

DELAINE PARK
SW1/4, NW1/4 SEC. 27, TWP. 27 N., RGE. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of DELAINE PARK embraces those portions of the West 290 feet of the North 225.30 feet of the South half of the South half of the Southwest quarter of the Northwest quarter of Section 27, Township 27 North, Range 4 East, W.M., and of 220th Street S.W., as shown on the plat of Mountlake Terrace Division No. 55-A, recorded in Volume 16 of Plats, page 83, Records of Snohomish County, Washington, a Replat of a portion of Mountlake Terrace Division No. 55, recorded in Volume 16 of Plats, page 51, Records of said county, more particularly described as follows:
BEGINNING at the Southwest corner of Lot 37 in the plat of Cedar Way Park, recorded in Volume 18 of Plats, page 99, Records of said county; thence S89°32'07"E along the south boundary of said plat and the North line of said west 290 feet of the North 225.30 feet a distance of 260.00 feet to the Northwest corner of Lot 39 in said plat of Mountlake Terrace Division No. 55-A; thence S0°01'45"W along the west line of Lots 39, 40 and 41 in said plat and the East line of said west 290 feet a distance of 225.30 feet to the Southwest corner of said Lot 41; thence S0°27'53"W 5.00 feet to a point on the northerly margin of 220th Street S.W., as relocated by and described in that certain deed to the City of Mountlake Terrace recorded under Auditor's File No. 9009250245, said point hereinafter referred to as Point "A"; thence in a general westerly and northwesterly direction along said road margin by the following courses and distances: N89°32'07"W 68.01 feet to the beginning of a curve to the right with a radius of 75.00 feet, Northwesterly along said curve through a central angle of 29°40'04" an arc length of 38.84 feet to a point of tangency, N59°52'03"W 117.20 feet to the beginning of a curve to the left with a radius of 125.00 feet, and northwesterly along said curve through a central angle of 18°29'23" an arc length of 40.34 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 20.00 feet; thence northwesterly and northerly along said curve through a central angle of 78°23'11" an arc length of 27.36 feet to a point of tangency on the East margin of 44th Avenue W., as conveyed to Snohomish County by deed recorded under Auditor's File No. 2063169; thence N0°01'45"E along said road margin 128.97 feet to the POINT OF BEGINNING.
ALSO, COMMENCING at said Point "A"; thence S0°27'53"W 55.00 feet to a point on the South margin of 220th Street S.W.; thence N89°32'07"W along said road margin and the north line of Lots 2 and 1 in said plat of Mountlake Terrace Division No. 55 a distance of 134.40 feet to the POINT OF BEGINNING; thence continuing N89°32'07"W along the north line of said Lot 1 a distance of 125.14 feet to the East margin of said 44th Avenue W.; thence N0°01'45"E along said road margin 60.95 feet to the beginning of a curve to the right with a radius of 20.00 feet; thence northeasterly and southeasterly along said curve through a central angle of 120°06'12" an arc length of 41.92 feet to a point of tangency on the southwesterly margin of said relocated 220th Street S.W.; thence S59°52'03"E along said road margin 111.96 feet; thence S4°22'18"W 23.12 feet to the POINT OF BEGINNING.

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 system, and other structures, this 11th day of June, A.D., 1991.

Joel E. Buchanan
City Engineer

Examined and approved this 28th day of MAY, A.D., 1991.

Belen M. Alvarado
Chairman City of Mountlake Terrace
Planning Commission

Examined and approved this 3rd day of June, A.D., 1991.

CITY COUNCIL
CITY OF MOUNTLAKE TERRACE

Gary B. Byle
Mayor

ATTEST: Don Simon
City Clerk

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 4th day of JUNE, 1991.

Ron Swanson
Treasurer

CITY OF MOUNTLAKE TERRACE

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 12th day of JUNE, 1991.

KIRKE SIEVERS
Snohomish County Treasurer

Nanci S. Hale
Deputy Snohomish
County Treasurer

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.

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 for 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners of interest holding the land hereby platted in fee simple, 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.

MARTIN R. BROWN and DELAINE BROWN doing business as MARTIN R. CONSTRUCTION

BY: Martin R. Brown TITLE: Owner

BY: Delaine M. Brown TITLE: Owner

CITY BANK

BY: Shirley L. Peto TITLE: Assistant Branch Officer

BDZ DEVELOPERS, INC.

BY: Cynthia D. DeDauver TITLE: Sac. - treas

GROUP FOUR, INC.

BY: D. K. Roupe TITLE: President

AUG - 9 1991

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RECORDING CERTIFICATE 9106125006

Filed for record at the request of City of Mountlake Terrace, this 12 day of June, 1991, at 39 minutes past 9 AM and recorded in Volume 52 of Plats, pages 117-119 Plat records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

By: Diana L. Mix
Deputy Snohomish County Auditor

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of **DELAINE PARK** is based upon an actual survey and subdivision of Section 27, Township 27 N., Range 4 E., W.M., that the distances and courses and angles are shown thereon truly and correctly, that proper monuments have been set and lot and block corners have been staked on the ground.

D. K. Roupe
D. K. Roupe, Pro. Land Surveyor, Certificate No. 9435

Paul J. 1991
Date



INDEXING DATA: SW1/4, NW1/4 SEC. 27, TWP. 27 N., RGE. 4 E., W.M.

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

JOB NO.: 90-8023 DATE: 2/1/91 SHEET NO.: 1 OF 3

9106125006

DELAINE PARK
SW1/4, NW1/4 SEC. 27, TWP. 27 N., RGE. 4 E., W.M.
CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF Snohomish)ss

This is to certify that on this 21st day of MARCH, 1991, before me, the undersigned, a Notary Public personally appeared Martin R. Brown and Delaine Brown doing business as Martin R. Construction, 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 authorized to execute said instrument.

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

William E. Pott
Notary Public in and for the State of Washington,
residing at Mountlake Terrace

STATE OF WASHINGTON)
COUNTY OF Snohomish)ss

This is to certify that on this 21 day of MARCH, 1991, before me, the undersigned, a Notary Public personally appeared DAVID L. K. JETER, of City Bank, a Washington 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 SHE 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.

Robert M. Mason
Notary Public in and for the State of Washington,
residing at Bethell

STATE OF WASHINGTON)
COUNTY OF KING)ss

This is to certify that on this 18th day of MARCH, 1991, before me, the undersigned, a Notary Public personally appeared CANDACE D. DeDorner, of BDZ Developers, Inc., a Washington 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 SHE 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.

Thomas R. Wadd
Notary Public in and for the State of Washington,
residing at Woodinville

STATE OF WASHINGTON)
COUNTY OF Snohomish)ss

This is to certify that on this 13 day of MARCH, 1991, before me, the undersigned, a Notary Public personally appeared DERWIN K. ROUPE, of Group Four, 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 he 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.

Deane Ferguson
Notary Public in and for the State of Washington,
residing at Bremerton



D. K. Roupe
D. K. ROUPE, PRO. LAND SURVEYOR
CERTIFICATE NO. 9435
90-8023

March 13, 1991
DATE

STORM WATER DETENTION POND AND GRASS-LINED SWALES

The storm water detention pond and all grass-lined swales shall be considered integral parts of the subject property. Areas of the property encompassed by the detention pond and 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 detention pond and/or grass-lined swale that is located on their property. Maintenance of the detention pond and 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 detention pond and grass-lined swale in a functional condition. Any improper functioning detention pond or 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 detention pond or 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 detention pond or 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 detention pond or grass-lined swale" means a detention pond or swale with healthy vegetative cover that meets the City's engineering standard criteria for detention pond or swale configuration, slopes and other parameters, and shall be able to maintain the designed flow rate with efficient pollutant removal.

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

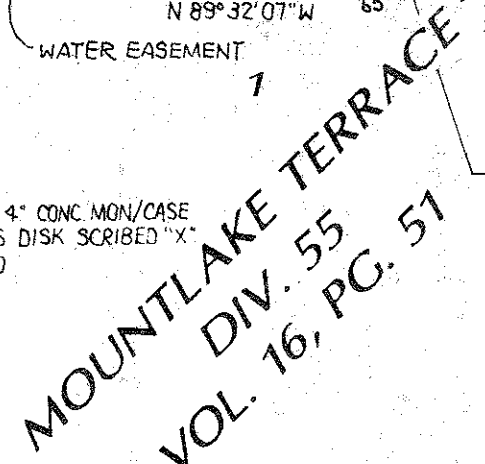
EROSION CONTROL FENCING

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

AUG - 9 1991

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**CITY OF MOUNTLAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON**



DRIVEWAYS ON 44TH AVE. W. AND 220TH ST. S.W.
SHALL BE PROHIBITED FOR LOTS 1, 2, 3, 4, 5 AND 6.

1. NO CONSTRUCTION, ADDITION OR RECONSTRUCTION SHALL RESTRICT SUNLIGHT TO THE GRASS-LINED SWALE IN SUCH A WAY AS TO IMPACT GRASS GROWTH.
2. THE FINISHED FLOOR ELEVATION OF ANY STRUCTURE ON LOT 7 SHALL BE A MINIMUM OF 2 FEET HIGHER THAN THE MAXIMUM WATER SURFACE ELEVATION IN THE SWALE DURING A 25 YEAR STORM EVENT.
3. THE SET-BACK FROM THE TOP OF THE SWALE TO ANY PORTION OF ANY STRUCTURE SHALL BE A MINIMUM OF 5 FEET.
4. DRIVEWAY LOCATION FOR LOT 7 SHALL BE SUBJECT TO FINAL APPROVAL BY THE CITY OF MOUNTLAKE TERRACE ENGINEERING STAFF AND SHALL MAINTAIN A MINIMUM DISTANCE OF 150 FEET FROM THE INTERSECTION OF 22QTH ST. S.W. AND 44TH AVE. W. A DRIVEWAY ON LOT 7 TO 44TH AVE. W. SHALL BE PROHIBITED.

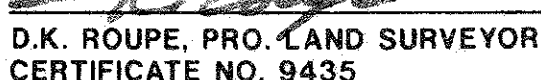


BASIS OF BEARINGS: MOUNTLAKE TERRACE DIV. NO. 55A
VOL. 16, PG. 51

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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✚ EXISTING MONUMENTS AS NOTED

⊕ SET STD. CONC. MON/CASE &
BRASS CAP W/ PUNCH MARK
L.S. NO. 9435



DATE
JOB NO. 90-8023

SHEET 3 OF 3

9106125006