

BALCH & COGLAS CEDARGROVE DIV. NO. 2

REPLAT OF PORTION OF BLOCK I, BALCH & COGLAS CEDARGROVE
SECTION 27, TWP. 27N, R4E, W.M.

CITY OF MOUNTLAKE TERRACE

SNOHOMISH COUNTY, WASHINGTON



DESCRIPTION

This plat of Balch & Coglas Cedargrove Div. No. 2 embraces a portion of the S.E. 1/4 of the S.W. 1/4 of Section 27, Township 27 North, Range 4 East of W.M. in Snohomish County, Washington, TOGETHER with a portion of Block I, and of vacated 37th Ave. West in the plat of Balch & Coglas Cedargrove, recorded in volume 16 of plats on pages 41 and 42 in records of said County, the whole being more particularly described as follows:

Beginning at the northwest corner of the S.E. 1/4 of the S.W. 1/4 of said Section 27; thence S. 0° 23' 00" W. along the west line of said subdivision 334.24 feet to the north boundary of the plat of Albert Balch's Cedar Grove No. 3, recorded in volume 21 of Plats on page 47 in records of said County; thence easterly along said plat boundary by the following courses and distances: S. 88° 33' 02" E. 527.67 feet, S. 59° 20' 37" E. 86.60 feet, S. 88° 32' 45" E. 60.00 feet and S. 0° 23' 06" W. 22.72 feet; thence S. 79° 44' 36" E. 72.05 feet; thence S. 88° 33' 02" E. 235.00 feet; thence N. 14° 48' 19" E. 113.72 feet; thence N. 17° 56' 56" W. 104.89 feet to intersect the arc of a curve at a point from which the center lies N. 17° 56' 56" W. and 430.00 feet distant; thence easterly along said curve to the left through a central angle of 3° 03' 04" an arc distance of 22.90 feet; thence N. 21° 00' 00" W. 6000 feet to intersect the arc of a curve at a point from which the center lies S. 21° 00' 00" E. and 430.00 feet distant; thence easterly along said curve to the right through a central angle of 4° 28' 46" an arc distance of 33.62 feet; thence N. 1° 19' 28" E. 121.71 feet to the south line of said Block I; thence S. 88° 40' 32" E. along said south line 30.14 feet; thence N. 1° 19' 28" E. 148.64 feet to the southeast corner of lot 1 in Block I in said plat of Balch & Coglas Cedargrove; thence S. 82° 01' 13" W. along the south line of said lot 1 a distance of 140.00 feet to intersect the easterly margin of 37th Avenue West at a point on a curve from which the center lies N. 82° 01' 13" E. and 295.00 feet distant; thence southerly along said street margin and along said curve to the left through a central angle of 3° 16' 03" an arc distance of 16.82 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 240.00 feet; thence southerly along said curve through a central angle of 26° 22' 22" an arc distance of 110.47 feet to the north line of the S.E. 1/4 of the S.W. 1/4 of said Section; thence N. 88° 40' 32" W. along said north line 892.67 feet to the point of beginning.

LAND SURVEYORS CERTIFICATE

I, R. Ruskin Fisher, Registered Land Surveyor, do hereby certify that this plat is based on an actual survey and subdivision and that monuments have been set and lot corners staked on the ground as shown hereon.



R. Ruskin Fisher Pro. Land Surveyor
Certificate No. 2077

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned owners in fee simple and mortgagee of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and easements or whatever public property there is shown, and the use thereof for any and all public purposes, with the right to make all necessary slopes for cuts or fills and install necessary drainage upon the tracts of land shown on this plat in the reasonable original grading of all roads shown hereon.

Crawford & Conover, Inc.

by _____
Albert S. Balch, President

by Edith A. Balch
Edith A. Balch, Secretary

Thomas L. Coglas
Thomas L. Coglas, as his separate estate

Marianna Lermusik
Marianna Lermusik, as her sep. estate

TREASURER'S CERTIFICATE

I, Verne Sievers, Treasurer of Snohomish County Washington do hereby certify, that all the taxes on the within described tract of land have been paid up to and including the year 196....

Treasurer, Snohomish County

Deputy Treasurer, Snohomish County

APPROVALS

Examined and approved this _____ day of _____ A.D. 196....

City Engineer

Examined and approved this _____ day of _____ A.D. 196....

Clerk, City of Mountlake Terrace

Mayor, City of Mountlake Terrace

The Planning Commission of the City of Mountlake Terrace, meeting in regular session this _____ 196... did find that this plat serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Chairman, Mountlake Terrace
Planning Commission

RECORDING CERTIFICATE

Filed for record at the request of _____ at _____ minutes
Past _____ M this _____ day of _____ A.D. 196... and recorded in volume
_____ of plats, page _____ Records of Snohomish County, Washington.

Auditor Snohomish County

Deputy Auditor Snohomish County

ACKNOWLEDGEMENT

STATE of WASHINGTON }
COUNTY of King } ss

This is to certify, that on the 29th day of May, 1967, before me, the undersigned, a Notary Public, personally appeared Albert S. Balch and Edith A. Balch, President and Secretary respectively of Crawford & Conover Inc., a Washington 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 and that the seal affixed is the corporate seal of said corporation.

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

Cecil V. Madigan
Notary Public in and for the State of Wash-
ington Residing in Seattle

STATE of WASHINGTON }
COUNTY of King } ss

On this day personally appeared before me Thomas L. Coglas and Marianna Lermusik, to me known to be the individuals described in and who executed the within 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.

GIVEN under my hand and official seal this 29th day of May, 1967

Cecil V. Madigan
Notary Public in and for the State of
Washington, residing at Seattle.

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SNOHOMISH COUNTY, WASHINGTON



R. RUSKIN FISHER
Certificate No. 2077

Pro. Land Surveyor

SCALE 1" = 100'

✦ Concrete Monument