

**JENNIFER PARK**  
**NE1/4 SEC. 28, TWP. 27 N., RGE. 4 E., W.M.**  
**CITY OF MOUNTLAKE TERRACE**  
**SNOHOMISH COUNTY, WASHINGTON**

**DESCRIPTION**

The South half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.; EXCEPT the East 30 feet for road.

(ALSO KNOWN AS Tracts 35 and 36, Lynnwood Acres, Div. No. 2, according to the unrecorded plat thereof.)

Situate in the County of Snohomish, State of Washington.

**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.

**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 6<sup>th</sup> day of August A.D., 1990.

Paul E. Brichman, P.E.  
City Engineer

Examined and approved this 29<sup>th</sup> day of May A.D., 1990.

Chairman Robert Downing  
Chairman City of Mountlake Terrace  
Planning Commission

Examined and approved this 21<sup>st</sup> day of May A.D., 1990.

CITY COUNCIL  
CITY OF MOUNTLAKE TERRACE

Gowf J. Bugh  
Mayor

ATTEST: Alan Swanson  
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 6<sup>th</sup> day of AUGUST, 1990.

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 1991. This 13<sup>th</sup> day of August, 1990.

Kirke Sievers  
Snohomish County Treasurer

BY: Lorraine A. Britton  
Chief Deputy Snohomish  
County Treasurer

IN ACCORDANCE WITH RCW 84.50.010,  
ANY PERSON RECORDING A PLAT AFTER  
MAY 31st MUST PAY ADVANCE TAXES  
FOR THE NEXT YEAR.

**RECORDING CERTIFICATE**

Filed for Record at the request of OK. Roupe this  
13 day of August, 1990, at 14 minutes past  
12 p.m. and recorded in Volume 51 of Plats, Pages  
92 and 93, Records of Snohomish County, Washington.

Dean V. Williams  
Snohomish County Auditor

BY: Elizabeth Cox  
Deputy Snohomish County  
Auditor

**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 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, 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 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.

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat of JENNIFER PARK is based upon actual survey and subdivision of Section 28, Twp. 27 N., Range 4 E., 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 platting regulations.



Derwin K. Roupe  
D.K. Roupe, Pro. Land Surveyor  
Certificate No. 9435  
Group Four, Inc.  
16030 Juanita-Woodinville Way NE  
Bothell, Washington 98011  
Phone: 775-4581 or 362-4244  
Date: Feb 13/1990

**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.

ElIJAH W. FLANAGAN  
ELIJAH W. FLANAGAN  
JEAN K. FLANAGAN  
JEAN K. FLANAGAN

CITY BANK  
BY: Chris Sheehan  
TITLE: Senior Vice President

Joseph M. Murphy  
JOSEPH M. MURPHY  
KAREN P. MURPHY  
KAREN P. MURPHY

MURPHY CONSTRUCTION, INC.  
BY: Joseph M. Murphy  
TITLE: PRESIDENT

WASHINGTON MUTUAL SAVINGS BANK  
BY: Richard J. ...  
TITLE: Asst. Vice President

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SHEET 1 OF 2 SHEETS

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON) ss  
COUNTY OF Snohomish)

This is to certify that on this 21 day of May, 1990, before me, the undersigned, a Notary Public personally appeared ELIJAH W. FLANAGAN and JEAN K. FLANAGAN, husband and wife, to me known to be the person(s) who executed the foregoing dedication, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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

STATE OF WASHINGTON) Notary Public in and for the State of  
COUNTY OF King) ss Washington, residing at Everett

This is to certify that on this \_\_\_ day of \_\_\_, 19\_\_\_, before me, the undersigned, a Notary Public personally appeared \_\_\_ to me known to be the person(s) who executed the foregoing dedication, and acknowledged to me that \_\_\_ signed the same as \_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

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

STATE OF WASHINGTON) Notary Public in and for the State of  
COUNTY OF King) ss Washington, residing at

This is to certify that on this 18<sup>th</sup> day of May, 1990, before me, the undersigned, a Notary Public personally appeared JOSEPH M. MURPHY and KAREN P. MURPHY, husband and wife, to me known to be the person(s) who executed the foregoing dedication, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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

STATE OF WASHINGTON) Notary Public in and for the State of  
COUNTY OF Snohomish) ss Washington, residing at Seattle

This is to certify that on this 21<sup>st</sup> day of May, 1990, before me, the undersigned, a Notary Public personally appeared JOSEPH M. MURPHY, PRESIDENT, respectively of MURPHY CONSTRUCTION, INC., a WASHINGTON Corporation to me known to be the individuals 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 authorized to execute said instrument.

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

STATE OF WASHINGTON) Notary Public in and for the State of Washington  
COUNTY OF King) ss Residing at Bothell WA

This is to certify that on this 21 day of May, 1990, before me, the undersigned, a Notary Public personally appeared \_\_\_, respectively of WASHINGTON MUTUAL SAVINGS BANK, a \_\_\_ Corporation to me known to be the individuals 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 authorized to execute said instrument.

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


STATE OF WASHINGTON) Notary Public in and for the State of Washington  
COUNTY OF Snohomish) ss Residing at

This is to certify that on this 18 day of MAY, 1990, before me, the undersigned, a Notary Public personally appeared CHRIS SHEEHAN, respectively of CITY BANK, a WASHINGTON Corporation to me known to be the individuals 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 is authorized to execute said instrument.

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

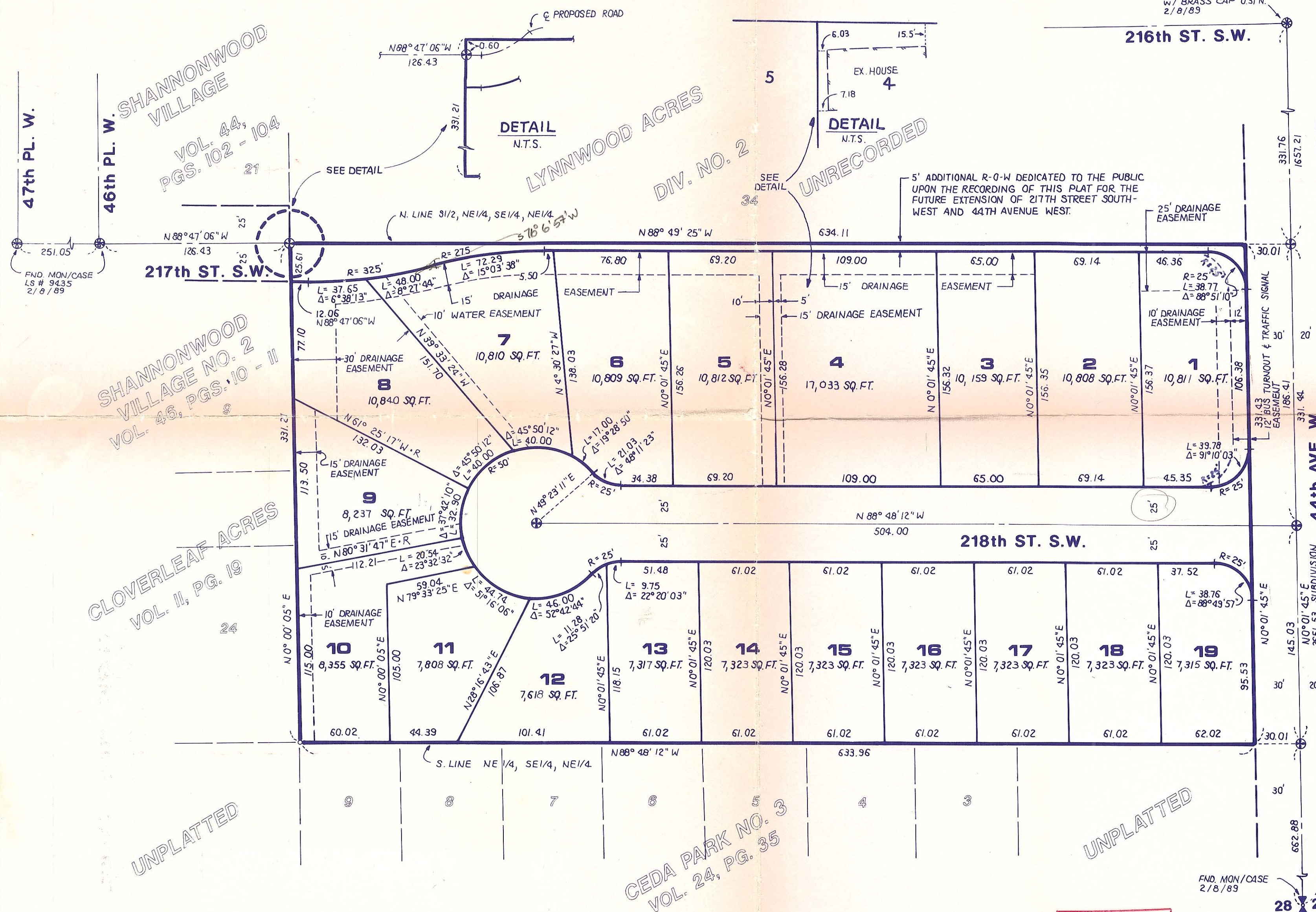
Gabriel Mason  
Notary Public in and for the State of Washington  
Residing at Bothell





SET MONUMENT PER CITY STDS.  
EXISTING MON/CASE  
SET PLUGGED IRON PIPE

1. THE 12' BUSS TURNOUT AND TRAFFIC SIGNAL EASEMENT SHOWN ACROSS LOT 1 SHALL SERVE THE TRAFFIC SIGNAL INSTALLATION AT 217TH STREET SOUTHWEST AND 44TH AVENUE WEST.
2. A VARIANCE HAS BEEN GRANTED TO SUBSTITUTE A FIVE (5) FOOT WIDE LANDSCAPE AREA AROUND THE OVERALL PERIMETER OF THE LOTS IN THE RMI ZONE (LOTS / THROUGH 8.) IN LIEU OF THE OTHERWISE REQUIRED INTERIOR LOT LINE LANDSCAPE BUFFERS.



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CITY OF  
MOUNTLAKE TERRACE  
AUG 13 1990  
RECEIVED \_\_\_\_\_

6 5 3  
CEDA PARK NO. 3  
VOL. 24, PG. 35

**SHEET 2 OF 2 SHEETS**

9008135002



D. K. ROUPE, PRO. LAND SURVEYOR  
CERTIFICATE NO. 9435  
GROUP FOUR, INC.  
16030 JUANITA-WOODINVILLE WAY NE  
BOTHELL, WA. 98011  
PHONE: 775-4581 OR 362-4244  
DATE: 3/24/90 88-8053