

# PALM COURT PFP040003

PORTION OF SW1/4, NE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MICHAEL E. DAWSON, TED JOHN FULMER (ALSO APPEARING OF RECORD AS JOHN FULMER) & MARILYN NORMA FULMER, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FRONTIER BANK

THE MORTGAGEE(S) THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND UTILITY EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. 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 DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS 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 ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN 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 WATERS 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.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 10 DAY OF MAY 2005.

Michael E. Dawson  
MICHAEL E. DAWSON

Ted J Fulmer  
TED JOHN FULMER

Marilyn Norma Fulmer  
MARILYN NORMA FULMER

Mike Mupfen

THE AVP / Commercial Loan Officer  
OF FRONTIER BANK

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF King } SS

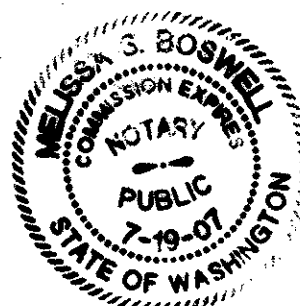
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL E. DAWSON FULMER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-10-05

SIGNATURE: Melissa S. Boswell  
(PRINT NAME) Melissa S. Boswell

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Woodinville, WA

MY APPOINTMENT EXPIRES: 7-19-07



STATE OF WASHINGTON }  
COUNTY OF King } SS

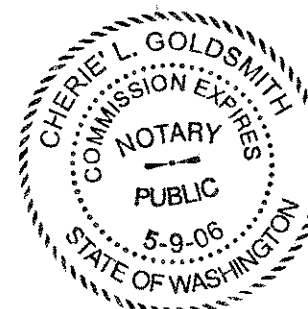
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TED JOHN FULMER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-10-05

SIGNATURE: Cherie L. Goldsmith  
(PRINT NAME) Cherie L. Goldsmith

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Camano Is.

MY APPOINTMENT EXPIRES: May 9, 2006



STATE OF WASHINGTON }  
COUNTY OF King } SS

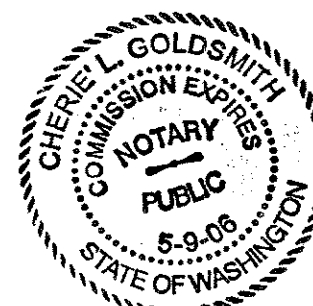
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARILYN NORMA FULMER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-10-05

SIGNATURE: Cherie L. Goldsmith  
(PRINT NAME) Cherie L. Goldsmith

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Camano Is.

MY APPOINTMENT EXPIRES: May 9, 2006



STATE OF WASHINGTON }  
COUNTY OF King } SS

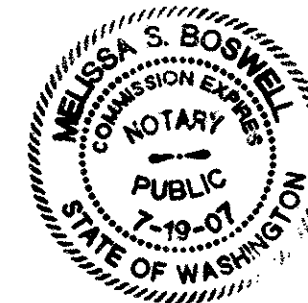
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dirk muyskens IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AVP / commercial loan officer OF FRONTIER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-10-06

SIGNATURE: Melissa S. Boswell  
(PRINT NAME) Melissa S. Boswell

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Woodinville, WA

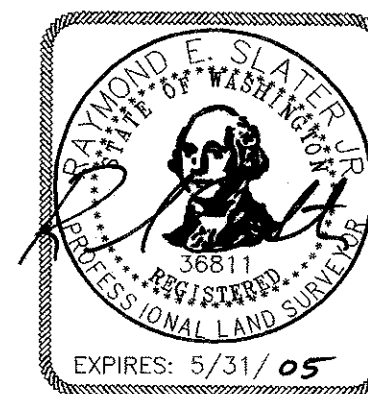
MY APPOINTMENT EXPIRES: 7-19-07



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF PALM COURT IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, 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 HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

R.E. Slater Jr.  
RAYMOND E. SLATER JR.  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 36811



5-9-05

## 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 10 DAY OF May A.D., 2005

Willem H. Van Ry  
CITY ENGINEER

CITY COUNCIL  
CITY OF MOUNTLAKE TERRACE

EXAMINED AND APPROVED THIS 2nd DAY OF May A.D., 2005

Jim E. Ford  
MAYOR

Theresa V. O'Connell  
ATTEST:  
CITY CLERK

## CITY TREASURER'S CERTIFICATE

I, Mike Horton, TREASURER OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, DO HEREBY CERTIFY THAT THERE ARE NO OUTSTANDING LID 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 10th DAY OF MAY, 2005.

Mike Horton  
TREASURER, CITY OF MOUNTLAKE TERRACE

## COUNTY TREASURER'S CERTIFICATE

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 \_\_\_\_\_ TAXES.

TREASURER, SNOHOMISH COUNTY BY: \_\_\_\_\_  
DEPUTY COUNTY TREASURER

## AUDITOR'S CERTIFICATE

THE CITY OF MOUNTLAKE TERRACE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_ AFN \_\_\_\_\_ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

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SW1/4, NE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
A.F. NO. \_\_\_\_\_

**Mead Gilman & Assoc.**  
PROFESSIONAL LAND SURVEYORS  
17625 130TH AVE. N.E., STE. 104, WOODINVILLE, WA 98072  
MAILING ADDRESS, P.O. BOX 289, WOODINVILLE, WA 98072  
PHONE: (425) 486-1252 FAX: (425) 486-6108

CONFORMED COPY  
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05-12-2005 11:22am \$85.00  
SNOHOMISH COUNTY, WASHINGTON

# PALM COURT PFP040003

PORTION OF SW1/4, NE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

## LEGAL DESCRIPTION

### PARCEL A:

LOT 10 AND THE EAST 78 FEET OF LOT 5, PLAT OF CLOVERLEAF ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 19, IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### PARCEL B:

LOT 5, PLAT OF CLOVERLEAF ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE EAST 78.00 FEET THEREOF.

TOGETHER WITH THAT PORTION OF VACATED 50TH AVENUE WEST LYING ADJACENT TO SAID LOT 5 UNDER CITY OF MOUNTLAKE TERRACE ORDINANCE NO. 292, RECORDED UNDER AUDITOR'S FILE NUMBER 200409210929.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## MATTERS OF RECORD

1. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR SIDE SEWER, RECORDED MARCH 4, 1960 UNDER RECORDING NO. 1386631, PLOTTED HEREON.

2. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO P.U.D. NO. 1 FOR ELECTRIC DISTRIBUTION LINE, RECORDED SEPTEMBER 22, 1981 UNDER RECORDING NO. 8109220150, THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO PLOT HEREON.

3. SUBJECT TO DECLARATION PERTAINING TO REAL PROPERTY AND THE TERMS AND CONDITIONS THEREOF, RECORDED NOVEMBER 1, 1996 UNDER RECORDING NO. 9611010567.

4. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR INGRESS, EGRESS & UTILITIES AS RESERVED FOR BY JOHN & MARILYN FULMER, RECORDED SEPT. 7, 1999 UNDER RECORDING NO. 199909070777, SAID EASEMENT IS TO BE EXTINGUISHED UPON THE RECORDING OF THIS PLAT.

5. SUBJECT TO CONDITIONS OF APPROVAL AND THE TERMS AND CONDITIONS THEREOF, RECORDED DECEMBER 1, 2003 UNDER RECORDING NO. 200312010764.

## EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, VERIZON NORTHWEST, PUGET SOUND ENERGY, COMCAST CABLE T.V., THE CITY OF MOUNTLAKE TERRACE WATER AND SEWER DISTRICT AND ANY OTHER UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (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, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE T.V., WATER AND OTHER 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, TELEPHONE, CABLE T.V., POLICE OR FIRE SIGNALS, OR FOR OTHER PURPOSES SHALL BE PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDING THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, UNDER AND UPON, THE WESTERLY 20 FEET OF LOT 4, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY SEWERS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOT AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## CONDITIONS, COVENANTS & RESTRICTIONS

1. 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.

2. NO FURTHER SUBDIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.

3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSORS AND MUST BE REDUCED OR ELIMINATED AT THE REQUEST OF THE CITY IF DEEMED NECESSARY FOR CITY ROAD PURPOSES.

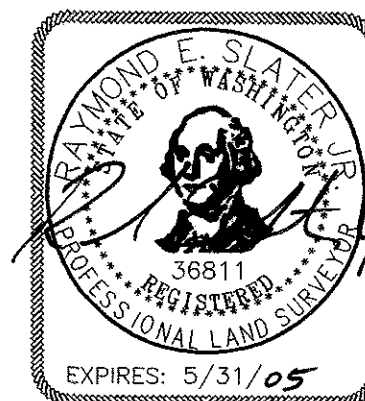
4. SHOULD THERE BE ANY FUTURE REDEVELOPMENT AND/OR SUBDIVISION OF LOT 5, 218TH ST. S.W., SHALL BE EXTENDED IN A WESTERLY DIRECTION. THE ROADWAY IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY AT THAT TIME. AT THE TIME OF FURTHER DEVELOPMENT OF LOT 5, THE EXISTING STRUCTURE, WEST OF THE TERMINATION OF 218TH ST. S.W., SHALL BE REMOVED TO ALLOW FUTURE EXTENSION OF THE ROADWAY, THAT ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED AND THAT THE EXISTING TURNAROUND EASEMENT ON LOT 5 WILL BE AUTOMATICALLY NULL AND VOID UPON PROVISION OF AN ALTERNATIVE EMERGENCY VEHICLE ACCESS AND TURNAROUND CONSISTENT WITH CITY CODES. THE TURNAROUND SHALL BE REMOVED, THE AREA RESTORED AND THE PUBLIC RIGHT-OF-WAY REPAIRED TO CITY STANDARDS AS PART OF LOT 5 REDEVELOPMENT.

5. THE EXISTING TURNAROUND EASEMENT ON LOT 4 SHALL BE AUTOMATICALLY NULL AND VOID UPON PROVISION OF AN ALTERNATIVE EMERGENCY VEHICLE ACCESS AND TURNAROUND.

6. THE PROTECTION AND PRESERVATION OF TREES ON LOT 2 AS IDENTIFIED IN THE TREE CONDITIONS EVALUATION REPORT AND IMPACT ASSESSMENT AS AC3, AC4 AND AC5, IS REQUIRED DURING PLAT CONSTRUCTION.

7. A BUILDING PERMIT FOR CONSTRUCTION OF A NEW RESIDENCE ON LOT 2 MUST BE ACCOMPANIED BY A TREE PROTECTION AND PRESERVATION PLAN AND MAY REQUIRE AN ARBORIST'S REPORT AND RECOMMENDATIONS.

8. 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 PUBLIC ROAD PURPOSES.



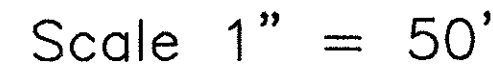
5-9-05

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SW1/4, NE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
A.F. NO. \_\_\_\_\_

*Mead Gilman & Assoc.*  
PROFESSIONAL LAND SURVEYORS  
17625 130TH AVE. N.E., STE. 104, WOODINVILLE, WA 98072  
MAILING ADDRESS, P.O. BOX 289, WOODINVILLE, WA 98072  
PHONE: (425) 486-1252 FAX: (425) 486-6108

PORTION OF SW1/4, NE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

MERIDIAN

PER PLAT OF CLOVERLEAF ACRES, VOL. 11, PG. 19, RECORDS  
OF SNOHOMISH COUNTY, WASHINGTON.

### LEGEND

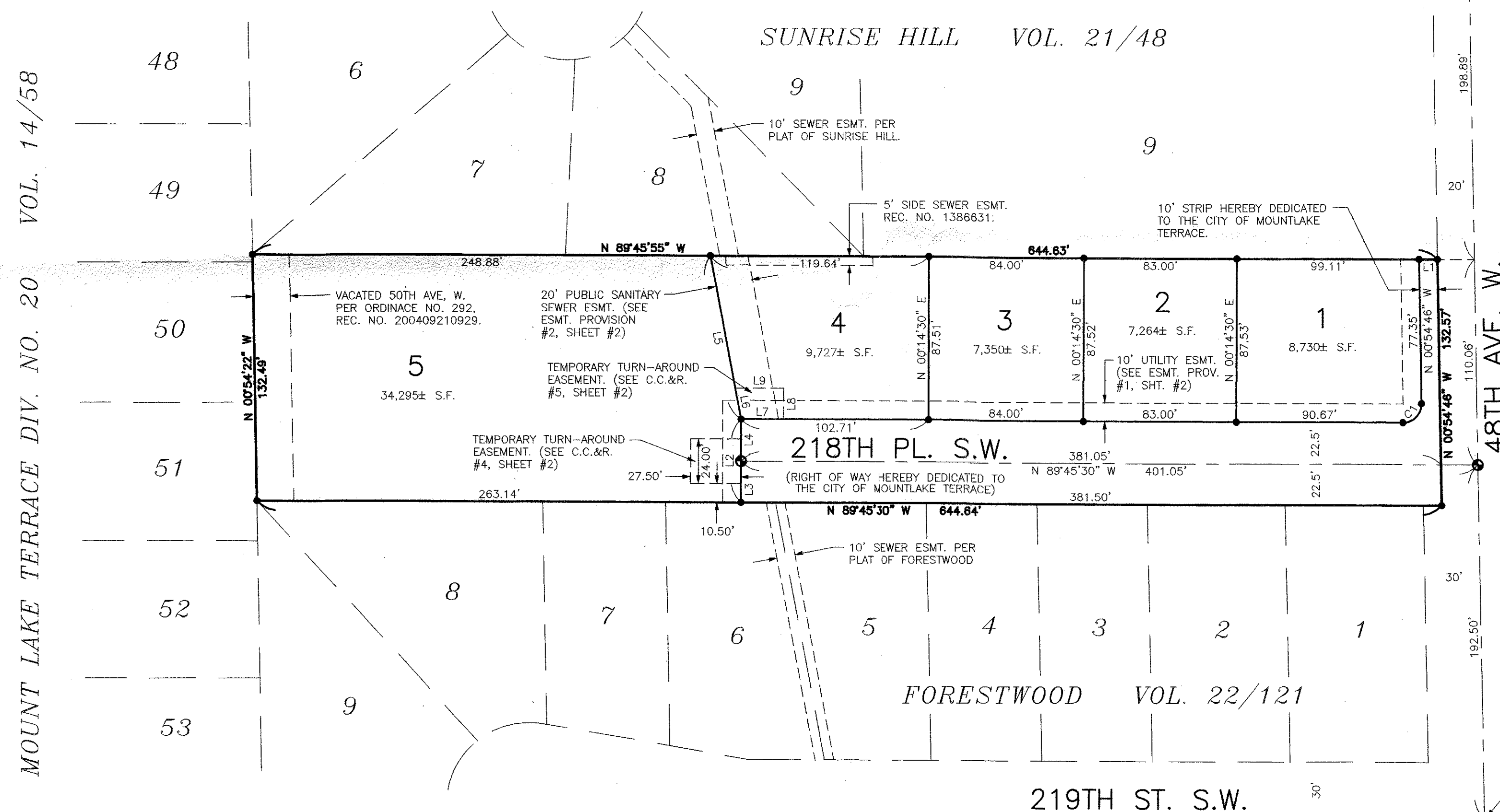
- SET 1/2" X 24" REBAR WITH 1-3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 29276/32434/35145/36811" (EXCEPT AS OTHERWISE NOTED).
- SET 4" X 4" CONC MON WITH 1-5/8" BRASS DISC & "X" STAMPED "LS 36811" IN CASE. (EXCEPT AS OTHERWISE NOTED).

### EQUIPMENT & PROCEDURES

A TOPCON 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

## REFERENCES

1. PLAT OF CLOVERLEAF ACRES, VOL. 11/19.
2. PLAT OF SUNRISE HILL, VOL. 21/48.
3. PLAT OF MOUNTLAKE TERRACE DIV. NO. 20, VOL. 14/58.
4. PLAT OF SHANNONWOOD VILLAGE, VOL. 44/102-104
5. PLAT OF SHANNONWOOD VILLAGE NO. 2, VOL. 46/10-11.
6. PLAT OF FORESTWOOD, VOL. 22/121



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°45'55" W	10.00'
L2	N 00°14'30" E	45.00'
L3	N 00°14'30" E	22.50'
L4	N 00°14'30" E	22.50'
L5	N 10°42'16" W	89.11'
L6	N 10°42'16" W	16.83'
L7	N 89°45'30" W	23.02'
L8	N 00°14'30" E	16.52'
L9	N 89°45'30" W	26.22'

CURVE TABLE

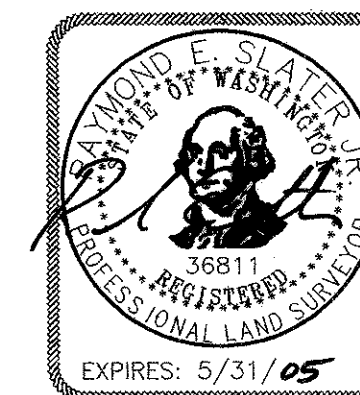
NUMBER	DELTA	RADIUS	LENGT
C1	91°09'16"	10.00	15.91

## TOTAL PLAT AREA

1.96± ACRES

LOT ADDRESSES

LOT	ADDRESS
1	21724 48TH AVE. W.
2	4803 218TH PL. S.W.
3	4805 218TH PL. S.W.
4	4807 218TH PL. S.W.
5	4905 218TH PL. S.W.



5-9-05

✓ DID NOT FIND  
MON AT INTX.

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### GENERAL NOTES

1. THIS PLAT WAS PREPARED UTILIZING PACIFIC NORTHWEST TITLE CO. OF SNOHOMISH COUNTY, INC. SUBDIVISION GUARANTEE, THIRD REPORT, ORDER NO. 136473-1, DATED JUNE 2, 2004 AT 8:00 A.M., TOGETHER WITH SUBSEQUENT UPDATES.

SW1/4, NE1/4, SEC. 28, T. 27 N., R. 4 E., W.M.  
A.F. NO.

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