

SUMMER CREST

CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON
N.E. 1/4, S.E. 1/4, SEC. 33, TWP. 27 N., RGE. 4E., W. M.

DESCRIPTION

PARCEL A:

The East 145.00 feet of Tract 28, Plat of Hanbury's North Race Track Addition, according to the plat thereof recorded in Volume 7 of Plats, Page 6, records of Snohomish County, Washington;
LESS the East and South 20.00 feet thereof.

TOGETHER WITH, PARCEL B:

Lot 9, Cedar Creek Division No. 1, according to the plat thereof recorded in Volume 37 of Plats, Page 199, records of Snohomish County, Washington.

TOGETHER WITH, PARCEL C:

The East 13.00 feet of Lot 10, and that portion of Lot 10, described as follows:

Beginning at a point on the South line of Lot 10, 13.00 feet North 88°49'34" West, from the Southeast corner thereof;
Thence along the South line thereof North 88°49'34" West, a distance of 32.00 feet;

Thence North 31°36'31" East, a distance of 61.46 feet to a point on a line 13.00 feet West of the East line of said Lot 10;
Thence South 0°17'31" West, a distance of 53.00 feet to the Point of Beginning.

All in the Plat of Cedar Creek Division No. 1, according to the plat thereof recorded in Volume 37 of Plats, Page 199, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

RESTRICTIONS

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.

APPROVALS

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 23rd day of January, A.D., 1991.

Joel E. Birchman
City Engineer

Examined and approved this 14th day of January, A.D., 1991.

Robert H. Ramsey
Chairman City of Mountlake Terrace
Planning Commission

Examined and approved this 22nd day of January, A.D., 1991.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

Gregory G. Gough
Mayor

ATTEST: Ron Swanson
City Clerk

TREASURER'S CERTIFICATE

I, RON SWANSON, Treasurer of the City of Mountlake Terrace, Washington; to hereby certify that there are no outstanding LID assessments on any portion of the above described tract which, under the subdivision thereof, become public places, and that the records were examined this 24th day of JANUARY, 1991.

Ron Swanson
Treasurer
CITY OF MOUNTLAKE TERRACE

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to SNOHOMISH COUNTY P.U.D. NO. 1, CTE NORHTWEST, INC., WASHINGTON NATURAL GAS, CABLE TV, AND CITY OF MOUNTLAKE TERRACE (sewer and water) 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 parcels 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, and utility service together with the right to enter upon the lots, tracts and parcels at all times for the purposes herein stated.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SUMMER CREST is based upon actual survey and subdivision of Section 33, Twp. 27 N., Range 4 E., W.M., that the courses and distances are shown correctly thereon; that the monuments will ^{have been} ~~be~~ set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.

Albert W. Chenoweth
Prof. Land Surveyor
Certificate No. 9567
18130 Midvale Ave. N. Suite A
Phone: 542-2188
Date: 10/17/90

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners of interest holding the land hereby platted in fee simple A. SNOW, D. SNOW, CITY BANK do in accordance without 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.

Arthur W. Snow
ARTHUR W. SNOW
Donna J. Snow
DONNA J. SNOW

CITY BANK

BY: Chris Sheehan TITLE: SENIOR VICE PRESIDENT

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes of the above-described tract of land have been paid, up to and including the year 1991. This 30th day of January, 1991.

KIRKE SIEVERS
Snohomish County Treasurer
9101315001

RECORDING CERTIFICATE

Filed for Record at the request of ARTHUR W. SNOW this 31 day of January, 1991, at 31 minutes past 9 A.M. and recorded in Volume 51 of Plats, Pages 218 and 219, Records of Snohomish County, Washington. WITNESS my hand and official seal the day and year first above written.

DEAN V. WILLIAMS, County Auditor
Snohomish County Auditor

BY: Lorraine J. Britton
Deputy Snohomish County
Treasurer 1-30-91

BY: Georgia L. Meline
Deputy Snohomish County
Auditor

GRASS LINED SWALE MAINTENANCE

Grass lined swales, designed for bio-filtration must be functional at all times. Improper functioning; including channel hydraulics, vegetation, erosion, sediment deposition, and inlet outlet structures must be repaired within 15 days of notification. The property owner is responsible for all maintenance work. A designated City Official will inspect swales periodically and may require additional maintenance work. If the property owner fails or refuses to perform maintenance work, the work will be performed by the City Public Works Personnel. The property owner will be liable to pay all labor, equipment, materials, administration, and legal costs for maintenance work.

HOW TO MAINTAIN:

1) Grass must be maintained at all times. Eroded areas or gullies will be filled with sufficiently compacted topsoil and must be seeded or covered with sod and pinned in place. Seeding or sodding must be done with the existing grass type, any new species required City approval. Seed, mulch and fertilizer application should be done according to the City Engineering standards.

2) Sediments or debris will be carefully removed by hand, without causing any erosion.

3) Channel hydraulics must be maintained. Slope and bank failures must be corrected to provide designed conveyance capacity. All earthwork must be sufficiently compacted, seeded or sodded. During channel improvement work, flow must by-pass the work site.

4) Absolutely no dumping in the swales. Grass lined swales must not be used for any other activities which may impact the swale, grass, energy dissipators, water quality, and inlet and outlet structures.

5) Clogged inlets or outlet pipes must be cleaned to assure the designed flow rate.

6) Grass more than nine inches in height must be mowed to a height of two inches. Mowing should be done when necessary. Cut grass shall be removed from the swale.

NOTE: RESTRICTION:

Any Driveways constructed across the drainage swale easement will have underground drainage pipe installed. (Minimum 8" diameter)

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
COUNTY OF Snohomish)

This is to certify that on this 29 day of January, 1991, before me, the undersigned, a Notary Public personally appeared ARTHUR W. SNOW AND DONNA J. SNOW, HUSBAND & WIFE respectively of SEABROOK DEVELOPMENT, a WASHINGTON PROPRIETORSHIP to me known to be the individuals who executed the within dedication and acknowledged to me that THEY signed and sealed the same as THEIR voluntary act and deed for the uses and purposes therein mentioned and on oath stated that THEY authorized to execute said instrument.

WITNESS my hand and official seal the day and year first above written.

S. Ruff
Notary Public in and for the State
of Washington
Residing at Lynnwood

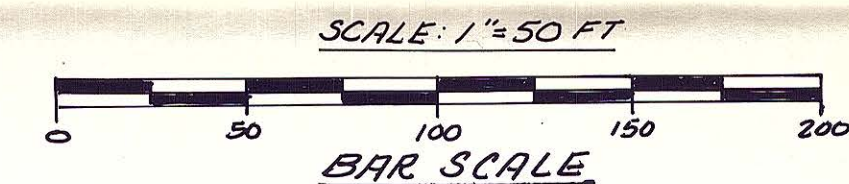
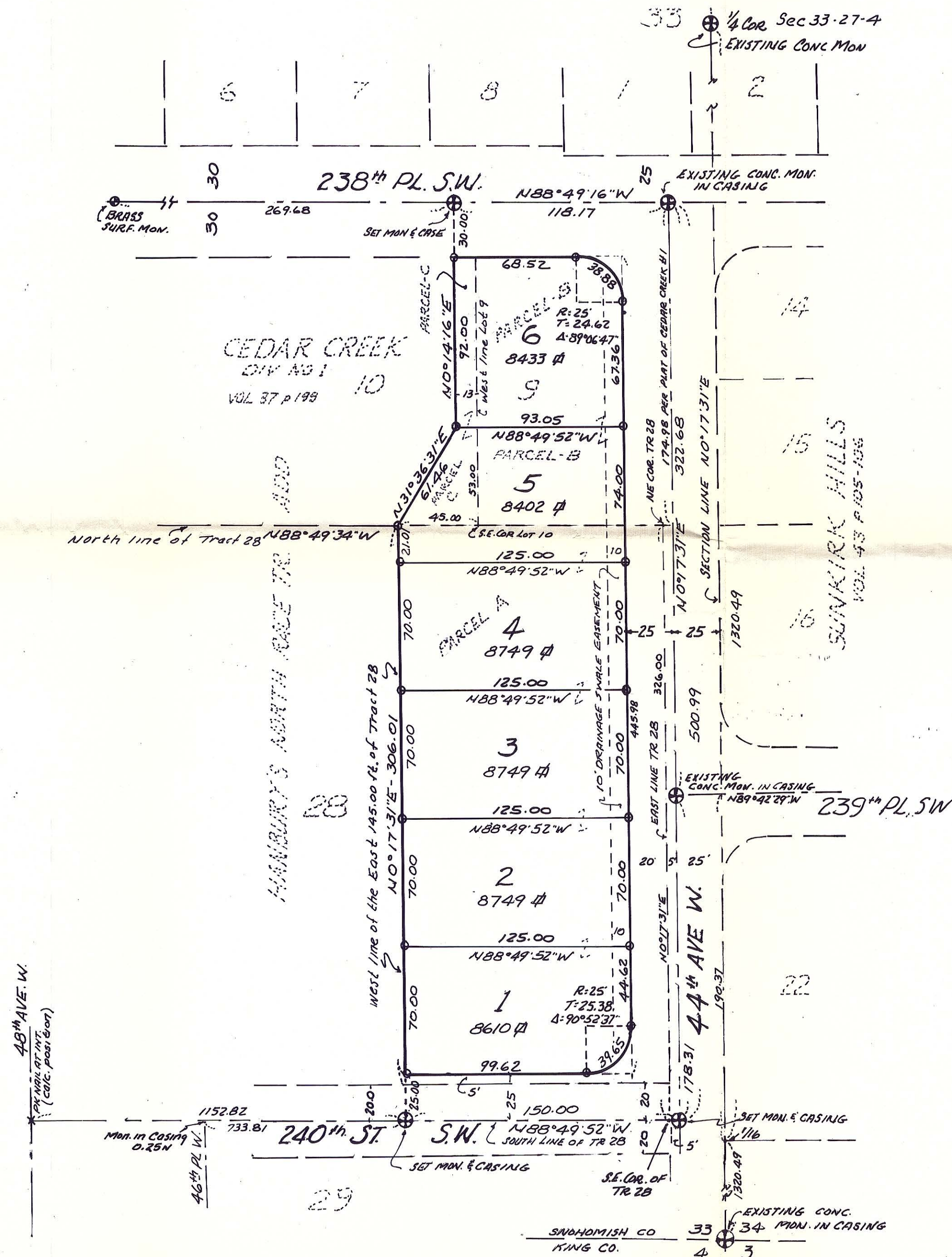
STATE OF WASHINGTON) SS
COUNTY OF Snohomish)

This is to certify that on this 31 day of January, 1991, before me, the undersigned, a Notary Public personally appeared Chris Sheehan, respectively of City Bank a Washington Corporation to me known to be the individuals who executed the within dedication and acknowledged to me that HE signed and sealed the same as HIS voluntary act and deed for the uses and purposes therein mentioned and on oath stated that HE IS authorized to execute said instrument.

S. Ruff
Notary Public in and for the State
of Washington, residing at Lynnwood

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- LEGEND**
- ⊕: FOUND MONUMENT & CASING, OR SET MONUMENT & CASING AS NOTED
 - : IRON BAR SET AT ALL CORNERS
- EQUIPMENT & PROCEDURES**
- LIETZ SET-4 E.D.M. USED FOR CONTROL TRAVERSE & PLAT MONUMENTATION
- BASIS OF MERIDIAN: SUNKIRK HILLS (E. 44th AVE W.)**

Albert W. Chenoweth
ALBERT W. CHENOWETH
CERT # 9567

CHENOWETH AND ASSOCIATES INC. P.S.
18130 MIDVALE AVE N., SUITE A
SEATTLE, WA. 98133
206-542-2188