

AFFIDAVIT OF OWNERSHIP AND ACKNOWLEDGEMENT

PARCEL 1
I HEREBY ATTEST THAT I AM THE OWNER OF RECORD OF LANDS, KNOWN AS 22719 49TH PL. W., SUBJECT TO THE REQUESTED LOT LINE ADJUSTMENT NO. 00-02 AND THAT THIS LOT LINE ADJUSTMENT IS UNDERTAKEN WITH MY FULL KNOWLEDGE AND CONSENT.

Joan R. Peterson
JOAN R. PETERSON
Teresa A. Cunningham
TERESA A. CUNNINGHAM
6/29/01
DATE

STATE OF WASHINGTON

COUNTY OF Snohomish

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Joan R. Peterson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 6/29/01

22225
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Wesley D. Bates
PRINTED NAME
RESIDING AT Kirkland, WA
MY APPOINTMENT EXPIRES 1/7/05

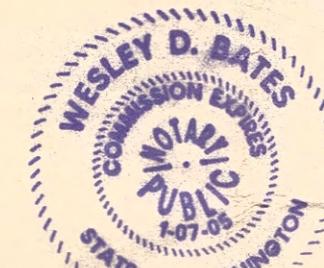


STATE OF WASHINGTON
COUNTY OF Snohomish

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Teresa A. Cunningham IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED 6/29/01

22225
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Wesley D. Bates
PRINTED NAME
RESIDING AT Kirkland, WA
MY APPOINTMENT EXPIRES 1/7/05



PARCEL 2
I HEREBY ATTEST THAT I AM THE OWNER OF RECORD OF LANDS, KNOWN AS 22717 49TH PL. W., SUBJECT TO THE REQUESTED LOT LINE ADJUSTMENT NO. 00-02 AND THAT THIS LOT LINE ADJUSTMENT IS UNDERTAKEN WITH MY FULL KNOWLEDGE AND CONSENT.

Jon H. Hansen Jr.
JOH H. HANSEN, JR.
Shellie M. Hansen
SHELLIE M. HANSEN
7/3/01
DATE

STATE OF WASHINGTON

COUNTY OF King

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHELLIE HANSEN ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED July 3, 2001
Magdalene F. Krelle
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MAGDALENE F. KRELLE
PRINTED NAME
RESIDING AT Bothell, Wa.
MY APPOINTMENT EXPIRES 5-19-02



AUDITORS CERTIFICATE 200107165002

FILED FOR RECORD THIS 16 DAY OF July, 2001 AT
11:23A M. IN BOOK _____ OF SURVEYS AT PAGE _____

OF SURVEYS AT THE REQUEST OF TIMOTHY A. GRIFFIN

Bob Terwiltiger
COUNTY AUDITOR
Lawyers
DEPUTY AUDITOR

SURVEYOR'S 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

CRAIG LAWRENCE IN _____ 20_____
TIMOTHY A. GRIFFIN

CERTIFICATE NO. 29276



REV. CITY COMMENTS 6-15-01 TG
REV. CITY COMMENTS 2-21-01 TG
REV. CITY COMMENTS 4-24-00 TG

6-29-01

200107165002

CITY OF MOUNTLAKE TERRACE
LOT LINE ADJUSTMENT, LLA -00-02

for

CRAIG LAWRENCE

RECEIVED
AUG 20 2001
MOUNTLAKE TERRACE

22715 - 49th PLACE WEST

MONTLAKE TERRACE, WASHINGTON 98043

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072 (425) 486-1252

DRAWN BY: PSB	DATE: 3-21-00	JOB NO.: 99175
CHKD BY: TG	SCALE: 1 OF 6	SHEET:

LOT LINE ADJUSTMENT APPROVAL

Connie L. Fessler
CONNIE L. FESSLER, CITY MANAGER
7-9-01
DATE

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.

STATE OF WASHINGTON

COUNTY OF *Snohomish*

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CONNIE L. FESSLER SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CITY MANAGER OF CITY OF MOUNTLAKE TERRACE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7-9-01

SIGNATURE OF NOTARY PUBLIC *Vikki Kirschner*

MY APPOINTMENT EXPIRES 5-25-03

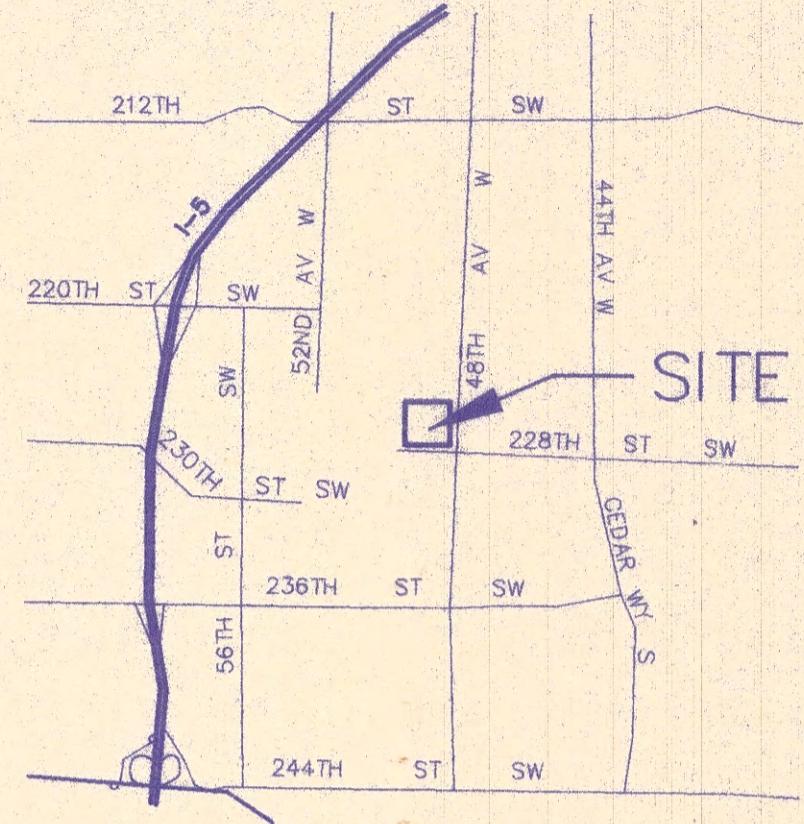
NOTES

- EQUIPMENT & PROCEDURES: A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) TOGETHER WITH ASBUILT DRAWINGS FROM UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THIS LOT LINE ADJUSTMENT AFFECTS AND ENCOMPASSES LOTS 1 THROUGH 3, WYONA AND KAREN'S ADDITION, AS FILED IN VOL. 42 OF PLATS, AT PAGES 267 & 268, SNOHOMISH COUNTY RECORDS; ALL OF LOT 21 AND A PORTION OF LOT 22, GIEBNER-HENDRICKSON ACRE HOMES ADDITION, DIVISION NO. 1, FILED IN VOLUME 8 OF PLATS, AT PAGE 49, SNOHOMISH COUNTY RECORDS.
- SEE SHEET 5 OF 6 FOR INGRESS AND EGRESS EASEMENT CONDITIONS.
- SEE SHEET 6 OF 6 FOR STORM DRAINAGE EASEMENT AND CONDITIONS.
- ANY FUTURE RESIDENCE BUILT ON PARCEL 4 WILL BE CONSTRUCTED WITH AN APPROVED FIRE SPRINKLER SYSTEM UNLESS A FIRE HYDRANT IS PROVIDED PER CITY STANDARDS.
- APPROVAL OF THIS LOT LINE ADJUSTMENT DOES NOT GUARANTEE OR IMPLY THAT THE SUBJECT PROPERTY MAY BE DEVELOPED OR SUBDIVIDED; AND THAT THE LOT LINE ADJUSTMENT APPROVAL MAY NOT BE GROUNDS FOR APPROVAL OF SUBSEQUENT MODIFICATION OR VARIANCE REQUESTS.

MONUMENT TABLE

1	CASED 3"x3" CONC MON; PUNCHED 1-1/2" BRASS DISC DOWN 0.30'. HELD FOR POSITION.
2	CASED 3"x3" CONC MON; PUNCHED 1-1/2" BRASS DISC DOWN 0.30'. N 0.15' x E 0.00' OF CALC POSITION.
3	3" DIA. BRASS SURFACE MON; PUNCHED "X", LSA 9891 N 0.02' x W 0.06' OF CALC POSITION.
4	3" DIA. BRASS SURFACE MON; PUNCHED "X", LSA 9891 HELD FOR POSITION.
5	3" DIA. BRASS SURFACE MON; PUNCHED, LSA 9891 N 0.00' x E 0.10' OF CALC POSITION.

NOTE: MONUMENTS FOR THIS SURVEY WERE LOCATED ON 7-22-99.



PARCEL AREA MATRIX

PARCEL NO	ADDRESS	EXISTING AREA	GROSS AREA	NET AREA
PARCEL 1	22719 - 49TH PLACE W	8,400 SF	12,861 SF	12,083 SF
PARCEL 2	22717 - 49TH PLACE W	8,407 SF	13,156 SF	12,332 SF
PARCEL 3	22715 - 49TH PLACE W	8,406 SF	16,193 SF	16,148 SF
PARCEL 4	VACANT	34,472 SF	8,496 SF	8,409 SF
PARCEL 5	22714 - 48TH AVENUE W	10,820 SF	15,614 SF	14,777 SF
PARCEL 6	4801 - 228TH STREET SW	9,590 SF	13,775 SF	13,045 SF

80,095 SF TOTAL

LEGAL DESCRIPTION

ORIGINAL LEGAL DESCRIPTIONS

PARCEL 1

LOT 1, WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 2

LOT 2, WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 3

LOT 3, WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 4

LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 5

LOT 22, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE NORTH 144 FEET; AND EXCEPT THE SOUTH 73 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 6

THE SOUTH 73 FEET OF LOT 22, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTIONS OF PARCELS TO BE CONVEYED AND PARCELS AFTER CONVEYANCE.

Scans: scans021711.pdf

SW1/4, SE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072 (425) 486-1252

DRAWN BY: PSB	DATE: 3-21-00	JOB NO.: 99175
CHKD BY: TG	SCALE:	SHEET: 2 6

200107165002
CITY OF MOUNTLAKE TERRACE
LOT LINE ADJUSTMENT, LLA-00-02
for CRAIG LAWRENCE AUG 20 2001
MOUNTLAKE TERRACE



REV. CITY COMMENTS 6-15-01 TG
REV. CITY COMMENTS 2-21-01 TG
REV. CITY COMMENTS 4-24-00 TG

EXPIRES: 10/03/01
6-29-01

22715 - 49TH PLACE WEST

MOUNTLAKE TERRACE, WASHINGTON 98043

MONUMENT POSITION PER REFERENCE #4
NOT FOUND.

S 88°23'12" W
378.98' (REF. 4)

226th STREET SW

SEE NOTE 5



Scale 1" = 40'

MERIDIAN: PER PLAT OF WYONA AND KAREN'S ADDITION FILED IN VOLUME 42 OF PLATS, AT PGS. 267-268
BASIS OF BEARING: CENTERLINE OF 228th ST SW

REFERENCES

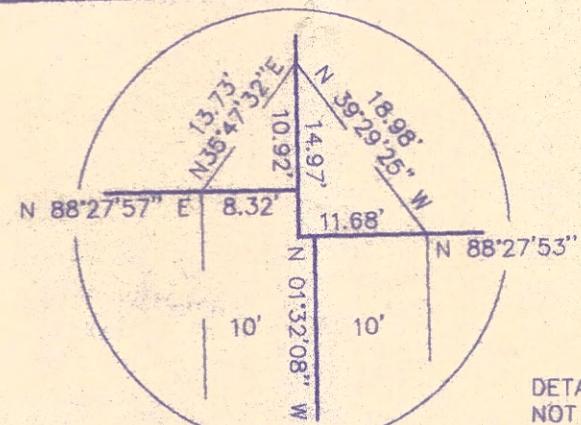
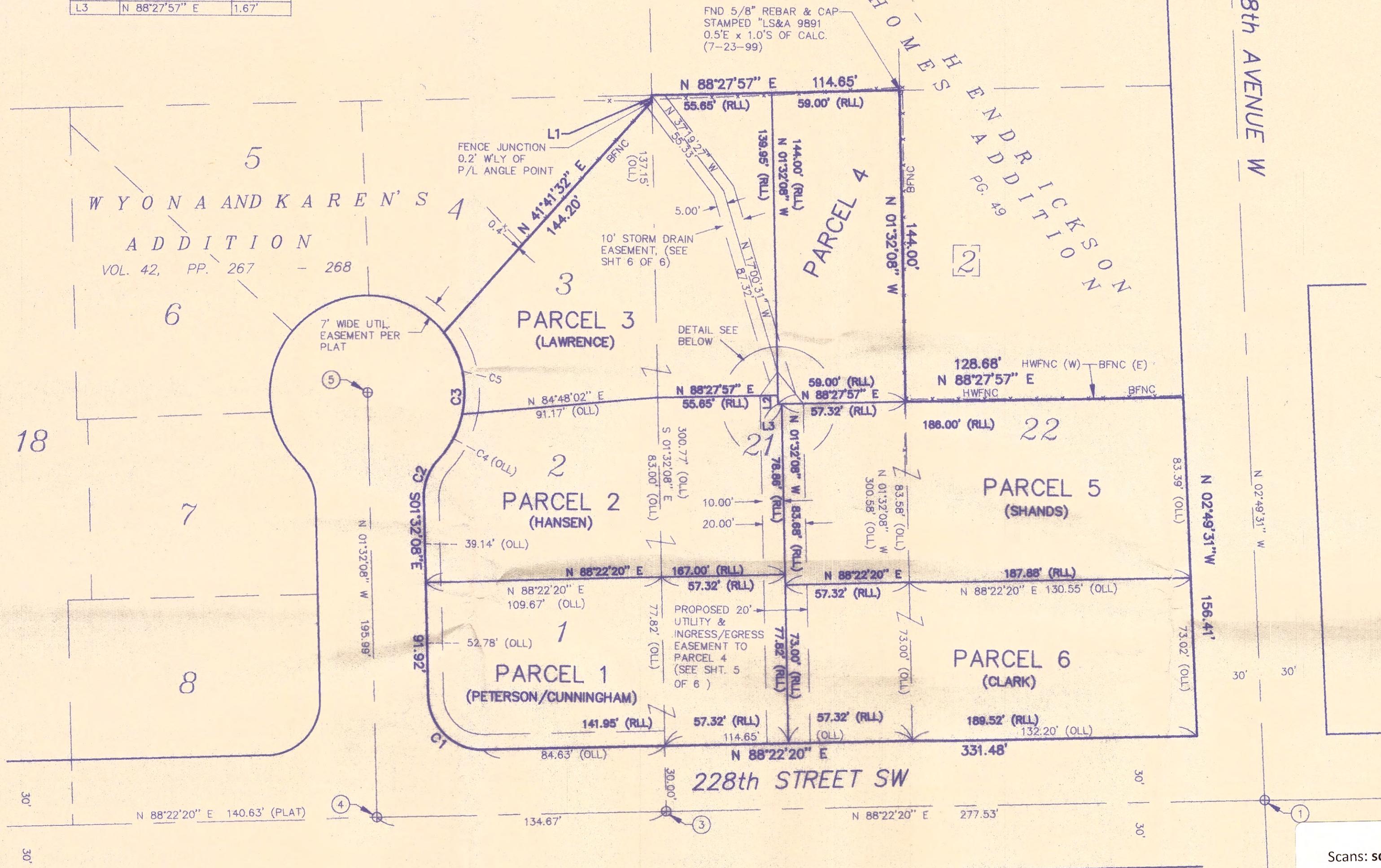
1. PLAT OF WYONA AND KAREN'S ADDITION FILED IN VOLUME 42 OF PLATS, SNOHOMISH CO., AT PGS. 267-268 (AFN 8105285004)
2. PLAT OF GIEBNER-HENDRICKSON, FILED IN VOL. 8 OF PLATS, AT PG 49, RECORDS OF SNOHOMISH COUNTY, ON MAY 2, 1910.
3. ROS FILED IN BOOK 18 OF SURVEYS, PG. 55 (AFN 8309165015)
4. ROS FILED IN BOOK 17 OF SURVEYS, PG. 143, (AFN 8304265013)
5. SEE PAGE 2 OF 4 FOR MONUMENT DESCRIPTIONS.

LEGEND

- SET 1/2" REBAR & CAP MG 29276 32434 35145 (UNLESS NOTED)
- ⊕ FOUND CASED MONUMENT AS NOTED (SEE TABLE, SHEET 1)
- OLL ORIGINAL LOT LINE
- RLL REVISED LOT LINE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°05'32"	25.00	39.31
C2	44°24'55"	25.00	19.38
C3	81°29'07"	45.00	64.00
C4	30°33'23"	45.00	24.00
C5	50°55'45"	45.00	40.00

NUMBER	DIRECTION	DISTANCE
L1	N 01°32'08" W	2.80'
L2	N 01°32'08" W	4.05'
L3	N 88°27'57" E	1.67'



REV. CITY COMMENTS 6-15-01 TG
REV. CITY COMMENTS 2-21-01 TG
REV. CITY COMMENTS 4-24-00 TG

22715 - 49th PLACE WEST

MOUNTLAKE TERRACE, WASHINGTON 98043



PORTION TO BE CONVEYED

LOT 21 TO LOT 1

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 01°32'08" WEST ALONG THE LINE COMMON TO SAID LOT 21 AND LOT 1 WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SAID COUNTY, 77.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88°22'20" EAST, ALONG THE EASTERLY PROLIGATION OF THE NORTH LINE OF SAID LOT 1, 57.32 FEET TO THE EAST LINE OF THE WEST HALF OF LOT 21 OF SAID BLOCK 2; THENCE SOUTH 01°32'08" EAST, ALONG SAID EAST LINE, 77.82 FEET TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG SAID SOUTH LINE, 57.32 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 21 TO LOT 2

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 01°32'08" WEST ALONG THE LINE COMMON TO SAID LOT 21 AND LOT 1 WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SAID COUNTY, 77.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°32'08" WEST ALONG THE LINE COMMON TO LOTS 21 AND LOT 2 OF SAID PLAT OF WYONA AND KAREN'S, 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88°27'57" EAST, PARALLEL WITH THE NORTH LINE OF LOT 21 OF SAID BLOCK 2, 55.92 FEET; THENCE SOUTH 01°32'08" EAST 4.05 FEET; THENCE NORTH 88°27'57" EAST 1.67 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 21; THENCE SOUTH 01°32'08" EAST, ALONG SAID EAST LINE, 78.86 FEET TO INTERSECT THE EASTERLY PROLIGATION OF THE SOUTH LINE OF LOT 2 OF SAID PLAT OF WYONA AND KAREN'S; THENCE SOUTH 88°22'20" WEST 57.32 FEET TO THE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 21 TO LOT 3

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 01°32'08" EAST ALONG THE LINE COMMON TO SAID LOT 21 AND LOTS 3 AND 4, WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SAID COUNTY, 139.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 88°27'57" EAST, PARALLEL WITH THE NORTH LINE OF LOT 21 OF SAID BLOCK, 55.65 FEET; THENCE NORTH 01°32'08" WEST 139.95 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE SOUTH 88°27'57" WEST, ALONG SAID NORTH LINE, 55.92 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 21 TO NORTHERLY PORTION OF LOT 22 (PARCEL 5)

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG THE SOUTH LINE THEREOF, 57.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT; THENCE NORTH 01°32'08" WEST, ALONG SAID EAST LINE, 73.00 FEET TO INTERSECT WITH THE WESTERLY PROLIGATION OF THE SOUTH 73 FEET OF LOT 22 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°32'08" WEST, 83.68 FEET TO INTERSECT THE WESTERLY PROLIGATION OF THE SOUTH LINE OF THE NORTH 144 FEET OF LOT 22 OF SAID PLAT; THENCE NORTH 88°27'57" EAST, ALONG SAID PROLIGATION, 57.32 FEET TO THE WEST LINE OF SAID LOT 22; THENCE SOUTH 01°32'08" EAST, ALONG THE LINE COMMON TO SAID LOTS 21 AND 22, 83.58 FEET TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID LOT 22; THENCE SOUTH 88°22'20" WEST 57.32 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 21 TO SOUTHERN PORTION LOT 22 (PARCEL 6)

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG THE SOUTH LINE THEREOF, 57.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT; THENCE NORTH 01°32'08" WEST, ALONG SAID EAST LINE, 73.00 FEET TO INTERSECT WITH THE WESTERLY PROLIGATION OF THE SOUTH 73 FEET OF LOT 22 OF SAID PLAT; THENCE NORTH 88°22'20" EAST 57.32 FEET TO THE WEST LINE OF SAID LOT 22; THENCE SOUTH 01°32'08" EAST, ALONG THE LINE COMMON TO SAID LOTS 21 AND 22, 73.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REV. CITY COMMENTS 6-15-01 TG
REV. CITY COMMENTS 2-21-01 TG
REV. CITY COMMENTS 4-24-00 TG



68901

LEGAL DESCRIPTION AFTER CONVEYANCE

PARCEL 1

LOT 1, WYONA AND KAREN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 AND 268, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH:

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 01°32'08" WEST ALONG THE LINE COMMON TO SAID LOT 21 AND LOT 1 WYONA AND KAREN'S ADDITION, 77.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88°22'20" EAST, ALONG THE EASTERLY PROLIGATION OF THE NORTH LINE OF SAID LOT 1, 57.32 FEET TO THE EAST LINE OF THE WEST HALF OF LOT 21 OF SAID BLOCK 2; THENCE SOUTH 01°32'08" EAST, ALONG SAID EAST LINE, 77.82 FEET TO THE SOUTH LINE OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG SAID SOUTH LINE, 57.32 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITIES, INGRESS AND EGRESS OVER THE EAST 10.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 4

A PORTION OF LOT 21, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 01°32'08" EAST, ALONG THE LINE COMMON TO SAID LOT 21 AND LOT 22 OF SAID PLAT, 144.00 FEET TO THE SOUTH LINE OF THE NORTH 144.00 FEET OF SAID LOT 21; THENCE SOUTH 88°27'57" WEST 59.00 FEET; THENCE NORTH 01°32'08" WEST 144.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE NORTH 88°27'57" EAST, ALONG SAID NORTH LINE, 59.00 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR UTILITIES, INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG THE SOUTH LINE THEREOF 57.32 FEET TO A LINE COMMON TO PARCELS 1, 2, 5 AND 6 OF CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT NUMBER LLA-00-02 AND THE POINT OF BEGINNING OF A PORTION OF SAID EASEMENT AND THE BEGINNING OF THE CENTERLINE OF SAID 20.00 FOOT WIDE EASEMENT HAVING 10.00 FEET ON EACH SIDE OF SAID CENTERLINE, DESCRIBED AS FOLLOWS:
THENCE NORTH 01°32'08" WEST, ALONG SAID COMMON LINE, 156.68 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B" AND THE TERMINUS OF SAID CENTERLINE;

TOGETHER WITH A PORTION OF PARCELS 3 AND 4 OF SAID LOT LINE ADJUSTMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT "B";
THENCE NORTH 88°27'53" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 4, 10.00 FEET; THENCE NORTH 39°29'25" WEST 18.98 FEET TO THE LINE COMMON TO SAID PARCELS 3 AND 4; THENCE SOUTH 35°47'32" WEST 13.73 FEET TO THE SOUTH LINE OF SAID PARCEL 3; THENCE NORTH 88°27'57" EAST, ALONG SAID SOUTH LINE, 8.32 FEET TO THE LINE COMMON TO SAID PARCELS 3 AND 4;
THENCE SOUTH 01°32'08" EAST, PARALLEL WITH THE LINE COMMON TO PARCELS 1, 2, 5 AND 6 OF SAID LOT LINE ADJUSTMENT, 4.05 FEET TO A POINT LYING SOUTH 88°27'57" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 88°27'57" EAST 1.67 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 5

LOT 22, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE NORTH 144 FEET; AND EXCEPT THE SOUTH 73 FEET THEREOF.

TOGETHER WITH A PORTION OF LOT 21 OF SAID PLAT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG THE SOUTH LINE THEREOF, 57.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT; THENCE NORTH 01°32'08" WEST, ALONG SAID EAST LINE, 73.00 FEET TO INTERSECT WITH THE WESTERLY PROLIGATION OF THE NORTH LINE OF THE SOUTH 73 FEET OF LOT 22 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°32'08" WEST, 83.68 FEET TO INTERSECT THE WESTERLY PROLIGATION OF THE SOUTH LINE OF THE NORTH 144 FEET OF LOT 22 OF SAID PLAT; THENCE NORTH 88°27'57" EAST, ALONG SAID PROLIGATION, 57.32 FEET TO THE WEST LINE OF SAID LOT 22; THENCE SOUTH 01°32'08" EAST, ALONG THE LINE COMMON TO SAID LOTS 21 AND 22, 83.58 FEET TO THE NORTH LINE OF THE SOUTH 73 FEET OF SAID LOT 22; THENCE SOUTH 88°22'20" WEST 57.32 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITIES, INGRESS AND EGRESS OVER THE WEST 10.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 6

THE SOUTH 73 FEET OF LOT 22, BLOCK 2 OF GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH A PORTION OF LOT 21 OF SAID PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG THE SOUTH LINE THEREOF, 57.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT; THENCE NORTH 01°32'08" WEST, ALONG SAID EAST LINE, 73.00 FEET TO INTERSECT WITH THE WESTERLY PROLIGATION OF THE NORTH LINE OF THE SOUTH 73 FEET OF LOT 22 OF SAID PLAT; THENCE NORTH 88°27'57" EAST, ALONG SAID PROLIGATION, 57.32 FEET TO THE WEST LINE OF SAID LOT 22; THENCE NORTH 88°22'20" EAST, ALONG SAID PROLIGATION, 57.32 FEET TO THE WEST LINE OF SAID LOT 22; THENCE SOUTH 01°32'08" EAST, ALONG THE LINE COMMON TO SAID LOTS 21 AND 22, 73.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITIES, INGRESS AND EGRESS OVER THE WEST 10.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Scans: scans021714.pdf

200107165002

CITY OF MOUNTLAKE TERRACE
LOT LINE ADJUSTMENT, LLA-00-02

for

CRAIG LAWRENCE

RECEIVED
AUG 20 2001

MOUNTLAKE TERRACE

22715 - 49th PLACE WEST MONTLAKE TERRACE, WASHINGTON 98043

SW1/4, SE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072 (425) 486-1252

DRAWN BY:	DATE:	JOB NO.:
PSB	3-21-00	99175
CHKD BY:	SCALE:	
TG		

INGRESS AND EGRESS EASEMENT

GRANTORS: CRAIG LAWRENCE AND SONYA LAWRENCE, HUSBAND AND WIFE, AS OWNERS OF PARCEL 3, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; JON HANSEN AND SHELLIE HANSEN, HUSBAND AND WIFE, AS OWNERS OF PARCEL 2, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; JOAN PETERSON, A SINGLE INDIVIDUAL, AND TERESA CUNNINGHAM, A SINGLE INDIVIDUAL, AS OWNERS OF PARCEL 1, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; MIKALE LYNN CLARK, A SINGLE INDIVIDUAL, AS OWNER OF PARCEL 5, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; AND DAVID SHANDS, A SINGLE INDIVIDUAL, AS OWNER OF PARCEL 6, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02.

GRANTEES: CRAIG LAWRENCE AND SONYA LAWRENCE, HUSBAND AND WIFE, AS OWNERS OF PARCEL 4, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02.

GRANTORS GRANT GRANTEE A TWENTY (20) FOOT WIDE EASEMENT ("EASEMENT") FOR THE NON-EXCLUSIVE USE AS A DRIVEWAY FOR INGRESS AND EGRESS, WHICH SHALL ALSO PERMIT THE TRANSPORTATION OF CONSTRUCTION MATERIALS AND EQUIPMENT TO PERMIT CONSTRUCTION OF A RESIDENCE IN THE EVENT THE GRANTEES' PROPERTY IS LATER DEVELOPED. SUCH EASEMENT IS DEPICTED ON THE SURVEYED DRAWING ON SHEET 3 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02, AND IS LEGALLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 21, BLOCK 2 GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 88°22'20" WEST, ALONG THE SOUTH LINE THEREOF 57.32 FEET TO A LINE COMMON TO PARCELS 1, 2, 5 AND 6 OF CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT NUMBER LLA-00-02 AND THE POINT OF BEGINNING OF A PORTION OF SAID EASEMENT AND THE BEGINNING OF THE CENTERLINE OF A 20.00 FOOT WIDE PORTION OF THE EASEMENT HAVING 10.00 FEET ON EACH SIDE OF SAID CENTERLINE, DESCRIBED AS FOLLOWS:

THENCE NORTH 01°32'08" WEST, ALONG SAID COMMON LINE, 156.68 FEET TO A POINT HERINAFTER KNOWN AS POINT "A" AND THE TERMINUS OF SAID CENTERLINE;

TOGETHER WITH A PORTION OF PARCELS 3 AND 4 OF SAID LOT LINE ADJUSTMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT "A";

THENCE NORTH 88°27'53" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 4, 10.00 FEET;

THENCE NORTH 39°29'25" WEST 18.98 FEET TO THE LINE COMMON TO SAID PARCELS 3 AND 4;

THENCE SOUTH 35°47'32" WEST 13.73 FEET TO THE SOUTH LINE OF SAID PARCEL 3;

THENCE NORTH 88°27'57" EAST, ALONG SAID SOUTH LINE, 8.32 FEET TO THE LINE COMMON TO SAID PARCELS 3 AND 4;

THENCE SOUTH 01°32'08" EAST, PARALLEL WITH THE LINE COMMON TO PARCELS 1, 2, 5 AND 6 OF SAID LOT LINE ADJUSTMENT, 4.05 FEET TO A POINT LYING SOUTH 88°27'57" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 88°27'57" EAST 1.67 FEET TO THE POINT OF BEGINNING.

IN THE EVENT THE GRANTEE'S PROPERTY IS LATER DEVELOPED WITH THE CONSTRUCTION OF A PERMANENT DWELLING, THEN THE EASEMENT SHALL BE PAVED AT LEAST FIFTY (50) FEET IN LENGTH NORTHWARD AS MEASURED WITH A BEGINNING POINT AT THE EDGE OF THE ASPHALT ON THE STREET ACCESS POINT ON 228TH STREET SW, WITH A WIDTH THAT IS COMPLIANT WITH APPLICABLE LOCAL CODES AND REGULATIONS FOR A RESIDENTIAL DRIVEWAY. THE EASEMENT SHALL FURTHER PERMIT AND GRANT ACCESS OF POWER LINES, SEWER AND WATER LINES, CABLE TELEVISION, TELEPHONE LINES, INTERNET ACCESS LINES, AND ANY OTHER NECESSARY UTILITIES (COLLECTIVELY "UTILITIES"). ALL SUCH ACCESS OF UTILITIES SHALL BE UNDERGROUND AND SHALL BE VIA THE EASEMENT.

GRANTORS FURTHER GRANT EACH OF THE OTHER GRANTORS (COLLECTIVELY REFERRED TO HEREIN AS "LIMITED USERS") A LIMITED RIGHT TO USE THE EASEMENT TO ACCESS EACH LIMITED USERS OWN PARCEL SUBJECT TO THE LIMITATIONS CONTAINED HEREIN. SUCH LIMITED USERS SHALL HAVE THE RIGHT TO USE THE EASEMENT NO MORE THAN SIX (6) DAYS IN ANY ONE (1) MONTH PERIOD FOR ACCESSING THEIR RESPECTIVE PARCEL WITH ANY MOTOR VEHICLE. LIMITED USERS HAVE NO RIGHTS TO USE THE EASEMENT AS A DRIVEWAY OR FOR ACCESS TO ANY GARAGE OR OTHER PARKING SPACE OR FACILITY, NOR FOR USE AS PARKING ANY VEHICLE, INCLUDING BOATS, WATERCRAFT, TRAILERS, RECREATIONAL VEHICLES OR MOTORHOMES.

GRANTEE SHALL HAVE THE DUTY TO MAINTAIN SAID EASEMENT AT ITS DISCRETION, AND PAY FOR ALL COSTS ASSOCIATED WITH SUCH MAINTENANCE AND ANY IMPROVEMENTS. GRANTEE IS IN NO WAY OBLIGATED TO THE GRANTORS TO MAKE ANY IMPROVEMENTS, INCLUDING THE PAVING OF THE DRIVEWAY PORTION OF THE EASEMENT. ANY IMPROVEMENTS AND MAINTENANCE BY THE GRANTEES SHALL BE AT THEIR SOLE DISCRETION. HOWEVER, NOTHING CONTAINED HEREIN SHALL RESTRICT THE PARTIES HERETO, INCLUDING THE LIMITED USERS AS DEFINED BELOW, TO AGREE TO ALLOCATE EXPENSES, AS A SHARED EXPENSE OF SOME OR ALL PARTIES, FOR IMPROVING THE EASEMENT, UPON WRITTEN AGREEMENT OF THE PARTIES.

NOTWITHSTANDING THE FOREGOING, ANY LIMITED USERS, INCLUDING THEIR AGENTS, REPRESENTATIVES, CONTRACTORS, OR ASSIGNS, WHO CAUSE DAMAGE TO THE EASEMENT ("DAMAGING LIMITED USER") BY THEIR USE SHALL BE LIABLE FOR THE COSTS AND EXPENSES FOR REPAIRING SAID DAMAGE. IN THE EVENT THE DAMAGING LIMITED USER DOES NOT COMMENCE THE NECESSARY REPAIRS WITHIN THIRTY (30) DAYS OF ANY WRITTEN DEMAND FOR REPAIRS BY GRANTEE, THEN GRANTEE SHALL HAVE THE RIGHT TO COMMENCE SUCH REPAIRS AND SEEK RECOVERY FOR SUCH REPAIR COSTS FROM THE DAMAGING LIMITED USER.

IN THE EVENT THAT THE LIMITED USERS EXCEED THEIR MONTHLY USAGE OR USE THE EASEMENT IN VIOLATION OF THE RESTRICTIONS, OR IF THE GRANTEE DOES NOT RECOVER THE FULL REPAIR COSTS FROM ANY DAMAGING LIMITED USER WITHIN FIFTEEN (15) DAYS OF ANY DEMAND FOR PAYMENT, GRANTEE SHALL HAVE THE RIGHT TO OBTAIN RELIEF FROM ANY COURT HAVING JURISDICTION OVER THE SUBJECT MATTER, INCLUDING EQUITABLE RELIEF, TO ENFORCE THE RESTRICTIONS CONTAINED HEREIN ON THE LIMITED USERS USE. IN ANY ACTION ARISING OUT OF THIS EASEMENT, INCLUDING TO ENFORCE ANY RESTRICTIONS OR LIMITATIONS HEREIN OR TO RECOVER COSTS INCURRED DUE TO A DAMAGING LIMITED USER, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ALL OF ITS COST AND REASONABLE ATTORNEYS FEES ASSOCIATED WITH SUCH ACTION, INCLUDING ALL COSTS AND FEES ON APPEAL, AND INCLUDING THOSE ATTORNEYS FEES AND COSTS INCURRED IN RELATION TO THE ENFORCEMENT OF THIS EASEMENT PRIOR TO THE FILING OF ANY SUCH ACTION.

THE GRANTORS AND GRANTEES AGREE THAT THE EASEMENT SHALL RUN WITH THE LAND AND THAT THE RIGHTS AND OBLIGATIONS OF THE GRANTORS AND GRANTEES SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THEIR RESPECTIVE HEIRS, SUCCESSORS, AND ASSIGNS.

GRANTORS:

Craig E. Lawrence

CRAIG LAWRENCE, OWNER OF RECORD FOR PARCEL 3

Jon Hansen

JON HANSEN, OWNER OF RECORD FOR PARCEL 2

Joan R. Peterson

JOAN PETERSON, OWNER OF RECORD FOR PARCEL 1

Mikale Lynn Clark

MIKALE LYNN CLARK, OWNER OF RECORD FOR PARCEL 6

GRANTEES:

Craig E. Lawrence

CRAIG LAWRENCE, OWNER OF RECORD FOR PARCEL 4

Sonya E. Lawrence

SONYA LAWRENCE, OWNER OF RECORD FOR PARCEL 3

Shellie M. Hansen

SHELLIE HANSEN, OWNER OF RECORD FOR PARCEL 2

Teresa Cunningham

TERESA CUNNINGHAM, OWNER OF RECORD FOR PARCEL 1

David Shands by Craig E. Lawrence his attorney-in-fact.

DAVID SHANDS, OWNER OF RECORD FOR PARCEL 5

BY CRAIG LAWRENCE, HIS ATTORNEY-IN-FACT

Sonya E. Lawrence

SONYA LAWRENCE, OWNER OF RECORD FOR PARCEL 4

Scans: scans021715.pdf

SW1/4, SE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

Mead Gilman & Assoc.
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CHKD BY:	SCALE:	SHEET:
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REV. CITY COMMENTS 6-15-01 TG
REV. CITY COMMENTS 2-21-01 TG
REV. CITY COMMENTS 4-24-00 TG

6-29-01

CITY OF MOUNTLAKE TERRACE
LOT LINE ADJUSTMENT, LLA-00-02

for

CRAIG LAWRENCE RECEIVED

AUG 20 2001

22715 - 49th PLACE WEST

MONTLAKE TERRACE WASHINGTON 98043

MONTLAKE TERRACE

6

DRAINAGE EASEMENT

GRANTORS: CRAIG LAWRENCE AND SONYA LAWRENCE, HUSBAND AND WIFE, AS OWNERS OF PARCEL 3, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; JON HANSEN AND SHELLIE HANSEN, HUSBAND AND WIFE, AS OWNERS OF PARCEL 2, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; JOAN PETERSON, A SINGLE INDIVIDUAL, AND TERESA CUNNINGHAM, A SINGLE INDIVIDUAL, AS OWNERS OF PARCEL 1, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; CRAIG LAWRENCE AND SONYA LAWRENCE, HUSBAND AND WIFE, AS OWNERS OF PARCEL 4, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02. MIKALE LYNN CLARK, A SINGLE INDIVIDUAL, AS OWNER OF PARCEL 5, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02; AND DAVID SHANDS, A SINGLE INDIVIDUAL, AS OWNER OF PARCEL 6, LEGALLY DESCRIBED AS SET FORTH UNDER THE LEGAL DESCRIPTION AFTER CONVEYANCE ON SHEET 4 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02.

GRANTEE: SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NUMBER 1.

GRANTORS GRANT GRANTEE A TEN (10) FOOT WIDE EASEMENT ("DRAINAGE EASEMENT") FOR THE NON-EXCLUSIVE USE FOR STORM WATER DRAINAGE FROM THE RETAINAGE POND LOCATED ON THE GRANTEE'S REAL PROPERTY ADJACENT TO PARCEL 3. SUCH DRAINAGE EASEMENT IS SHOWN ON THE SURVEYED DRAWING ON SHEET 3 OF THE CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT LLA-00-02, AND IS LEGALLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 3 WYONA AND KAREN'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES 267 THROUGH 268, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND A PORTION OF LOT 21, BLOCK 2 GIEBNER HENDRICKSON'S ACRE HOME TRACTS, DIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF SAID COUNTY LYING 5.00 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 88°27'57" WEST ALONG THE NORTH LINE OF SAID LOT 21, 114.65 FEET TO THE NORTHWEST CORNER OF SAID LOT AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 37°19'27" EAST 55.33 FEET; THENCE SOUTH 17°00'31" EAST 87.32 FEET TO THE TERMINUS OF SAID CENTERLINE AND EASEMENT.

SAID CENTERLINE IS TO TERMINATE ON THE LINE COMMON TO PARCELS 3 AND 4 OF CITY OF MOUNTLAKE TERRACE LOT LINE ADJUSTMENT NUMBER LLA-00-02, THE SIDE LINE OF SAID EASEMENT SHALL CONTINUE ON THE LAST BEARING UNTIL INTERSECTION WITH THE NORTHERLY LINES OF A 20.00 FOOT WIDE PROPOSED UTILITY AND ACCESS EASEMENT AS SHOWN ON SAID LOT LINE ADJUSTMENT.

THE REAL PROPERTY OWNERS OF PARCEL 3, CURRENTLY CRAIG AND SONYA LAWRENCE, SHALL HAVE THE DUTY TO MAINTAIN THE PORTION OF SAID DRAINAGE EASEMENT THAT IS LOCATED ON PARCEL 3, AS NECESSARY IN THEIR DISCRETION, IN A CONDITION AS CURRENTLY EXISTS AS OF THE DATE OF THIS DRAINAGE EASEMENT, AND SHALL FURTHER PAY FOR ALL COSTS ASSOCIATED WITH SUCH MAINTENANCE. THE REAL PROPERTY OWNERS OF PARCEL 4, CURRENTLY CRAIG AND SONYA LAWRENCE, SHALL HAVE THE DUTY TO MAINTAIN THE REMAINING PORTION OF SAID DRAINAGE EASEMENT, AS NECESSARY IN THEIR DISCRETION, IN A CONDITION AS CURRENTLY EXISTS AS OF THE DATE OF THIS DRAINAGE EASEMENT, AND SHALL FURTHER PAY FOR ALL COSTS ASSOCIATED WITH SUCH MAINTENANCE. THE REAL PROPERTY OWNERS OF PARCELS 3 AND 4 ARE IN NO WAY OBLIGATED TO THE OTHER PARTIES HERETO TO MAKE ANY IMPROVEMENTS TO THE DRAINAGE EASEMENT. ANY MAINTENANCE OF THE DRAINAGE EASEMENT BY THE REAL PROPERTY OWNERS OF PARCELS 3 OR PARCEL 4 SHALL BE AT THEIR SOLE DISCRETION. HOWEVER, NOTHING CONTAINED HEREIN SHALL RESTRICT THE PARTIES HERETO AND/OR THE GRANTEE TO AGREE TO ALLOCATE EXPENSES, AS A SHARED EXPENSE OF SOME OR ALL PARTIES, FOR IMPROVING THE DRAINAGE EASEMENT, UPON WRITTEN AGREEMENT OF THE PARTIES.

NOTWITHSTANDING THE FOREGOING, ANY PARTIES HERETO, INCLUDING THEIR AGENTS, REPRESENTATIVES, CONTRACTORS, OR ASSIGNS, WHO CAUSE DAMAGE TO THE DRAINAGE EASEMENT ("DAMAGING PARTY") SHALL BE LIABLE FOR THE COSTS AND EXPENSES FOR REPAIRING SAID DAMAGE. IN THE EVENT THE DAMAGING LIMITED USER DOES NOT COMMENCE THE NECESSARY REPAIRS WITHIN THIRTY (30) DAYS OF ANY WRITTEN DEMAND FOR REPAIRS BY THE REAL PROPERTY OWNERS OF EITHER PARCEL 3 OR PARCEL 4, THEN SAID REAL PROPERTY OWNER SHALL HAVE THE RIGHT TO COMMENCE SUCH REPAIRS AND SEEK RECOVERY FOR SUCH REPAIR COSTS FROM THE DAMAGING LIMITED USER.

THE GRANTORS AGREE THAT THE EASEMENT SHALL RUN WITH THE LAND AND THAT THE RIGHTS AND OBLIGATIONS OF THE GRANTORS SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THEIR RESPECTIVE HEIRS, SUCCESSORS, AND ASSIGNS.

GRANTORS:

Craig E. Lawrence

CRAIG LAWRENCE, OWNER OF RECORD FOR PARCEL 3

Jon Hansen

JON HANSEN, OWNER OF RECORD FOR PARCEL 2

Joan R. Peterson

JOAN PETERSON, OWNER OF RECORD FOR PARCEL 1

Mikale Lynn Clark

MIKALE LYNN CLARK, OWNER OF RECORD FOR PARCEL 6

Craig E. Lawrence

CRAIG LAWRENCE, OWNER OF RECORD FOR PARCEL 4

Sonya E. Lawrence

SONYA LAWRENCE, OWNER OF RECORD FOR PARCEL 3

Shellie M. Hansen

SHELLIE HANSEN, OWNER OF RECORD FOR PARCEL 2

Teresa Cunningham

TERESA CUNNINGHAM, OWNER OF RECORD FOR PARCEL 1

David Shands, by Craig Lawrence his attorney-in-fact

DAVID SHANDS, OWNER OF RECORD FOR PARCEL 5

BY CRAIG LAWRENCE, HIS ATTORNEY-IN-FACT

Sonya E. Lawrence

SONYA LAWRENCE, OWNER OF RECORD FOR PARCEL 4

Scans: scans021716.pdf

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SNOHOMISH COUNTY, WASHINGTON

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REV. CITY COMMENTS 6-15-01 TG
REV. CITY COMMENTS 2-21-01 TG
REV. CITY COMMENTS 4-24-00 TG

EXPIRES: 10/03/01
6-29-01

200107165002
CITY OF MOUNTLAKE TERRACE
LOT LINE ADJUSTMENT, LLA-00-02

for

CRAIG LAWRENCE RECEIVED

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