

**Terrace Creek,** a planned unit development  
a Portion of Tract 16, Hanbury's North Race Track Addition  
Mountlake Terrace, Washington  
PFP040002

Sheet 1 of 4 sheets

CONFORMED COPY  
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12-09-2004 03:27pm \$85.00  
SNOHOMISH COUNTY, WASHINGTON

## DEDICATION

Know all men by these presents that Goertzen Holdings International, Inc., a Washington Corporation and The Bank of Washington, mortgagee, the undersigned owners holding the land hereby platted in fee simple, 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.

Tracts 998 and 999 are hereby granted and conveyed to the Terrace Creek PUD Homeowners Association (HOA) upon recording of this plat subject to emergency maintenance easements granted and conveyed to the City of Mountlake Terrace. Ownership and maintenance of said tracts consistent with city code shall be the responsibility of the HOA unless and until tract ownership by all lots within this subdivision is authorized pursuant to a final plat alteration. Use of said tracts is restricted to that specified in the approved final plat. The HOA and the owners of all lots within the subdivision shall comply with those city regulations and conditions of final subdivision approval specified on the plat. The HOA shall remain in existence unless and until all lots within this subdivision have assumed common ownership of said tracts. In the event that the HOA should be dissolved then each lot shall have an equal and undivided ownership interest in the tracts previously owned by the HOA, as well as responsibility for maintaining the tracts. Membership in the HOA and payment of dues or other assessments for maintenance purposes shall be a requirement of lot ownership, and shall remain an appurtenance to and inseparable from each lot. This covenant shall be binding upon and inure to the benefit of the HOA, the owners of all lots within the subdivision and all others having any interest in the tracts or lots.

Goertzen Holdings International, Inc.

Henry Goertzen  
Henry Goertzen, President  
Goertzen Holdings International, Inc.

The Bank of Washington

Scott C. Hopper

## LEGAL DESCRIPTION

The East 252.4 feet of Tract 16, Hanbury's North Race Track Addition, according to the plat thereof recorded in Volume 7 of Plats, Page 6, in Snohomish County, Washington.

## AUDITOR'S CERTIFICATE

Filed for record at the request of the City of Mountlake Terrace this \_\_\_\_ day of \_\_\_\_\_, A.D., 2004 at \_\_\_\_ minutes past \_\_\_\_ o'clock, Recorded under AF # \_\_\_\_\_ and filed in Volume \_\_\_\_ of Plats, page \_\_\_\_ records of Snohomish County, Washington.

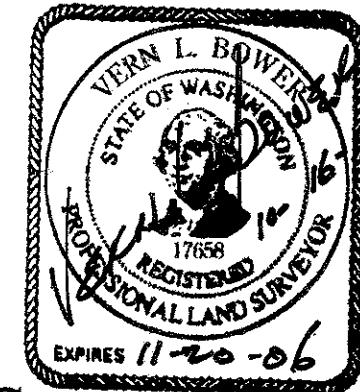
Snohomish County Auditor

By: \_\_\_\_\_  
Deputy County Auditor

## SURVEYOR'S CERTIFICATE

I hereby certify that the plat of Terrace Creek is based on actual survey and subdivision in Section 33, Township 27 North, Range 4 East, W.M., that the distances, courses and angles are shown thereon truly and correctly, that proper monuments have been set and lot and block corners staked on the ground.

Vern L. Bower  
Vern L. Bower, Professional Surveyor  
Certificate # 17658

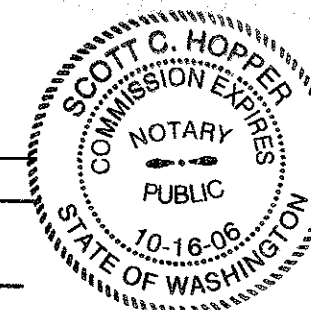


## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Henry Goertzen 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 Goertzen Holdings International, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

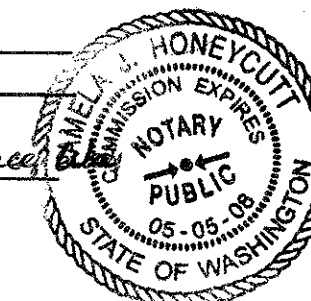
Dated: October 25th, 2004  
Scott C. Hopper  
Name (Printed) Scott C. Hopper  
Notary Public in and for the State of  
Washington, residing at Edmonds



STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Scott C. Hopper is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Loan Officer of The Bank of Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/25/04  
Pamela J. Honeycutt  
Name (Printed) Pamela J. Honeycutt  
Notary Public in and for the State of  
Washington, residing at 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 systems, and other structures, this 27 day of October A.D. 2004.

Willem H. Van Ry  
Willem H. Van Ry, PE  
Engineering Service Director/City Engineer

Examined and approved this 6th day of December A.D. 2004.

CITY COUNCIL  
CITY OF MOUNTLAKE TERRACE

Jerry Smith  
Jerry Smith  
Mayor

ATTEST: Virginia T. Olson  
City Clerk

## CITY TREASURER

I, Mike Horton, 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 27 day of October, 2004.

Mike Horton  
Treasurer, City of Mountlake Terrace

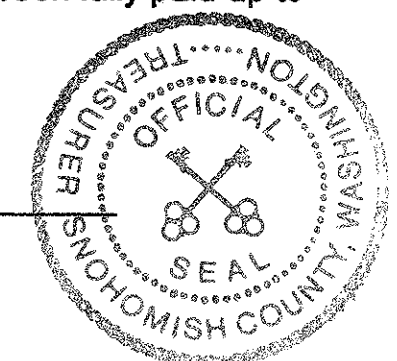
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## COUNTY TREASURER

I, Bob Dantini, 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 2005.

Bob Dantini  
Treasurer, Snohomish County

Kimberly Hurl 12-9-04  
Deputy Treasurer



IN ACCORDANCE WITH RCW 58.08, ANY PERSON RECORDING A PLAT MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

NE 1/4 NE 1/4 Sec. 33, T. 27 N., R. 4 E., W.M.  
INTENSUS, Engineering & Surveying  
PO Box 1486, Snohomish, WA 98291  
360-668-7534

AF # \_\_\_\_\_

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Sheet 2 of 4 Sheets

## EASEMENTS

The following easements are hereby reserved, conveyed, and granted over and across the Terrace Creek Planned Unit Development ("PUD"), recorded on the real property described above.

1. Utility Easement. A ten foot (10') utility easement parallel with and adjoining the street frontage on all lots, tracts and common areas and a ten foot (10') utility easement adjacent to Tract 998 / Private Road, as shown on sheets 3 and 4 hereof, for the purpose of installation, construction, renewal, operation and maintenance of underground conduits, cables, pipes, and wires, together with all necessary facilities and other equipment for the purpose of serving the subdivision and other property with electrical, telephone, gas, television cable and other utilities services, together with the right to enter upon the lots, tracts and common areas at all times for the purposes herein stated.

These utility easements are for the benefit of the City of Mountlake Terrace, individual PUD lot owners, Terrace Creek PUD Homeowners Association ("HOA") and those utility companies providing electricity, telephone, gas, television cable and other utility services to the PUD.

2. Water Easement. A water utility easement adjacent to Tract 998 / Private Road, as shown on sheet 4 hereof, for the purpose of constructing, reconstructing, operating, maintaining and repairing water and utility lines and appurtenances thereto.

This easement shall be for the benefit of the lot owners and the City of Mountlake Terrace.

3. Emergency Stormwater Maintenance Easement. An emergency stormwater maintenance easement over and across that portion of Tract 999 designated as a Storm Drainage Easement Emergency Maintenance as shown on sheet 4 hereof.

This easement shall be for the benefit of the City of Mountlake Terrace.

4. Sanitary Sewer Easement. A sanitary sewer easement ten feet (10') in width over and across Lot 4 of the PUD as shown on sheet 4 hereof.

The Sanitary Sewer Easement shall be for the benefit of Lots 3 and 5 of the PUD.

5. Temporary Construction and Maintenance Easement. A temporary construction and maintenance easement adjacent to the easements described in paragraphs 1, 2, 3 and 4 above for access to the Easements and for the purpose of piling dirt, trench stabilization and other work reasonably necessary for the construction, reconstruction, operation, repair and maintenance of utilities or improvements within the Easements.

This easement shall be for the benefit of the above-described beneficiaries of the easements described in paragraph 1, 2, 3 and 4 above.

## RESTRICTIONS AND COVENANTS

Restrictions and Covenants. The easements described above are subject to the following covenants and restrictions:

The HOA shall have primary responsibility for the maintenance and repair of the stormwater facilities located within Tract 999 and the improvements within Tract 998 / Private Road. If the HOA fails to properly maintain or repair the private road improvements or the stormwater facilities as determined by the City of Mountlake Terrace, in its sole discretion, the City of Mountlake Terrace shall have the right, but not the duty, to repair, maintain or reconstruct the private road improvements and the storm drainage facilities. Any costs, incurred by the City of Mountlake Terrace, including administrative costs shall be paid equally by the owners of Lots 1, 2, 6, 7, 8 and 9 for work done on the private road, and all lots, except Lot 5, for work done on the storm drainage facilities.

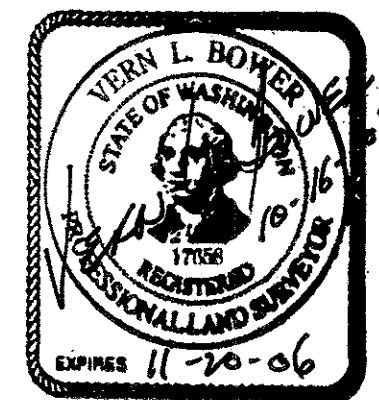
Upon completion of work by the City of Mountlake Terrace, each lot owner will be billed their share of the cost of the maintenance or improvements. The amount billed to each lot owner shall be paid within thirty (30) days. If unpaid, the amount due attributable to each lot shall be a lien on that lot. The lien may be foreclosed in a manner provided by the laws of the State of Washington for the foreclosure of liens of mechanics and materialmen.

The above described easements are perpetual and shall run with the land and are binding upon the successors and assigns of Goertzen Holdings International, Inc.

All landscaped areas in public rights-of-way shall be maintained by the developer or his successors(s) and may be reduced or eliminated if deemed necessary for or detrimental to city road purposes.

No further subdivision of any lot or tract may be made without first submitting for a new subdivision or short subdivision.

On-street parking within the Private Road, Tract 998, is prohibited.



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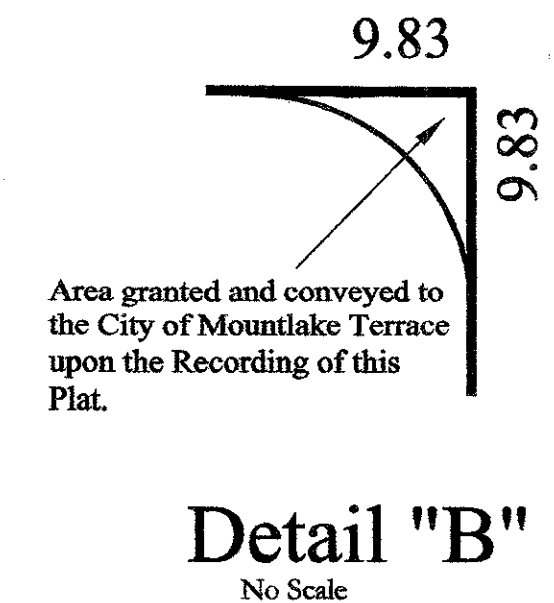
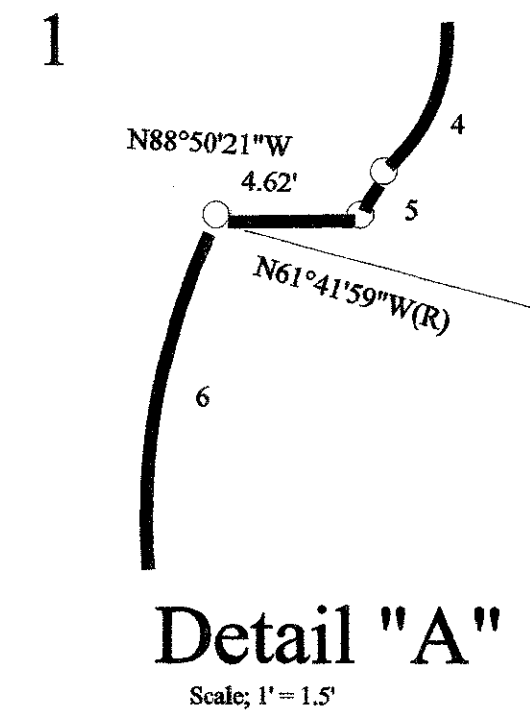
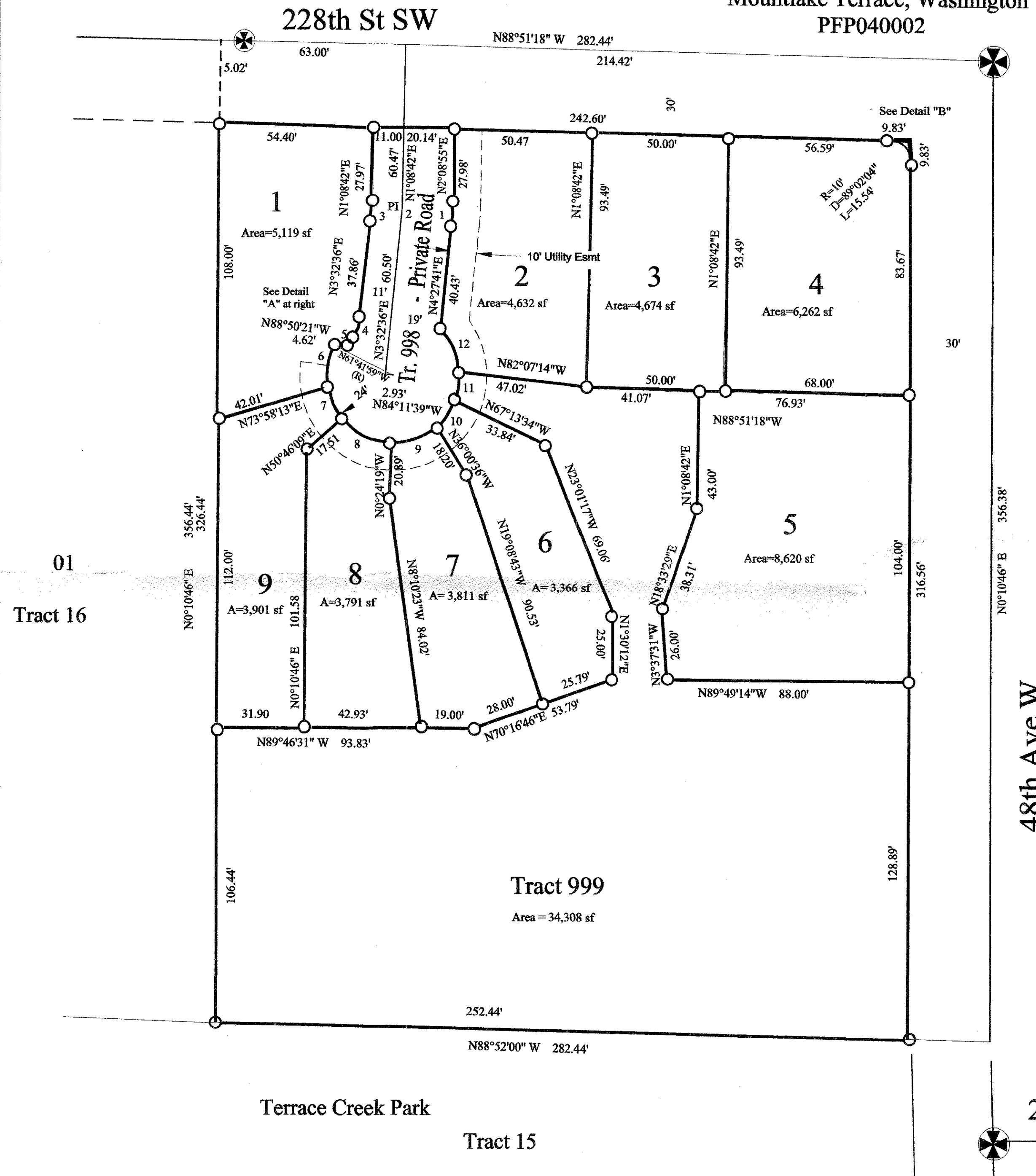
NE 1/4 NE 1/4 Sec. 33, T. 27 N., R. 4 E., W.M.

INTENSUS, Engineering & Surveying  
PO Box 1486, Snohomish, WA 98291  
360-668-7534

# TERRACE CREEK, a Planned Unit Development

Sheet 3 of 4 Sheets

A Portion of Tract 16, Hanbury's North Race Track Addition  
Mountlake Terrace, Washington  
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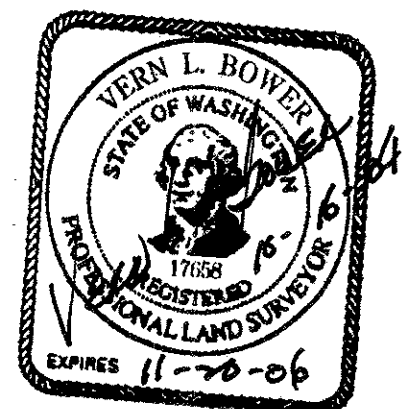
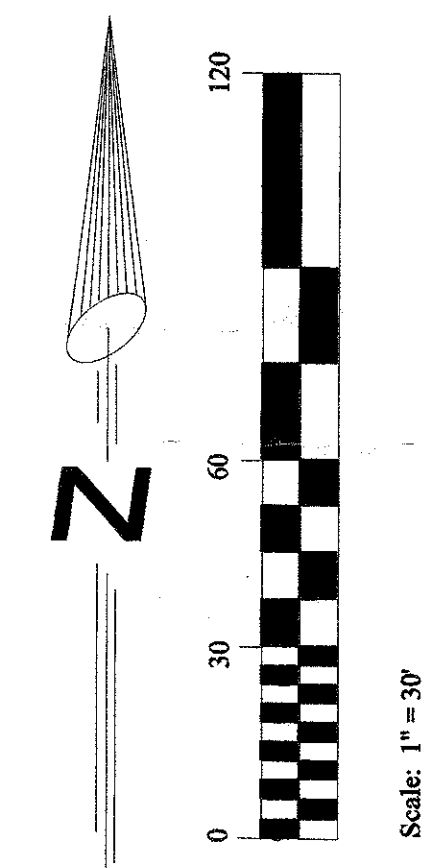
- Indicates found conc. mon. in case
- Indicates found brass disc monument; Replaced with concrete mon. & case.
- Set 1/2"x24" long #4 rebar at all new lot corners with plastic cap, "Intensus 17658"

**BASIS OF BEARINGS:**  
Centerline of 228th St SW being N88° 51' 18" W per ROS filed in book 33 of Surveys, Page 90, Records of Snohomish County

**EQUIPMENT & ACCURACY**  
6" Leica total station used for field traverse  
Accuracy meets or exceeds WAC 332-130-090

## CURVE TABLE

#	Angle	Radius	Length	Tangent
1	0°24'01"	829.96'	5.80'	2.90'
2	2°23'54"	119.43'	5.00'	2.50'
3	2°23'54"	108.43'	4.54'	2.27'
4	35°04'24"	15.00'	9.18'	4.74'
5	4°16'04"	20.00'	1.49'	0.75'
6	38°09'33"	24.00'	15.98'	8.30'
7	29°22'18"	24.00'	12.30'	6.29'
8	46°51'44"	24.00'	19.63'	10.40'
9	43°54'14"	24.00'	18.39'	9.67'
10	29°50'34"	24.00'	12.50'	6.40'
11	26°15'38"	24.00'	11.00'	5.60'
12	37°23'30"	24.00'	15.66'	8.12'



NE1/4 NE1/4 Section 33, T. 27 N., R. 4 E., W.M.

Goertzen Homes, Inc  
Goertzen Holdings International, Inc  
11724 - 23rd Dr. SE  
Everett, WA 98208

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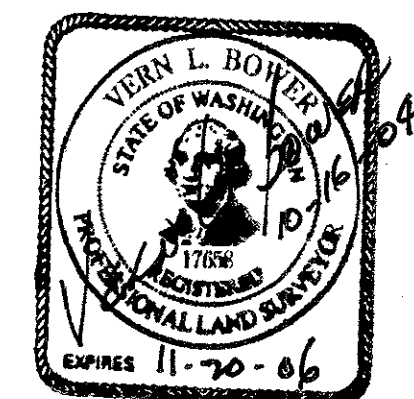
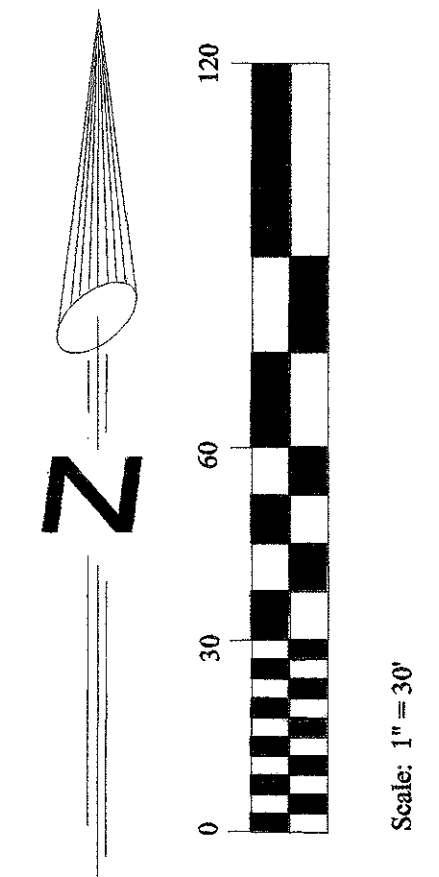
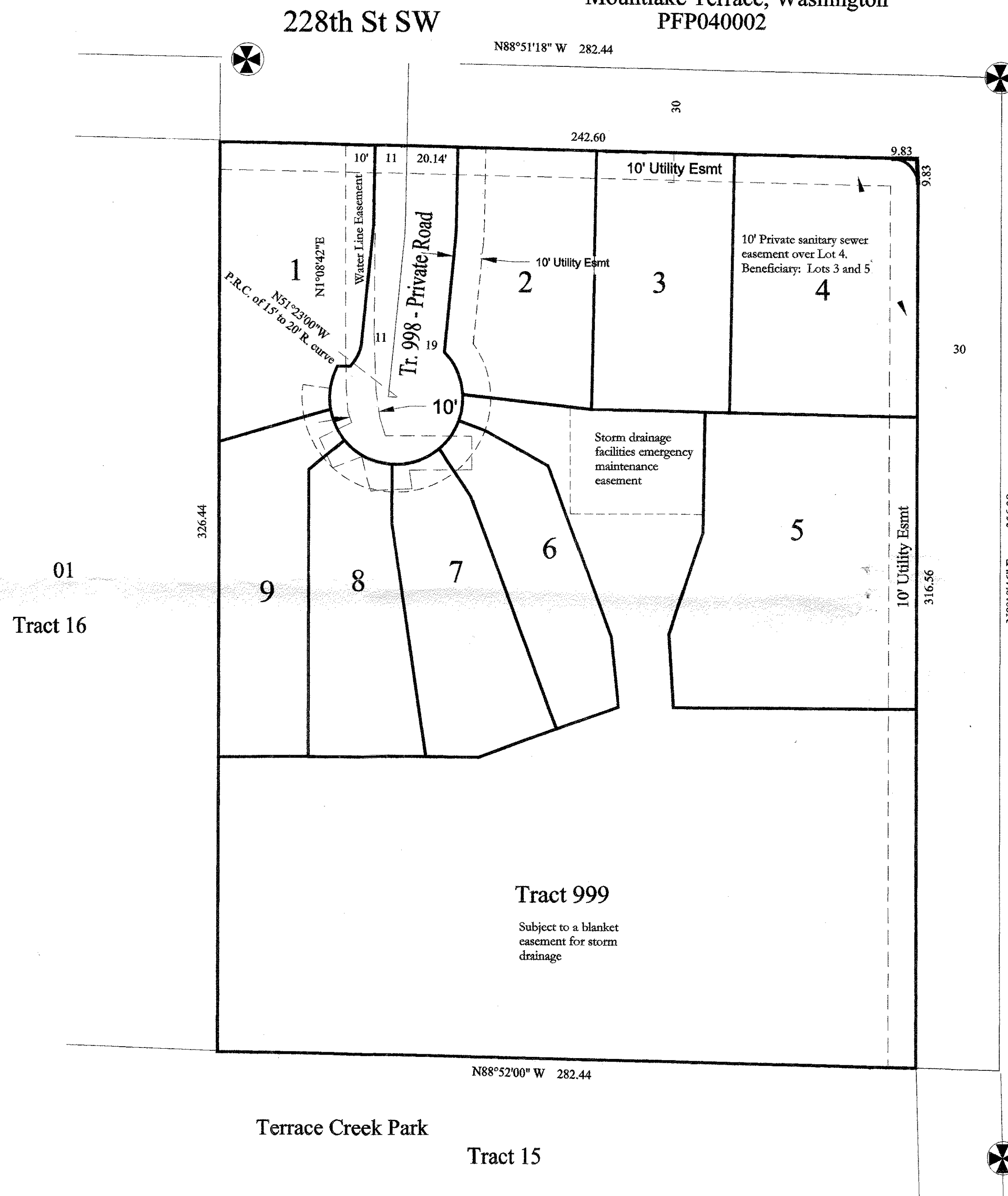
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# TERRACE CREEK, a Planned Unit Development

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Sheet 4 of 4 Sheets



NE1/4 NE1/4 Section 33, T. 27 N., R. 4 E., W.M.

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