

DECLARATION-OF SHORT SUBDIVISION, COVENANTS AND RESTRICTIONS -----

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY-THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DIVISION OF LAND APPROVED AS SHORT PLAT SUBDIVISION NUMBER PSP-11-0001-BY THE CITY OF MOUNTLAKE TERRACE, SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

A) AN EASEMENT IS HEREBY RESERVED AND GRANTED TO ALL UTIMIES AND: THEIR RESPECTIVE SUCCESSORS-AND ASSIGNS-SERVING THIS SHORT SUBDIVISION, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, 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 SHORT SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, -TELEPHONE, TELEVISION CABLE, GAS AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES-FOR THE PURPOSES -HEREIN STATED.

B) A PRIVATE SANITARY SEWER EASEMENT OVER A PORTION OF THE NORTHEAST CORNER OF LOT 2 OF THIS SHORT SUBDIVISION IS FOR THE BENEFIT OF LOT 1 THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE SANITARY SEWER SYSTEM - -SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOT 1 OF THIS SHORT SUBDIVISION. THE OWNER(S) OF LOT 2 SHALL RETAIN THE RIGHT-JO USE THE------SURFACE OF SAID EASEMENT, SO LONG AS SAID USE DOES NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF EASEMENT USAGE.

THESE COVENANTS CONSTITUTE AGREEMENT RUNNING WITH THE LAND AND ARE. FOR THE MUTUAL BENEFIT OF THE GRANTOR AND HIS HEIRS, SUCCESSORS AND -ASSIGNS AND ARE FOR THE FURTHER PURPOSE OF COMPLIANCE WITH THE ORDINANCES AND REGULATIONS OF THE CITY OF MOUNTLAKE TERRACE, AND THE "CITY" AND SUCH PERSONS ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIONS AND REGULATIONS BY INJUNCTION OR THEIR LAWFUL PROCEDURE AND TO RECOVER ANY DAMAGES RESULTING FROM SUCH VIOLATIONS.

53RD AVENUE WEST LLC

BEHNAM DADVAR "MEMBER"

LEGAL DESCRIPTION:

(PACIFIC NORTHWEST TITLE CO. ORDER NO. SNO-1159409

THE EAST 100 FEET OF TRACT 11 AND THE SOUTH 40 FEET OF THE EAST 100 FEET OF TRACT 12, EXCEPT FOR THE EAST 15 FEET THEREOF, SEATTLE HEIGHTS GARDENS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 9 OF PLATS, PAGE 16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ACKNOWLEDGMENT:

STATE OF WASHINGTON

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BEHNAM -ĐẠĐƯẠR IS THE PERSON WHO APPEARDED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, AS A MEMBER OF .-- 53RD AVENUE WEST LLC.

--NOTART PUBLIC IN AND FOR- THE STATE OF WASHINGTON



AND APPROVED THE _1_

CITY MANAGER CITY OF MOUNTLAKE TERRACE

TREASURER'S CERTIFICATE

TREASURER OF SNOHOMISH COUNTY, WASHINGTON. DO HEREBY CERTIFY THAT ALL THE TAXES AND DELINQUENT ASSESSMENTS ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID-UP TO

AND INCLUDING THE YEAR 2011- THX PARCEL NOTE 0566360001104

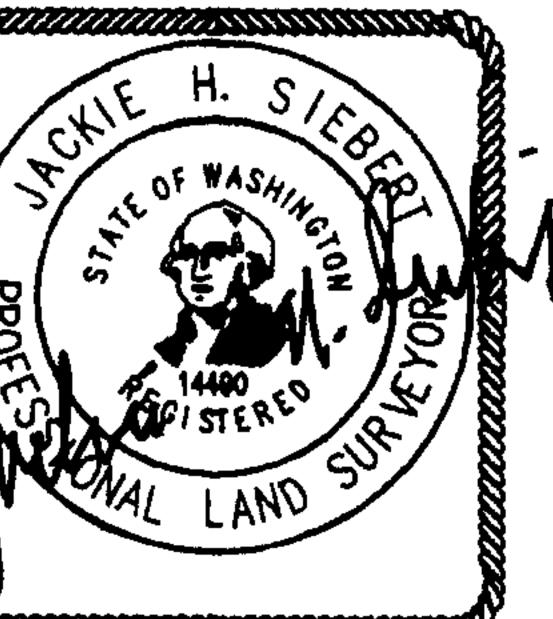
RECORDING CERTIFICATE

FILED FOR RECORD BY 2011/2/35001 RECORDED IN VOLUME ___OF SURVEYS, ON PAGE ___RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE THIS 1344 DAY OF Decemb 2011, A.D. AT 10:05 AM BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF 53RD AVENUE WEST LLC

THIS 6 DAY OF DEC



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Tri-County Land Surveying Company 4610 200th St. S.W., Suite A

Lynnwood, Wa. 98036 (425)776—2926 Fax: 776—2850

DRAWN BY B.H. DATE DECEMBER, 2011 JOB NO. 10-004 CHECKED BY R.S. SHEET SCALE N/A

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A.F. NO. - 2011/2135001

SHORT-SUBDIVISION FOR SHORT PLAT FILE NO. PSP-11-0001

