

TERRACE CREEK PLACE

SEC. 28, TWP. 27 N., RGE. 4 E., W.M.

CITY OF MOUNTLAKE TERRACE SNOHOMISH COUNTY, WASHINGTON

DESCRIPTION

This plat of Terrace Creek Place embraces a portion of the South half of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M., Snohomish County, Washington, together with Lot 2, City of Mountlake Terrace Short Plat No. 114, as recorded under Recording No. 8608210234, Records of said County, the whole being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2; thence S 88°46'58" E along the North line of said lot and the South boundary of the plat of Forestwood, as recorded in Volume 22 of Plats, Page 121, Records of said County, a distance of 399.57 feet to the Northeast corner of said lot; thence S 0°02'28" W along the East line thereof 165.43 feet to the Southeast corner of said lot; thence N 88°46'21" W along the South line thereof 49.51 feet to the East line of the West 350.00 feet of said South half of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter; thence S 0°02'39" W along said East line 165.44 feet to the South line of said subdivision; thence N 88°45'45" W along said South line and the North boundary of the plat of Bluebird Meadows, as recorded in Volume 18 of Plats, Page 124, Records of said County, a distance of 350.08 feet to the Southwest corner of said subdivision; thence N 0°02'39" E along the West line of said subdivision 330.74 feet to the POINT OF BEGINNING.

LAND SURVEYOR'S CERTIFICATE

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



D. K. Roupe, Pro. Land Surveyor
Certificate No. 9435

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 13th day of Sept A.D., 19 88.

Carl N. Rautenberg
City Engineer

Examined and approved this 11th day of July A.D., 19 88.

Lynn Bryan
Vice Chairman City of Mountlake Terrace
Planning Commission

Examined and approved this 18th day of July A.D., 19 88.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

Dale W. Straight
Mayor

ATTEST: Randerson
City Clerk

TREASURER'S CERTIFICATE

I, RON SWANSON, 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 13th day of SEPT, 19 88.

Ron Swanson
Treasurer

CITY OF MOUNTLAKE TERRACE

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes of the above-described tract of land have been paid, up to and including the year 1989. September 19, 1988

Kirke Sievers
Snohomish County Treasurer

BY: Valerie Li
Chief Deputy Snohomish County
Treasurer

RECORDING CERTIFICATE 8809195003

Filed for record at the request of Murphy Construction Inc this 19 day of Sept, 19 88, at 92 minutes past 2 pm and recorded in Volume 48 of Plats, Pages 222 and 223 records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

BY: Elizabeth C.
Deputy Snohomish County Auditor

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to SNOHOMISH COUNTY P.U.D. NO. 1, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS, CABLE TV, and CITY OF MOUNTLAKE TERRACE (sewer and water) and their respective 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, 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 at all times for the purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior 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. No further subdivision of any lot without resubmitting for formal plat procedure.

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 without 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.

MURPHY CONSTRUCTION, INC.

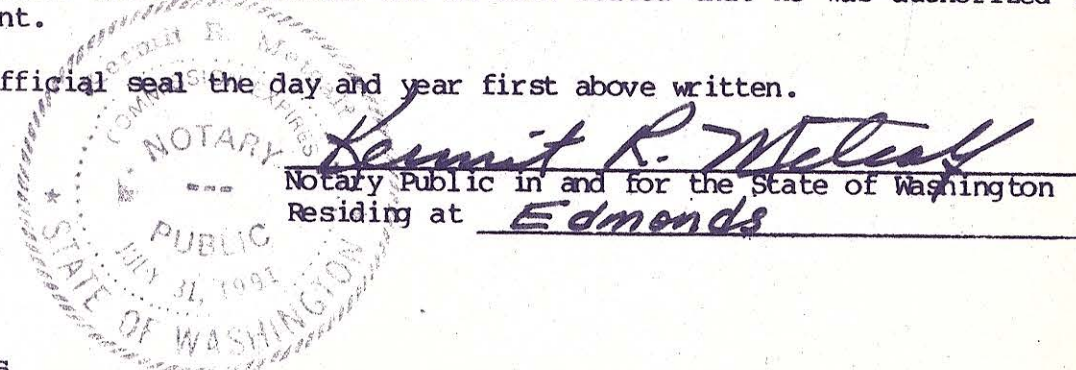
Joseph M. Murphy Pres.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF Snohomish ss

This is to certify that on this 14th day of JUNE, 19 88, before me, the undersigned, a Notary Public personally appeared Joseph M. Murphy, President, Murphy Construction Inc, a Washington Corporation to me known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal the day and year first above written.



STATE OF WASHINGTON)
COUNTY OF) ss

This is to certify that on this _____ day of _____, 19____, before me, the undersigned, a Notary Public personally appeared _____, respectively of _____, a _____ 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 deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at _____

TERRACE CREEK PLACE

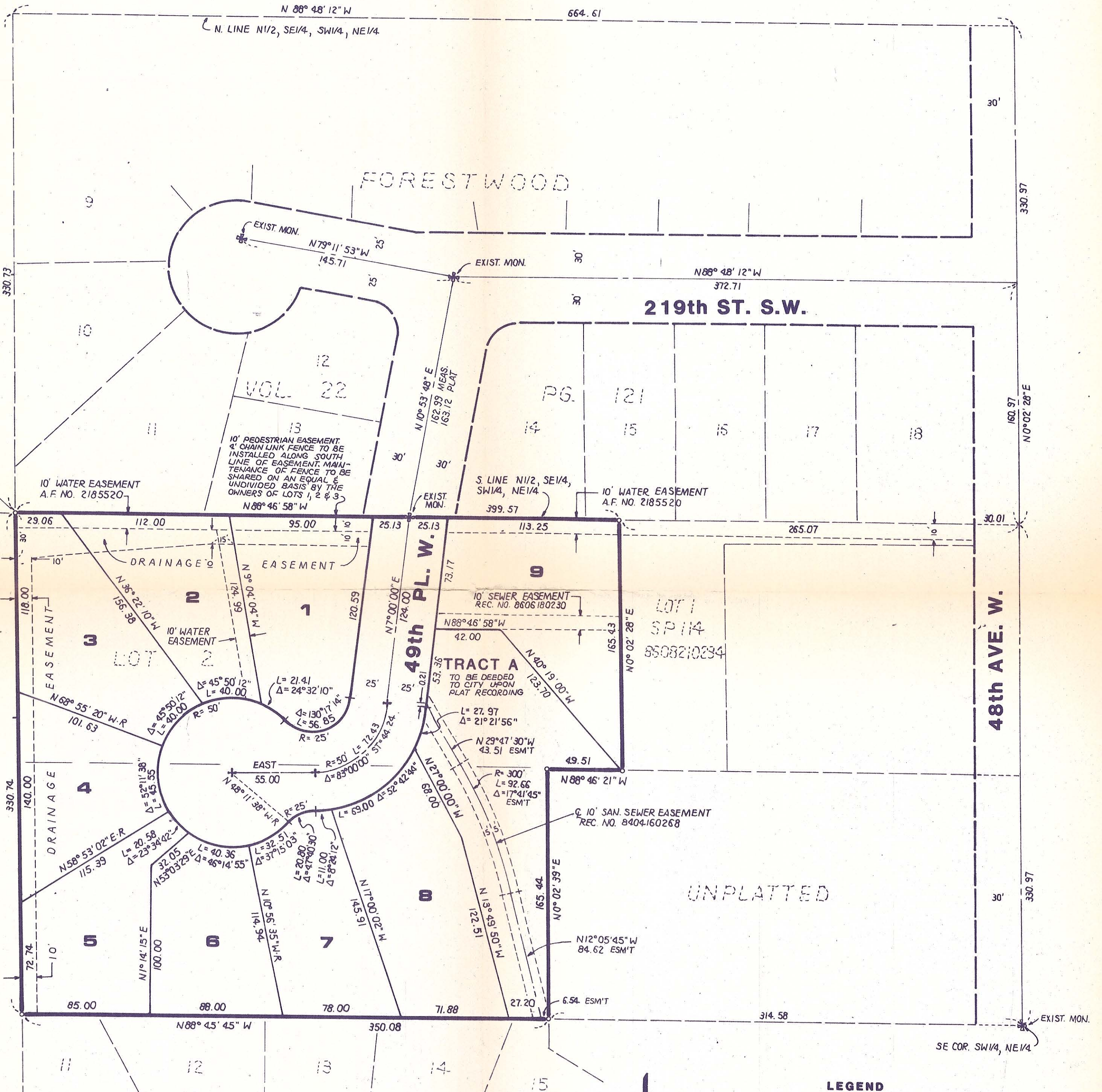
SEC. 28, TWP. 27 N., RGE. 4 E., W.M.

CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

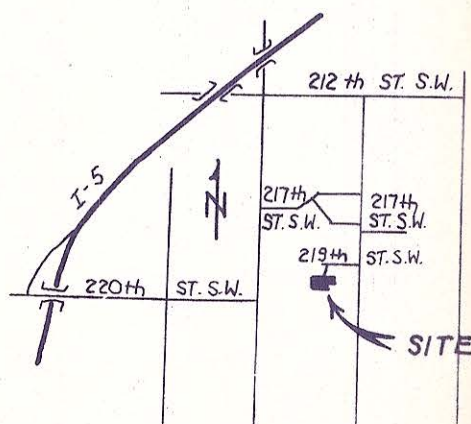
MOUNT-LAKE TERRACE
DIVISION NO. 20

VOL. 14 PG. 58

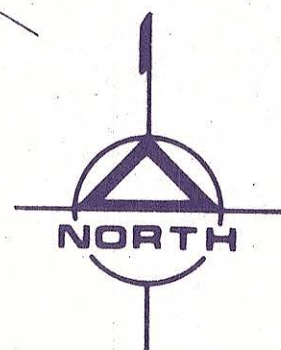
MOUNTLAKE TERRACE ELEMENTARY
SCHOOL



BLUEBIRD MEADOWS
VOL. 18 PG. 124



VICINITY MAP
SCALE: 1" = 1/2 MILE



SCALE: 1" = 50'

0' 25' 50'

MERIDIAN: FORESTWOOD
VOL. 22, PG. 121

LEGEND

- SET PLUGGED IRON PIPE
- ⊕ SET MONUMENT PER CITY STDS.
- ⊕ EXISTING MONUMENT

NOTE:

Front lot corners referenced by 1/2" dia. 24" long rebar with cap 20.0 feet from right-of-way on lot line and ramset nail in curb on lot line projection. Rear lot corners referenced by 1/2" dia. 24" long rebar with cap.



D.K. ROUPE, PRO. LAND SURVEYOR
CERTIFICATE NO. 9435
GROUP FOUR, INC. 85-8001