

## EXISTING LEGAL DESCRIPTION

## LOT A

THAT PORTION OF TRACT 23, HANBURY'S NORTH RACE TRACT ADDITION TO SNOHOMISH COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING EASTERLY OF THE THREAD OF LYON CREEK AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 685.41 FEET WESTERLY OF THE NORTHEAST CORNER AND ON THE NORTH LINE OF SAID TRACT; THENCE SOUTHERLY PERPENDICULAR TO SAID NORTH LINE, 231.66 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 353.66 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE SOUTH LINE OF SAID TRACT, 92.90 FEET TO SAID SOUTH LINE. CONTAINING 2.94 ACRES MORE OR LESS. BEING LOT A, CITY OF MOUNTLAKE TERRACE SHORT PLAT No. 120, REC. No. 8612030269.

## LOT B

THAT PORTION OF TRACT 23, HANBURY'S NORTH RACE TRACT ADDITION TO SNOHOMISH COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF 46TH AVENUE WEST AND THE NORTH LINE OF SAID TRACT, SAID POINT LYING 477.28 FEET WESTERLY OF THE NORTH EAST CORNER OF SAID TRACT; THENCE WESTERLY, 208.13 FEET ALONG THE NORTH LINE OF SAID TRACT; THENCE SOUTHERLY PERPENDICULAR TO SAID NORTH LINE, 231.66 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 233.22 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID NORTH LINE, 91.67 FEET; THENCE NORTHWESTERLY 142.22 FEET TO THE POINT OF BEGINNING. CONTAINING 1.20 ACRES. BEING LOT B, CITY OF MOUNTLAKE TERRACE SHORT PLAT No. 120, REC. No. 8612030269.

## NEW LEGAL DESCRIPTION

## LOT A

LOT A OF SHORT PLAT No. 120, CITY OF MOUNTLAKE TERRACE, RECORDING No. 8612030269, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF LOT B, SAID SHORT PLAT LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE. COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF 46TH AVENUE WEST AND THE NORTH LINE OF SAID TRACT, SAID POINT LYING 208.13 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT B; THENCE NORTH 88°49'43" WEST 70.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°13'08" WEST 40.00 FEET; THENCE NORTH 88°49'43" WEST 42.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS SOUTH 45°35'37" EAST, 100.00 FEET DISTANT; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 43°14'06" A DISTANCE OF 75.46 FEET; THENCE SOUTH 01°10'17" WEST 31.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 92.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 144.51 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B AND THE TERMINUS OF THIS LINE DESCRIPTION. SAID POINT OF TERMINUS BEARS NORTH 88°49'43" WEST 72.07 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B. SITUATE IN THE SE ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

SUBJECT TO EASEMENT FOR UTILITIES AND SLOPE RIGHTS PER RECORDING NO. 200110230403, RECORDS OF SAID COUNTY.

CONTAINING 3.41 ACRES, MORE OR LESS.

## LOT B

LOT B OF SHORT PLAT No. 120, CITY OF MOUNTLAKE TERRACE, RECORDING No. 8612030269, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE. COMMENCING AT THE INTERSECTION OF THE EASTERLY MARGIN OF 46TH AVENUE WEST AND THE NORTH LINE OF SAID TRACT, SAID POINT LYING 208.13 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT B; THENCE NORTH 88°49'43" WEST 70.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°13'08" WEST 40.00 FEET; THENCE NORTH 88°49'43" WEST 42.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS SOUTH 45°35'37" EAST, 100.00 FEET DISTANT; THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 43°14'06" A DISTANCE OF 75.46 FEET; THENCE SOUTH 01°10'17" WEST 31.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 92.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 144.51 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B AND THE TERMINUS OF THIS LINE DESCRIPTION. SAID POINT OF TERMINUS BEARS NORTH 88°49'43" WEST 72.07 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B. SITUATE IN THE SE ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

SUBJECT TO EASEMENT FOR UTILITIES AND SLOPE RIGHTS PER RECORDING NO. 200110230403, RECORDS OF SAID COUNTY.

CONTAINING 27,330 SQ. FT.

## APPROVALS

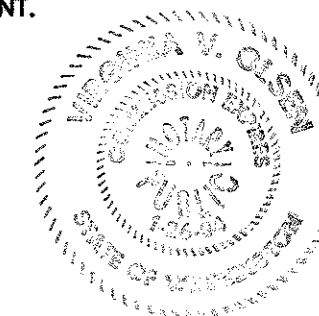
Connie L. Fessler  
CITY MANAGER

10/30/01  
DATE

STATE OF WASHINGTON)  
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE EVIDENCE THAT CONNIE FESSLER 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 MANAGER OF THE CITY OF MOUNTLAKE TERRACE, A MUNICIPAL CORPORATION, TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME: Virginia V. Olsen  
RESIDING AT: Kennmore, WA  
MY APPOINTMENT EXPIRES: 1-26-04



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 25 day of October, A.D., 2001.

William H. Van Ry  
City Engineer

Examined and approved this 25 day of October, A.D., 2001.

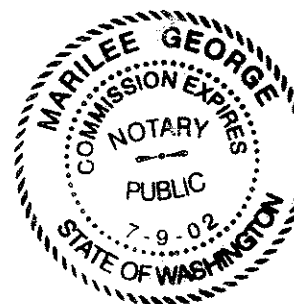
Know all men by these present that \_\_\_\_\_, the undersigned owners \_\_\_\_\_, holding the land hereby platted in fee simple \_\_\_\_\_, do in accordance with our consent and our desires hereby declare this plat and dedicate to the use of the public forever, all streets and easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes.

Signed and Sealed as noted below

STATE OF WASHINGTON)  
COUNTY OF SNOHOMISH)

This is to certify that on this 28 day of October, A.D. 2001 before me the undersigned, a Notary Public, personally executed the foregoing dedication and acknowledged to me that Connie Fessler, Ed and Tanya Lutz 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 last above written.



Marilee George  
Notary Public in and for the State of Washington, residing at Yumwood, WA

Name of Applicant: ED AND TANYA LUTZ  
Address: 4704 233rd ST. SW. MOUNTLAKE TERRACE, WA 98043  
Phone No.: (425) 774-6382  
Assessor's property tax parcel / Account number: 00463100002300

PROPERTY OWNER affected by proposal  
Name: TONY BENVENUTI  
Address: 23400 46th AVE. MOUNTLAKE TERRACE, WA 98043  
Phone No.: (425) 778-8160

Surveyor or Civil Engineer: MICHAEL G. MICKIEWICZ, PLS  
Existing Zoning of Property: RS8400  
Comprehensive Plan Designation:  
Region for Lot Lines Adjustment request: To build a single family residence.

Tanya Lutz  
Signature of Applicant

Ed and Tanya Lutz  
Signature of Applicant

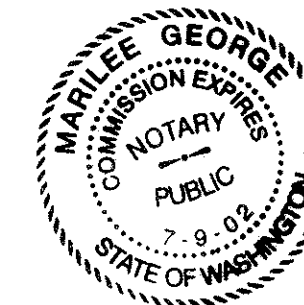
Signature of Property Owners:

Tanya Lutz Date 10-28-01  
Ed and Tanya Lutz Date 10-28-01  
Ed and Tanya Lutz Date 10-28-01  
Date \_\_\_\_\_

## AFFIDAVIT OF OWNERSHIP

I hereby attest that I am the owner of Record of lands, known as 00463100002300 (street address or tax account #), subject to the requested Lot Line Adjustment No. \_\_\_\_\_ and that this Lot Line Adjustment is undertaken with my full knowledge and consent.

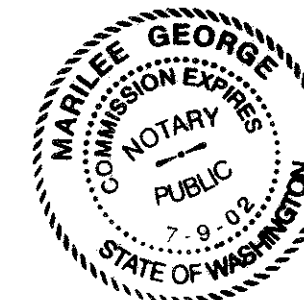
NOTARY SEAL HERE: Tanya Lutz  
Signature of Owner of Record  
Date 10-28-01



## AFFIDAVIT OF OWNERSHIP

I hereby attest that I am the owner of Record of lands, known as 00463100002300 (street address or tax account #), subject to the requested Lot Line Adjustment No. \_\_\_\_\_ and that this Lot Line Adjustment is undertaken with my full knowledge and consent.

NOTARY SEAL HERE: Tanya Lutz  
Signature of Owner of Record  
Date 10-28-01



Scans: scans021727.pdf

## RECORDING CERTIFICATE A.F.NO. 200111015005

FILED FOR RECORD BY MICHAEL G. MICKIEWICZ THIS 1st DAY OF November 2001 A.D., AT 43 MINUTES PAST 12 O'CLOCK P.M., AND RECORDED IN VOLUME \_\_\_\_\_ OF SURVEYS ON PAGE \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger  
COUNTY AUDITOR

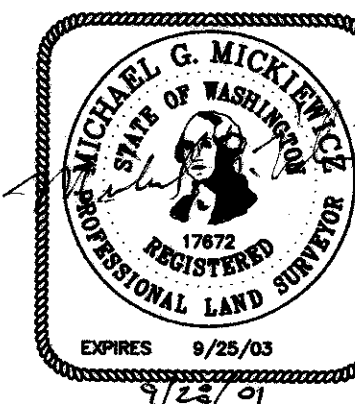
Bruce Wild  
DEPUTY AUDITOR

## SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF CLIENT THIS 28th DAY OF Sept. 2001.

Michael G. Mickiewicz  
REGISTERED LAND SURVEYOR

L.S. NO. 17672

LOT LINE ADJUSTMENT FOR  
ED AND TANYA LUTZ *H+T*

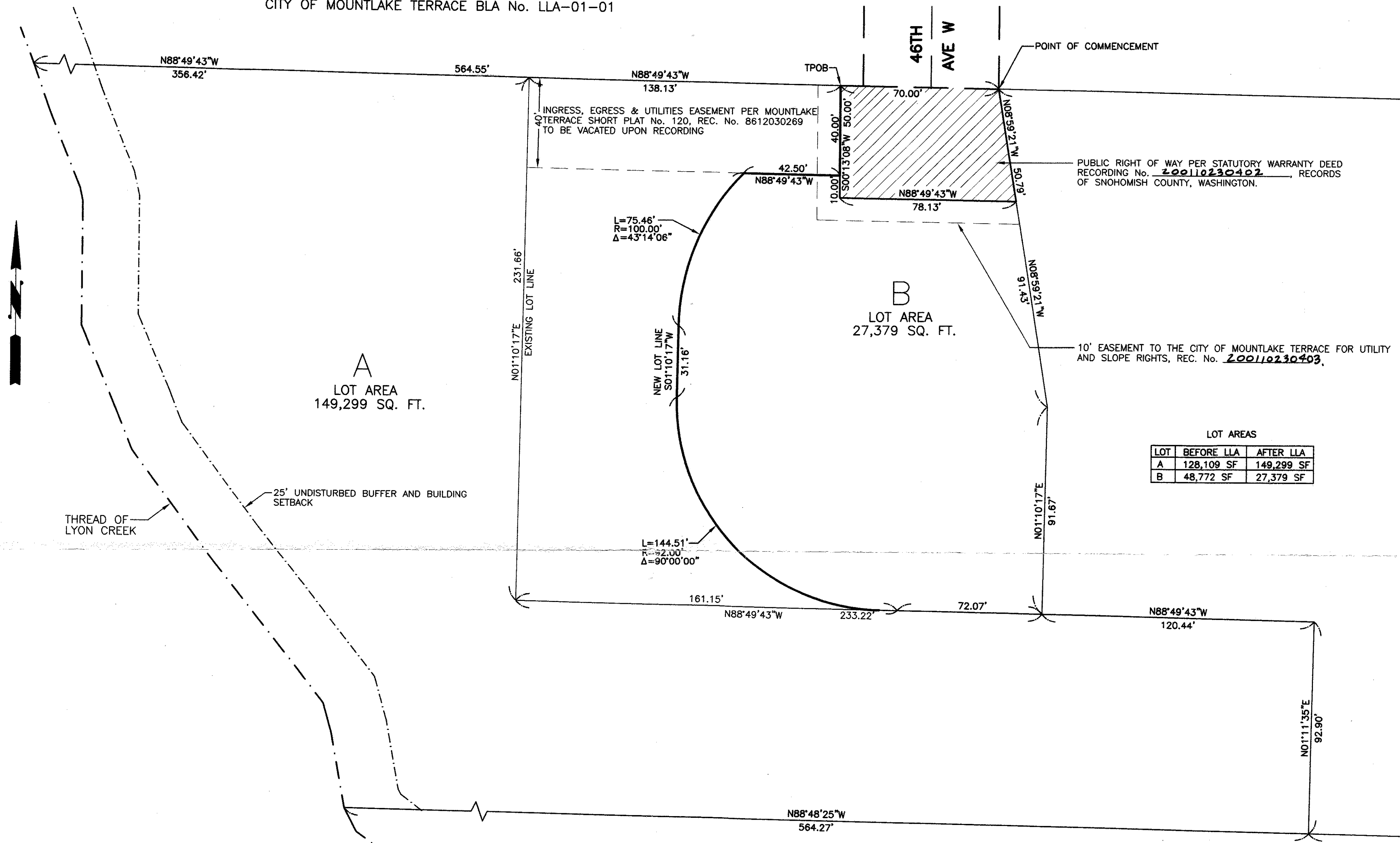
23400 46th Avenue, Mountlake Terrace, WA  
SE 1/4, NE1/4, SEC. 33, T. 27N, R. 4E, W.M.

Reid Middleton		728 134th Street SW Suite 200 Everett, Washington 98204 Ph: 425 741-3800		FIELD BOOK NO. 819A
DRAWN BY SGM	DATE DRAWN 9/05/01	CHECKED BY MGM	DATE CHECKED 9/05/01	FILE NO. 22-00-075
SCALE 1" = 30'				SHEET 1 OF 2

COPY  
ORIGINAL ON FILE IN THE  
COUNTY AUDITOR'S OFFICE

COPY  
ORIGINAL ON FILE IN THE  
COUNTY AUDITOR'S OFFICE

CITY OF MOUNTLAKE TERRACE BLA No. LLA-01-01



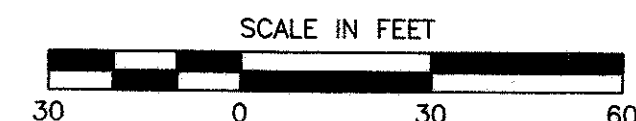
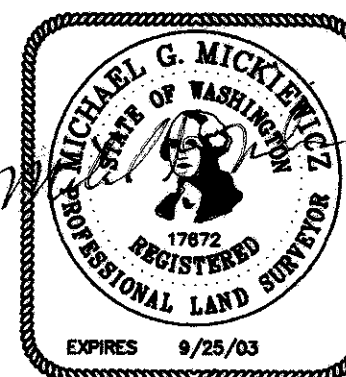
CONDITIONS PER CITY OF MOUNTLAKE TERRACE  
SHORT PLAT #120

1. PRIOR TO ANY DEVELOPMENT OF OR ISSUANCE OF A BUILDING PERMIT FOR LOT A, A TREE PLAN MUST BE SUBMITTED BY THE DEVELOPER TO THE CITY OF MOUNTLAKE TERRACE FOR REVIEW AND APPROVAL.
2. PRIOR TO ANY DEVELOPMENT OF OR ISSUANCE OF A BUILDING PERMIT FOR LOT C, A TREE PLAN MUST BE SUBMITTED BY THE DEVELOPER TO THE CITY OF MOUNTLAKE TERRACE FOR REVIEW AND APPROVAL.
3. PRIOR TO ANY DEVELOPMENT OR ISSUANCE OF ANY BUILDING PERMITS ON LOTS A OR C, HAMMERHEAD TURNAROUNDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MOUNTLAKE TERRACE STANDARDS WITHIN THE RIGHT OF WAY AREAS DEDICATED AS PART OF THE SHORT PLAT.
4. ANY FUTURE DEVELOPMENT OF LOT A SHALL COMPLY WITH THE REQUIREMENT OF A MINIMUM 25 FOOT UNDISTURBED BUFFER AND BUILDING SETBACK ADJACENT TO THE CREEK.
5. AT SUCH TIME THAT STORM WATER CONVEYANCE SYSTEMS ARE DEVELOPED TO SERVE THIS SHORT PLAT, GRASS SWALES MUST BE PROVIDED TO FACILITATE STORM WATER CLEANING.

Approval of said Lot Line Adjustment does not constitute a transfer of ownership. It is the responsibility of the property owners to complete the conveyance process.

2001110150052w

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LOT LINE ADJUSTMENT FOR  
ED AND TANYA LUTZ

23400 46th Avenue, Mountlake Terrace, WA  
SE 1/4, NE1/4, SEC. 33, T. 27N, R. 4E, W.M.

<b>Reid Middleton</b>		728 134th Street SW - Suite 200 Everett, Washington 98204 Ph: 425 741-3800		FIELD BOOK NO. 819A
DATE OF FIELD SURVEY X	FILE NO. 22-00-075	SHEET 2 OF 2		
DRAWN BY SGM	DATE DRAWN 9/05/01	CHECKED BY MGM	DATE CHECKED 9/05/01	SCALE 1" = 30'