

FERN PARK

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

VOL./PG.

NOTES

- NO 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 IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER MTMC 17.05 IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH EXISTING CITY OF MOUNTLAKE TERRACE CODE, OR AS HEREAFTER AMENDED.
- 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.
- THE FERN PARK HOMEOWNERS' ASSOCIATION WAS INCORPORATED ON JUNE 20, 2005 AND THE ARTICLES OF INCORPORATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT ARE RECORDED UNDER RECORDING NO. ~~200610040497~~ **200610040497**
- TRACT 998 IS AN OPEN SPACE/TREE PRESERVATION TRACT DEDICATED TO THE FERN PARK HOMEOWNERS' ASSOCIATION UPON THE RECORDING OF THIS PLAT. MAINTENANCE AND UPKEEP OF TRACT 998 IS THE RESPONSIBILITY OF THE FERN PARK HOMEOWNERS' ASSOCIATION, OR ALL LOTS WITH AN EQUAL AND UNDIVIDED INTEREST.
- TRACT 999 IS A PRIVATE COMMON PARKING AREA TRACT DEDICATED TO THE FERN PARK HOMEOWNERS' ASSOCIATION UPON THE RECORDING OF THIS PLAT. MAINTENANCE AND UPKEEP OF TRACT 999 IS THE RESPONSIBILITY OF THE FERN PARK HOMEOWNERS' ASSOCIATION, OR ALL LOTS WITH AN EQUAL AND UNDIVIDED INTEREST.
- THE PUBLIC RIGHT OF WAY AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE DEDICATED TO THE CITY OF MOUNTLAKE TERRACE UPON THE RECORDING OF THIS PLAT.
- RESIDENCES SHALL BE SET BACK BETWEEN 10'-15' FROM FRONT PROPERTY LINES.
- A FRONT YARD SETBACK OF AT LEAST 16' TO THE FACE OF GARAGE SHALL BE USED WHEN GARAGE FACES THE STREET.
- THE MAXIMUM LOT COVERAGE SHALL BE 50%.
- COVERED PORCHES AND DECKS MAY EXTEND UP TO 10 FEET INTO THE REAR YARD SETBACK.
- FENCE GUIDELINES:
 - FOR THE PURPOSE OF CONSTRUCTING ANY FENCES WITHIN THE PLAT OF FERN PARK, THE FRONT YARD REFERS TO THE PORTION OF A LOT THAT ABUTS A PUBLIC STREET, A DRIVEWAY OR THE PORTION OF THE ACCESS EASEMENT FORWARD FROM THE BACK WALL OF THE RESIDENCE TO THE STREET.
 - FRONT YARD FENCES:
 - SOLID BOARD OR CHAIN LINK (WIRE) FENCES ARE PROHIBITED.
 - MAXIMUM 36" IN HEIGHT.
 - MINIMUM 50% TRANSPARENCY.
 - SHALL USE VERTICAL PICKETS OR NARROW BOARDS.
 - SIDE YARD FENCES:
 - SETBACK AT LEAST TWO (2) FEET FROM THE FRONT FACE OF A RESIDENCE.
 - LOT 4; SETBACK AT LEAST TO CLOSEST FRONT FACE OF STRUCTURE ON LOT 5.
 - REAR YARDS AND PERIMETER OF PLAT:
 - 6-FOOT TALL SOLID BOARD FENCING IS ALLOWED ON THE NORTH, EAST AND SOUTH SIDES OF THE PLAT.
 - EXCEPTIONS - SETBACK AT LEAST 2 FEET FROM THE NORTH SIDE OF RESIDENCES ON LOT 5 AND LOT 6.

EASEMENT PROVISIONS

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 AND TRACTS, TOGETHER WITH THE NORTH 10' OF THE SOUTH 39.17' OF TRACT 998 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, COMMUNICATION, STREET LIGHTING AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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.

EASEMENT NOTES

A 10' SANITARY SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON THAT PORTION OF LOTS 1 AND 2 AS DEPICTED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND PIPES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

A 20' STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON THAT PORTION OF TRACTS 998 AND 999 AS DEPICTED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND PIPES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON SAID TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

A 15' PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, ITS SUCCESSORS AND ASSIGNS, OVER AND UPON A PORTION OF TRACTS 998 AND 999 IN THE AS-CONSTRUCTED LOCATION OF THE PATH AND SIDEWALK. MAINTENANCE AND UPKEEP OF THE PATH AND SIDEWALK ARE THE RESPONSIBILITY OF THE FERN PARK HOMEOWNERS' ASSOCIATION.

A 1' X 10' SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, ITS SUCCESSORS AND ASSIGNS, OVER AND UPON A PORTION OF LOTS 2 AND 3 IN THE AS-CONSTRUCTED LOCATION OF THE SIDEWALK AS DEPICTED ON SHEET 3.

OPEN SPACE AND TREE PRESERVATION MAINTENANCE AND ENFORCEMENT (TRACT 998)

NOR TREE TRIMMING, TREE TOPPING, TREE CUTTING OR TREE REMOVAL, NOR SHRUB OR BRUSH CUTTING OR REMOVING, NOR APPLICATION OF PESTICIDES, HERBICIDES, OR FERTILIZERS, NOR CONSTRUCTION, CLEARING, DUMPING OF YARD CLIPPINGS OR OTHER DEBRIS, OR ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE OPEN SPACE AND TREE PRESERVATION TRACT WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF MOUNTLAKE TERRACE. APPLICATION FOR SUCH WRITTEN APPROVAL IS TO BE MADE TO THE CITY OF MOUNTLAKE TERRACE COMMUNITY DEVELOPMENT DEPARTMENT OR DESIGNATED REPRESENTATIVE WHO MAY REQUIRE INSPECTION OF THE PREMISES BOTH BEFORE ISSUANCE OF THE WRITTEN APPROVAL AND FOLLOWING COMPLETION OF THE ACTIVITIES. THE DEPARTMENT MAY ALSO REQUIRE RESTORATION OF THE AFFECTED AREA TO EFFECTIVELY REESTABLISH COMPATIBLE VEGETATION. REMOVAL OF DAMAGED OR FALLEN VEGETATION OR DEBRIS MAY ALSO BE REQUIRED. A REPLACEMENT/REVEGETATION PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL AS REQUIRED. ANY PERSON CONDUCTING OR AUTHORIZING ACTIVITY IN VIOLATION OF THIS PARAGRAPH OR THE TERMS OF ANY WRITTEN APPROVAL ISSUED PURSUANT HERETO, SHALL BE SUBJECT TO THE ENFORCEMENT PROVISIONS OF THE MOUNTLAKE TERRACE MUNICIPAL CODE.

RESTRICTIONS OF RECORD

PER PACIFIC NORTHWEST TITLE COMPANY OF SNOHOMISH COUNTY, INC. SUBDIVISION GUARANTEE (FIFTH REPORT) ORDER NO. 157618-1 EFFECTIVE AUGUST 3, 2007.

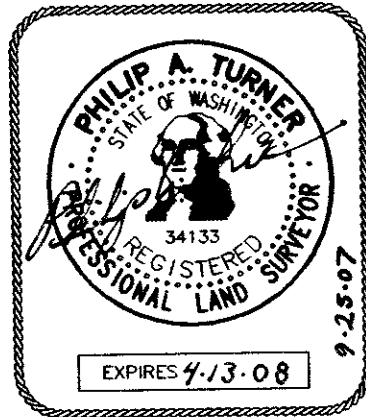
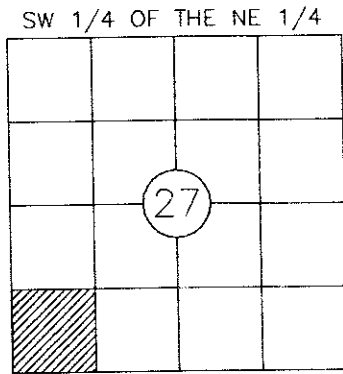
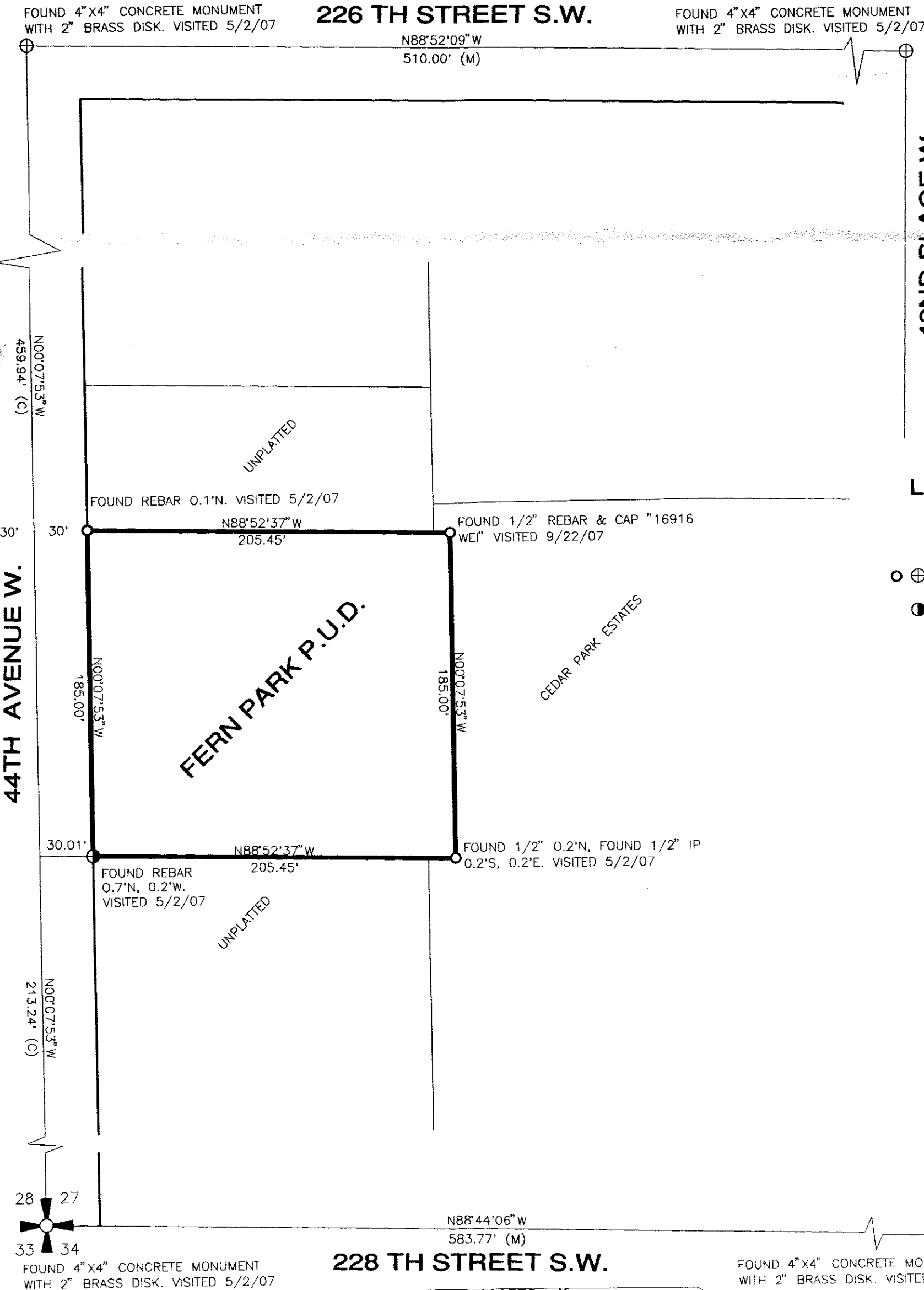
- SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED RECORDED OCTOBER 10, 1968 UNDER RECORDING NO. 2058212, IN FAVOR OF THE CITY OF MOUNTLAKE TERRACE, A MUNICIPAL CORPORATION.
- SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF RECORDED SEPTEMBER 1, 2006, UNDER RECORDING NO. 200609010847, IN FAVOR OF FRONTIER BANK.
- SUBJECT TO CONDITIONS OF APPROVAL FOR FERN PARK PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT LOCATED AT 22703 44TH AVENUE W., MOUNTLAKE TERRACE AND THE TERMS AND CONDITIONS THEREOF RECORDED AUGUST 11, 2006 UNDER RECORDING NO. 200608110389.

LEGEND

- ⊕ = FOUND MONUMENT AS NOTED
- ⊙ = SET 5/8" X 24" REBAR WITH CAP "ESM, LLC LS31667 LS34133 LS35142"

n

SCALE: 1" = 60'



ESM

CONSULTING ENGINEERS

LLC

33915 1st Way South #200
Federal Way, WA 98003

www.esmcivil.com

FEDERAL WAY (253) 838-6113
ROSEBELL (425) 415-6144
ELLENBURG (509) 962-2608

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
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JOB NO. 1131-003-007	DATE: 09-25-2007
DRAWN: PAT	SHEET 2 OF 3

FERN PARK

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

VOL./PG.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED. 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 OR MAINTENANCE OF SAID ROADS.

FOLLOWING THE REASONABLE ORIGINAL GRADING OF ROADS 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 ROADS 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 WATER 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.

TRACTS 998 (OPEN SPACE) AND 999 (COMMON PARKING AREA) ARE GRANTED AND CONVEYED TO THE FERN PARK HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT OVER TRACT 998, 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.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

SCOTT DELAP CONSTRUCTION INC., A WASHINGTON CORPORATION

BY: [Signature] TITLE: PRESIDENT
PRESIDENT

FRONTIER BANK

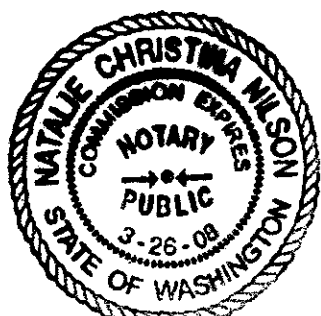
BY: [Signature] TITLE: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } SS

ON THIS 26th DAY OF September, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED TO ME Scott Delap KNOWN TO BE PRESIDENT OF Scott Delap Construction Inc THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

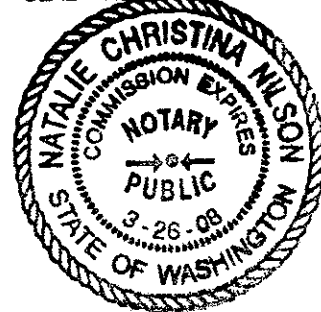


DATED: 9-25-2007
SIGNATURE OF NOTARY PUBLIC: Natalie Christina Nelson
PRINTED NAME OF NOTARY PUBLIC: Natalie Christina Nelson
RESIDING AT: Kenmore
MY APPOINTMENT EXPIRES: 3-26-2008

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } SS

ON THIS 26th DAY OF September, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED TO ME Tim Pearson KNOWN TO BE VICE PRESIDENT OF Frontier Bank THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



DATED: 9-25-2007
SIGNATURE OF NOTARY PUBLIC: Natalie Christina Nelson
PRINTED NAME OF NOTARY PUBLIC: Natalie Christina Nelson
RESIDING AT: Kenmore
MY APPOINTMENT EXPIRES: 3-26-2008

AUDITOR'S CERTIFICATE

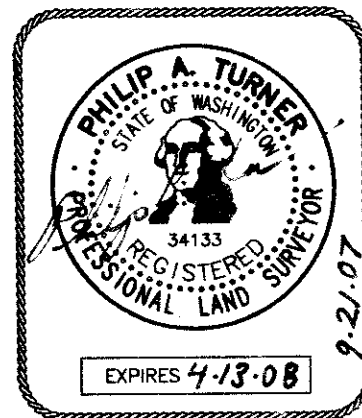
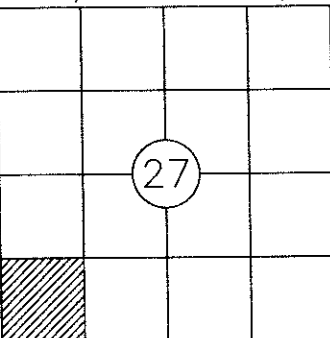
RECORDING NO. _____
FILED FOR RECORD AT THE REQUEST OF THE _____ THIS
DAY OF _____ 2007 A.D., AT _____ MINUTES PAST _____ M.
AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS
OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

CONFORMED COPY
200710045003 3 PGS
10/04/2007 1:43pm \$106.00
SNOHOMISH COUNTY, WASHINGTON

SW 1/4 OF THE NE 1/4



LEGAL DESCRIPTION

PER PACIFIC NORTHWEST TITLE COMPANY OF SNOHOMISH COUNTY, INC. SUBDIVISION GUARANTEE (FIFTH REPORT) ORDER NO. 157618-1, EFFECTIVE AUGUST 3, 2007.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH 0°22'54" EAST 213.24 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°21'50" EAST 235.46 FEET;
THENCE NORTH 0°22'54" EAST 185 FEET;
THENCE NORTH 88°21'50" WEST 235.46 FEET;
THENCE SOUTH 0°22'54" WEST 185 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN 44TH AVENUE WEST.

CITY OF MOUNTLAKE TERRACE APPROVALS

EXAMINED AND APPROVED AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY, THE DESIGN OF BRIDGES, THE SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES THIS 26 DAY OF September, 2007.

William H. Van Ry
CITY ENGINEER

EXAMINED AND APPROVED THIS 1 DAY OF September, 2007.

MAYOR, CITY OF MOUNTLAKE TERRACE

ATTEST: [Signature]
CITY CLERK

TREASURER'S CERTIFICATE

Mick Horton TREASURER OF THE CITY OF MOUNTLAKE TERRACE, HEREBY CERTIFY THAT THERE ARE NO OUTSTANDING L.I.D. 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 27 DAY OF September, 2007.

[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 2007 TAXES. 270427.003.017.00

Bale Quintini
TREASURER, SNOHOMISH COUNTY

Barbara Stoney
DEPUTY COUNTY TREASURER
10-4-07

OWNER / APPLICANT:

SCOTT DELAP CONSTRUCTION INC.
3517 95TH PLACE SE
EVERETT, WA 98028

(PH.) 206-819-6757

SURVEYOR (PRIMARY CONTACT)

PHILIP A. TURNER, PLS

ESM CONSULTING ENGINEERS, LLC
20021 120TH AVENUE SUITE 103
BOTHELL, WA 98011

(PH.) 425-415-6144
(FAX) 425-415-0924
(EMAIL) PHIL.TURNER@ESMCIVIL.COM

SITE ADDRESS:

22703 44TH AVENUE W
MOUNTLAKE TERRACE, WA 98043

TAX PARCEL NUMBER:

27042700301700

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "FERN PARK" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, 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]
PROFESSIONAL LAND SURVEYOR, PHILIP A. TURNER
CERTIFICATE NO. 34133
BUSINESS NAME: ESM CONSULTING ENGINEERS, LLC.
ADDRESS: 20021 120TH AVENUE, SUITE 103
CITY, STATE: BOTHELL, WA 98011 PHONE: (425) 415-6144

Scans: scans021577.pdf

ESM	CONSULTING ENGINEERS LLC
33915 1st Way South #200 Federal Way, WA 98003	
www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
JOB NO. 1131-003-007	DATE: 09-17-2007
DRAWN: PAT	SHEET 1 OF 3

VOL./PG.

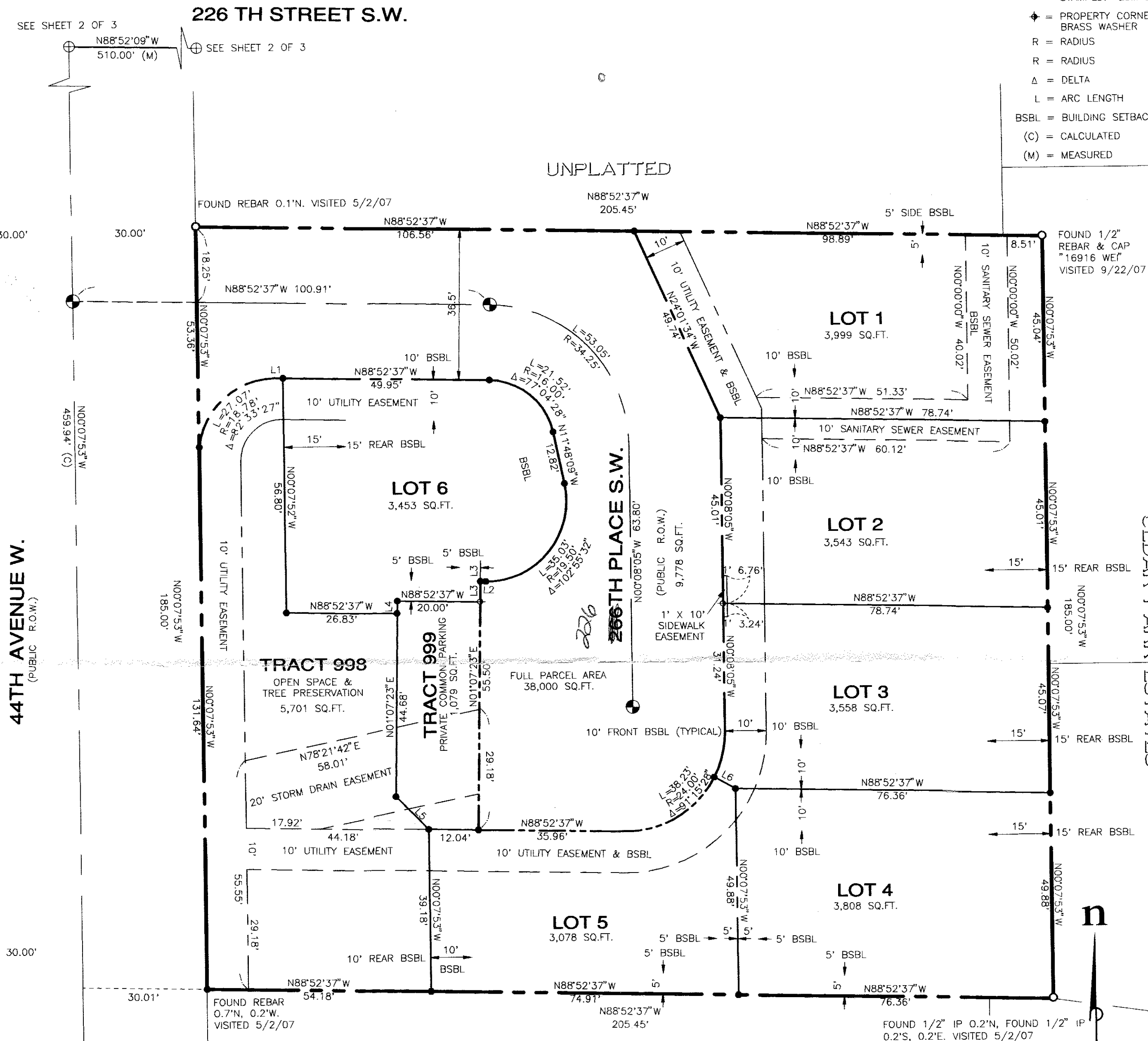
FERN PARK

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

LEGEND

- ⊕ = FOUND MONUMENT AS NOTED
- ⊙ = SET CONCRETE MONUMENT WITH BRASS CAP IN CASE, STAMPED "LS 34133"
- = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC 31667 34133 35142"
- ◆ = PROPERTY CORNER, SET PK NAIL AND BRASS WASHER
- R = RADIUS
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- BSBL = BUILDING SETBACK LINE
- (C) = CALCULATED
- (M) = MEASURED



ADDRESS TABLE

1	4409 226ND PLACE S.W.
2	4407 226ND PLACE S.W.
3	4405 226ND PLACE S.W.
4	4403 226ND PLACE S.W.
5	4408 226ND PLACE S.W.
6	4410 226ND PLACE S.W.

LINE TABLE

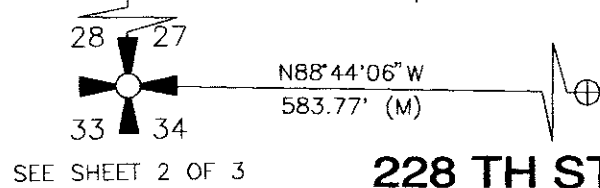
LINE	LENGTH	BEARING
L1	2.00	N 88°52'37" W
L2	1.34	N 88°52'37" W
L3	5.00	N 01°07'23" E
L4	3.00	N 01°07'23" E
L5	11.16	N 44°23'06" W
L6	5.81	N 61°25'52" W

BENCH MARK: SNOHOMISH COUNTY SURVEY
CONTROL POINT NO. 1463
FOUND SCRIBED "X" IN BACK OF WALK AT NE
CORNER OF INTERSECTION OF 220TH STREET
S.W. AND 44TH AVENUE W.
ELEVATION = 469.46 [NAVD 88]

SCALE: 1" = 20'



n



BASIS OF BEARINGS

THE CENTERLINE OF 44TH AVENUE WEST BETWEEN FOUND MONUMENTS AND SHOWN HEREON AS NORTH 00°07'53" WEST PER THE PLAT OF CEDAR PARK ESTATES RECORDED IN VOLUME 22 OF PLATS, PAGE 117-118

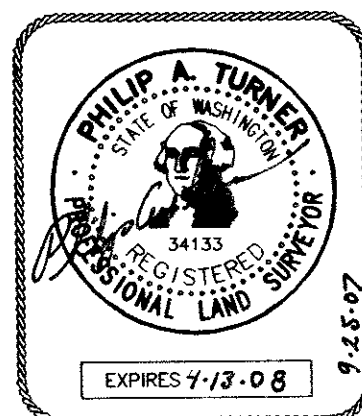
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

MOUNTLAKE TERRACE FILE NO: PUD050001



ESM CONSULTING ENGINEERS LLC 20021 120th Avenue Suite 103 Bothell, WA 98011-8248 www.esmcivil.com			FEDERAL WAY (253) 838-6113 BOTHELL (425) 415-6144 ELLENSBURG (509) 674-1905
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture	
JOB NO. 1131-003-007 DRAWN: PAT		DATE: 9-25-2007 SHEET 3 OF 3	