

GRANTOR (Owners): CATHERINE M. AND JOHN E. HAMILTON, JR.
22521 - 72ND AVE. WEST
EDMONDS WA, 98026

GRANTEE: CITY OF MONTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

(SECTION) (TOWNSHIP) (RANGE)
SECTION 29 SE1/4 SW1/4 T. 27 NORTH R. 4 E, W.M.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT # "A"= 292704-3-030
"B"= 292704-3-090

CONTACT PERSON:

DAVID R. FULTON
PENHALLEGON ASSOC., INC.
750 - 6th STREET SOUTH
KIRKLAND WA 98033
PHONE: 425-827-2014
FAX: 425-827-5043
E-MAIL: davidf@paceengrs.com

CERTIFICATE OF CONSENT

I (we), the undersigned, owner(s) in fee simple (and contract purchaser(s)) of the property herein described request a lot line adjustment on the property pursuant to Chapter 15, Mountlake Terrace Municipal Code, declare the attached drawings to be a graphic representation of the same, and certify that this lot line adjustment is made with free consent and in accordance with the desire of the owner (s).

John Hamilton
Signature of Owner

Cathie Hamilton
Signature of Owner

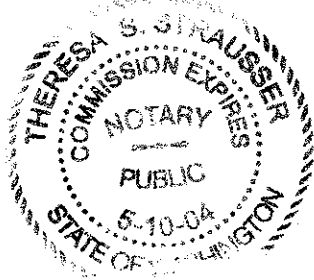
Signature of Owner

Signature of Owner

State of Washington
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

John Hamilton & Cathie Hamilton
signed this instrument and acknowledged it to be (his/her), free and voluntary act for the uses and purposes mentioned in this instrument.

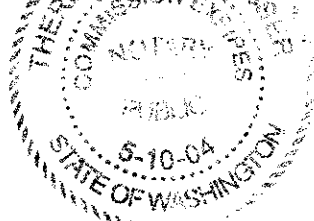


Signature of Theresa S. Strauss
Notary public
Dated 9/14/01
My appointment expires 5/10/04

State of Washington
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

CONNIE L. FESSLER, City Manager
signed this instrument and acknowledged it to be (his/her), free and voluntary act for the uses and purposes mentioned in this instrument.



Signature of Theresa S. Strauss
Notary public
Dated 9/14/01
My appointment expires 5/10/04

APPROVALS:

CITY OF MOUNTLAKE TERRACE

LOT LINE ADJUSTMENT APPROVAL
Connie L. Fessler
City Manager
Date 9/14/01, 2001

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 _____ TAXES.

TREASURER, SNOHOMISH COUNTY

BY: _____
DEPUTY TREASURER, SNOHOMISH COUNTY

LEGAL DESCRIPTIONS:

TAX LOT 2927043030 --- EXISTING LOT A

That portion of the west 325.10 feet of the Southeast quarter of the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. lying south of the north 459.99 feet thereof; and north of the north line produced easterly, of the Plat of Ballinger Homes No. 3 as recorded in Volume 22 of Plats, page 105, records of Snohomish County; and lying east of the Pacific Northwest Traction Company Right of Way.

Situate in the City of Mountlake Terrace, County of Snohomish, State of Washington.

Contains 63,975 square feet or 1.468 acres

TAX LOT 2927043090 --- EXISTING LOT B

The west 20 feet of that portion of the Southwest quarter of the Southwest quarter and the west 325.10 feet of the Southeast quarter of the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. lying south of the north 459.99 feet thereof; and north of the north line produced easterly, of the Plat of Ballinger Homes No. 3 as recorded in Volume 22 of Plats, page 105, records of Snohomish County; and lying east of the Pacific Northwest Traction Company Right of Way.

Situate in the City of Mountlake Terrace, County of Snohomish, State of Washington.

Contains 4,221 square feet or 0.096 acres

REVISED TAX LOT 2927043030 --- REVISED LOT A

The south 96.00 feet of that portion the south half of the southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. described as follows: the west 325.10 feet of the Southeast quarter of the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. lying south of the north 459.99 feet thereof; and all lying north of the north line and the easterly production thereof, of the Plat of Ballinger Homes No. 3 as recorded in Volume 22 of Plats, page 105, Records of Snohomish County; and lying easterly of the Pacific Northwest Traction Company Right of Way.

Together with an easement for access and utilities over the Easterly 30 feet of the Southerly 384 feet of that portion of the Pacific Northwest Traction Company Right-of-Way lying north of the northerly margin of 226th Place S.W., situate in the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. in Snohomish County Washington.

Situate in the City of Mountlake Terrace, County of Snohomish, State of Washington.

Containing 31,130 square feet or 0.714 acres.

REVISED TAX LOT 2927043090 --- REVISED LOT B

That portion the south half of the southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. described as follows: The west 325.10 feet of the Southeast quarter of the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. lying south of the north 459.99 feet thereof; and all lying north of the north line and the easterly production thereof, of the Plat of Ballinger Homes No. 3 as recorded in Volume 22 of Plats, page 105, Records of Snohomish County; and lying easterly of the Pacific Northwest Traction Company Right of Way.

Together with an easement for access and utilities over the Easterly 30 feet of the Southerly 384 feet of that portion of the Pacific Northwest Traction Company Right-of-Way lying north of the northerly margin of 226th Place S.W., situate in the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. in Snohomish County Washington.

Situate in the City of Mountlake Terrace, County of Snohomish, State of Washington.

Containing 37,311 square feet or 0.856 acres

TITLE REPORT LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE CO. ORDER #371927

PARCEL "A"

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., 651.3 FEET NORTH OF THE NORTHWEST CORNER THEREOF; RUNNING
THENCE SOUTH 86° EAST 325 FEET;
THENCE NORTH 208.71 FEET;
THENCE NORTH 86° WEST 285.5 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SEATTLE-EVERETT INTERURBAN RAILWAY;
THENCE SOUTHERLY ALONG SAID RIGHT OF WAY 212.12 FEET
THENCE SOUTH 86° EAST 15.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT PORTION THEREOF, IF ANY LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M..

PARCEL "B"

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER THE EASTERLY 30 FEET OF THE SOUTHERLY 384 FEET OF THAT PORTION OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY LYING NORTH OF THE NORTHERLY MARGIN OF 226TH PLACE SOUTHWEST, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

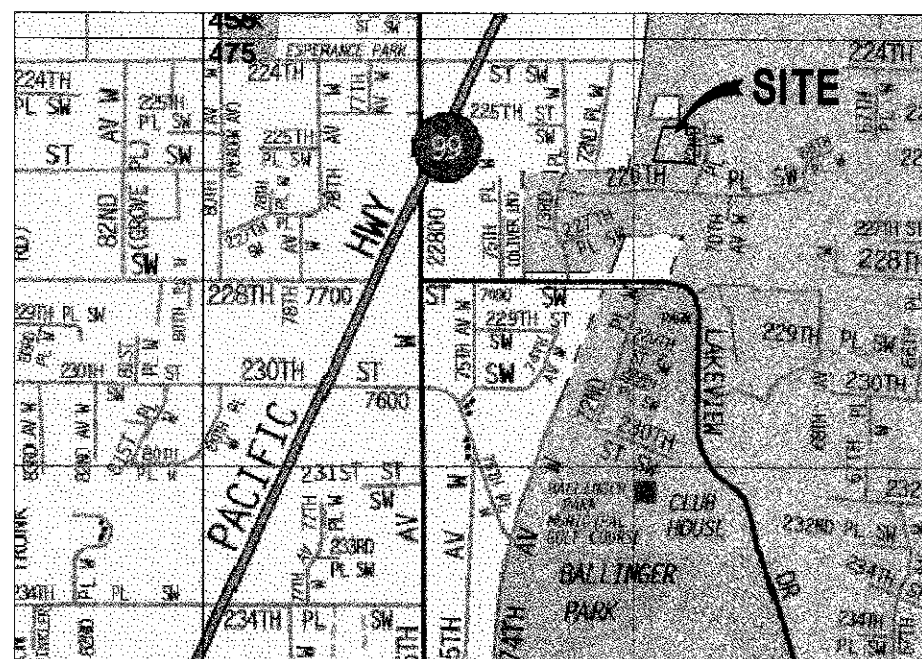
Surveyors Narrative

The existing legal description (per Chicago Title Insurance Co. Order No. 371927) for the surveyed parcel has problems of overlap and gapping when plotted based on the bearings and distances in the Parcel "A" legal description.

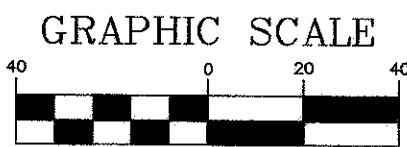
Therefore this survey has obtained and leaned heavily on the adjoiners deeds as evidence of the intent of the deed dated April 8 1927 filed under Auditors File number 400573 in Snohomish County, that first describes Parcel "A".
The adjoining deed to the north (A.F. #9108280500) uses the subdivision call of the north 459.99 feet of the southeast quarter of the southwest quarter of Section 29, thus fixing that deeds south line parallel to the north line of the quarter/quarter.
The adjoining deed to the east (A.F. #9305070467) begins at a point on the east line of the southeast quarter of the southwest quarter of Section 29, that is 460.01 feet south of the northeast corner of the subdivision. It then runs west, parallel with the north line of the subdivision the tract of land conveyed by deed recorded under Auditors File number 400573. By the section breakdown used by this survey, that line calculates to be the south line of the north 459.98 feet and the distance call of a total of 1012.22 feet is 0.28 feet long of being the southeast corner of the north 459.99 feet of the west 325.10 feet of the subdivision. The next call of south, parallel with the west line of the subdivision, gave more weight to there being a common corner at the southeast corner of the north 459.99 feet of the west 325.10 feet of the subdivision.
On the south line the Plat of Ballinger Homes No. 3 had yielded to an occupation of a fence that existed at the time of platting. This survey decided to hold the solution, per the Plat of Lorr'al Terrace No. 4, on the location of the Pacific Northwest Traction Company Right of Way, to insure the 100 foot width would not be encroached upon.

Based on the adjoining deeds and the sole occupation, this survey concludes that a correct legal description of the Parcel "A" is: That portion the south half of the southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. described as follows: The west 325.10 feet of the Southeast quarter of the Southwest quarter of Section 29, Township 27 North, Range 4 East, W.M. lying south of the north 459.99 feet thereof; and all lying north of the north line and the easterly production thereof, of the Plat of Ballinger Homes No. 3 as recorded in Volume 22 of Plats, page 105, Records of Snohomish County; and lying easterly of the Pacific Northwest Traction Company Right of Way.

Situate in the City of Mountlake Terrace, County of Snohomish, State of Washington.



COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE



(IN FEET)
1 inch = 40 ft.



LORRAINE TERRACE NO. 4
Vol. 17 Page 47

PACIFIC N.W. TRACTION CO. R/W

ACCESS AND UTILITY
EASEMENT
A.F. # 200103270409

30' INGRESS, EGRESS AND UTILITY EASEMENT
PARCEL "B"

WEST LINE OF SE1/4 OF THE SW1/4
N01°01'37"E

Ballinger Homes No. 3
Vol. 22 Page 105

FND MIC 6/2000
AND 11/1995

226 PL. SW

200109175004

DEED A.F. #91808280500

SOUTH LINE OF THE NORTH 459.99' OF THE SE1/4 OF THE SW 1/4
N87°51'33"W 280.11'

L=38.22'
R=1960.08'
Delta=01°07'02"

272904 003 090

S 15°44'45" W
86.70'

20.00'

53.77'

184.83'

44.36'

11.28'

REVISED
LOT A

31,130 SQ.FT.
0.714 ACRES

REVISED
LOT B

37,311 SQ.FT.
0.856 ACRES

N86°13'03"W

336.76'

316.32'

96.00'

325.10'

247.00'

311.80'

64.80'

130.49'

226.56'

N01°01'37"E

EAST LINE OF THE WEST 325.10' OF THE SW1/4

DEED A.F. #9305070467

Scans: scans021636.pdf

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

2704.16' S87°49'35"E

LEGEND

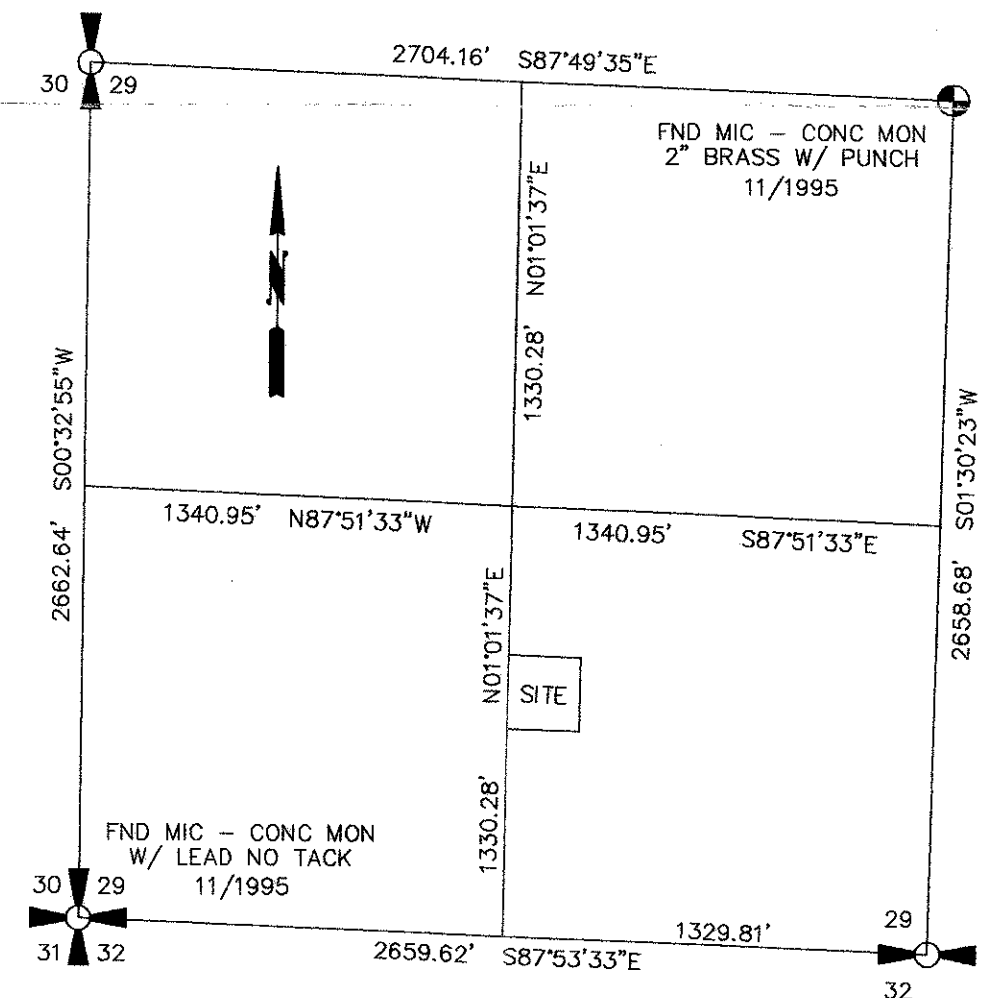
- 5/8" REBAR WITH YELLOW PLASTIC CAPS STAMPED "DRF 32429"
- ⊙ CASED MONUMENT
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - PROPERTY LINE TO BE REVISED
- - - NEW (PROPOSED) PROPERTY LINES
- - - EXISTING LOT LINES
- - - EXISTING EASEMENT LINES

NOTES:

MERIDIAN: BASED ON SECTION BREAKDOWN SHOWN ON RECORD OF SURVEY
RECORDED IN VOL 11 PAGE 199 RECORDS OF SNOHOMISH COUNTY.
VERTICAL DATUM: CITY OF MOUNTLAKE TERRACE BASED ON
BENCHMARK #228-3 PUBLISHED ELEVATION 309.954
BENCHMARK #220-7 PUBLISHED ELEVATION 303.438

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON
ARE BASED ON FIELD OBSERVATIONS TAKEN 11/1995 AND 6/2000.

THE PRIMARY MEASUREMENT EQUIPMENT UTILIZED IN THE PERFORMANCE OF
THIS SURVEY IS A 2" GEODIMETER 600 SERIES TOTAL STATION. ALL
PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO AND
ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE
WITHIN THE PREVIOUS 12 MONTHS. THE RELATIVE LOCATION OF ALL SURVEY
MONUMENTS AND MARKERS SHOWN ON THIS MAP ARE BASED ON A CLOSED
LOOP FIELD TRAVERSE. THE LINEAR ERROR OF CLOSURE, AFTER ADJUSTMENT
OF ANGLES, IS EQUAL TO OR BETTER THAN 1 PART IN 15,000. THE METHOD
OF ADJUSTMENT USED WAS COMPASS RULE ADJUSTMENT.
SURVEY ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.



SECTION BREAKDOWN NTS
PER RECORD OF SURVEY RECORDED IN VOL 11 PAGE 199

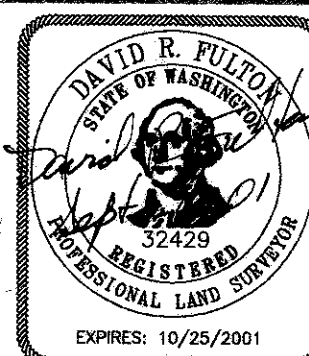
FND MIC AT INTERSECTION
70TH AVE W & 226TH PL. SW
6/2000



Engineering
Planning
Surveying
Penhallegon Associates Consulting Engineers, Inc.
750 SIXTH STREET SOUTH KIRKLAND, WA 98033 (425) 827-2014

DATE: 09/11/01

PROJECT NO. 00613.10



RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT
FOR
CATHERINE M. AND JOHN E. HAMILTON

CITY OF
MOUNTLAKE TERRACE
B.L.A. CITY CASE NO.
SHEET 2 OF 2