

MELANIE LANE

A SPECIAL DEVELOPMENT PLAN

NW1/4 & SW1/4 SEC. 27, TWP. 27 N., R. 4 E., W.M. CITY OF MOUNTLAKE TERRACE SNOHOMISH COUNTY, WASHINGTON

159

LEGAL DESCRIPTION

PARCEL A:

BEGINNING AT A POINT 30 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 165.95 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 165.95 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; EXCEPT THE WEST 13.5 FEET AS CONVEYED UNDER AUDITOR'S FILE NO. 9202070145.

PARCEL B:

THE NORTH 157.5 FEET OF THE WEST 573.14 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. EXCEPT THE EAST 60 FEET THEREOF CONVEYED TO EDMONDS SCHOOL DISTRICT BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1329015; AND EXCEPT THE WEST 30 FEET THEREOF FOR ROAD. AND EXCEPT THE WEST 13.5 FEET AS CONVEYED UNDER AUDITOR'S FILE NO. 9202070145.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 11th DAY OF December, 1995.

Ron Swanson
Treasurer, City of Mountlake Terrace

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 11th DAY OF December, A.D., 1995.

William H. Van Ry, P.E.
CITY ENGINEER

EXAMINED AND APPROVED THIS 11th DAY OF December, A.D., 1995.

Brian J. Darrow
CHAIRMAN, CITY OF MOUNTLAKE TERRACE
PLANNING COMMISSION

EXAMINED AND APPROVED THIS 11th DAY OF December, A.D., 1995.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

Gordon Berg
MAYOR

ATTEST: Ron Swanson
CITY CLERK

RESTRICTIONS

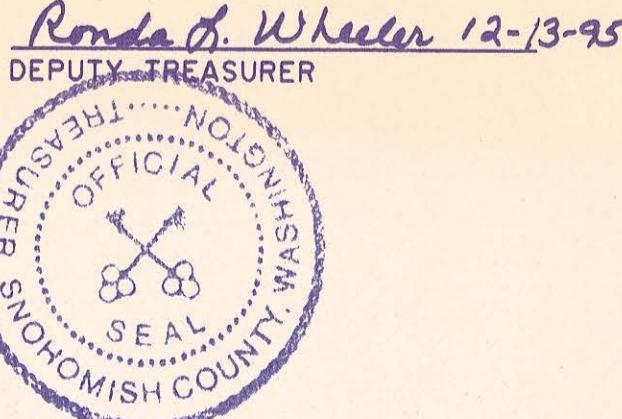
NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

DEVELOPMENT OF THIS SUBDIVISION SHALL BE CONSISTENT WITH ALL CONDITIONS AND RESTRICTIONS CONTAINED WITHIN THE SPECIAL DEVELOPMENT PLAN APPROVAL GRANTED CONCURRENTLY WITH THIS PLAT APPLICATION. THESE CONDITIONS AND RESTRICTIONS AFFECT BUILDING CONSTRUCTION, LANDSCAPING, ETC.

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 1996 TAXES.

Krische diverse
Treasurer, Snohomish County



27th
26th SF.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY P.U.D. NO. 1, GTE NORTHWEST, INC., WASHINGTON NATURAL GAS, CABLE TV, AND THE CITY OF MOUNTLAKE TERRACE (SEWER, WATER AND TRAFFIC CONTROL SIGNS) 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 PARCELS 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, TRACTS AND PARCELS AT ALL TIMES OR THE PURPOSES HEREIN STATED.

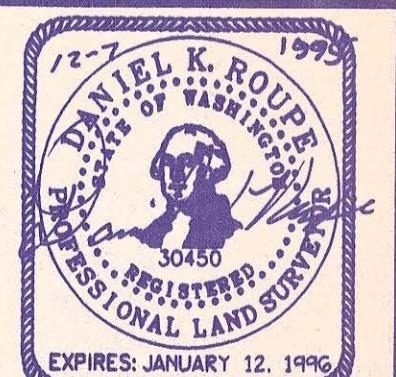
NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

RECORDING CERTIFICATE

Filed for record at the request of Group Four Inc. this 13th day of December, 1995, at 23 minutes past 1 P.M. and recorded in Volume 60 of Plats, pages 159-161, records of Snohomish County, Washington.

Bob Terwilliger
Snohomish County Auditor

By: Brenda Fecht
Deputy Snohomish County Auditor



LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of MELANIE LANE is based upon an actual survey and subdivision of Section 27, Township 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 tract 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.

Daniel K. Roupe
Daniel K. Roupe, Professional Land Surveyor

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. TRACTS A, B AND C ARE HEREBY GRANTED AND CONVEYED TO THE MELANIE LANE HOMEOWNER'S ASSOC. UPON THE RECORDING OF THIS PLAT FOR THOSE PURPOSES SHOWN.

J. M. MURPHY, INC., a Washington Corporation

BY: Joseph M Murphy TITLE: PRES.
JOSEPH M. MURPHY

CITY BANK, a Washington Corporation

BY: Gabriel Mason, V.P. TITLE: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Snohomish

Scans: scans021735.pdf

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Joseph M Murphy 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 PRESIDENT OF J. M. MURPHY INC., A Washington Corporation TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



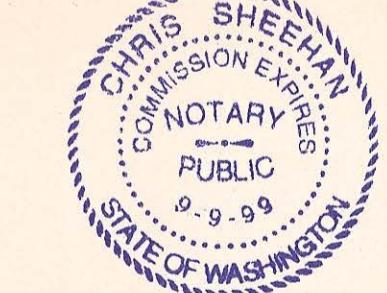
DATED: December 8, 1995

SIGNATURE: Chris Sheehan

PRINT NOTARY NAME: CHRIS SHEEHAN
TITLE: NOTARY
MY APPOINTMENT EXPIRES: 9-9-99

STATE OF Washington
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gabrielle Mason IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT she SIGNED THIS INSTRUMENT, ON OATH STATED THAT she WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF CITY BANK, A Washington Corporation TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



(SIGNATURE)
PRINT NOTARY NAME: CHRIS SHEEHAN
DATED: December 8, 1995
MY APPOINTMENT EXPIRES: 9-9-99

INDEXING DATA: NW1/4 & SW1/4, NW1/4
SEC. 27, T. 27 N., R. 4 E., W.M.

G1 GROUP FOUR, Inc.

16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011
(206)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 91-5009 DATE: 4/11/95 SHEET: 1 OF 3

AUDITOR'S FILE NO.: 9512135009

MELANIE LANE
A SPECIAL DEVELOPMENT PLAN
NW1/4 & SW1/4, NW1/4 SEC. 27, TWP. 27 N., R. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

GRASS-LINED SWALE MAINTENANCE

GRASS-LINED SWALES DESIGNED FOR BIOFILTRATION MUST BE FUNCTIONAL AT ALL TIMES. ANY DISRUPTION TO THE SWALE FUNCTION, INCLUDING CHANNEL HYDRAULICS, VEGETATION, EROSION, SEDIMENT DEPOSITION, AND INLET-OUTLET STRUCTURES, MUST BE REPAIRED WITHIN 15 DAYS. THE PROPERTY OWNERS OF LOTS 19 AND 20 SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WORK FOR THAT PORTION OF THE SWALE LOCATED WITHIN THEIR RESPECTIVE LOTS. A DESIGNATED CITY OFFICIAL WILL INSPECT SWALES PERIODICALLY AND MAY REQUIRE ADDITIONAL MAINTENANCE WORK. IF THE PROPERTY OWNER FAILS OR REFUSES TO PERFORM MAINTENANCE WORK, THE CITY WILL PERFORM THE WORK AND THE PROPERTY OWNER WILL BE LIABLE FOR PAYMENT OF ALL LABOR, EQUIPMENT, MATERIALS, ADMINISTRATION, AND LEGAL COSTS OF THE MAINTENANCE WORK.

MAINTENANCE PROCEDURES:

GRASS MUST BE MAINTAINED AT ALL TIMES. ERODED GRASS-LINED SWALES MUST BE REVEGETATED WITHIN 15 DAYS. ERODED AREAS OR GULLIES WILL BE FILLED WITH SUFFICIENTLY COMPACTED TOPSOIL AND MUST BE SEEDED OR COVERED WITH SOD AND PINNED IN PLACE. SEEDING OR SODDING MUST BE DONE IN ACCORDANCE WITH MOUNTLAKE TERRACE ENGINEERING STANDARDS.

SEDIMENT OR DEBRIS WILL BE CAREFULLY REMOVED BY HAND, WITHOUT CAUSING ANY EROSION.

CHANNEL HYDRAULICS MUST BE MAINTAINED. SLOPE AND BANK FAILURES MUST BE CORRECTED TO PROVIDE DESIGNED CONVEYANCE CAPACITY. ALL EARTHWORK MUST BE COMPAKTED, THEN SEDED OR SODDED. DURING CHANNEL IMPROVEMENT WORK, BY-PASS FLOW AROUND THE WORK SITE.

ABSOLUTELY NO DUMPING IS ALLOWED IN THE SWALES. GRASS-LINED SWALES MUST NOT BE USED FOR OTHER ACTIVITIES, WHICH MAY IMPACT THE SWALE, GRASS, ENERGY DISSIPATORS, WATER QUALITY, AND INLET-OUTLET STRUCTURES.

CLOGGED INLETS OR OUTLET PIPES MUST BE CLEANED TO ASSURE THE DESIGNED FLOW RATE.

GRASS MUST BE MOWED AS NECESSARY TO MAINTAIN HEIGHT BETWEEN TWO INCHES AND NINE INCHES. CUT GRASS SHALL BE REMOVED FROM THE SWALE.

PROHIBITION OF FRONT YARD FENCING

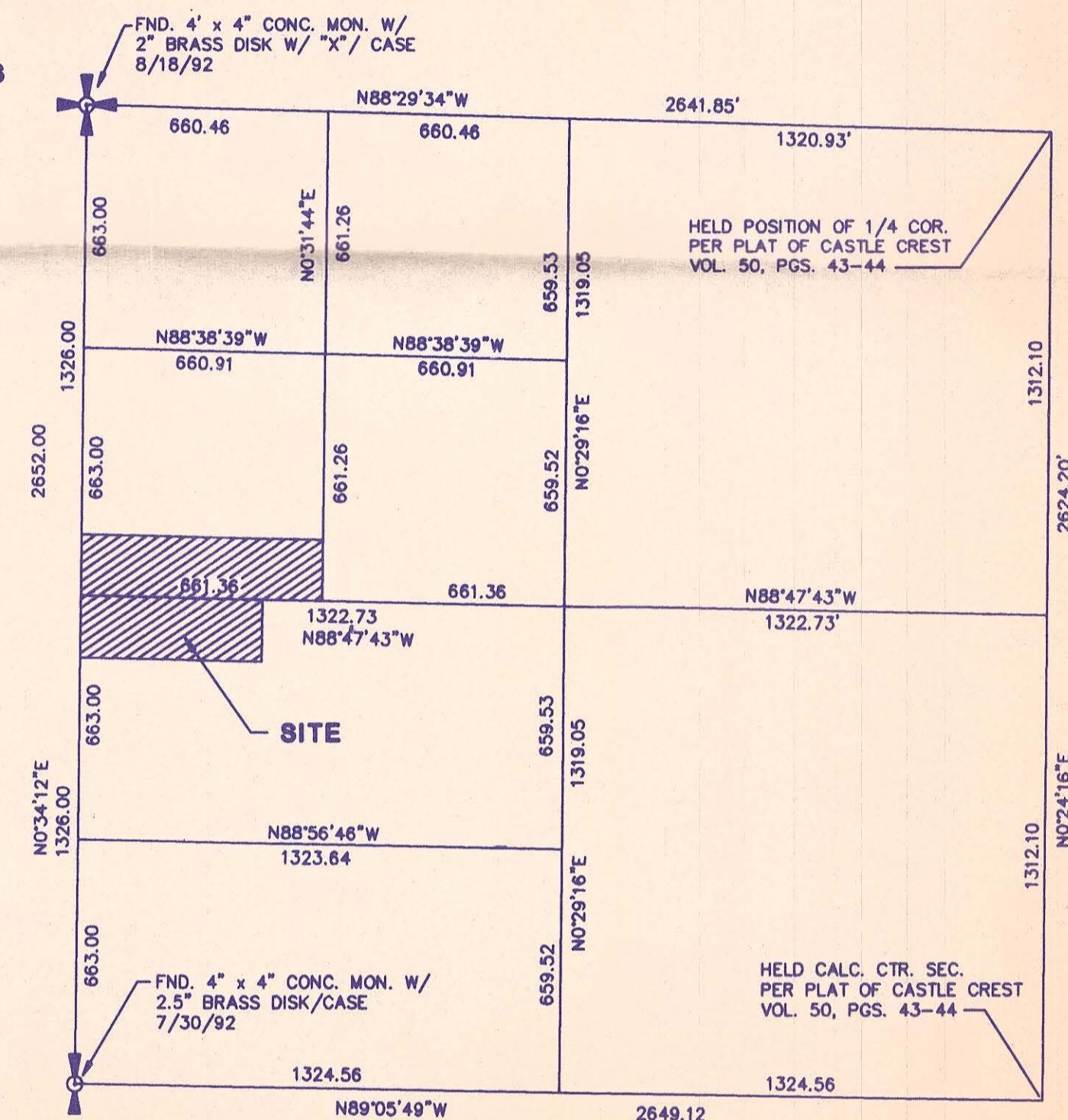
FENCING SHALL BE PROHIBITED WITHIN THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, EXCEPT FOR THE NORTH MARGIN OF LOT 32, WHERE FENCING MAY BE ALLOWED SUBJECT TO CITY REVIEW AND APPROVAL.

NATIVE GROWTH PROTECTION EASEMENT

NO TREE TRIMMING, TREE TOPPING, TREE CUTTING, OR TREE REMOVAL, NOR SHRUB OR BRUSH CUTTING OR REMOVING, NOR APPLICATION OF PESTICIDES, HERBICIDES, OR FERTILIZERS, NOR CONSTRUCTION, CLEARING, OR ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE NATIVE GROWTH PROTECTION AREA WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF MOUNTLAKE TERRACE. APPLICATION FOR SUCH WRITTEN APPROVAL IS TO BE MADE TO THE MOUNTLAKE TERRACE PLANNING DEPARTMENT OR DESIGNATED REPRESENTATIVE WHO MAY REQUIRE INSPECTION OF THE PREMISES BOTH BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. ANY PERSON CONDUCTING OR AUTHORIZING SUCH ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF THE MOUNTLAKE TERRACE MUNICIPAL CODE. IN SUCH EVENT, THE MOUNTLAKE TERRACE PLANNING DEPARTMENT OR DESIGNATED REPRESENTATIVE MAY ALSO REQUIRE IN THE IMMEDIATE VICINITY OF ANY DAMAGED OR FALLEN VEGETATION, RESTORATION OF THE Affected AREA BY PLANTING SHRUBS AND/OR TREES OF SUFFICIENT QUANTITY TO EFFECTIVELY REESTABLISH COMPATIBLE VEGETATION AS SOON AS POSSIBLE AS DETERMINED BY THE PLANNING DEPARTMENT. A REPLACEMENT/REVEGETATION PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE DEPARTMENT MAY ALSO REQUIRE THAT DAMAGED OR FALLEN VEGETATION BE REMOVED.

REVEGETATION, RESTORATION AND/OR REPLACEMENT OF PLANTS

REVEGETATION, RESTORATION AND/OR REPLACEMENT OF PLANTS LOCATED IN EASEMENTS, TR. A, TR. B, TR. C, OR STREET FRONTAGE AND PERIMETER LANDSCAPED AREAS IS REQUIRED IN PERPETUITY PER APPROVED LANDSCAPE PLANS AND CITY CODE IN THE EVENT ANY REQUIRED PLANT MATERIAL IS DESTROYED, DAMAGED, REMOVED, OR DIES FOR ANY REASON.



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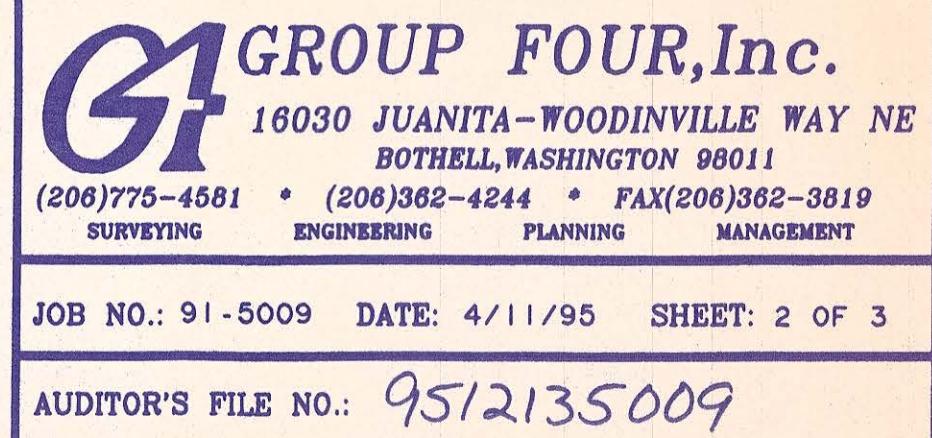
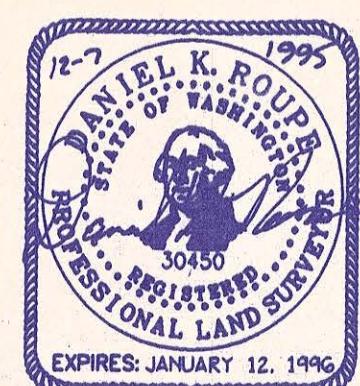
NOT TO SCALE

BASIS OF BEARINGS & SUBDIVISION: CASTLE CREST VOL. 50, PGS. 43-44

INSTRUMENT DATA: TOPCON GTS TOTAL STATION (6" DIRECT READING THEODOLITE WITH E.D.M.)

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.

Scans: scans021736.pdf



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A SPECIAL DEVELOPMENT PLAN

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CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

FND. 4" x 4" CONC. MON W/
2" BRASS DISK W/ "X"/CASE
8/18/92

FND. 4" x 4" CONC. MON W/
3" BRASS DISK W/ "X"/CASE
ON LINE
8/18/92

CEDARWOOD PARK CONDO.

VOL. 42 PG. 102

FND. 4" x 4" CONC. MON W/
2" BRASS DISK W/ "X"/CASE
0.24' N. OF THEO 1/16 COR.
ON LINE 8/18/92

MURPHY'S CORNER

VOL. 43 PGS. 60-61

44th AVE. W

NO 34°12'E 2652.00' SUBD.

FND. 4" x 4" CONC. MON W/
2" BRASS DISK W/ "X"/CASE
7.02' E.
8/18/92

FND. 4" x 4" CONC. MON W/
3" BRASS DISK W/ "X"/CASE
ON LINE
8/18/92

FND. 4" x 4" CONC. MON W/
2.5" BRASS DISK/CASE
7/30/92

27 28

20 21

27 28

20 21

LYNNWOOD ACRES UNRECORDED

ADDRESSES

LOT 1	4315 216TH ST. SW	LOT 17	4203 216TH ST. SW
LOT 2	4313 216TH ST. SW	LOT 18	4201 216TH ST. SW
LOT 3	4311 216TH ST. SW	LOT 19	4210 216TH ST. SW
LOT 4	4309 216TH ST. SW	LOT 20	4212 216TH ST. SW
LOT 5	4307 216TH ST. SW	LOT 21	4214 216TH ST. SW
LOT 6	4305 216TH ST. SW	LOT 22	4216 216TH ST. SW
LOT 7	4303 216TH ST. SW	LOT 23	4218 216TH ST. SW
LOT 8	4301 216TH ST. SW	LOT 24	4220 216TH ST. SW
LOT 9	4219 216TH ST. SW	LOT 25	4302 216TH ST. SW
LOT 10	4217 216TH ST. SW	LOT 26	4304 216TH ST. SW
LOT 11	4215 216TH ST. SW	LOT 27	4306 216TH ST. SW
LOT 12	4213 216TH ST. SW	LOT 28	4308 216TH ST. SW
LOT 13	4211 216TH ST. SW	LOT 29	4310 216TH ST. SW
LOT 14	4209 216TH ST. SW	LOT 30	4312 216TH ST. SW
LOT 15	4207 216TH ST. SW	LOT 31	4314 216TH ST. SW
LOT 16	4205 216TH ST. SW	LOT 32	4316 216TH ST. SW

CEMETERY

VOL. 42 PG. 102

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