SETBACKS NOTE
BUILDING SETBACKS ARE AS FOLLOWS:
5' SIDE YARD SETBACK
10' REAR YARD SETBACK
15' FRONT YARD SETBACK
20' SETBACK FOR GARAGES

216TH ST. SW.
N88°51'10"W

THIS AREA DEEDED TO THE
CITY BY DOCUMENT RECORDED
UNDER AF#8911080087

375.00'

FND. MON IN CASE
10DEC.1996

W. LINE NE1/4, NE1/4 OF SEC. 28
N00°02'26"E

130.23'
100.01'
174.16'

FND. MON IN CASE
10DEC.1996

R=25.00'
L=39.75'

74.53'
99.63'

STORM DRAINAGE AND
SIDE SEWER EASEMENT

R=254.00'   L=60.48'

LOT 2
5,361 SF.
ADJUSTED LOT LINE

N88°51'10"W 100.02'

ORIGINAL LOT LINE
LOT 1
5,001 SF.

STORM DRAINAGE AND
SIDE SEWER EASEMENT

CONC. WALL

100.02'
N88°51'10"W

126.41'
259.43'

5' PRIVATE WATER
EASEMENT

EX. 10' SEWER ESMT.

33.00'

SOUTH LINE OF THE NE1/4
OF THE NE1/4 OF SEC. 28.

SE COR. SW1/4
NE1/4, NE1/4

E. LINE OF THE SW1/4, NE1/4, NE1/4 SEC. 28.

SHANNONWOOD VILLAGE
VOL. 104, PGS. 102-104

48TH AVE. W.

Section Breakdown

N88°55'39"W   2657.42'
1328.71'   1328.71'

N88°53'24"W
664.50'
662.10'
662.52'

N88°51'10"W   2658.02'
1329.00'   664.50'   664.50'

N88°46'41"W   2658.62'
1329.31'   1329.31'

SECTION BREAKDOWN
NE 1/4 OF SEC. 28, TWP. 27 N. RGE. 4 E. W.M.
NOT TO SCALE

CONC. MON. W/BRASS DISK W/X 0.6' BELOW
SURFACE PER ROS IN VOL. 34, PG. 231.

CONC. MON. W/BRASS DISK W/X 0.7' BELOW
SURFACE PER ROS IN VOL. 34, PG. 231.

CONC. MON. W/BRASS DISK W/X 0.4' BELOW
SURFACE PER ROS IN VOL. 34, PG. 231.

CONC. MON. W/BRASS DISK W/X 0.9' BELOW
SURFACE PER ROS IN VOL. 34, PG. 231.

CITY APPROVAL

LOT LINE ADJUSTMENT APPROVAL EXAMINED AND APPROVED THIS 26th DAY OF March, 1997.

Connie L. Fessler
CONNIE L. FESSLER
CITY MANAGER

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

DATE: 3-26-97
SIGNATURE: *Vikki Kirschner*
TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES   5-25-99

VIKKI E. KIRSCHNER
NOTARY PUBLIC
STATE OF WASHINGTON

DISCLAIMER

APPROVAL OF SAID LOT LINE ADJUSTMENT DOES NOT CONSTITUTE A TRANSFER OF OWNERSHIP. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO COMPLETE THE CONVEYANCE PROCESS.

SURVEY NOTES:

• INDICATES IRON BAR AND CAP MARKED "G. R. CRANE LS#7573" SET BY THIS SURVEY.

MERIDIAN: PLAT OF MURPHY'S CORNER VOL. 48, PAGE 60 & 61 ORIENTED TO THE EAST LINE OF SECTION 28, ALSO KNOWN AS 44TH AVE. W.

SURVEY PERFORMED USING A LIETZ-SOKKISHA TOTAL STATION WITH ELECTRONIC READING 5" THEODOLITE WITH INTERNAL EDM, WHICH PRODUCES AN ACCURACY GREATER THAN REQUIRED BY WAC 332-130-090.

LEGAL DESCRIPTION
LOTS 1 AND 2 OF THE CITY OF MOUNTLAKE TERRACE SHORT PLAT NUMBER 95-06 RECORDED UNDER AF# 9702055003, IN VOL. 49 OF SURVEYS ON PAGE 60 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CROSS REFERENCE
FOR DECLARATION OF OWNERSHIP, INDIVIDUAL LOT LEGAL DESCRIPTIONS, AND EASEMENTS SEE BOUNDARY LINE ADJUSTMENT DOCUMENTS RECORDED UNDER AUDITOR'S
FILE NO. 9703270323 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

9703275003

N
40 20 0 40
SCALE: 1"=40'

Scans: scans021437.pdf

RECORDING CERTIFICATE

FILED FOR RECORD BY GERALD R. CRANE
THIS 27th DAY OF March 1997 A.D. AT 56
MINUTES PAST 12 O'CLOCK P.M. AND RECORDED IN VOLUME
49 OF SURVEYS ON PAGE 185, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

Beverly Case

BOB TERWILLIGER, COUNTY AUDITOR
COUNTY AUDITOR   DEPUTY AUDITOR

SURVEYORS 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 GENE LAMOUREUX THIS 25th DAY OF MARCH 1997.

Gerald R. Crane
REGISTERED LAND SURVEYOR
L.S. NO. 7573

GERALD R. CRANE
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
7573
EXPIRES 6/1/98

DATE: 2/27/97

Alpha Subdivision Pro's
(LAND USE FACILITATORS)
Tele:(206) 252-1884
P.O. Box 213   Everett, WA 98206

NO.	REVISION	BY	CHECKED	DATE

MOUNTLAKE TERRACE
LLA# 97-01
for
GENE LAMOUREUX

IN THE NE1/4 OF THE NE1/4
SEC. 28, T. 27 N, R 4 E. W.M.
(21601 48TH. AVE. W. LOT 1)
(4716 216TH ST. SW. LOT 2)
CITY OF MOUNT LAKE TERRACE
SNOHOMISH COUNTY, WASHINGTON

1"=40'
2/25/97
D. GARDNER
96017BLA.dwg
1 OF 1
ASP #96017