

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

JUNIPER COURT

A PLANNED UNIT DEVELOPMENT
A PORTION OF THE SE 1/4, NE 1/4
SEC 28, TWP 27N, RGE 4E, W.M.
MOUNTLAKE TERRACE, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT, QUILCEDA LAND GROUP, INC. THE UNDERSIGNED
OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FRONTIER BANK, THE MORTGAGEE
THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS,
AVENUES AND PLACES 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 HERON, 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 RIGHT-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 CITY ENGINEER
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 CIVIL SITE
ENGINEERING PERMIT FROM THE CITY OF MOUNTLAKE TERRACE COMMUNITY DEVELOPMENT
DEPARTMENT, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFOR.

TRACT 999 (NATIVE GROWTH PROTECTION AREA/DRAINAGE/UTILITIES/PEDESTRIAN EASEMENT)
AND TRACT 998, (PEDESTRIAN EASEMENT/PUBLIC WATER EASEMENT)
ARE HEREBY CONVEYED AND GRANTED TO TO LOTS 1 THROUGH 13 WITH AN EQUAL AND UNDIVIDED INTEREST UPON
THE RECORDING OF THIS PLAT TOGETHER WITH AN EQUAL SHARE OF RESPONSIBILITY TO MAINTAIN THE 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,
SANITARY SEWER AND WATER FACILITIES CONTAINED THEREIN.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 12th DAY OF MARCH, 2003.

QUILCEDA LAND GROUP, INC.

BY: A. Latif Lakhani TITLE: President
A. LATIF LAKHANI

FRONTIER BANK

BY: J. P. TITLE: J.P.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

A. Latif Lakhani 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 THIS INSTRUMENT AND ACKNOWLEDGED
IT AS President OF QUILCEDA LAND
GROUP, INC., TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES
AND PURPOSES MENTIONED IN THIS INSTRUMENT.
DATED: 3/12/03

Pamela S. Langness
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Pamela S. Langness
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Everett

MY APPOINTMENT EXPIRES: 10-11-04

STATE OF WASHINGTON)
COUNTY OF Snohomish)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Jerry D. Dean 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 THIS INSTRUMENT AND ACKNOWLEDGED
IT AS Vice President OF FRONTIER BANK,
TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES
MENTIONED IN THIS INSTRUMENT.
DATED: 3/12/03

Pamela S. Langness
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Pamela S. Langness
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Everett

MY APPOINTMENT EXPIRES: 10-11-04

APPROVALS

EXAMINED AND APPROVED AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER
RIGHT-OF-WAY, THE SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES,

THIS 17th DAY OF MARCH A.D., 2003

William H. Van Dyke
CITY ENGINEER

EXAMINED AND APPROVED THIS 17 DAY OF March A.D., 2003

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

Pat Cordova
MAYOR: PAT CORDOVA

ATTEST: Danise B. Papp for City Clerk
CITY CLERK

TREASURER'S CERTIFICATES

I, Mick Horton TREASURER OF THE CITY OF MOUNTLAKE TERRACE,
WASHINGTON, DO HEREBY CERTIFY THAT THERE ARE NO OUTSTANDING L.I.D. 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 17th DAY OF March A.D., 2003

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
2003 TAXES. 3-24-03 nls

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: Nancy D. Sale
DEPUTY COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF JUNIPER COURT IS BASED UPON 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 HAVE BEEN SET AND LOT AND BLOCK
CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED
WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS
GOVERNING PLATTING.

Kent L. Robinson
KENT L. ROBINSON P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATION NO. 19583

3/12/03
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD - ROBINSON & ASSOCIATES,
THIS 24 DAY OF March 2003, AT 50 MINUTES PAST 9 A.M., AND
RECORDED AS A PLAT UNDER AUDITOR'S FILE NO. 200303245001, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON

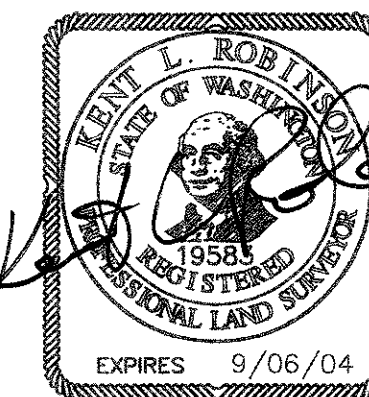
Bob Ferrell
AUDITOR, SNOHOMISH COUNTY

BY: Bob Ferrell
DEPUTY COUNTY AUDITOR

Scans: scans021672.pdf

A.F. NO. 200303245001

IN ACCORDANCE WITH RCW 58.08.040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.



OSTERGAARD - ROBINSON & ASSOCIATES, INC
3630 COLBY AVENUE
EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

SHEET 1 OF 4

JUNIPER COURT

A PLANNED UNIT DEVELOPMENT
A PORTION OF THE SE 1/4, NE 1/4
SEC 28, TWP 27N, RGE 4E, W.M.
MOUNTLAKE TERRACE, WASHINGTON

EASEMENT PROVISIONS

1. 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 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, PIPES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND PARCELS AT ALL TIMES FOR 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.

2. THE GENERAL PUBLIC SHALL FOREVER BE ALLOWED ACCESS TO, AND USE OF, THE PEDESTRIAN ACCESS EASEMENTS CROSSING TRACT 999 AND TRACT 998, SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) PROVISION TO GRANT THE GENERAL PUBLIC ACCESS RIGHTS. EACH LOT OWNER WITHIN THIS PLAT SHALL HAVE AN UNDIVIDED AND EQUAL SHARE OF RESPONSIBILITY TO MAINTAIN THE TRACT 999 NATIVE GROWTH PROTECTION AREA AND PEDESTRIAN ACCESS EASEMENT AND THE TRACT 998 PEDESTRIAN ACCESS EASEMENT FOR THE USE OF ALL AT THE SOLE EXPENSE OF THE PROPERTY OWNERS WITHIN THIS PLAT.

3. THE COMBINED UTILITY AND ACCESS EASEMENT LOCATED ACROSS LOTS 4 AND 9 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE CITY OF MOUNTLAKE TERRACE FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD A SEWER MAIN SYSTEM, WATER SYSTEM, PEDESTRIAN ACCESS, ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON AND THROUGH THE STORM DRAINAGE EASEMENT. THE UNDERSIGNED AND HIS HEIRS AND ASSIGNS HEREBY AGREES TO HOLD THE CITY OF MOUNTLAKE TERRACE, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS AND SHALL INDEMNIFY THE CITY OF MOUNTLAKE TERRACE FROM AND AGAINST ALL LOSSES AND ALL CLAIMS, DEMANDS, SUITS, ACTIONS, PAYMENT AND JUDGEMENTS ARISING FROM PERSONAL INJURY AND/OR PROPERTY DAMAGE OR OTHERWISE BROUGHT OR RECOVERED AGAINST THE CITY OF MOUNTLAKE TERRACE BY REASON OF ANY ACT OR OMISSION OF THE UNDERSIGNED AGENTS, SERVANTS OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSES, LEGAL OR OTHERWISE, INCURRED BY THE CITY OF MOUNTLAKE TERRACE OR ITS REPRESENTATIVES IN DEFENSE OF ANY SUIT OR CLAIM AS A RESULT OF THE UNDERSIGNED'S ACTIVITY WITHIN THE PUBLIC EASEMENT.

4. THE 20' STORM DRAINAGE EASEMENT ACROSS LOT 10 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE CITY OF MOUNTLAKE TERRACE FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON AND THROUGH THE STORM DRAINAGE EASEMENT. THE UNDERSIGNED AND HIS HEIRS AND ASSIGNS HEREBY AGREES TO HOLD THE CITY OF MOUNTLAKE TERRACE, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS AND SHALL INDEMNIFY THE CITY OF MOUNTLAKE TERRACE FROM AND AGAINST ALL LOSSES AND ALL CLAIMS, DEMANDS, SUITS, ACTIONS, PAYMENT AND JUDGEMENTS ARISING FROM PERSONAL INJURY AND/OR PROPERTY DAMAGE OR OTHERWISE BROUGHT OR RECOVERED AGAINST THE CITY OF MOUNTLAKE TERRACE BY REASON OF ANY ACT OR OMISSION OF THE UNDERSIGNED AGENTS, SERVANTS OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSES, LEGAL OR OTHERWISE, INCURRED BY THE CITY OF MOUNTLAKE TERRACE OR ITS REPRESENTATIVES IN DEFENSE OF ANY SUIT OR CLAIM AS A RESULT OF THE UNDERSIGNED'S ACTIVITY WITHIN THE PUBLIC EASEMENT.

5. THE 11.50' STORM DRAINAGE AND WATER EASEMENT ACROSS LOT 4 IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE CITY OF MOUNTLAKE TERRACE FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD A WATER SYSTEM, ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON AND THROUGH THE STORM DRAINAGE AND WATER EASEMENT. THE UNDERSIGNED AND HIS HEIRS AND ASSIGNS HEREBY AGREES TO HOLD THE CITY OF MOUNTLAKE TERRACE, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS AND SHALL INDEMNIFY THE CITY OF MOUNTLAKE TERRACE FROM AND AGAINST ALL LOSSES AND ALL CLAIMS, DEMANDS, SUITS, ACTIONS, PAYMENT AND JUDGEMENTS ARISING FROM PERSONAL INJURY AND/OR PROPERTY DAMAGE OR OTHERWISE BROUGHT OR RECOVERED AGAINST THE CITY OF MOUNTLAKE TERRACE BY REASON OF ANY ACT OR OMISSION OF THE UNDERSIGNED AGENTS, SERVANTS OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSES, LEGAL OR OTHERWISE, INCURRED BY THE CITY OF MOUNTLAKE TERRACE OR ITS REPRESENTATIVES IN DEFENSE OF ANY SUIT OR CLAIM AS A RESULT OF THE UNDERSIGNED'S ACTIVITY WITHIN THE PUBLIC EASEMENT.

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.

4. NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO OR FROM 48TH 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

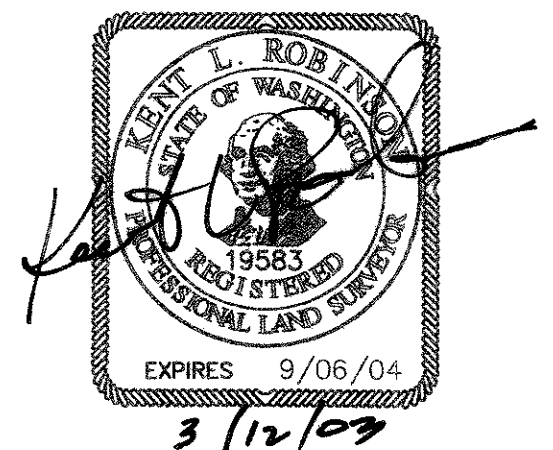
FILE NO. 200303240086

7. SUBJECT TO CONDITIONS OF APPROVAL RECORDED UNDER AUDITOR'S FILE NO. 200010100636

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.

NATIVE GROWTH PROTECTION AREA (N.G.P.A.)

A NATIVE GROWTH PROTECTION AREA AND EASEMENT IS SITUATED IN TRACT 999 OF THIS SUBDIVISION. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE FOLLOWING MAINTENANCE AND ENFORCEMENT REGULATIONS; TO-WIT: FENCING ON LOTS SHALL BE PLACED ON THE N.G.P.A. BOUNDARY AT ALL TIMES TO PROTECT IT FROM NORMAL RESIDENTIAL USE IMPACTS AND ALLOW IT TO GROW IN A NATURAL STATE. THERE SHALL BE NO TREE TRIMMING, TREE TOPPING, TREE CUTTING OR REMOVAL, NOR SHRUB OR BRUSH CUTTING OR REMOVING, NOR APPLICATION OF PESTICIDES, HERBICIDES, OR FERTILIZERS, NOR CONSTRUCTION, CLEARING, DUMPING OR YARD CLIPPINGS OR OTHER DEBRIS, OR ALTERATION, ACTIVITIES WITHIN THE ENTIRE NATIVE GROWTH PROTECTION AREA. THE AREA SHALL BE MAINTAINED CONSISTENT WITH THE FINAL WETLAND MITIGATION PLAN, APPROVED FEBRUARY 11, 2002, (PERMIT NO. L1-01-010). A COPY IS ON FILE WITH THE CITY OF MOUNTLAKE TERRACE. THERE SHALL BE NO DISTURBANCE OR ALTERATION MADE TO THE N.G.P.A. WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF MOUNTLAKE TERRACE. APPLICATION FOR SUCH WRITTEN APPROVAL IS TO BE MADE TO THE MOUNTLAKE TERRACE COMMUNITY DEVELOPMENT DEPARTMENT OR DESIGNATED REPRESENTATIVE WHO MAY REQUIRE INSPECTION OF THE PREMISES BOTH BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. THE DEPARTMENT MAY ALSO REQUIRE RESTORATION OF THE AFFECTED AREA TO EFFECTIVELY RE-ESTABLISH COMPATIBLE VEGETATION. REMOVAL OF DAMAGED OR FALLEN VEGETATION OR DEBRIS MAY ALSO BE REQUIRED. A REPLACEMENT/RE-VEGETATION PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL AS REQUIRED. ANY PERSON CONDUCTING OR AUTHORIZING ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF THE MOUNTLAKE TERRACE MUNICIPAL CODE.



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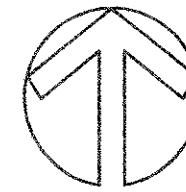
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97107/DWG/SURVEY/97107FP 01/23/03

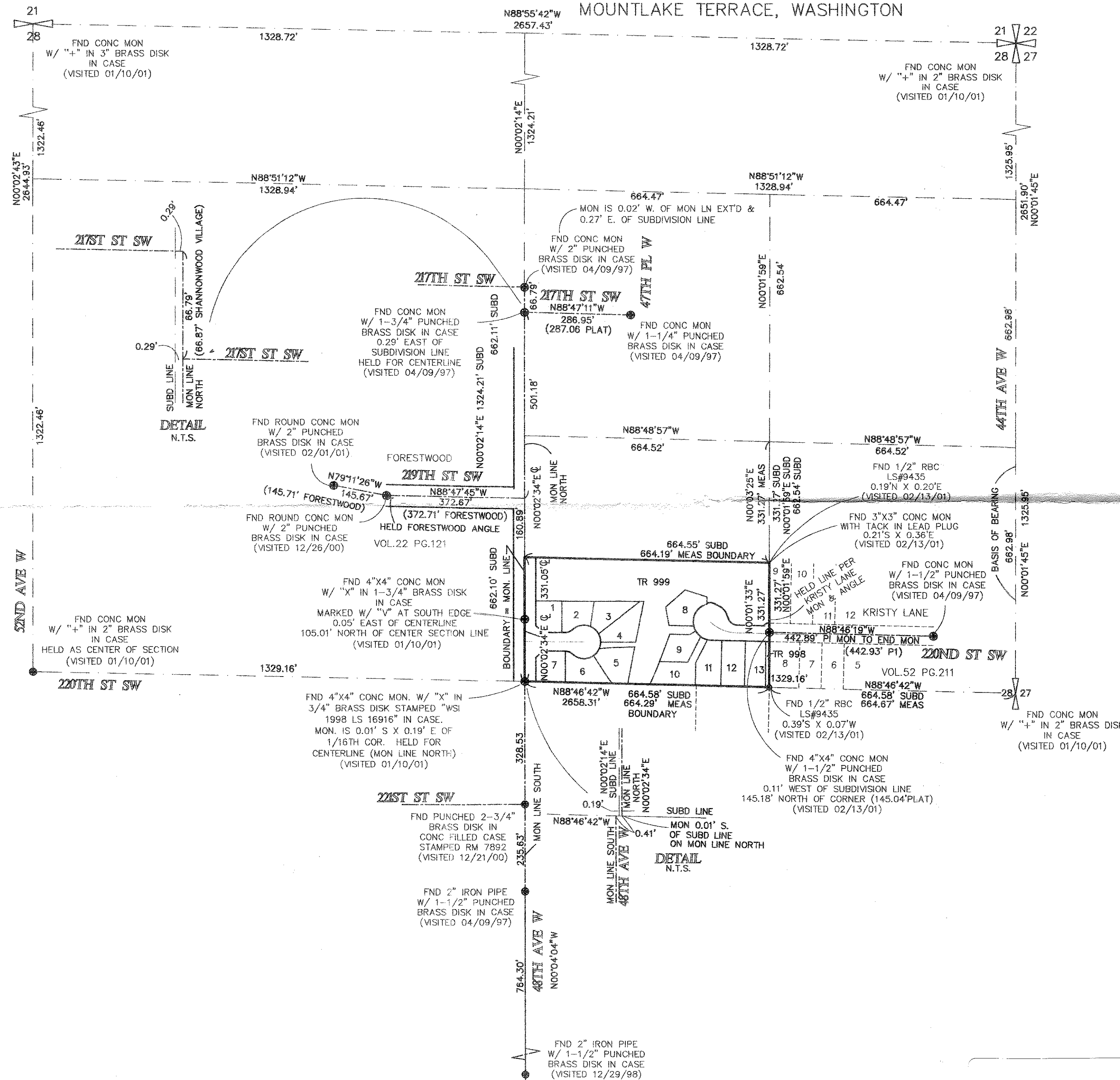
JUNIPER COURT

A PLANNED UNIT DEVELOPMENT
PORTION OF THE SE 1/4, NE 1/4
SEC 28, TWP 27N, RGE 4E, W.M.
MOUNTLAKE TERRACE, WASHINGTON



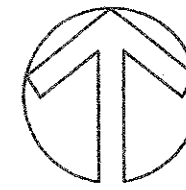
SCALE: 1" = 200'

BASIS OF BEARING:
EAST LINE, NORTHEAST QUARTER
PER PLAT OF 'KRISTY LANE'
VOLUME 52 OF PLATS, PAGE 211.



JUNIPER COURT

A PLANNED UNIT DEVELOPMENT
A PORTION OF THE SE 1/4, NE 1/4
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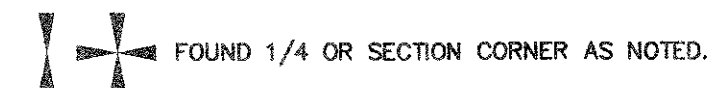


SCALE: 1" = 50'

BASIS OF BEARING:
EAST LINE, NORTHEAST QUARTER
PER PLAT OF 'KRISTY LANE'
VOLUME 52 OF PLATS, PAGE 211.

LEGEND

- SET 1/2" X 24" REBAR W/ PLASTIC CAP MARKED ORA 19583, 18924 AT ALL LOT CORNERS AND ANGLE POINTS.
- SET STANDARD SNOHOMISH COUNTY CONC. MON. & CASE.



FOUND MONUMENT AS NOTED

NGPE = NATIVE GROWTH PROTECTION EASEMENT

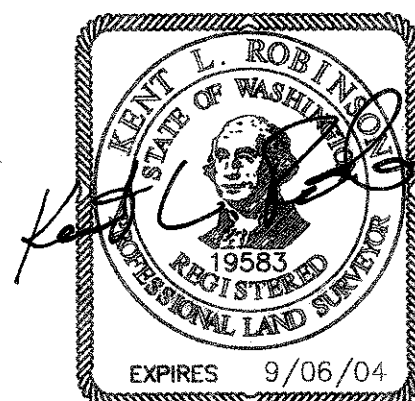
LOT 10
8,054 S.F. - G = GROSS AREA
6,612 S.F. - N = NET AREA

LINE	BEARING	LENGTH
L1	N89°51'39"W	9.66'
L2	N01°14'21"E	19.72'
L3	N59°48'46"E(R)	20.27'
L4	N01°14'21"E	18.27'
L5	N70°19'03"E	8.73'
L6	N89°58'06"W	6.85'
L7	N70°15'15"W	10.89'
L8	N01°09'45"E	3.24'
L9	N57°30'40"E	8.35'
L10	N89°59'58"E	6.22'
L11	N89°51'39"W	2.36'
L12	N37°00'51"E	11.74'
L13	N23°06'48"E	21.20'
L14	N09°38'45"W	8.86'
L15	N09°38'45"W	3.21'
L16	N31°45'55"E	7.16'
L17	N32°49'35"E	26.58'
L18	N08°46'55"W	8.33'
L19	N09°38'45"W	12.07'
L20	N84°58'06"E	36.27'

CURVE	RADIUS	LENGTH	DELTA
C1	28.00'	21.23'	43°26'44"
C2	45.00'	23.06'	29°21'37"
C3	28.00'	21.23'	43°26'44"
C4	49.00'	14.43'	16°52'07"
C5	49.00'	20.20'	23°37'12"
C6	49.00'	20.17'	23°35'22"
C7	49.00'	10.78'	12°36'15"
C8	45.00'	18.21'	23°11'13"
C9	45.00'	24.73'	31°29'12"

LOT #	FRONT (RESIDENCE)	FRONT (GARAGE)	SIDE	SIDE (COMBINED)	REAR
1	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
2	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
3	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
4	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
5	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
6	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
7	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
8	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
9	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
10	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
11	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
12	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN
13	15'MIN	20'MIN	5'MIN	10'MIN	10'MIN

LOT #	LOT ADDRESS
1	4711 220TH STREET SW
2	4709 220TH STREET SW
3	4707 220TH STREET SW
4	4705 220TH STREET SW
5	4702 220TH STREET SW
6	4704 220TH STREET SW
7	4706 220TH STREET SW
8	4607 220TH STREET SW
9	4614 220TH STREET SW
10	4612 220TH STREET SW
11	4610 220TH STREET SW
12	4608 220TH STREET SW
13	4606 220TH STREET SW



3/7/03

OSTERGAARD - ROBINSON & ASSOCIATES, INC
3630 COLBY AVENUE
EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

SHEET 4 OF 4

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