

# FRUHLING SHORT PLAT

## SEC. 33, T27N., R4E., W.M.

### CITY OF MOUNTLAKE TERRACE, WA

**EXISTING LEGAL DESCRIPTION****PARCEL A**

ALL OF LOT 10, CEDAR CREEK DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGES 199 AND 200, INCLUSIVE, IN SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 10 THAT IS 13.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 10 FOR 92.00 FEET; THENCE SOUTHWESTERLY FOR 61.46 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10 THAT IS 45.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 10 AND THE END OF SAID LINE. ALSO KNOWN AS PARCEL 1 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9101310017

**PARCEL B**

LOT 11, CEDAR CREEK DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED ON VOLUME 37 OF PLATS, PAGE 199, IN SNOHOMISH COUNTY, WASHINGTON.

**DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE, THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER PSP020004 ON THIS 15<sup>TH</sup> DAY OF August, 2003 BY THE DEPARTMENT OF PLANNING DIVISION OF THE CITY OF MOUNTLAKE TERRACE, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

(1) THE LAND DESCRIBED BY THIS DECLARATION MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF FOUR PARCELS BY ANYONE WITHIN FIVE YEARS OF THE ABOVE DATE OF APPROVAL WITHOUT A FINAL PLAT HAVING BEEN FILED FOR RECORD WITH THE AUDITOR OF SNOHOMISH COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER 58.17 RCW, AND SUBJECT TO THE PENALTIES ATTENDANT THERETO:

(2) 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 ROAD PURPOSES;

(3) LOTS A, B, & D SHALL, UPON RESIDENTIAL DWELLING BUILD OUT, CONSTRUCT ROOF DOWN SPOUT CONTROLS PER THE 2001 DEPARTMENT OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOLUME III, CHAPTER 3.

DATED THIS 20<sup>TH</sup> DAY OF August, 2003

James L. Fruhling  
JAMES L. FRUHLING

Robert L. Fruhling  
ROBERT L. FRUHLING

Barbara L. Taylor  
BARBARA L. TAYLOR

Gloria E. Stonecipher  
GLORIA E. STONECIPHER

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

JAMES L. FRUHLING,  
ROBERT L. FRUHLING,  
BARBARA L. TAYLOR

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BARBARA L. TAYLOR AND GLORIA E. STONECIPHER 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.

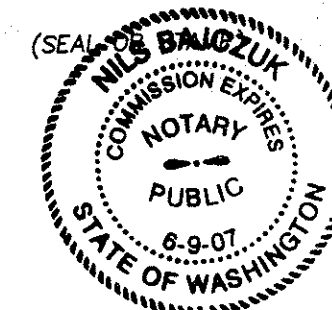
DATED: 8/20/03

SIGNATURE: Nils Bajczuk  
(PRINT NAME) NILS BAJCZUK

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT MUKILTEO, WA.

MY APPOINTMENT EXPIRES 6-9-07

**EASEMENTS, COVENANTS AND OTHER REQUIREMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT SHORT 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 SHORT SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

**CITY APPROVAL**

EXAMINED AND APPROVED THIS 21<sup>ST</sup> DAY OF August A.D., 2003.

CITY MANAGER  
CITY OF MOUNTLAKE TERRACE  
Connie L. Fessler  
CONNIE L. FESSLER

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Shane Hope 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: 8/21/03

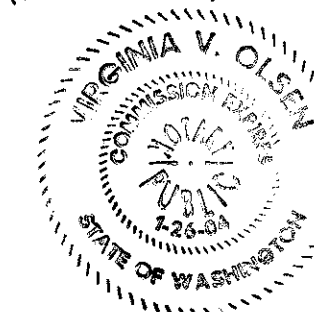
(SEAL OR STAMP)

SIGNATURE: Virginia V. Olsen  
(PRINT NAME) Virginia V. Olsen

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT Kenmore

MY APPOINTMENT EXPIRES 1-26-04

**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 Jim Fruhling IN August 2003

Robert J. Bogdon 33487 8/15/03  
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. DATE

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF ROBERT J. BOGDON THIS 15 DAY OF August, 2003 AT 10 MINUTES PAST 10 A.M. AND RECORDED IN VOL. 33487 OF SHORT PLATS, PAGE(S) 1 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: Deputy County Auditor  
DEPUTY COUNTY AUDITOR

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT J. BOGDON 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: 8/15/03

(SEAL OR STAMP)

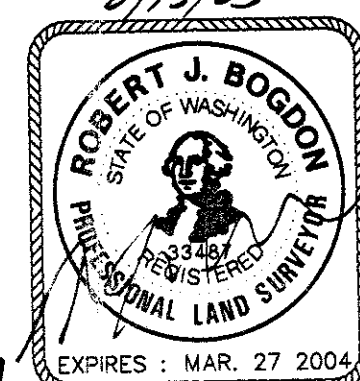
SIGNATURE: Robert J. Bogdon

(PRINT NAME) Robert J. Bogdon

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT 240 Block Cedar Way

MY APPOINTMENT EXPIRES Mar. 27 2004



Scans: scans021596.pdf

**FRUHLING SHORT PLAT**  
SITE ADDRESS: **4408 238TH PL SW**

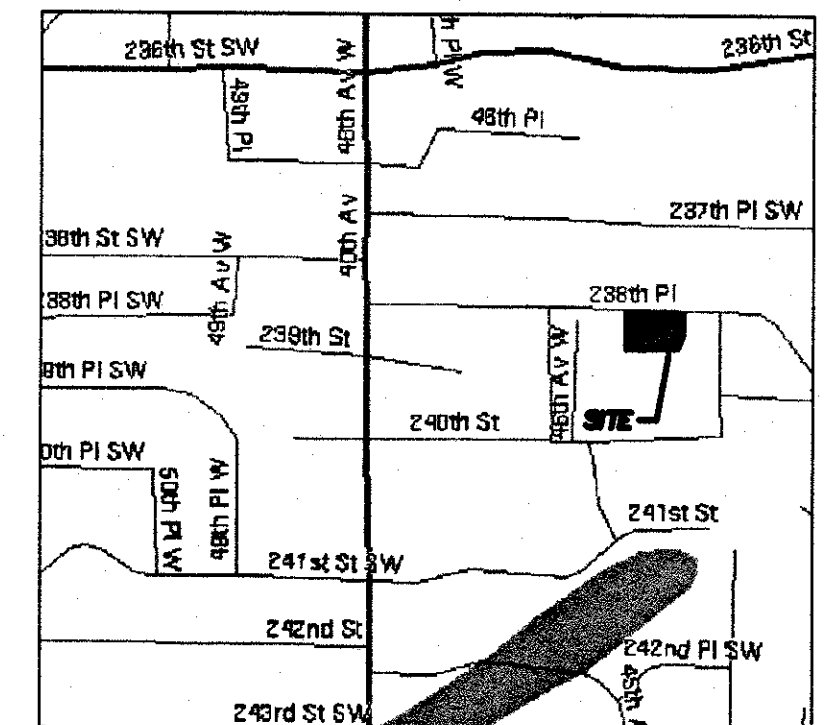
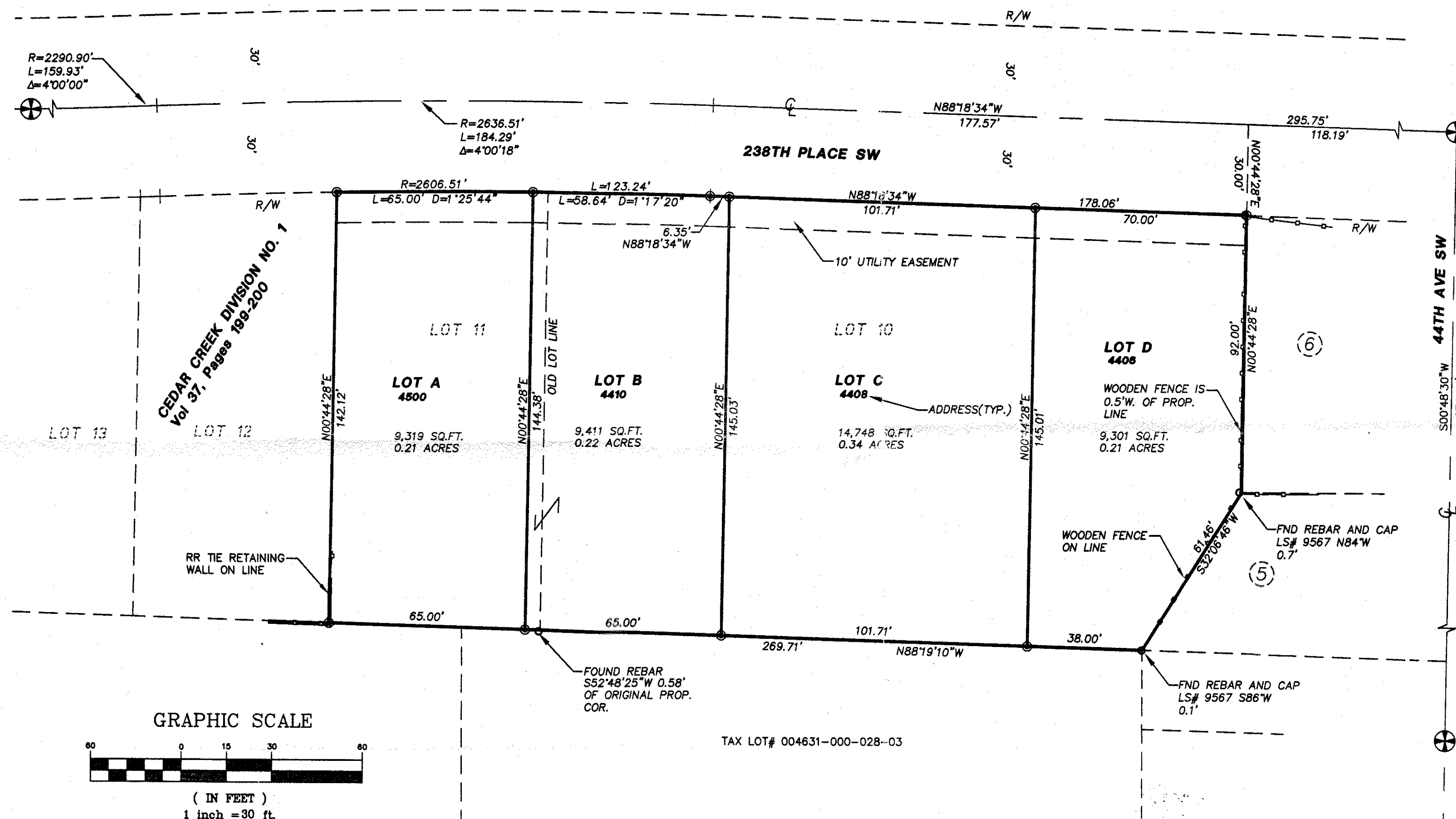
**MOUNTLAKE TERRACE SHORT PLAT**  
**NO. PSP020004**

240 BLOCK CEDAR WAY  
MOUNTLAKE TERRACE, WASHINGTON

ENGINEERS - SURVEYORS			
<b>EASTSIDE CONSULTANTS, INC.</b> ENGINEERS-SURVEYORS 415 RAINIER BLVD. NORTH ISSAQUAH, WASHINGTON 98027 PHONE: 425/392-5351 FAX: 425/392-4676			
DWN BY	DATE	JOB NO.	
EMW	6-5-03	01066	
CHKD BY	SCALE	SHEET	
R.F.	1"=30'	1 OF 2	

# FRUHLING SHORT PLAT

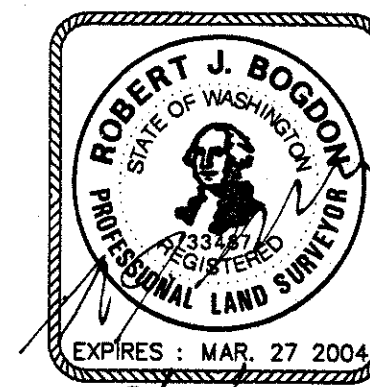
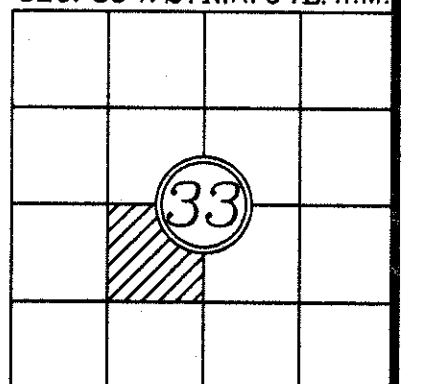
SEC. 33, T27N., R4E., W.M.  
CITY OF MOUNTLAKE TERRACE, WA

VICINITY MAP  
N.T.S.

## LEGEND

- ⊕ FOUND CASED CONC PLAT MONUMENT
- A FND REBAR W/CAP
- A SET REBAR W/CAP

Scans: scans021597.pdf

INDEX LOCATION:  
SEC. 33 T. 27N.R. 04E.W.M.

## SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF THE PARCEL AS DESCRIBED AND TO THEN SUBDIVIDE THIS PARCEL IN CONFORMANCE WITH THE CITY OF MOUNTLAKE TERRACE SUBDIVISION CODES.
2. INSTRUMENT: USING A NIKON DTM 350 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE LEGAL DESCRIPTION AS SHOWN HEREON IS AS PROVIDED BY PACIFIC NORTHWEST TITLE COMPANY OF SNOHOMISH COUNTY, TITLE ORDER NO. 118303-1 DATED MAY 7, 2003
4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH, 2002, AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEYS OR PLATS WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON... CEDAR CREEK DIV. NO 1 RECORDED IN VOLUME 37 OF PLATS NO. 1 PAGES 199-200.

## BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SHORT PLAT IS THE CENTERLINE OF 44TH AVE SW BETWEEN FOUND MONUMENTS BEARING S00°48'30"W PER THE PLAT OF CEDAR CREEK DIVISION #1 VOL 37 PG. 199-200.

**FRUHLING SHORT PLAT**  
SITE ADDRESS: 4408 238TH PL SW

**MOUNTLAKE TERRACE SHORT PLAT**  
NO. PSP020004

MOUNTLAKE TERRACE, WASHINGTON

ENGINEERS - SURVEYORS

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS 415 RAINIER BLVD. NORTH  
ISSAQUAH, WASHINGTON 98027  
PHONE: 14251392-5351  
FAX: 14251392-4676

DWN BY	DATE	JOB NO.
EMW	6-5-03	01066
CHKD BY	SCALE	SHEET
R. BOGDON	1"=30'	2 OF 2