

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SNOHOMISH, CITY OF MOUNTLAKE TERRACE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 726 FEET SOUTH OF THE NORTHEAST CORNER OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.;
THENCE WEST 330 FEET;
THENCE SOUTH 264 FEET;
THENCE EAST 330 FEET;
THENCE NORTH 264 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

AND EXCEPT THE EAST 30 FEET FOR COUNTY ROAD, AS DISCLOSED IN BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 200911125001.


SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT 48TH AVENUE WEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS 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. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING 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 ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS 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 SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS 994 THROUGH 999 ARE HEREBY GRANTED AND CONVEYED TO THE MONTERRA TOWNHOMES OWNERS' ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO CITY OF MOUNTLAKE TERRACE.


48TH AVENUE WEST, LLC A WASHINGTON
LIMITED LIABILITY COMPANY
BY: JEFF VAN DEN TOP
ITS: Manager

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFF VAN DEN TOP 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 Manager OF 48TH AVENUE WEST, 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.

DATED: 8/10/10

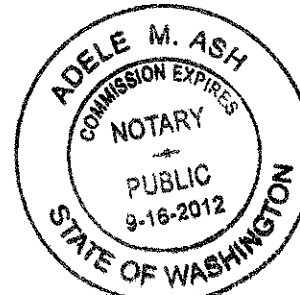
SIGNATURE: Adele M. Ash

(PRINT NAME): Adele M. Ash

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Arlington, WA.

MY APPOINTMENT EXPIRES 9/16/12



RESTRICTIONS AND CONDITIONS

1. SUBJECT TO BOUNDARY LINE ADJUSTMENT RECORDED UNDER AF#200911125001.
2. SUBJECT TO CONDITIONS OF APPROVAL FOR MONTERRA TOWNHOMES (PSD-09-0001) RECORDED UNDER AF#201003030226.
3. SUBJECT TO PUD AND VERIZON EASEMENT RECORDED UNDER AF#201003230569.
4. SUBJECT TO CCR'S RECORDED UNDER AF#201008040083.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JACK W. TURPIN, THIS _____ DAY OF _____, 20____
AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____;
AFN: _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

AF # _____

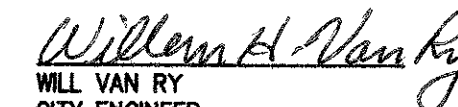
BY: 201008135001 CONFORMED COPY
08/13/2010 1:07pm \$128.00
SNOHOMISH COUNTY, WASHINGTON

EASEMENTS

1. THE 5 FOOT PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE MONTERRA HOMEOWNER'S ASSOCIATION. THE MONTERRA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE DRAINAGE SYSTEMS CONTAINED WITHIN THE EASEMENTS.
2. A WATER EASEMENT IS HEREBY GRANTED ACROSS TRACT 998 TO THE CITY OF MOUNTLAKE TERRACE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE. CITY OF MOUNTLAKE TERRACE TO MAINTAIN ALL WATER MAIN, HYDRANTS, WATER SERVICES INCLUDING METERS AND BOXES, AND OTHER MAINLINE APPURTENANCES. HOMEOWNER IS RESPONSIBLE FOR THE SERVICE LINE FROM THE METER CONNECTION INTO THE RESIDENCE.
3. A SEWER EASEMENT IS HEREBY GRANTED ACROSS TRACT 998 TO THE CITY OF MOUNTLAKE TERRACE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE. CITY OF MOUNTLAKE TERRACE TO MAINTAIN ALL SEWER MAIN PIPES AND MANHOLES. THE LOT OWNER IS RESPONSIBLE FOR THE SIDE SEWER FROM, AND INCLUDING, THE CONNECTION AT THE MAIN INTO THE RESIDENCE.
4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT FEE SIMPLE UNIT LOT SUBDIVISION 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 PLAT AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT OF ENTRY UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
5. LANDSCAPE EASEMENT. SEE COMMON MAINTENANCE NOTES PAGE 2 OF 3.

CITY OF MOUNTLAKE TERRACE APPROVALS

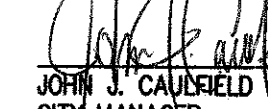
EXAMINED AND APPROVED AS THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS, AND OTHER RIGHT-OF-WAY, THE DESIGN OF BRIDGES, THE SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES, THIS 10 DAY OF Aug, 2010.

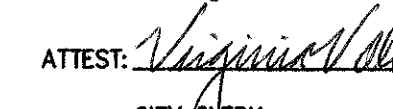

WILL VAN RY
CITY ENGINEER

EXAMINED AND APPROVED THIS 11th DAY OF Aug, 2010


SHANE HOPE, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 11th DAY OF August, 2010


JOHN J. CAULFIELD
CITY MANAGER

ATTEST: 
CITY CLERK

CITY TREASURER'S CERTIFICATE

I, Mike Hertz, 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 10 DAY OF Aug, 2010


TREASURER, CITY OF MOUNTLAKE TERRACE

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 2011 TAXES.


Kierke Siemers
TREASURER, SNOHOMISH COUNTY

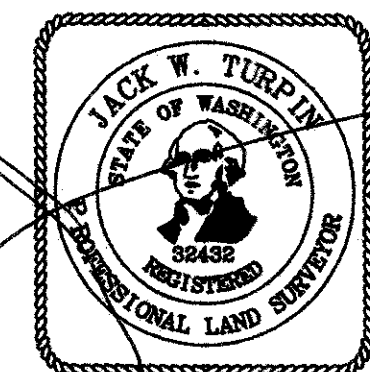
BY: 
DEPUTY TREASURER, SNOHOMISH COUNTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MONTERRA IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.


JACK W. TURPIN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 32432

DATE
08-05-10



MONTERRA

FEE SIMPLE UNIT LOT SUBDIVISION (PFS-10-0001)

A PORTION OF THE NW1/4, NE1/4 OF
SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNTLAKE TERRACE

SNOHOMISH COUNTY, WASHINGTON

A.S.E. & T., INC.
P.O. BOX 1136, CLINTON, WA 98236 (360) 221-6538

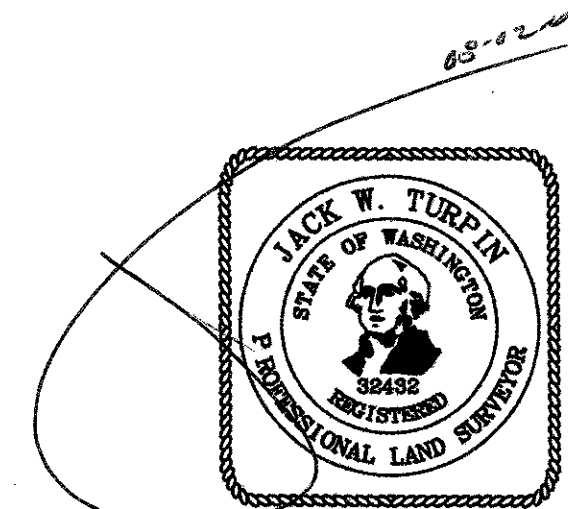
PREPARED
08-04-10
385FP1.DWG

COMMON MAINTENANCE

- A. THE FEE SIMPLE LOTS ARE PART OF AN UNDERLYING PARENT PARCEL, COMMONLY KNOWN AS MONTERRA, 21426 48TH AVENUE W. THE PARENT PARCEL SHALL CONTINUE TO MEET THE UNDERLYING APPROVED SITE DEVELOPMENT REQUIREMENTS UNDER CITY OF MOUNTLAKE TERRACE FILE NO. PSD-09-0001.
- B. EACH FEE SIMPLE LOT 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.
- C. MAINTENANCE, CARE AND REPLACEMENT OF COMMON OPEN SPACE AREAS, IRRIGATION SYSTEMS, AND SITE FURNISHINGS ARE THE RESPONSIBILITY OF THE FEE SIMPLE LOT OWNERS PER APPROVED LANDSCAPE PLAN (LI-10-0002) AND CITY REGULATIONS.
- D. LANDSCAPE MAINTENANCE ON AN INDIVIDUAL FEE SIMPLE LOT IS THE RESPONSIBILITY OF THE INDIVIDUAL FEE SIMPLE LOT OWNER. EACH FEE SIMPLE LOT OWNER SHALL MAINTAIN, FOR THE LIFE OF THE DEVELOPMENT, THE INTEGRITY OF THE LANDSCAPE BEDS ALONG THE PERIMETER OF ALL PROPERTY LINES CONSISTENT WITH THE APPROVED LANDSCAPE PLAN (LI-10-0002) AND CITY REGULATIONS.
- E. MAINTENANCE, CARE AND REPLACEMENT OF DOWNSPOUT LANDSCAPE AREAS ARE THE RESPONSIBILITY OF EACH FEE SIMPLE LOT OWNER PER APPROVED LANDSCAPE PLAN (LI-10-0002) AND CITY REGULATIONS.
- F. MAINTENANCE, CARE AND REPLACEMENT OF STREET TREES ARE THE RESPONSIBILITY OF THE FEE SIMPLE LOT OWNERS PER APPROVED LANDSCAPE PLAN (LI-10-0002) AND CITY REGULATIONS.
- G. EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER OF THE FEE SIMPLE LOT UPON WHICH THE ROOF IS LOCATED. IN THE EVENT A LOT OWNER INTENDS TO REPAIR OR REPLACE HIS/HER ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS OTHERWISE MUTUALLY AGREED UPON BY ALL OWNERS OF THE BUILDING IN WHICH THE FEE SIMPLE UNIT IS ASSOCIATED. THE COST OF CARE AND MAINTENANCE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING, THE COSTS WILL BE SHARED EQUALLY AMONG THE UNIT OWNERS OF THAT BUILDING.
- H. ROOF REPLACEMENTS WILL BE REQUIRED EVERY 25 YEARS UNLESS DELAYED BY UNANIMOUS AGREEMENT OF THE OWNERS OF EACH BUILDING.
- I. SIDING SHALL BE CARED FOR AND MAINTAINED BY THE OWNER OF THE LOT UPON WHICH THE SIDING IS LOCATED. IN THE EVENT A LOT OWNER INTENDS TO REPAIR OR REPLACE HIS SIDING, THE MATERIALS SHALL BE SIMILAR IN TYPE, STYLE, QUALITY AND COLOR OF THE ORIGINAL SIDING. COST OF SUCH CARE AND MAINTENANCE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- J. IN THE EVENT TOTAL SIDING REPLACEMENT FOR A BUILDING IS REQUIRED, THE MATERIALS SHALL BE SIMILAR IN TYPE, STYLE, QUALITY AND COLOR OF THE ORIGINAL SIDING. COST OF SUCH REPLACEMENT SHALL BE SHARED EQUALLY BY THE LOT OWNERS OF THAT BUILDING.
- K. ADDRESS SIGN MAINTENANCE AGREEMENT. ALL UNIT LOTS BENEFITING FROM THE POSTING OF ADDRESS SIGNS ON EACH UNIT, FOR EACH BUILDING, AND ON EACH PRIVATE ROADWAY WITHIN TRACT 998 ARE RESPONSIBLE FOR THE MAINTENANCE OF THOSE SIGNS. ALL UNIT LOTS SHALL SHARE EQUALLY 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.
- L. 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 BUILDINGS FROM THIS COMMON CONNECTION POINT TO EACH PARCEL; (2) THERE SHALL BE A COMMON CONNECTION AND THE 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 FOR 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.

PRIVATE ROADWAY AND GUEST PARKING LOT

- A. EACH FEE SIMPLE LOT HAS AN UNDIVIDED EQUAL INTEREST IN AND THE RESPONSIBILITY FOR MAINTENANCE AND LIABILITY FOR DAMAGE DUE TO FAILURE OR LACK OF MAINTENANCE OF THE PRIVATE ROADWAY AND GUEST PARKING LOT WITHIN THE DEVELOPMENT. IF THE OWNERS OF THE FEE SIMPLE LOTS WITHIN THE DEVELOPMENT FAIL TO MAINTAIN THE PRIVATE ROADWAY TO A DEGREE THAT INTERFERES WITH ACCESS BY EMERGENCY VEHICLES (AS DETERMINED BY THE CITY OF MOUNTLAKE TERRACE IN ITS SOLE DISCRETION), AND FAIL TO MAINTAIN THE GUEST PARKING LOT, SAID CITY RESERVES THE RIGHT TO REPAIR THE PRIVATE ROADWAY AND GUEST PARKING LOT. ANY AND ALL COSTS OF REPAIR AND APPLICABLE ADMINISTRATIVE COSTS INCURRED BY THE CITY SHALL BE PAID BY THE OWNERS OF THE FEE SIMPLE LOTS WITHIN 30 DAYS OF BILLING BY SAID CITY. IN THE EVENT SUCH COSTS ARE NOT FULLY PAID WITHIN 30 DAYS OF BILLING BY THE CITY OF MOUNTLAKE TERRACE AS AFORESAID, SAID CITY SHALL HAVE THE RIGHT TO FILE A LIEN AGAINST ALL SAID FEE SIMPLE LOTS IN THE TOTAL AMOUNT OF ANY UNPAID COSTS AS AFORESAID, WHICH SAID LIEN MAY BE FORECLOSED IN THE MANNER PROVIDED BY THE LAWS OF THE STATE OF WASHINGTON FOR THE FORECLOSURE OF LIENS OF MECHANICS OR MATERIAL MEN. EACH PROVISION OF THIS PARAGRAPH SHALL CONSTITUTE AN AGREEMENT RUNNING WITH THE LAND, AND BIND THE RESPECTIVE FEE SIMPLE LOT OWNERS, THEIR HEIRS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.
- B. WITNESSED THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THIS SURVEY IS FOR THE BENEFIT OF ALL UNITS, NOS. 1 THROUGH 53. THE OWNERS OF UNIT LOTS 1 THROUGH 53 SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE RESPONSIBILITY FOR MAINTENANCE OF SAID EASEMENT APPURTENANCE. THESE APPURTENANCE AND MAINTENANCE RESPONSIBILITIES INCLUDE THE REPAIR AND MAINTENANCE OF THE ACCESS ROAD, PEDESTRIAN SIDEWALKS (NOT INCLUDING THE FRONT STOOP OF EACH UNIT) PARKING STALLS, DRAINAGE PIPES, AND STORM WATER QUALITY FACILITIES WITHIN THIS EASEMENT, PRIVATE SIGNAGE, AND OTHER INFRASTRUCTURE NOT OWNED BY THE CITY OF MOUNTLAKE TERRACE OR OTHER UTILITY PROVIDERS. MAINTENANCE COST SHALL BE SHARED EQUALLY.
- C. THE HOMEOWNERS ARE RESPONSIBLE TO SWEEP AND KEEP THE PRIVATE ROADWAY AND GUEST PARKING LOT FREE OF DIRT AND DEBRIS. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE AREAS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED, IF APPLICABLE.
- D. PARKING WITHIN THE PRIVATE ROADWAY, TRACT 998, IS PROHIBITED.
- E. EACH GUEST PARKING SPACE WITHIN THE GUEST PARKING LOT SHALL BE POSTED AS "GUEST PARKING, ONLY."
- F. ALL OCCUPANT VEHICLE PARKING SHALL BE RESTRICTED TO DESIGNATED GARAGES.



MONTERRA

FEE SIMPLE UNIT LOT SUBDIVISION (PFS-10-0001)

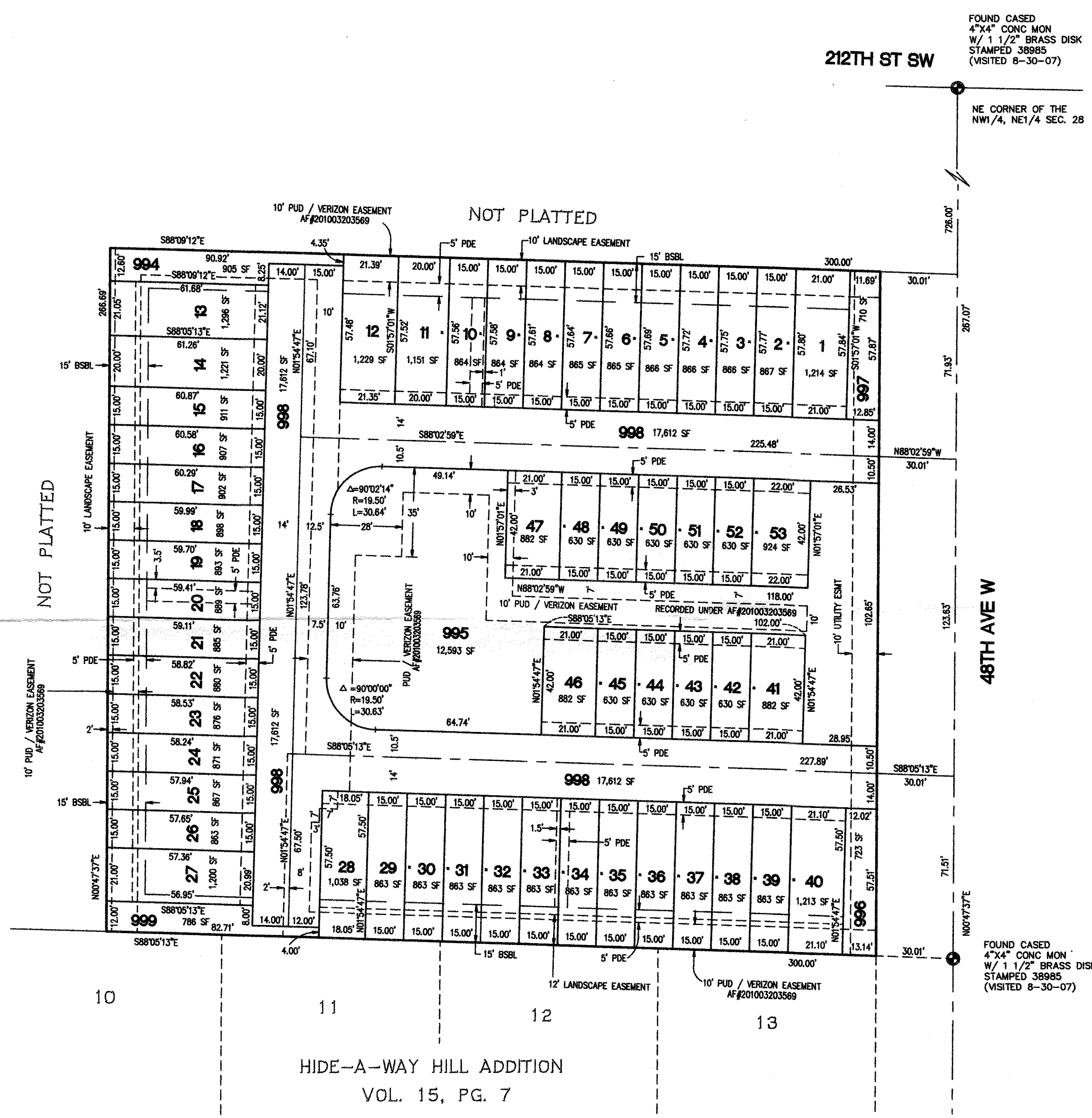
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PREPARED
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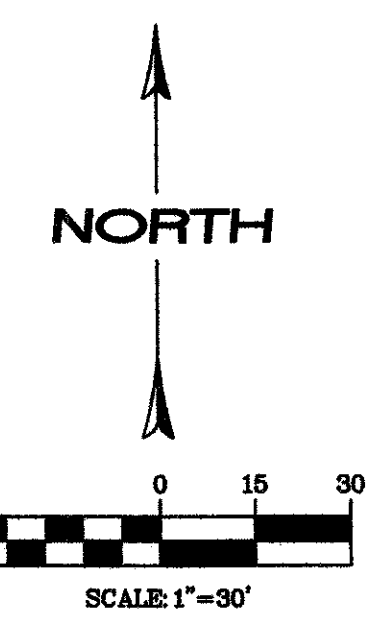
AF # _____



212TH ST SW

FOUND CASED
4"x4" CONC MON
W/ 1 1/2" BRASS DISK
STAMPED 38985
(VISITED 8-30-07)

NE CORNER OF THE
NW1/4, NE1/4 SEC. 28



BASIS OF BEARING
CENTERLINE OF 48TH AVE W PER BOUNDARY LINE ADJUSTMENT REFERENCED.

SURVEY REFERENCES
BOUNDARY LINE ADJUSTMENT RECORDED UNDER AF#200911125001

- NOTES**
1. THE METHOD OF SURVEY WAS FIELD TRAVERSE WITH A 5" TOTAL STATION.
 2. THE LINEAR AND ANGULAR CLOSURE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN W.A.C. 332-130-090.
 3. FOR ADDITIONAL BOUNDARY AND SUBDIVISION INFORMATION SEE BLA REFERENCED.

LEGEND

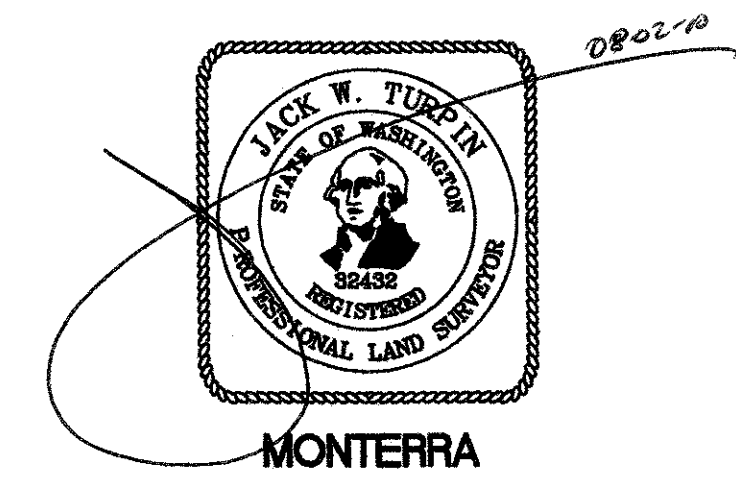
● FOUND MONUMENT AS NOTED.

BSBL = BUILDING SETBACK LINE

PDE = PRIVATE DRAINAGE EASEMENT

TRACT LEGEND

TRACT	TYPE	AREA
999	COMMON AREA	786 SF
998	PRIVATE ROAD	17,612 SF
997	COMMON AREA	710 SF
996	COMMON AREA	723 SF
995	COMMON AREA	12,593 SF
994	COMMON AREA	905 SF



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CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

AF # _____