

Dedication:

Know all men (persons) by these presents that Murphy Building Company, Inc. a Washington Corporation and, the undersigned owner, in fee simple of the land hereby platted, and June Luschen and Washington Federal Savings Bank, the mortgagee thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and utility easements or whatever public property there is shown on the plat and the use 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 hereon, 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 rights-of-way to hamper proper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the City of Mountlake Terrace 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 therefore.

Tract(s) 997 and 998 (open space tracts) are hereby granted and conveyed to the Montesa Homeowners Association (HOA) upon recording of this plat subject to an emergency maintenance easement 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.

Tract 994 (Private Road) is hereby granted and conveyed, together with all maintenance, repair and replacement obligations, of private road improvements and storm water facilities to lots 5, 6, 7, and 8 with an equal and undivided interest upon the recording of this plat together with an emergency access easement granted and conveyed to the City of Mountlake Terrace.

Limitation of Abandonment of Common Areas: The Association shall not, without the prior written approval of The City of Mountlake Terrace and sixty-seven percent (67%) of the Mortgagees, seek to abandon the Common Area (Tracts 994, 997 and 998).

IN WITNESS WHEREOF, we set our hands and seals this 13 day of April, 2006.

Murphy Building Company, Inc. a Washington Corporation

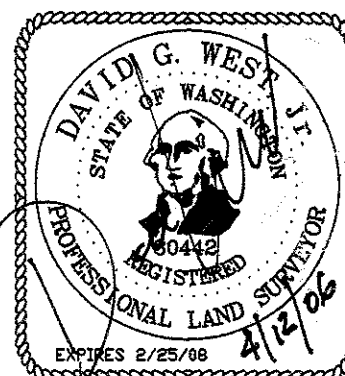
BY: [Signature]
ITS President

Washington Federal Savings Bank

BY: Claudia Ridlon

ITS VP/manager

[Signature]
June Luschen



5087
CONFORMED COPY
20060427 23 PGS
04-27-2006 02:22pm \$86.00
SNOHOMISH COUNTY, WASHINGTON

Montesa

A PLANNED UNIT DEVELOPMENT

S.W. 1/4, S.W. 1/4 & S.E. 1/4, S.W. 1/4, SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

PROJECT FILE NUMBER: PFP050004

Approvals:

City Engineer Approval

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 system, and other structures, this 13 day of April, 2006

Willem H. Van Ry
City Engineer

City Council City of Mountlake Terrace

Examined and approved this 17th day of April, 2006

[Signature] April 17, 2006
Mayor: Jerry Smith Date

Attest: [Signature]
City Clerk

Treasurer's Certificate:

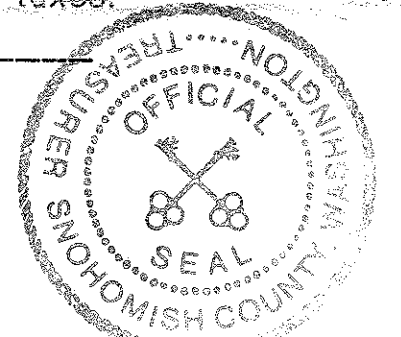
I, Mick Horton Treasurer of the City of Mountlake Terrace, Washington, do hereby certify that there are no outstanding LID assessments on any portion of the above described tract which, under the subdivision thereof, become public streets, alleys or other public places, and that the records were examined this 17th day of April, 2006.

[Signature]
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 2006 taxes.

[Signature]
Treasurer, Snohomish County

By: [Signature] 4-27-06
Deputy County Treasurer



Surveyor's Certificate:

I hereby certify that the plat of MONTESA is based upon an actual survey and subdivision of Section 29, 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 shall be set and lot and block corners shall be staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

[Signature] CERT. #30442 4/12/06
DAVID G. WEST, JR. DATE
Registered Professional
Land Surveyor

Scans: scans021745.pdf

Auditor's Certificate:

Filed for record at the request of Murphy Building Company, Inc. this _____ day of _____, 20____, at _____ minutes past _____m, and recorded in Vol. _____ of plats, page _____; AFN _____ records of Snohomish County, Washington.

Auditor, Snohomish County

By: _____
Deputy County Auditor

A.F. # 20060427 5087

S.W. 1/4, S.W. 1/4 & S.E. 1/4, S.W. 1/4, SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

The West Group, Inc.
Professional Land Surveyors & Planners

2120-Hewitt Ave.
Everett, Wa. 98201

425-252-7088 Office
425-252-7403 Fax

DRAWN BY:
D.G.W. Jr.

DATE:
3/20/06

JOB NO:
2004-77

CHECKED BY:
D.G.W. Jr.

SCALE:
N/A

SHEET/OF:
1/3

Montesa

A PLANNED UNIT DEVELOPMENT

S.W. 1/4, S.W. 1/4 & S.E. 1/4, S.W. 1/4, SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

PROJECT FILE NUMBER: PFP050004

Legal Description:

The South 330 feet of the southeast quarter of the southwest quarter and the South 330 feet of that portion of the southwest quarter of the southwest quarter lying East of the Seattle Interurban Right of Way all in Section 29, Township 27 North Range 4, East W.M. less county roads, and except that portion lying easterly of the following described line: Beginning at a point on the North line of the South 330 feet of said southeast quarter of southwest quarter 1022.89 feet west of northeast corner thereof; thence southwesterly in a straight line to a point on the South line of said southeast quarter 1108.5 feet westerly of the southeast corner thereof.

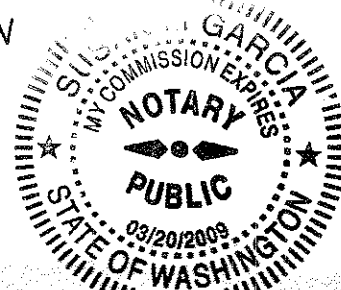
Situate in the County of Snohomish, State of Washington.

Acknowledgements:

STATE OF WASHINGTON)
COUNTY OF King) SS

I certify that I know or have satisfactory evidence that Robert Murphy is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the President of Murphy Building Company, Inc. a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

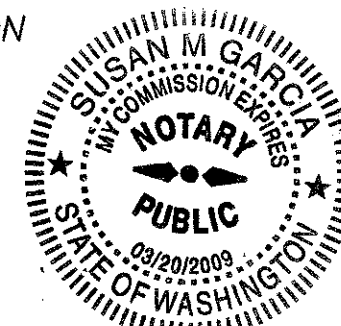
Dated: 4/13/06
Signature: Susan M. Garcia (Seal or stamp)
(print name) SUSAN M. GARCIA
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY APPOINTMENT EXPIRES 3-20-09



STATE OF WASHINGTON)
COUNTY OF King) SS

I certify that I know or have satisfactory evidence that Claudia Ridlon is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the VP / Manager of Washington Federal Savings Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

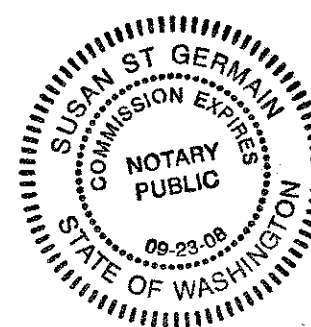
Dated: 4/13/06
Signature: Susan M. Garcia (Seal or stamp)
(print name) SUSAN M. GARCIA
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY APPOINTMENT EXPIRES 3-20-09



STATE OF WASHINGTON)
COUNTY OF Snohomish) SS

I certify that I know or have satisfactory evidence that June Luschen is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4-13-06
Signature: Susan St. Germain (Seal or stamp)
(print name) SUSAN ST. GERMAIN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Shoreline
MY APPOINTMENT EXPIRES 9-23-08

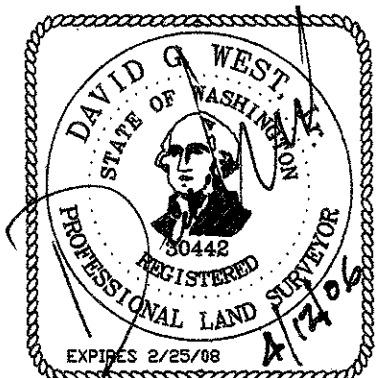


Restrictions and General Notes:

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. All landscaped areas in public rights-of-way shall be maintained by the developer or his successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to city road purposes.
3. The homeowners association is responsible to sweep and keep the on-street parking area free of dirt and debris, the city reserves the right, but not the obligation to perform any needed service and maintenance on this parking area. It is the responsibility of the homeowners association to reimburse the city for any cost incurred, if applicable.
4. The 20' ingress, egress and utility easement shown on Lot 12 is hereby granted and conveyed to Lot 11 with shared maintenance obligations.
5. On-street parking within the Private Road, Tract 994, is prohibited.
6. Subject to Covenants, Conditions and Restrictions recorded under Auditor's File # 2006 042 706 95
7. Subject to Conditions of Approval recorded under Auditor's File # 200506140250
8. Lots 5, 6, 7, 8 and 9 are responsible for the maintenance and repair of side sewer from the residence to the point of connection at the sewer main.
9. The Tree Protection Easement shown on lots 11 and 12 of this subdivision is for the purpose of protecting the existing native vegetation in perpetuity. No tree trimming, tree topping, tree cutting or removal, nor shrub or brush cutting or removing, nor application of pesticides, herbicides, nor construction, clearing, dumping or yard clippings or other debris, or alteration, activities within the Tree Protection Easement. Similarly this restriction applies to Tracts 997 and 998.

Easement Provisions:

1. An easement is hereby reserved for and granted to all utilities serving the subject plat 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 common areas 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 subdivision and other property with electric, telephone, gas, television cable and other utility services together with the right to enter upon the lots, tracts and common areas at all times for the purposes herein stated. Drainage easements designated on the plat are hereby reserved for and granted to the City of Mountlake Terrace, except those designated on the plat as private easements, together with 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 or through the drainage easement.
2. The sanitary sewer easement across Tract 994 as shown hereon, is hereby reserved for and granted to The City of Mountlake Terrace for the purpose of constructing, reconstructing, operating and maintaining the sanitary sewer system, together with the right of ingress and egress for such purposes.



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A.F. # _____
S.W. 1/4, S.W. 1/4 & S.E. 1/4, S.W. 1/4, SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

The West Group, Inc. Professional Land Surveyors & Planners 2120-Hewitt Ave. Everett, Wa. 98201	DRAWN BY: D.G.W. Jr.	DATE: 3/20/06	JOB NO: 2004-77
	CHECKED BY: D.G.W. Jr.	SCALE: N/A	SHEET/OF: 2/3

425-252-7088 Office
425-252-7403 Fax

Montesa

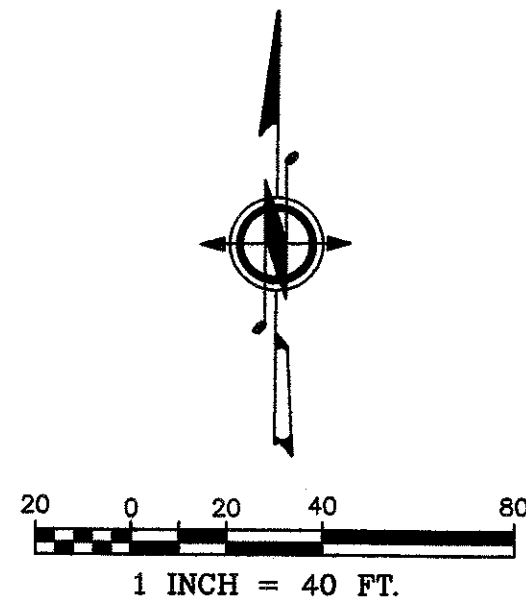
A PLANNED UNIT DEVELOPMENT

S.W. 1/4, S.W. 1/4 & S.E. 1/4, S.W. 1/4, SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

PROJECT FILE NUMBER: PFP050004

26th Pl. S.W.



Basis of Bearing:

LK. BALLINGER HOMES NO. 2
(VOL. 21, PG. 16)

Equipment & Procedure:

LEICA TC 1800, 1 SECOND TOTAL STATION FOR FIELD TRAVERSE
PRECISION EXCEEDS STATE STANDARDS.
MONUMENTS VISITED 8/2004

Legend:

- LAKE BALLINGER HOMES NO. 2
(VOL. 21, PG. 16)
- ✚ EXISTING MONUMENT
 - ⊕ SET 4" SQ. CONC. MON. W/2" BRASS STAMPED "30442"
 - SET REBAR/CAP L.S. #30442
 - (C) CALCULATED DATA
 - (P) PLAT DATA REF. HEREON
 - (M) MEASURED DATA
 - (B.S.B.L.) BUILDING SETBACK LINE
NOTE: FRONT YARD B.S.B.L. 10' MIN. FOR RESIDENTIAL PORTION OF STRUCTURE AND 17' MIN. TO FACE OF GARAGE. COVERED PORCHES AND DECKS MAY EXTEND UP TO 4 FEET INTO THE FRONT YARD SETBACK AND 6 FEET INTO THE REAR YARD SETBACK.

73rd Pl. S.W.

874.94'(P)
874.81'(M)
30.29
31.32
SEC. COR.
148.76' (P)(C)
52.92'
31.75'
50.0'
50.0'
50.0'

Curve Table

CURVE	LENGTH	RADIUS	DELTA
C1	28.84	154.50	10°41'41"
C2	10.07	17.50	32°58'16"
C3	20.93	37.50	31°58'37"
C4	11.11	42.50	14°58'16"
C5	39.50	42.50	53°15'11"
C6	35.38	211.50	09°35'03"
C7	10.21	8.50	68°47'32"
C8	13.13	8.50	88°30'18"
C9	14.13	38.50	21°02'07"
C10	22.14	61.50	20°37'42"
C11	20.21	184.83	06°15'49"
C12	21.46	184.83	06°39'11"
C13	20.87	42.50	28°08'02"
C14	27.35	42.50	36°52'09"
C15	31.72	42.50	42°46'10"
C16	17.54	42.50	23°38'37"
C17	26.29	42.50	35°26'29"
C18	32.06	430.00	04°16'17"
C19	47.53	430.00	06°20'01"
C20	81.98	430.00	10°55'26"
C21	161.57	430.00	21°31'44"
C22	47.42	142.00	19°08'00"
C23	47.34	66.55	40°45'38"
C24	20.54	42.50	27°41'09"

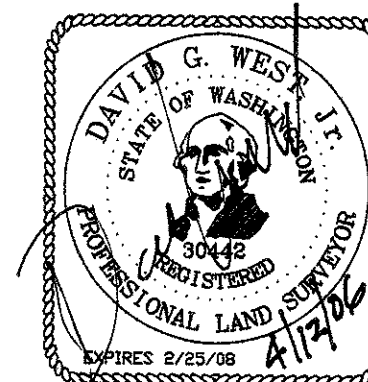
Note:

1. THE AVERAGE LOT SIZE IS 4,155 S.F.
2. MAX. LOT COVERAGE SHALL BE 50%.

228th St. S.W.

72nd Pl. W.

LAKE BALLINGER COUNTRY CLUB ESTATES
(VOL. 20, PG. 47)



A.F. #
S.W. 1/4, S.W. 1/4 & S.E. 1/4, S.W. 1/4, SECTION 29, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

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DATE:
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3/3

Scans: scans021747.pdf