLOWS - BEGINNING AT THE SOUTHEAST CORNER THEREOF  
THENCE, N 89° 59' 21" W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 45.00 FT.;  
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT,  
HAVING A RADIUS OF 45.00 FT. AND THROUGH A CENTRAL ANGLE OF 89° 03' 31"  
AN ARC DIST. OF 64.94 FT. TO A POINT ON THE EAST LINE THEREOF; THENCE  
S 00° 55' 50" E, ALONG THE EAST LINE, A DISTANCE OF 45.00 FT. TO THE POINT OF  
BEGINNING.

SUBJECT TO EASEMENTS OF RECORD, IF ANY.



PLAT OF SURVEY AND SHORT PLAT SP-98-03
CITY OF MOUNTLAKE TERRACE
H.H. HINZMANN
NW 1/4 SE 1/4 SECTION 29, T27N R4E W.M.
BASIS OF BEARING - 66TH AVE W

SHEET 1 OF 2



DECLARATION OF SHORT SUBDIVISION, COVENANTS  
AND RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DIVISION OF LAND APPROVED AS SHORT SUBDIVISION NO. 98-03 ON THIS DAY OF \_\_\_\_\_, BY THE CITY OF MOUNTLAKE TERRACE. SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS;

I ALL LOTS SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND USE PER CITY OF MOUNTLAKE TERRACE MUNICIPAL CODE NO. 19.30

II ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY ABUTTING OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY, IF, DEEMED NECESSARY FOR CITY ROAD PURPOSES.

III ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

IV THE EXISTING TEN(10) FT. SEWER EASEMENT ALONG THE EAST 79' OF THE SOUTH LINE AS RECORDED UNDER AUDITOR'S FILE NO. 1354832, RECORDS OF SNOHOMISH COUNTY, AUGUST 21, 1959, IS HEREBY EXTINGUISHED UPON THE RECORDING OF THIS SHORT SUBDIVISION.

V THE SANITARY SEWER EASEMENT DESIGNATED ALONG THE EAST LINE ON THE SHORT SUBDIVISION AND RECORDED UNDER AUDITOR'S FILE NO. 1354832, RECORDS OF SNOHOMISH COUNTY, AUGUST 21, 1959, WILL CONTINUE TO BE MAINTAINED BY THE CITY.

(VI) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT SHORT 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 SHORT SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

FOLLOWING THE 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 AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THIS SHORT SUBDIVISION, 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 OR LOTS SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE CITY OF MOUNTLAKE TERRACE, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFOR.

THESE COVENANTS CONSTITUTE AGREEMENTS RUNNING WITH THE LAND AND ARE FOR THE MUTUAL BENEFIT OF THE GRANTOR AND HIS HEIRS, SUCCESSORS AND ASSIGNS AND ARE FOR THE FURTHER PURPOSE OF COMPLIANCE WITH THE ORDINANCES AND REGULATIONS OF THE CITY OF MOUNTLAKE TERRACE AND THE "CITY" AND SUCH PERSONS ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIONS AND REGULATIONS BY INJUNCTION OR OTHER LAWFUL PROCEDURE AND TO RECOVER ANY DAMAGES RESULTING FROM SUCH VIOLATION.

DECLARATION OF SHORT SUBDIVISION, COVENANTS  
AND RESTRICTIONS - CONTINUED

VII CONDITIONS OF APPROVAL FOR THIS SHORT PLAT RECORDED UNDER THE SNOHOMISH COUNTY AUDITOR'S FILE NO. \_\_\_\_\_ SHALL RUN WITH THE LAND UNLESS AMENDED BY FUTURE LAND USE ACTIONS REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES WITH JURISDICTION.

VIII THE LAND DESCRIBED HEREIN BY THIS DECLARATION MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF FOUR (4) PARCELS BY ANYONE WITHIN FIVE (5) YEARS OF THE ABOVE DATE OF APPROVAL WITHOUT A FINAL PLAT HAVING BEEN FILED FOR THE RECORD WITH THE COUNTY AUDITOR, PURSUANT TO THE PROVISIONS OF CHAPTER 58.17 RCW, AND THE ORDINANCES OF THE CITY OF MOUNTLAKE TERRACE, AND SUBJECT TO THE PENALTIES ATTENDANT THERETO.

IX EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND RIGHT OF INGRESS AND EGRESS FOR INSPECTION AND MAINTENANCE OF A PUBLIC SANITARY SEWER IN THE EAST 10 FT. OF THE SUBJECT PROPERTY AS RECORDED UNDER AUDITORS FILE NO. 1354832, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

X WATER QUALITY FACILITIES AND STORM DETENTION FACILITIES (INFILTRATION SYSTEM) SHALL BE PRIVATELY OWNED AND MAINTAINED. MAINTENANCE, REPAIR AND RECONSTRUCTION SHALL BE PERFORMED BY THE PROPERTY OWNER. INFILTRATION SYSTEMS FOR LOTS 2, 3 & 4 SHALL BE INSTALLED PER PLAN APPROVED JUNE 14, 2001 UNDER CITY OF MOUNTLAKE TERRACE PERMIT NO. C-00-025 PRIOR TO ANY OCCUPANCY. TREES SHOULD NOT BE PLANTED OVER THE INFILTRATION DRAINFIELDS.

XI PRIVATE SEWER EASEMENT: LOT 1 OF THIS SHORT SUBDIVISION HAS AN INTEREST IN AND THE RESPONSIBILITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT, IF NECESSARY, OF THAT PORTION OF THE SANITARY SIDE SEWER SYSTEM SERVING LOTS 1 & 2. THE PORTION OF INTEREST IS COMPRISED OF THAT PORTION OF THE SIDE SEWER SYSTEM WITHIN THE EASEMENT PROVIDED FOR AND SHOWN ON THE FACE OF THE SHORT SUBDIVISION. THE EASEMENT PROVIDES FOR THE REASONABLE RIGHT OF INGRESS AND EGRESS TO PERFORM THE ACTIVITIES ALLOWED.

XII ALL NEW BUILDINGS ON LOTS SHALL PLACE FOUNDATIONS ON BEARING GROUND UNLESS A GEOTECHNICAL ENGR. RECOMMENDS OTHERWISE.

CONSENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED HEREIN ON THIS SHORT SUBDIVISION AND HAVE NO RIGHT, TITLE OR INTEREST OF ANY KIND IN ANY UNPLATTED OR PLATTED LAND CONTIGUOUS TO THIS SHORT SUBDIVISION. THIS SHORT SUBDIVISION IS BEING MADE WITH OUR FREE CONSENT IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 08 DAY OF OCTOBER, 2001.

Helmut H. Hinzmann  
HELMUT H. HINZMANN

Judith D. Hinzmann 11/2/01  
JUDITH D. HINZMANN

STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH }SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Helmut H. Hinzmann and Judith D. Hinzmann

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 10/29/01



Katherine Ann Hanson  
NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON

Katherine Ann Hanson  
NOTARY NAME TO BE PRINTED

RESIDING AT Seattle

MY APPOINTMENT EXPIRES 7-15-2004

APPROVAL

Connie L. Fessler  
CONNIE L. FESSLER  
CITY MANAGER

10/29/01  
DATE

I CERTIFY THAT I KNOW OR HAVE EVIDENCE THAT Connie L. Fessler IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF THE CITY OF MOUNTLAKE TERRACE, A MUNICIPAL CORPORATION IN THE STATE OF WASHINGTON, TO BE A FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 10/30/01



Virginia V. Olsen  
PRINTED NAME

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,

RESIDING AT Kenmore, WA

MY APPOINTMENT EXPIRES 1-26-04



AF# 200111025003

HINZMANN SHORT PLAT - SP-98-03

CITY of MOUNTLAKE TERRACE

H. H. HINZMANN

NW 1/4 SE 1/4 SEC. 29, T27N, R4E, W.M.

SNOHOMISH COUNTY, WASHINGTON

SHEET 2 of 2