

PLAT OF CASTLE CREST II
PORTION OF SE 1/4, NW 1/4, SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
CITY OF BRIER, SNOHOMISH COUNTY, WASHINGTON

DESCRIPTION

That portion of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) of Section Twenty-Seven (27), Township Twenty-Seven (27), North, Range Four (4) East, of the Willamette Meridian, being all that portion of Lot A of Survey recorded May 12, 1975, under Auditor's File No. 2385417, said survey being a revision of that certain survey recorded October 3, 1974, under Auditor's File No. 2359932, and said survey being that certain survey recorded August 14, 1990 in Book 32 of Surveys, at Page 201, under Auditor's File No. 9008145003, all in Snohomish County, Washington, more particularly described as follows:

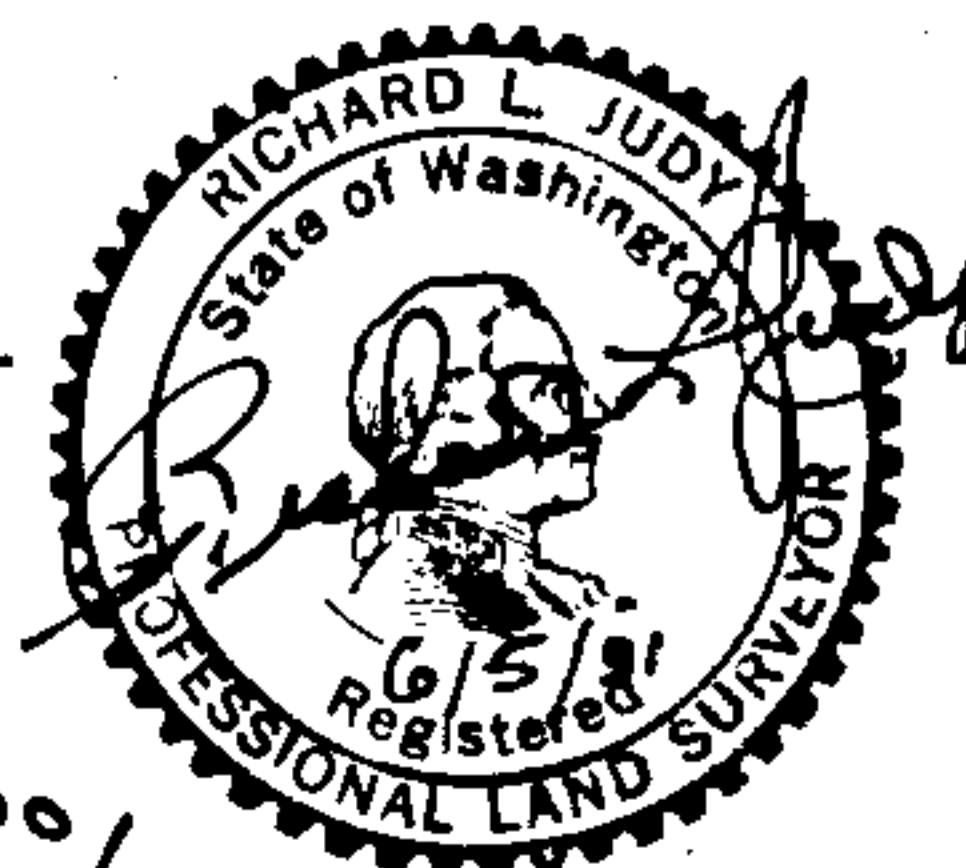
Beginning at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 27;
thence North 88°47'43" West, using the bearing datum of the Plat of Castle Crest, as recorded in Volume 50 of Plats, at Pages 43 - 44, a distance of 535.00 feet to the true point of beginning of this description;
thence continue North 88°47'43" West, a distance of 346.76 feet, more or less, to the Northeast corner of that tract of land conveyed to Edmonds School District No. 15 of Snohomish County, Washington, a Municipal Corporation, by warranty deed recorded under Auditor's File No. 1204002, said point being 220.45 feet West of the Northwest corner of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27;
thence along said Edmonds School property South 0°27'52" West, a distance of 658.36 feet to a point 220.55 feet West of the Southwest corner of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27;
thence North 88°56'46" West, a distance of 0.24 feet to a point 220.78 feet West of the Southwest corner of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27;
thence South 0°26'47" West, a distance of 134.29 feet, more or less, to the Northwesterly corner of Lot 8, PLAT OF CASTLE CREST as recorded December 6, 1989, in Volume 50 of Plats at Pages 43 AND 44, under Auditor's File No. 8912065010;
thence South 88°56'46" East along the Northerly line of the said PLAT OF CASTLE CREST, a distance of 882.71 feet, more or less, to the East line of the Southeast quarter of the Northwest quarter of said Section 27;
thence North 0°24'16" East along the East line of the Southeast quarter of the Northwest quarter of said Section 27, a distance of 320.34 feet;
thence North 88°47'43" West, a distance of 535.00 feet to a point 470.00 feet South of the true point of beginning;
thence North 0°24'16" East, a distance of 470.00 feet, more or less, to the true point of beginning.
Containing an area of 10.0347 acres (437,113.5969 square feet), more or less.

Situate in the County of Snohomish, State of Washington.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Castle Crest II is based upon an actual survey and subdivision of Section 27, 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, within one year and the 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.

Richard L. Judy
Richard L. Judy License No. 7598



RECORDING CERTIFICATE 9/07/0500

Filed for record at the request of the City of Brier this 10th day of July, 1991 at 8:59 minutes past 3 o'clock records of Snohomish County, Washington, in Volume 52 of Plats, at Page 137-138

DEAN V. W. Williams
Snohomish County Auditor

Jacqueline M. Norman
Deputy County Auditor

TREPANIER ENGINEERING

1420 HEWITT AVENUE
EVERETT, WA 98201

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Snohomish County P.U.D. No. 1, General Telephone Company, Washington Natural Gas Company, Cable Television Company, Alderwood Water District, and their respective successors and assigns, under and upon the front ten feet parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground pipe, conduit, cables and wires with necessary facilities and other equipment for the purpose of servicing this subdivision and other property with electric, telephone, gas and utility service together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition. No lines or wire for the transmission of electric current or for telephone use or cable televisions shall be placed or permitted to be placed upon any lot unless the same shall be underground or in conduit attached to a building. Also, each lot shall be subject to an easement 2.50 feet in width, parallel with and adjacent to all interior lot lines for the purpose of utilities and drainage.

NOTE: No fencing to occur between water meters and back of sidewalk, per Alderwood Water District.

An easement is hereby reserved for and granted to the Plat of CASTLE CREST II in which to install, lay, construct, renew, operate and maintain an underground 8" sanitary sewer line over, under, across and through a strip of land 10 feet in width, being 5.0 feet wide when measured perpendicularly on each side of a centerline described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter in Section 27, Township 27 North, Range 4 East, W.M., Snohomish Co., Washington;
thence North 88°52'01" West a distance of 881.59 feet to the Northeast corner of that certain tract of land conveyed to Edmonds School District No. 15 of Snohomish County, Washington, a municipal corporation, by warranty deed recorded under Auditor's File No. 1204002, said point being 220.40 feet West of the Northwest corner of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27;
thence South along said Edmonds School property South 0°27'52" West a distance of 44.00 feet to the centerline of this sanitary sewer easement and the true point of beginning;
thence South 87°54'29" West a distance of 285.00 feet;
thence North 37°28'12" West a distance of 240.00 feet, more or less, to the intersection with an existing sanitary sewer line and the terminus of this easement centerline description.

An easement is hereby reserved for and granted to lots 2 and 3, Block 1, Plat of Alderwood Manor No. 6, as recorded in Volume 9 of Plats, at Page 93, records of Snohomish County Washington, in which to install, lay, construct, renew, operate and maintain an underground 8" sanitary sewer line over, under, across and through a strip of land 10 feet in width, being 5.0 feet wide when measured perpendicularly on each side of a centerline described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter in Section 27, Township 27 North, Range 4 East, W.M., Snohomish Co., Washington;
thence North 88°52'01" West a distance of 787.95 feet to the true point of beginning of this centerline description;
thence South 64°48'18" West, a distance of 94.20 feet;
thence South 89°32'08" West, a distance of 8.85 feet, more or less, to the intersection with an existing sanitary sewer line and the terminus of this easement centerline description, and said terminus point bears South 0°27'52" West, a distance of 42.00 feet from the Northeast corner of that certain tract of land conveyed to Edmonds School District No. 15 of Snohomish County, Washington, a municipal corporation, by warranty deed recorded under Auditor's File No. 1204002, said point being 220.40 feet West of the Northwest corner of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 27.

APPROVAL

Examined and approved as to the survey data, the layout of streets, alleys and other right-of-way, the design of bridges, the sewer and water systems, and other structures, this 10th day of July, 1991

Examined and approved this 10 day of July, 1991

CITY COUNCIL
CITY OF BRIER

Theresa Burke
Mayor

ATTEST:

Marie Brown
City Clerk

DEDICATION

Known all men by these presents that Castle Homes and Development, Inc., a Washington Corporation, the undersigned owner holding the land hereby platted in fee simple and City Bank, a Washington Corporation, the mortgagee thereof, do in accordance with our 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 purposes.

E.H. Lippmann
CASTLE HOMES & DEVELOPMENT, INC.

Peter LaRue
CASTLE HOMES & DEVELOPMENT, INC.

Jeff Hinton V.P.
CITYBANK

W.P. Hinton V.P.
CITYBANK

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)

COUNTY OF King)

This is to Certify that on this 24th day of June, 1991 before me the undersigned, a Notary Public, personally appeared E.H. Lippmann and Peter LaRue respectively of Castle Homes & Development, Inc. to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned.

Witness my hand and official seal the day and year last above written.

Chun Shuehan
Notary Public in and for the State of Washington, residing at Seattle

STATE OF WASHINGTON)

COUNTY OF Snohomish)

This is to Certify that on this 21 day of JUNE, 1991 before me the undersigned, a Notary Public, personally appeared JAY HESTER and JOHN KOLODZIE respectively of City Bank, a Washington Corporation to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned.

Witness my hand and official seal the day and year last above written.

Gabrielle Mason
Notary Public in and for the State of Washington, residing at BOTHELL

TREASURER'S CERTIFICATE

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes and delinquent assessments on the above described tract have been fully paid up to and including the year 1991, 1992, no 7-10-91

KIRKE SIEVERS By: Doreen Sals
Treasurer, Snohomish County 7-10-1991 Deputy Treasurer 7-10-1991



SHEET 1 OF 2 SHEETS

PLAT OF CASTLE CREST II

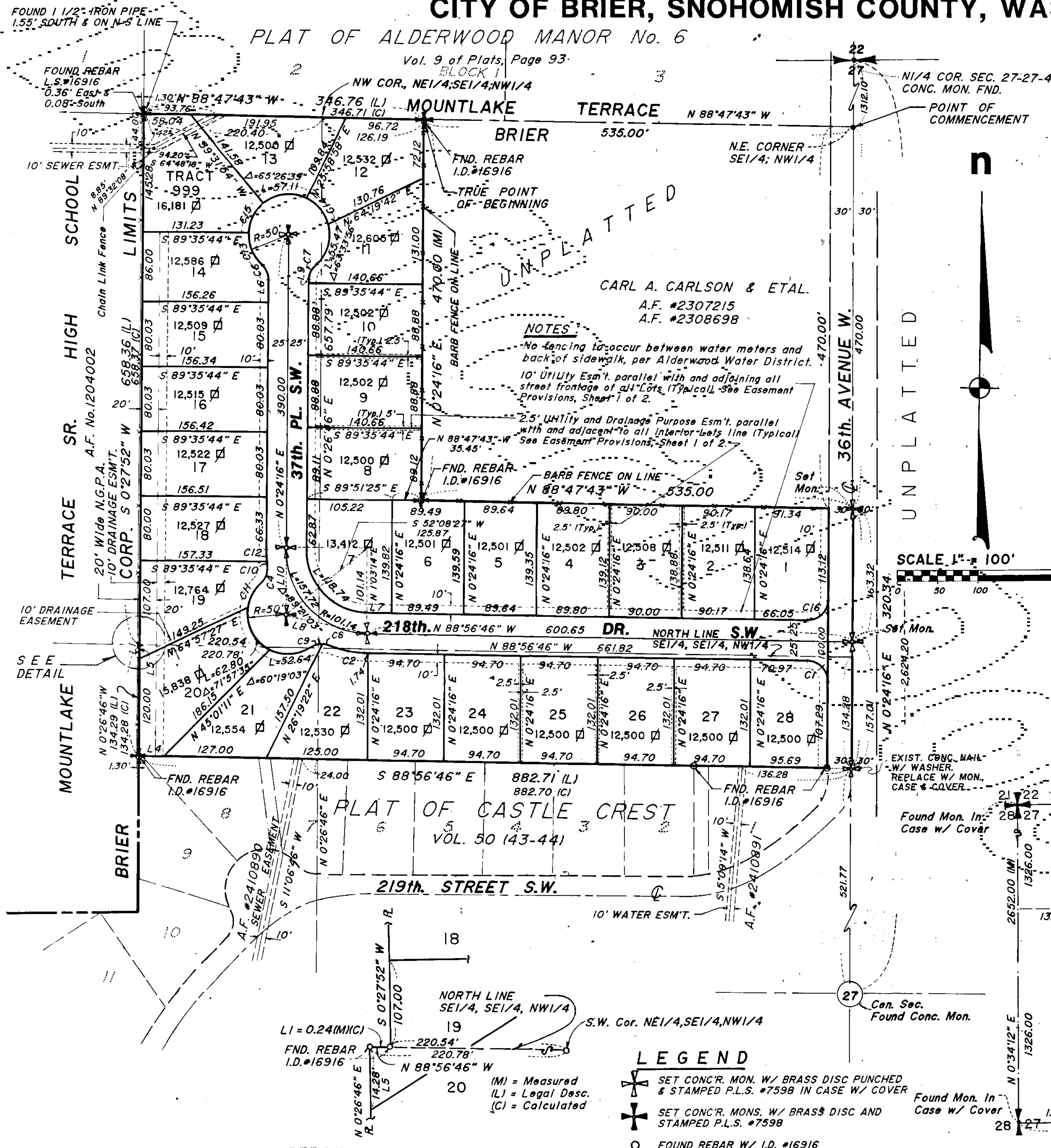
IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 27, TWP. 27N, RGE. 4E, W.M.
CITY OF BRIER, SNOH. CO., WASHINGTON

DATE: May 10, 1991 JOB NO. 90-036

PLAT OF CASTLE CREST II

PORTION OF SE1/4, NW1/4, SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF BRIER, SNOHOMISH COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N 88°56'46" W	0.24
L2	N 88°56'46" W	100.00
L3	S 89°02'32" E	2.03
L4	N 88°56'46" W	31.50
L5	S 00°26'46" W	14.28
L6	S 00°24'16" W	27.68
L7	N 88°56'46" W	29.94
L8	N 76°14'30" W	100.39
L9	N 00°24'16" E	4.36
L10	N 01°17'46" W	77.98

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	38.99	89°21'03"	25.00	24.72
C2	47.17	21°25'25"	126.14	23.86
C3	24.50	56°09'21"	25.00	13.34
C4	24.50	56°09'21"	25.00	13.34
C5	18.94	08°35'59"	126.14	9.48
C6	21.03	48°11'23"	25.00	11.18
C7	21.03	48°11'23"	25.00	11.18
C8	8.67	19°52'01"	25.00	4.38
C9	15.83	36°17'20"	25.00	8.19
C10	5.24	02°22'43"	126.14	2.62
C11	34.35	39°21'43"	50.00	17.88
C12	13.70	06°13'16"	126.14	6.85
C13	44.47	50°57'52"	50.00	23.83
C14	42.87	49°07'38"	50.00	22.85
C15	41.26	47°16'43"	50.00	21.89
C16	39.55	90°38'57"	25.00	25.28

MERIDIAN AND SUBDIVISION DATA :

SEE THE PLAT OF "CASTLE CREST" RECORDED IN VOLUME 50 OF PLATS PAGES 43 AND 44, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ALSO, REFER TO RECORD OF SURVEY PERFORMED BY "WESTERN SURVEYORS INC." IN MARCH, 1990 AND RECORDED IN BOOK 32, OF SURVEYS AT PAGE 201, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NOTE :

TRACT 999 IS RESERVED FOR THE SOLE PURPOSE OF SURFACE DRAINAGE RETENTION AND IS HELD AS THE UNDIVIDED INTEREST BY LOTS 1 THRU 28 INCLUSIVE.

LEGEND

- SET CONC'R. MON. W/ BRASS DISC PUNCHED & STAMPED P.L.S. #7598 IN CASE W/ COVER
- SET CONC'R. MONS. W/ BRASS DISC AND STAMPED P.L.S. #7598
- FOUND REBAR W/ I.D. #16916

NOTES : SET 1/2" REBAR WITH YELLOW CAP #7598 AT ALL LOT CORNERS.

ALL MONS. VISITED, 3-29-91
PRECISION : EXCEEDS STATE STDS. 1 : 20,000
USING FIELD TRAVERSE W/ LIETZ SET 4-A
TOTAL STATION

SE1/4, NW1/4, SEC. 27-27-4

SCALE : 1" = 500'

PLAT OF CASTLE CREST II

IN THE SE1/4 OF THE NW1/4 OF SECTION 27, TWP. 27 N., RGE. 4E., W.M. CITY OF BRIER, SNOH. CO., WASHINGTON

DATE : May 10, 1991 PROJ. No. 90-036

TREPANIER ENGINEERING

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Fax #259-5558

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AF # 910710.5001

SHEET 2 OF 2 SHEETS