

KRISTY LANE

SE1/4, NE1/4 SEC. 28, TWP. 27 N., RGE. 4 E., W.M.

CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

The North half of the South half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.; EXCEPT the East 30 feet thereof for road.

(ALSO KNOWN AS Tract 39, Lynnwood Acres No. 2, according to the unrecorded plat thereof.)

And the West 500 feet of the South half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 28, Township 27 North, Range 4 East, W.M.; TOGETHER WITH that portion of the North 30 feet of the South half of the South half of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 28, lying East of the West 500 feet thereof; EXCEPT the East 30 feet thereof for County Road.

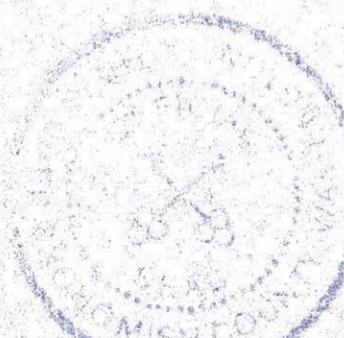
(ALSO KNOWN AS a portion of Tract 40, Lynnwood Acres No. 2, according to the unrecorded plat thereof.)

Situate in the County of Snohomish, State of Washington.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to SNOHOMISH COUNTY P.U.D. NO. 1, GTE NORTHWEST, 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 or the purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

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.



TREASURER'S CERTIFICATE

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 1992. This 31 day of October, 1991.

Kirke Sievers
Kirke Sievers
Shoahomish County Treasurer

BY: *Dorothy A. Anderson*
Dorothy A. Anderson
Deputy Snohomish County Treasurer

TREASURER'S CERTIFICATE

I, *Ron Swanson*, 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 8th day of OCTOBER, 1991.

Ron Swanson
Treasurer
CITY OF MOUNTLAKE TERRACE

Scans: scans021685.pdf

RECORDING CERTIFICATE

Filed for record at the request of GROUP FOUR, INC. this 31st day of October, 1991 at 13 minutes past 12 P.M. and recorded in Volume 52 of Plats, pages 211-213, records of Snohomish County, Washington.

DEAN V Williams
Snohomish County Auditor

9110315002

GROUP FOUR, INC.
this 31st day
of October, 1991 at 13 minutes past 12 P.M. and recorded in
Volume 52 of Plats, pages 211-213, records of Snohomish County,
Washington.

By: *Jacquelyn Norman*
Jacquelyn Norman
Deputy Snohomish County Auditor

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of KRISTY LANE is based upon an actual survey and subdivision of Section 28, Township 27 N., Range 4 E., W.M., as required by state statutes; that the angles, courses and distances are shown correctly thereon; that the monuments shall be set and the lot and tract corners shall be staked correctly on the ground and that I have fully complied with the provisions of the state and local statutes and regulations governing platting.

D. K. Roupe
D. K. Roupe, Pro. Land Surveyor

9435
Certificate No.

Oct 11 1991
Date



Indexing Data:
SE1/4, NE1/4 SEC. 28, TWP. 27 N., RGE. 4 E., W.M.

GI GROUP FOUR, Inc.
16030 Juanita-Woodinville Way NE
Bothell, Washington 98011
(206)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

Date: 2/05/91 Job No.: 88-8005 Sheet No.: 103
OCT 3 1 1991

COPY
ORIGINAL OR FILE IN THE
COUNTY REC'D. OFFICE

FOR THE NEXT YEAR

27.00
26.00 SF

KRISTY LANE

SE1/4, NE1/4 SEC. 28, TWP. 27 N., RGE. 4 E., W.M.
 CITY OF MOUNTLAKE TERRACE
 SNOHOMISH COUNTY, WASHINGTON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)ss
 COUNTY OF Snohomish)

This is to certify that on this 14th day of February, 1991, before me, the undersigned, a Notary Public personally appeared Larry J. Sundquist, of SUNDUST HOMES, INC., a Washington corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument.

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

Dinah Ann Deden Bibbins
 Notary Public in and for the State of Washington,
 residing at Bothell

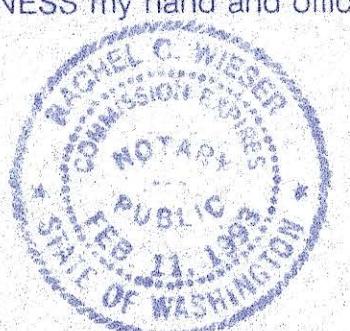
STATE OF WASHINGTON)ss
 COUNTY OF KING)

This is to certify that on this 1st day of March, 1991, before me, the undersigned, a Notary Public personally appeared Patrick K. Wilson, of SEATTLE-FIRST NATIONAL BANK, a Washington corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument.

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

Rachel C. Wilson
 Notary Public in and for the State of Washington,
 residing at Seattle

COPY
 ORIGINAL ON FILE IN THE
 COUNTY AUDITOR'S OFFICE



STATE OF WASHINGTON)ss
 COUNTY OF Snohomish)

This is to certify that on this 14th day of February, 1991, before me, the undersigned, a Notary Public personally appeared Irene M. Bartlett, and of 44TH AVENUE BAPTIST CHURCH (SOUTHERN) OF MOUNTLAKE TERRACE, a corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that she is authorized to execute said instrument.

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

Dinah Ann Deden Bibbins
 Notary Public in and for the State of Washington,
 residing at Bothell

STATE OF Georgia)ss
 COUNTY OF Fulton)

This is to certify that on this 2/27 day of February, 1991, before me, the undersigned, a Notary Public personally appeared Jean O. Redford, and Lawson L. Schroeder, of HOME MISSION BOARD OF THE SOUTHERN BAPTIST CONVENTION, a Georgia corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that THEY signed and sealed the same as THEIR free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that THEY ARE authorized to execute said instrument.

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



Theresa F. Threlkeld
 Notary Public in and for the State of Washington, Georgia
 residing at Tucker

Notary Public, DeKalb County, Georgia
 My Commission Expires Sept 4, 1994

GRASS-LINED SWALES.

All grass-lined swales shall be considered integral parts of the subject property. Areas of the property encompassed by said swales shall not be filled, changed, disturbed or modified for any purpose other than surface water treatment. Each property owner shall maintain the portion of the grass-lined swale that is located on their property. Maintenance of the swale includes but is not limited to: grass mowing, revegetation, inlet and outlet structure repair, sediment removal and any reconstruction work necessary to maintain the grass-lined swale in a functional condition. Any improper functioning swale shall be repaired within fifteen (15) days of notification by the designated official of the City of Mountlake Terrace. In the event a property owner fails to take action to maintain the swale according to City Standards following proper notification, the City may take any and all appropriate measures to mow, repair, maintain, or reconstruct the subject swale in accordance with the City Standards and the requirement of this covenant. All labor, material, equipment, administrative and legal costs for any such work performed by the City shall be the liability of the property owner and may be guaranteed to the City by a lien placed against the property in favor of the City in an amount not less than the total cost of such work including, but not limited to, administrative and legal fees, if any.

"Functional grass-lined swale" means a swale with healthy vegetative cover that meets the City's engineering standard criteria for swale configuration, slopes and other parameters, and shall be able to maintain the designed flow rate with efficient pollutant removal.

All drainage easements shown hereon are in favor of the owners of the lots of the plat and the City of Mountlake Terrace, and the purpose of the easement is to reserve the area for the transmission of stormwater. The easement may be vacated only upon the approval of all owners of the lots in the plat and the City of Mountlake Terrace.

EROSION CONTROL FENCING

Erosion control fencing shall remain in place until seeding is established and as necessary throughout the construction of the homes.

Scans: scans021686.pdf



D. K. ROUPE, PRO. LAND SURVEYOR
 CERTIFICATE NO. 9435
 GROUP FOUR, INC.
 16030 JUANITA-WOODINVILLE WAY N.E.
 BOTHELL, WASHINGTON 98011
 PHONE: 362-4244 OR 775-4581
 89-8005

DKR
 July 1991

OCT 31 1991

