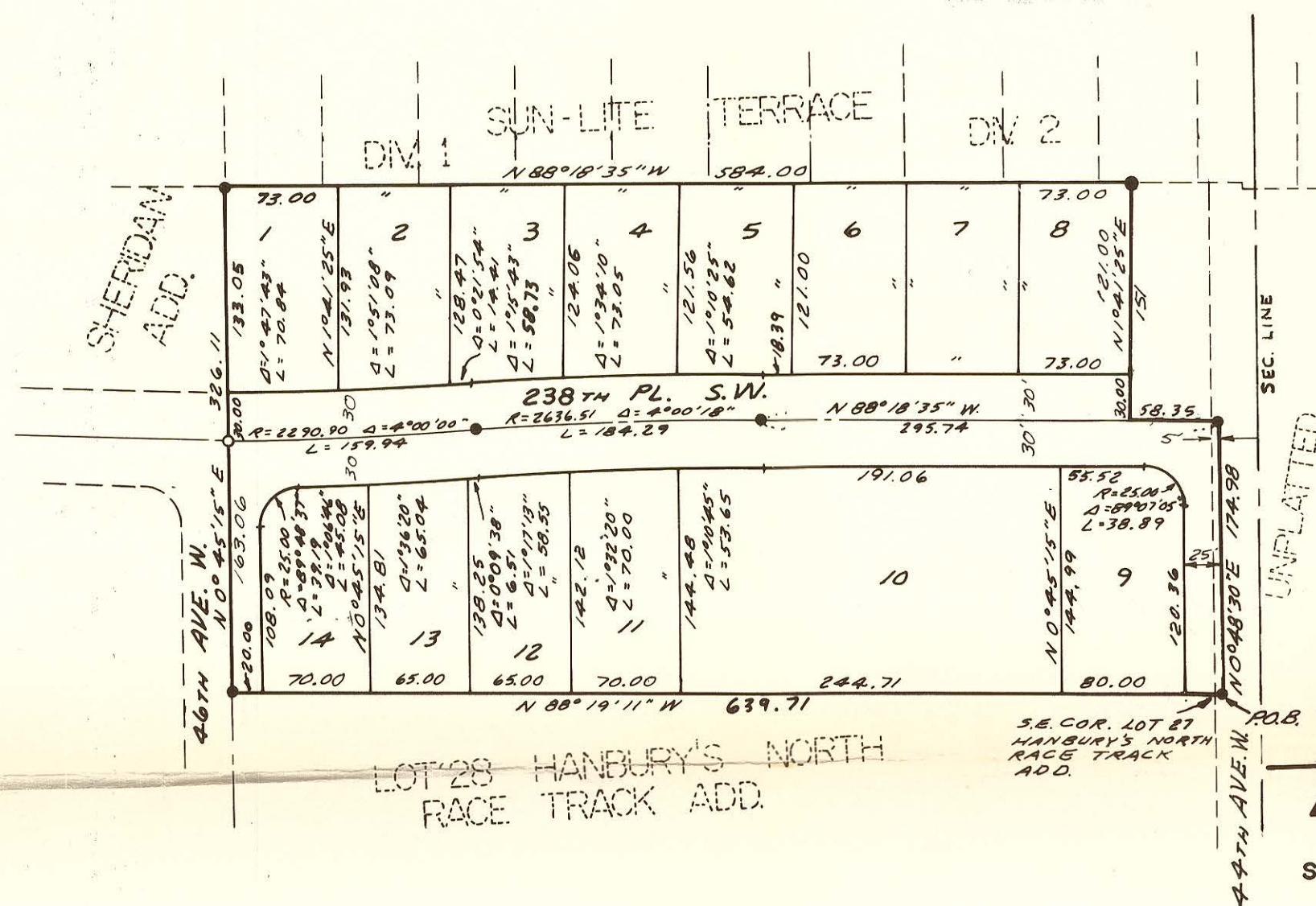


CEDAR CREEK DIV. NO. 1

A REPLAT OF A PORTION OF LOT 27 OF HANBURY'S
NORTH RACE TRACK ADDITION

SECTION 33, TWP. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON



LEGAL DESCRIPTION

THAT PORTION OF TRACT 27, HANBURY NORTH RACE TRACT ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; AND PORTION OF DEDICATED R.W. (44th AVE. W.)

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE S 88°19'11" E ALONG THE SOUTH LINE OF SAID TRACT (EXTENDED) 5.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°19'11" W, 639.71 FEET; THENCE N 0°45'15" E 326.11 FEET; THENCE S 88°18'35" E, 584.00 FEET; THENCE S 01°41'25" W, 151.00 FEET; THENCE S 88°18'35" E, 58.35 FEET; THENCE S 0°48'30" W, 174.98 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE, AND ENCUMBRANCES OF THE LAND HEREBY PLATTED, 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 OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, SHOWN HEREON.

Louis W. Fruhling AND Martha L. Fruhling
LOUIS W. FRUHLING MARTHA L. FRUHLING
Ronald G. De Mars AND Betty June De Mars
RONALD G. DE MARS BETTY JUNE DE MARS
Barry J. Taschner AND Janet M. Taschner
BARRY J. TASCHNER JANET M. TASCHNER
Verl L. Long AND Verl L. Long
VERL L. LONG VERL L. LONG
SECURITIES INTERMOUNTAIN, INC. HER ATTORNEY IN FACT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF November 1977 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Louis W. Fruhling AND MARtha L. Fruhling, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kenneth L. Long
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF November 1977 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Ronald G. De Mars AND Betty June De Mars, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kenneth L. Long
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF November 1977 A.D., BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED Barry J. Taschner AND Janet M. Taschner (Her Attorney in Fact) TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kenneth L. Long
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF CEDAR CREEK DIV. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 27N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLOTTING REGULATIONS.

7712210231

Verl L. Long
VERL L. LONG, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 14076

CEDAR CREEK DIV. NO. 1

A REPLAT OF A PORTION OF LOT 27 OF HANBURY'S
NORTH RACE TRACK ADDITION

SECTION 33, TWP. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 7 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

ALSO, ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.

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.

RESTRICTIONS

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.

APPROVALS

EXAMINED AND APPROVED THIS 13 DAY OF December, A.D., 1977
Carl M. Rasmussen
CITY ENGINEER

EXAMINED AND APPROVED THIS 28 DAY OF November, A.D. 1977
Harry E. Harris
CHAIRMAN, CITY OF MOUNTLAKE TERRACE PLANNING COMMISSION

EXAMINED AND APPROVED THIS 19 DAY OF December, A.D. 1977
CITY COUNCIL
CITY OF MOUNTLAKE TERRACE
W. E. B. Bann
MAYOR

ATTEST: Jane Steenis
CITY CLERK

TREASURERS CERTIFICATE

I, Jane Steenis, TREASURER OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, DO HEREBY CERTIFY THAT THERE ARE NO OUTSTANDING L.I.D. ASSESSMENTS ON THE ABOVE DESCRIBED TRACT, AND THAT THE RECORDS WERE EXAMINED THIS 19th DAY OF December, 1977

Jane Steenis
TREASURER, CITY OF MOUNTLAKE TERRACE

I, Kirk S. Sivak, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 1978

Kirk S. Sivak
TREASURER, SNOHOMISH COUNTY
Steve Anderson
DEPUTY TREASURER

7712210231

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF MOUNTLAKE TERRACE THIS 21st DAY OF DECEMBER, A.D., 1977 AT 42 MINUTES PAST 12 O'CLOCK P.M., AND RECORDED IN VOLUME 37 OF PLATS, ON PAGE 199-200, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Madolyn J. Curtis HENRY B. WHALEN
DEPUTY COUNTY AUDITOR SNOHOMISH COUNTY AUDITOR

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF December, 1977 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED James L. James AND Fredrick J. Williams AND RESPECTIVELY, OF SECURITIES INTERMOUNTAIN, INC., AN OREGON CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

James L. James
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Edmond