

DECLARATION OF SHORT SUBDIVISION,
COVENANTS AND RESTRICTIONS:

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DIVISION OF LAND APPROVED AS SHORT PLAT SUBDIVISION NUMBER PSP-10-0002 BY THE CITY OF MOUNTLAKE TERRACE, SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

A). AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SERVING THIS SHORT SUBDIVISION, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, 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, TELEVISION CABLE, GAS AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

B). PRIVATE SANITARY SEWER AND UTILITY EASEMENT: THE 10-FOOT WIDE PRIVATE SEWER AND UTILITY EASEMENT ACROSS THE WESTERLY PORTION OF LOT 2 OF THIS SHORT PLAT IS FOR THE BENEFIT OF LOT 1. THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE SANITARY SEWER SYSTEM SERVING THIS LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS OF LOT 1.

THESE COVENANTS CONSTITUTE AGREEMENT RUNNING WITH THE LAND AND ARE FOR THE MUTUAL BENEFIT OF THE GRANTOR AND HIS HEIRS, SUCCESSORS AND ASSIGNS AND ARE FOR THE FURTHER PURPOSE OF COMPLIANCE WITH THE ORDINANCES AND REGULATIONS OF THE CITY OF MOUNTLAKE TERRACE, AND THE "CITY" AND SUCH PERSONS ARE SPECIFICALLY GIVEN THE RIGHT TO ENFORCE THESE RESTRICTIONS AND REGULATIONS BY INJUNCTION OR THEIR LAWFUL PROCEDURE AND TO RECOVER ANY DAMAGES RESULTING FROM SUCH VIOLATIONS.

DATED THIS 25 DAY OF OCTOBER 2010

Larry Dillow Frances J. Erhardt
LARRY DILLOW FRANCES J. ERHARDT

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Larry Dillow
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



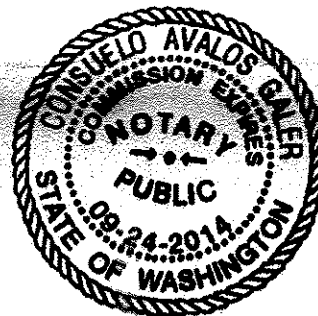
SIGNATURE OF Consuelo Avalos
NOTARY PUBLIC
DATED 10/25/10
MY APPOINTMENT EXPIRES 9/24/14

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Frances J. Erhardt
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



SIGNATURE OF Consuelo Avalos
NOTARY PUBLIC
DATED 10/25/10
MY APPOINTMENT EXPIRES 9/24/14

TREASURER'S CERTIFICATE:

Kirk Stivers TREASURER OF SNOHOMISH COUNTY,
WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT
ASSESSMENTS ON THE DESCRIBED TRACT HAVE BEEN FULLY PAID UP
TO AND INCLUDING THE YEAR 2010
Kirk Stivers
TREASURER, SNOHOMISH COUNTY

Debra Stivers
DEPUTY TREASURER
10-26-10

CITY APPROVAL:

EXAMINED AND APPROVED THIS 21st DAY OF October, 2010

CITY MANAGER
CITY OF MOUNTLAKE TERRACE
John D. Caulfield
JOHN D. CAULFIELD

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF.....,20.....AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF

OWEN B. HILLE, PLS
SURVEYOR'S NAME

AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

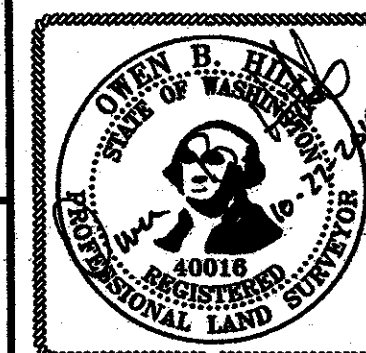
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF LARRY DILLOW
IN Oct. 2010

Owen B. Hille
P.L.S. CERTIFICATE NO. 40016

OWNER/APPLICANT:

LARRY DILLOW
5606A 168TH STREET S.W.
LYNNWOOD, WA. 98037
425-802-9124

SUNNYSIDE ESTATES
SHORT PLAT
NO. PSP-10-0002



Cramer Northwest Inc.
Surveyors - Planners & Engineers

PO Box 158, Kent, Washington 98035
(253)852-4880 (local) 1-(800)251-0189 (toll free)
(253)852-4955 (fax) E-MAIL: cni@cramernw.com
C:\Model\Projects\2010\2010-091.pro

DRAWN BY: T.E.C.	DATE: Fri., Oct. 22, 2010	JOB NO.: 2010-091S
CHECKED BY: O.B.H.	SCALE: N/A	SHEET: 1 OF 2

Scans: scans021943.pdf

CONFORMED COPY
2 PGS
201010265006
10/26/2010 1:19pm \$128.00
SNOHOMISH COUNTY, WASHINGTON

SUNNYSIDE ESTATES SHORT PLAT
4415 240TH ST. S.W.
LOCATED IN THE N.E. 1/4, OF THE S.E. 1/4,
OF SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

LOCATED IN THE N.E. 1/4, OF THE S.E. 1/4,
SECTION 33, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.,

CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

FOUND CONCRETE MONUMENT
W/ TACK IN LEAD IN CASE
AT 238TH PL. S.W. (HELD)

FOUND CONCRETE MONUMENT
W/ TACK IN LEAD IN CASE
AT 238TH PL. S.W. (HELD)

N.E. COR.
TRACT 28

GRAPHIC SCALE 1"=30'

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE
OF 44TH AVENUE WEST BEING SOUTH 00°17'31" WEST AS
SHOWN ON THE PLAT OF SUMMER CREST, RECORDED IN
VOLUME 51 OF PLATS, AT PAGES 218-219, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

REFERENCE SURVEYS:

ROS 1: PLAT OF SUMMER CREST, VOLUME 51, PAGES 218-219.
ROS 2: (REC. NO. 2365342) VOLUME 2, PAGE 30.
ROS 3: (REC. NO. 82110105019) BOOK 16, PAGE 231.

NOTES:

1. MONUMENTS LAST VISITED ON 5-2-05, EXCEPT WHERE NOTED.

LEGEND:

© FOUND MONUMENT AS DESCRIBED

● SET 1/2" REBAR W/ CAP "CNW 40016"

☐ FOUND REBAR OR IRON PIPE AS DESCRIBED

Scans: scans021944.pdf

INSTRUMENT USED:

GEODIMETER 600 AND/OR TRIMBLE 5603DR200+

METHOD:

TRAVERSE EXCEEDING REQUIREMENTS OF W.A.C. 332-130-090.

INDEXING DATA:

N.E. 1/4, S.E. 1/4, SEC. 33, T. 27 NORTH, R. 4 EAST, W.M.

OWNER/APPLICANT:

LARRY DILLOW
5606A 168TH STREET S.W.
LYNNWOOD, WA. 98037
425-268-1700



**SUNNYSIDE ESTATES
SHORT PLAT
NO. PSP-10-0002**

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DRAWN BY:
T.E.C.

DATE:
Fri., Oct. 22, 2010

JOB NO.:
2010-091S

CHECKED BY:
O.B.H.

SCALE:
1 inch = 30 FT.

SHEET:
2 OF 2

PARENT PARCEL:

TAX LOT NUMBER: 00463100002801
18,212 SQ. FT.

FOUND CONCRETE MONUMENT
W/ 1/8" BRASS NAIL IN CASE
AT 238TH PL. S.W.
(HELD FOR CENTERLINE OF
48TH AVE. W.)

FOUND CONCRETE MONUMENT
W/ 1-1/2" BRASS DISK IN CASE
N00°10'04"E 0.44' FROM
CALC'D. INTERSECTION
(HELD FOR CENTERLINE OF
48TH AVE. W.)

FOUND CONCRETE MONUMENT
W/ 1-1/2" BRASS DISK IN CASE
0.04' E. OF S.W. CORNER,
E. 150', TRACT 28
(VISITED 9-22-10)
(HELD FOR CENTERLINE OF
240TH STREET S.W.)

FOUND CONCRETE MONUMENT
W/ 1-1/2" BRASS DISK IN CASE
(VISITED 9-22-10)
(HELD FOR CENTERLINE OF
240TH STREET S.W.)