

SUNKIRK HILLS
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON
SECS. 33 & 34, TWP. 27 N., RGE. 4 E., W.M.

LEGAL DESCRIPTION

All that portion of the South half of the Northwest quarter of the Southwest quarter of Section 34, Township 27 North, Range 4 East, W.M., City of Mountlake Terrace, Washington, lying West of County Road commonly known as Cedar Way South.

TOGETHER WITH a portion of the Southeast quarter of Section 33 of said Township, being also a portion of Tract 27 and adjoining vacated East Avenue (44th Avenue West), "Hanbury's North Race Track Addition", as recorded in Volume 7 of Plats at Page 6, records of Snohomish County, Washington, and more particularly described as follows:

Commencing at the monument in case marking the Southeast corner of said Section 33; thence North 0°17'31" East, along the East line of Section 33, 1993.00 feet to the easterly extension of the North line of said Tract 27 and the TRUE POINT OF BEGINNING; thence North 88°53'33" West along said North line extended, 30.00 feet across vacated 44th Avenue West (City of Mountlake Terrace Ordinance No. 1209) to the former westerly Right-of-Way line of said 44th Avenue West; thence South 0°17'31" West along said former Right-of-Way line, 8.57 feet to the Southeast corner of Lot 6, "Sun-Lite Terrace Addition Division No. 2", as monumented and recorded in Volume 22 of Plats, records of Snohomish County, Washington; thence North 88°49'34" West along the South line of "Sun-Lite Terrace Addition Division No. 2", 51.17 feet to the Northeast corner of Lot 8, "Cedar Creek Division No. 1", as monumented and recorded under Snohomish County Auditor's File No. 7712210231; thence, at right angles, South 1°10'26" West, along the east line of said Lot 8, 151.16 feet to the centerline of 238th Place Southeast; thence, at right angles, South 88°49'34" East, along said centerline produced, 58.50 feet to a point 25.00 feet distant westerly, as measured as right angles, from the East line of said Section 33; thence South 0°17'31" West, parallel to the East line of Section 33, 167.41 feet to the easterly extension, South line of said Tract 27; thence South 88°53'46" East along said South line extended, 25.00 feet to the East line of Section 33; thence North 0°17'31" East, along the East line of Section 33, 327.16 feet to the True Point of Beginning; all in the City of Mountlake Terrace, Washington;

SUBJECT TO easements and reservations of record.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the City of Mountlake Terrace, Public Utility Dist. #1 of Snohomish County and General Telephone Company of the Northwest Inc., and their successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purposes of service to this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated. Also, all lots shall be subject to an easement 2.5 feet in width parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear 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.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided 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. No access to any lot shall be from Cedar Way. No construction activity shall occur within the 50 foot public easement. Setbacks on lots 19, 20, and 21 shall be at a point where the lot width is at least 70 feet.

DEDICATION

Know all men by these presents that Sundquist Homes, Inc., a Washington Corporation, owner in fee simple, and Great Western Union Federal Savings and Loan Association, a Washington Corporation, beneficiary under deed of trust, do in accordance with our 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.

SUNDQUIST HOMES, INC.

GREAT WESTERN UNION FEDERAL
SAVINGS & LOAN ASSOCIATION

Clifford A. Sundquist
Larry J. Sundquist

Crage E. Brand Vice Pres.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

This is to Certify that on this 14 day of December, 1981, before me the undersigned, a Notary Public, personally appeared Clifford A. Sundquist and Larry J. Sundquist, the President and Exec Vice President respectively, of Sundquist Homes, Inc., to me known to be the individuals who executed the foregoing dedication, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned.

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

Debby Erickson
Notary Public in and for the State of Washington,
residing at Edmonds

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

This is to Certify that on this 14th day of December A.D. 1981 before me the undersigned, a Notary Public, personally appeared Crage E. Brand Vice-President of Great Western Union Federal Savings and Loan Association, to me known to be the individual who executed the foregoing dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned.

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

Leslie A. Cooper
Notary Public in and for the State of Washington,
residing at Redmond

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Sunkirk Hills is based on actual survey and subdivision in Sections 33 and 34, Township 27 North, Range 4 East, W.M., that the distances and courses and angles are shown thereon truly and correctly, that proper monuments will be set and lot and block corners staked on the ground.

Michael G. Mickiewicz

Michael G. Mickiewicz
P.L.S. No. 17672



TREASURERS' CERTIFICATES

I, Don Sullivan, 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 Dec, 1981.

Don Sullivan
Treasurer
CITY OF MOUNTLAKE TERRACE

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes and delinquent assessments on the above described tract have been fully paid up to and including the year 1982.

KIRKE SIEVERS
Treasurer, Snohomish County

James M. Hunsley
Deputy Treasurer
12-28-81

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 22nd day of Dec, A.D. 1981.

Carl H. Rautenberg
City Engineer

Examined and approved this 14 day of December, A.D. 1981.

Harold L. Lugin
Chairman, City of Mountlake Terrace
Planning Commission

Examined and approved this 27th day of Dec, A.D. 1981.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

James E. Sullivan
Mayor

ATTEST: *Janet Anderson*
City Clerk

\$ 28.50

8112235002

RECORDER'S CERTIFICATE

Filed for record at the request of the City of the City of Mountlake Terrace this 23rd day of DECEMBER A.D., 1981 at 22 minutes past 3 PM o'clock records of Snohomish County, Washington.

VOLUME 43 OF PLATS, PAGES 105-106

Henry B. Whalen
Snohomish County Auditor

Madelyn Q. Curtis
Deputy County Auditor

SECS. 33 & 34, TWP. 27 N., RGE. 4 E., W.M.

