

## LEGAL DESCRIPTION

THE NORTH 400 FEET OF THE NORTH THREE QUARTERS (N 3/4) OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF;

SITUATE IN THE COUNTY OF SNOHOMISH.

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT, MINT GROVE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND CITY BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE CITY OF MOUNTLAKE TERRACE COMMUNITY DEVELOPMENT DEPARTMENT, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFOR.

TRACTS 998 (OPEN SPACE) AND TRACT 999 ( OPEN SPACE/STORM POND) ARE HEREBY GRANTED AND CONVEYED TO LOTS 1 THROUGH 33 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT, TOGETHER WITH AN EQUAL SHARE OF RESPONSIBILITY TO MAINTAIN THE RECREATION, PEDESTRIAN PATH AND STORM DRAINAGE FACILITIES CONTAINED THEREIN. AN OVERLYING EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF MOUNTLAKE TERRACE, OR ITS SUCCESSOR AGENCY, OVER, UNDER, ACROSS, AND UPON TRACT 999 FOR THE PURPOSE OF OPERATING, MAINTAINING, AND REPAIRING THE DRAINAGE FACILITIES CONTAINED THEREIN.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 11<sup>th</sup> DAY OF July, 2001.

MINT GROVE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature] TITLE: SENIOR VICE-PRESIDENT  
SUNDQUIST HOMES, INC., MANAGER OF MINT GROVE, LLC

CITY BANK

BY: [Signature] TITLE: CRCA VP

## ACKNOWLEDGMENTS

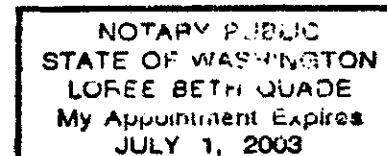
STATE OF WASHINGTON }  
COUNTY OF Snohomish } SS

ON THIS 11<sup>th</sup> DAY OF July, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Bob Vick TO ME KNOWN TO BE THE SENIOR VP OF SUNDQUIST HOMES, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF MINT GROVE, LLC, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

DATED: July 11, 2001

SIGNATURE: Loree Beth Quade  
(PRINT NAME) Loree Beth Quade  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Everett  
MY APPOINTMENT EXPIRES 7/1/03



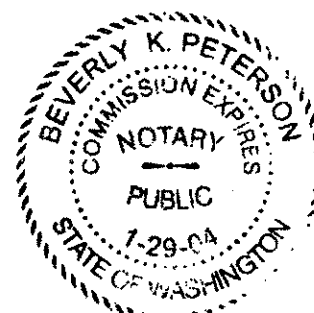
STATE OF WASHINGTON }  
COUNTY OF Snohomish } SS

THIS IS TO CERTIFY THAT ON THIS 11<sup>th</sup> DAY OF July, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED Chris Shuman OF CITY BANK, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

DATED: July 11, 2001

SIGNATURE: Beverly K. Peterson  
(PRINT NAME) Beverly K. Peterson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Starwood, WA  
MY APPOINTMENT EXPIRES 1/03/04



# MINT GROVE

## A PLANNED UNIT DEVELOPMENT

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

## 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 SYSTEMS, AND OTHER STRUCTURES, THIS 12<sup>th</sup> DAY OF JULY, A.D., 2001

Willem H. Van Ry  
CITY ENGINEER

EXAMINED AND APPROVED THIS 11<sup>th</sup> DAY OF July, A.D., 2001

[Signature]  
CHAIRMAN, CITY OF MOUNTLAKE TERRACE  
PLANNING COMMISSION

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF July, A.D., 2001

CITY COUNCIL  
CITY OF MOUNTLAKE TERRACE

David Gossett  
MAYOR: DAVID GOSSETT  
ATTEST: Marion Jay  
CITY CLERK

## TREASURER'S CERTIFICATES

I, Vikki Kirschner 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 12<sup>th</sup> DAY OF July, 2001.

Vikki Kirschner  
TREASURER  
CITY OF MOUNTLAKE TERRACE

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 2002 TAXES.

Bob Dantini  
TREASURER, SNOHOMISH COUNTY  
BY: Ronda L. Wheeler 7-17-2001  
DEPUTY TREASURER



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MINT GROVE IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, 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 AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

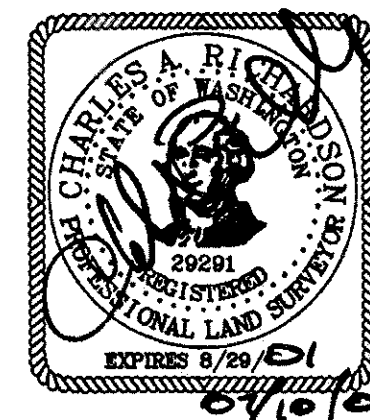
Charles A. Richardson  
CHARLES A. RICHARDSON,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATION NO. 29291

07/10/01  
DATE

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF MOUNTLAKE TERRACE THIS 17<sup>th</sup> DAY OF July, A.D., 2001, AT 40 MINUTES PAST 2:30 O'CLOCK AND RECORDED IN VOL. 200107115003 OF PLATS, PAGES 1; AFN 200107115003 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger  
AUDITOR, SNOHOMISH COUNTY  
BY: Beverly Wild  
DEPUTY COUNTY AUDITOR



MINT GROVE  
A PORTION OF THE N.E. 1/4  
OF THE S.E. 1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE,  
SNOHOMISH COUNTY, WASHINGTON

Summit  
Surveying

12606 82ND AVE. N.E.  
KIRKLAND, WA 98034  
(425) 814-8487

SHEET 1 OF 3

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A.F. NO. 200107115003

# MINT GROVE

## A PLANNED UNIT DEVELOPMENT

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4, SEC. 28, T. 27 N., R. 4 E., W.M.

CITY OF MOUNTLAKE TERRACE  
SNOHOMISH COUNTY, WASHINGTON

### EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY P.U.D. NO. 1, VERIZON NORTHWEST, PUGET SOUND ENERGY, CABLE T.V. AND THE CITY OF MOUNTLAKE TERRACE (SEWER AND WATER) 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 PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

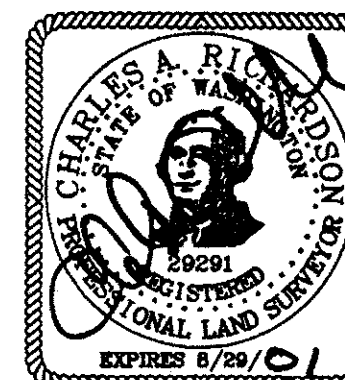
ON EACH LOT, EASEMENTS ARE RESERVED AS PROVIDED BY THE PLAT MAP AND APPLICABLE LAWS, ORDINANCES AND OTHER GOVERNMENTAL RULES AND REGULATIONS FOR UTILITY INSTALLATION AND MAINTENANCE, INCLUDING BUT NOT LIMITED TO, UNDERGROUND ELECTRIC POWER, TELEPHONE, WATER, SEWER, DRAINAGE, GAS, AND ACCESSORY EQUIPMENT, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR SAID PURPOSES; PROVIDED IN FURTHERANCE OF THE FOREGOING AND NOT BY WAY OF LIMITATION, AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF FACILITIES FOR SURFACE WATER DRAINAGE IS ESTABLISHED ACROSS A 10-FOOT WIDE AREA ALONG THE FRONT AND REAR BOUNDARY LINES AND A 2.5-FOOT WIDE AREA ALONG THE INTERIOR BOUNDARY LINES, OF EACH LOT. WITHIN THESE EASEMENTS, THE CONSTRUCTION AND MAINTENANCE OF A STRUCTURE, FENCE, PLANTING, OR OTHER MATERIAL OR IMPROVEMENT SHALL BE PROHIBITED ONLY TO THE EXTENT THAT SUCH CONSTRUCTION OR MAINTENANCE WOULD: (A) DAMAGE OR MATERIALLY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES; OR (B) CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS; OR (C) OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS; THE EASEMENT AREA OF EACH LOT, AND ALL IMPROVEMENTS SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

EACH LOT SHALL HAVE A NON-EXCLUSIVE PERPETUAL EASEMENT OVER AND ACROSS A FIVE FOOT WIDE PORTION OF AN ADJOINING LOT FOR THE PURPOSES OF MAINTAINING, REPAIRING AND REPLACING THE LOT AND IMPROVEMENTS THERETO; PROVIDED THAT ANY DAMAGE TO SAID PORTION OF SAID ADJOINING LOT FROM THE USES OF SAID EASEMENT SHALL PROMPTLY BE REPAIRED AT THE OWNER'S EXPENSE.

A 5-FOOT BY 10-FOOT PUBLIC BUS STOP EASEMENT, AT THE NORTHEAST CORNER OF LOT 1, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE.

### RESTRICTIONS AND GENERAL NOTES

1. 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.
2. THIS PLAT SHALL NOT BE A GATED COMMUNITY.
3. THE GENERAL PUBLIC SHALL FOREVER BE ALLOWED ACCESS TO, AND USE OF, THE OPEN SPACE/RECREATION AREAS AND THE PEDESTRIAN CIRCULATION SYSTEM IN TRACTS 998 AND 999, SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) PROVISION TO GRANT THE GENERAL PUBLIC USE AND ENJOYMENT ACCESS RIGHTS. EACH LOT OWNER WITHIN THIS PLAT SHALL HAVE AN UNDIVIDED AND EQUAL SHARE OF RESPONSIBILITY TO MAINTAIN THE COMMON IMPROVEMENTS FOR THE USE AND ENJOYMENT OF ALL AT THE SOLE EXPENSE OF THE PROPERTY OWNERS WITHIN THIS PLAT. PEDESTRIAN THROUGH ACCESS FOR THE PUBLIC SHALL BE MAINTAINED OVER TRACT 999, TO ADJACENT PROPERTIES, AT A MINIMUM CLEAR WIDTH OF 6 (SIX) FEET.
4. NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO OR FROM 44TH AVENUE WEST. ALL LOTS SHALL TAKE VEHICULAR ACCESS FROM INTERIOR PLAT ROADS.
5. ROOF AND FOOTING DRAIN CONVEYANCE SYSTEMS SHALL BE MAINTAINED BY THE LOT OWNER, INSIDE AS WELL AS OUTSIDE OF RIGHT-OF-WAY.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 2001072000012.
7. SUBJECT TO CONDITIONS OF APPROVAL RECORDED UNDER AUDITOR'S FILE NO. 200009260071.
8. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY IF DEEMED NECESSARY FOR CITY ROAD PURPOSES.



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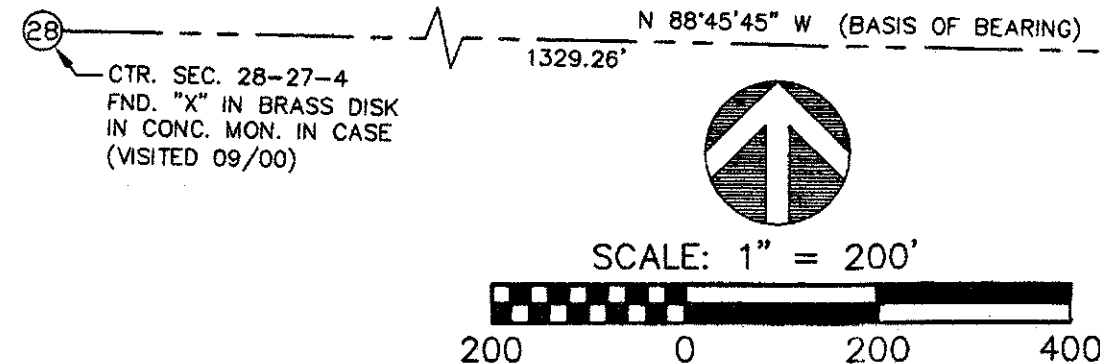
MINT GROVE  
A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4,  
SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE,  
SNOHOMISH COUNTY, WASHINGTON

Summit  
Surveying

12806 82ND AVE. N.E.  
KIRKLAND, WA 98034  
(425) 814-8487

SHEET 2 OF 3

E. 1/4 COR. SEC. 28-27-4  
FND. "X" IN BRASS DISK  
IN CONC. MON. IN CASE  
(VISITED 11/98)



#### BASIS OF BEARING:

PLAT OF KRISTY LANE, VOL. 52, PG'S. 211-213  
HELD PLAT BEARING OF N 88°45'45" W ALONG  
THE EAST - WEST CENTERLINE OF SECTION 28.

EQUIPMENT USED:  
5-SECOND THEODOLITE W/ELECTRONIC DISTANCE METER

METHOD: FIELD TRAVERSE

ACCURACY:  
MEETS OR EXCEEDS STANDARDS SET BY  
W.A.C. 332-130-090

#### REFERENCES:

- 1) PLAT OF MOUNTLAKE TERRACE  
DIV. NO. 41, VOL. 15, PG. 66
- 2) PLAT OF MOUNTLAKE TERRACE  
DIV. NO. 36, VOL. 14, PG. 101
- 3) PLAT OF KRISTY LANE  
VOL. 52, PG'S 211-213

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°45'45" W	30.01'
L2	N 88°45'45" W	30.01'

#### SECTION SUBDIVISION

OF THE  
N.E. 1/4 OF THE S.E. 1/4 OF  
SECTION 28, T. 27 N., R. 4 E., W.M.

S.E. COR. SEC. 28-27-4  
FND. "X" IN BRASS DISK IN  
CONC MON. IN CASE  
(VISITED 11/98)

A.F. NO. 200107175003

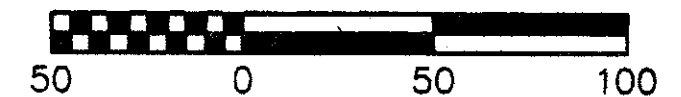
# MINT GROVE

## A PLANNED UNIT DEVELOPMENT

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'



### BASIS OF BEARING:

PLAT OF KRISTY LANE, VOL. 52, PGS. 211-213  
HELD BEARING OF N 88°45'45" W. ALONG  
THE EAST - WEST CENTERLINE OF SECTION 28-27-4.

EQUIPMENT USED:  
5-SECOND THEODOLITE W/ELECTRONIC DISTANCE METER

METHOD: FIELD TRAVERSE

ACCURACY:  
MEETS OR EXCEEDS STANDARDS SET BY  
W.A.C. 332-130-090

### LEGEND

- ⊙ . . . . . SET STANDARD SNOHOMISH COUNTY  
ROAD MONUMENT IN CASE,  
STAMPED LS # 29291
- . . . . . SET 1/2" X 24" REBAR & CAP  
"SSI LS 29291" (20.0 FEET FROM  
R-O-W AS MEASURED ALONG LOT LINES  
FOR FRONT CORNERS AND AT REAR  
CORNERS & ANGLE POINTS AS SHOWN)
- (R) . . . . . RADIAL BEARING
- M.L.T. . . . . CITY OF MOUNTLAKE TERRACE

ALLOWABLE LOT COVERAGES			
LOT NO.	LOT S.F.	HOUSE S.F.	% OF COVERAGE
1	4555	1670	37%
2	4635	1495	32%
3	5534	1650	30%
4	3848	1681	44%
5	4119	1494	36%
6	3690	1352	37%
7	3900	1681	43%
8	3844	1391	36%
9	4218	1681	40%
10	4832	1670	35%
11	3820	1391	36%
12	4589	1352	29%
13	4172	1681	40%
14	3510	1391	40%
15	3957	1681	42%
16	3942	1681	43%
17	3524	1352	38%
18	3741	1627	43%
19	5204	1495	29%
20	6333	1681	27%
21	3867	1670	43%
22	3900	1681	43%
23	3900	1627	42%
24	3900	1681	43%
25	3900	1681	43%
26	3900	1494	38%
27	3900	1391	36%
28	3854	1627	42%
29	6300	1494	24%
30	6068	1495	25%
31	3811	1681	44%
32	3510	1391	40%
33	4435	1494	34%
AVG. 4279			36%
AVG. LOT COVERAGE			
(INCLUDING TR. 998)			29%
LOWEST (LOT 29)			24%
HIGHEST (LOTS 4 & 31)			44%

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°45'45" W	4.69'
L2	N 00°06'40" W	14.43'
L3	N 00°04'39" W	12.64'
L4	N 88°45'45" W	18.48'
L5	N 00°04'39" W	10.36'
L6	N 88°45'45" W	7.02'
L7	N 59°22'12" E	18.63'
L8	N 55°31'24" W	35.78'
L9	N 62°30'48" E	10.00'
L10	N 01°14'15" E	26.50'
L11	N 01°14'15" E	31.00'
L12	N 00°04'39" W	10.04'
L13	N 00°06'41" W	5.49'
L14	N 00°06'41" W	5.63'
L15	N 71°45'19" E	53.63'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	18°15'23"	30.11'	94.50'
C2	19°19'53"	31.88'	94.50'
C3	12°19'19"	20.32'	94.50'
C4	08°38'38"	14.26'	94.50'
C5	03°18'08"	2.62'	45.50'
C6	80°05'52"	19.57'	14.00'
C7	28°23'25"	25.27'	51.00'
C8	42°05'06"	37.46'	51.00'
C9	19°29'12"	32.14'	94.50'
C10	17°34'34"	28.99'	94.50'
C11	22°04'36"	8.67'	22.50'
C12	39°25'25"	32.68'	47.50'
C13	34°56'38"	28.97'	47.50'
C14	19°03'02"	15.79'	47.50'
C15	15°17'39"	6.01'	22.50'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C16	16°46'33"	6.59'	22.50'
C17	21°40'26"	17.97'	47.50'
C18	38°10'16"	31.65'	47.50'
C19	35°36'45"	29.52'	47.50'
C20	32°03'05"	26.57'	47.50'
C21	19°23'03"	7.61'	22.50'
C22	88°39'04"	38.68'	25.00'
C23	91°20'56"	39.86'	25.00'
C24	32°38'19"	27.06'	47.50'
C25	22°55'06"	10.00'	25.00'
C26	22°55'06"	10.00'	25.00'
C27	27°00'10"	21.44'	45.50'
C28	26°26'30"	6.46'	14.00'
C29	87°16'26"	69.31'	45.50'

### MINIMUM BUILDING SETBACKS

FRONT YARD: 10 FEET FOR PROJECTING PORCHES, WITH  
PRIMARY RESIDENCE SETBACK OF AT LEAST 13 FEET.  
GARAGES SHALL BE SET BACK AT LEAST 16 FEET  
FROM FACE OF GARAGE DOOR TO FRONT PROPERTY LINE.

SIDE YARD: 5 FEET EACH, 10 FEET COMBINED.

REAR YARD: 10 FEET.

AVG. LOT COVERAGE ALLOWED: 40%  
(OVERALL PLAT)

ADDRESSES			
LOT NO.	ADDRESS	LOT NO.	ADDRESS
1	4401	8	4501
2	4403	9	4503
3	4405	10	4505
4	4411	11	4507
5	4413	12	4511
6	4415	13	4513
7	4417	14	4515

ADDRESSES			
LOT NO.	ADDRESS	LOT NO.	ADDRESS
15	4517	22	4506
16	4518	23	4504
17	4516	24	4502
18	4514	25	4418
19	4512	26	4416
20	4510	27	4414
21	4508	28	4412

ADDRESSES	
LOT NO.	ADDRESS
29	4410
30	4408
31	4406
32	4404
33	4402

Scans: scans021740.pdf

A.F. NO. 200107175003

**Summit  
Surveying**

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SHEET 3 OF 3