DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS, RESTRICTIONS AND DEDICATIONS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER PSP030002 BY THE CITY OF MOUNTLAKE TERRACE, SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITES SERVING THE SUBJECT SHORT PLAT 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 COMMON AREAS 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 ELECTRICTY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED: PROVIDED, THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE ROAD SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE COUNTY.

DEDICATIONS	CITY APPROVAL
KNOW ALL MEN BY THESE PRESENTS THAT TRAVIS A. COURSEY THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED, DEDICATE TO THE USE OF THE PUBLIC FOREVER A	SHORT PLAT APPROVAL EXAMINED AND APPROVED THIS 2004.
PERPETUAL 10 FOOT EASEMENT FOR UTILITIES AS SHOWN ON THE SHORT SUBDIVISION.	Conni L Lesser
A	CONNIE L. FESSLER CITY MANAGER
DATED THIS 21 DAY OF 5 2004	
TRAVIS A. COURSEY	
TRAYES A. COURSE I	ACKNOWLEDGEMENT STATE OF WASHINGTON
)SS
	COUNTY OF SNOHOMISH)
	I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
ACUNOWI EDCEMENT	AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS
ACKNOWLEDGEMENT STATE OF WASHINGTON)	INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER
COUNTY OF SNOHOMISH)	OF THE CITY OF MOUNTLAKE TERRACE, A MUNICIPAL CORPORATION
	TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TRAVIS A. COURSEY SIGHNED THIS INSTRUMENT AND ACKNOWLEDGED IT	DATED: 1/22/2004
TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.	Maria in 11 Mary
1/5 / 5 and	SIGNATURE OF NOTARY
DATED 121/2004	PRINTED NAME
SIGNATURE OF NOTARY	Kenmore, WA
THERESA STRAMSSER	RESIDING AT
PRINTED NAME LAND NOOD LAN	MY APPOINTMENT EXPIRES
RESIDING AT STOOL	
MY APPOINTMENT EXPIRES	SURVEYOR'S CERTIFICATE
	THIS MAP CORRECTLRY REPRESENTS A SURVEY MADE BY ME OR UNIDER
OT ATE OF	MY DIRECTION WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TRAVIS A. COURSEY.
STATE OF COUNTY OF	Purant a Colland
ON THIS DAY OF 2004 BEFORE ME THE	RUSSEL D. COFFELT DATE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF	REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 8394
WASHINGTON, DULY COMMISIONED AND SWORN, PERSONALLY APPEAREDTO ME KNOWN TO BE A	
OF WASHINGTON MUTUAL BANK FA, THAT EXCUTED THE, AND ACKNOWLEDGED THE SAID INSTRUMENT	
TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID	AUDITOR'S CERTIFICATE FILED FOR RECORD AT THE REQUEST OF THIS
CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO SIGN SAID	DAY OF MINITES PAST
INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.	AND RECORDE 200401295002 2 PGS
	01-29-2004 02:24pm \$85.00 SNOHOMISH COUNTY, WASHINGTON
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.	BOB TERWILLIGER AUDITOR, SNOHOMISH COUNTY TY COUNTY AUDITOR
SIGNATURE OF NOTARY	
PRINTED NAME	
RESIDING AT	
	Scans: scans021536.pdf
MY COMMISSION EXPIRES	300113. 300113021330.pui

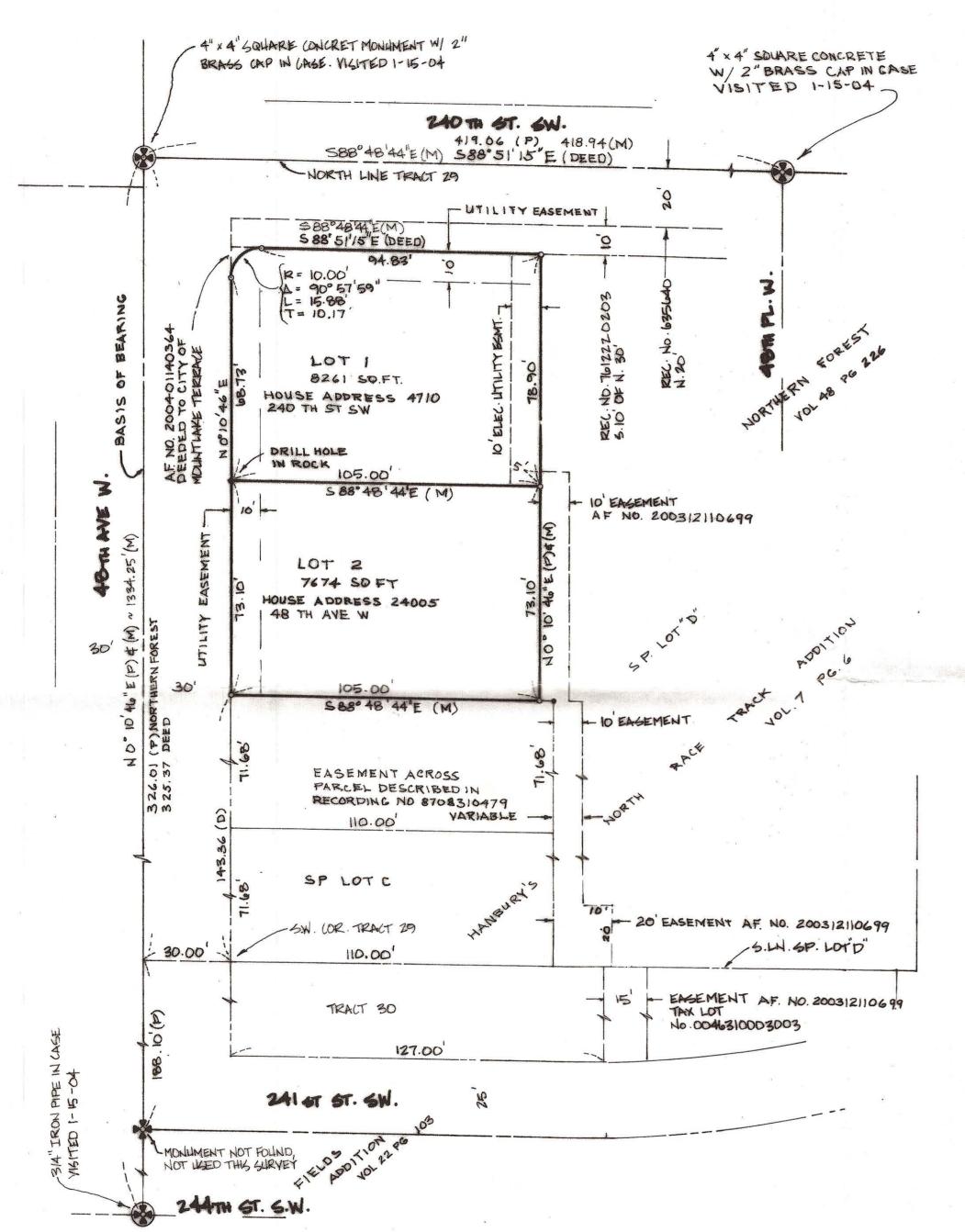


TRAVIS A. COURSEY 23710 BRIER ROAD, BRIER, WASHINGTON 98036

> MOUNTLAKE TERRACE SHORT PLAT NO. PSP030002 24005 48TH. AVENUE WEST MOUNTLAKE TERRACE, WASHINGTON

NORTHSHORE LAND SURVEYING PO. BOX 785 **BOTHELL, WASHINGTON 98041**

DWN BY Russ	DATE 11-17-03	JOB NO.
CHKD BY T. C ·	SCALE	SHEET OF 2



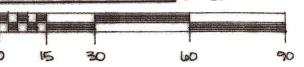


Plat of HANBURY'S NORTH RACE TRACK ADDITION, Volume 7 of Plats, Page 6

EQUIPMENT USED

Sokkia Set 500 - 1 Second Electronic Total Station and 200 Foot Lufkin Steel Tape.

GRAPHIC SCALE 1"= 30



FIELD SURVEY PROCEDURE

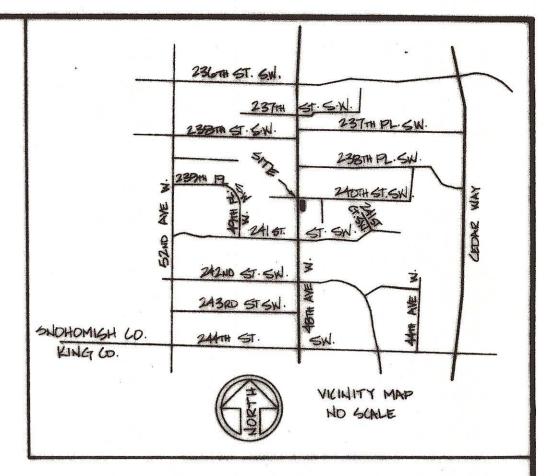
Field Survey With Physical Closure **Exceeding Requirements Set Forth** In WAC - 332-130-090.

LEGEND

(P) = Plat Dimension

(M) = Measured Dimension

- (C) = Calculated Dimension
- = 4" x4" Square Concrete Monument with 1 3/4 Brass Cap in Case
- o = Set 1/2 " Rebar w/Cap L.S. No. 8394
- = Existing Rebar w/Cap





LEGAL DESCRIPTION

That portion of the West 234 feet of Lot 29, as measured along the North line thereof, HANBURY'S NORTH RACE TRACK ADDITION, according to the Plat thereof, recorded in Volume 7 of Plats, Page 6, records of Snohomish County, Washington, described as follows;

Commencing at the Southwest corner of said Lot 29;

Thence North 0°10'46" East along the West line thereof, 143.36 feet to the True Point of Beginning;

Thence continuing North 0°10'46" East along said West line 162.00 feet to the South line of the North 20 feet in width of said lot, said South line being also the South margin of 240th. Street, as conveyed to Snohomish County, by deed recorded under recording number 635640;

Thence South 88°51'15" East along said South line 105.00 feet;

Thence South 0°10'46" West parallel with the West line of said Lot 162.0

Thence North 88°51'15" West parallel with the North line of said Lot 105.0 feet to the True Point of Beginning;

Except portion conveyed to Snohomish County recorded under recording number 7612220203, records of Snohomish County, Washington.

Ornformed Copy 200401295002 (see coversheet, 1092)

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TRAVIS A. COURSEY 23710 BRIER ROAD, BRIER, WASHINGTON 98036

MOUNTLAKE TERRACE SHORT PLAT NO. PSP030002 24005 48TH. AVENUE WEST MOUNTLAKE TERRACE, WASHINGTON HORTHSHORE LAND SURVEYING

P.O. BOX 785 BOTHELL, WASHINGTON 98041

RUGGEL D. COFFELT PROFESSIONAL LAND SURVEYOR

DWN BY	DATE	JOB NO.
TRC	11-17-03	03-11-01
CHKD BY	SCALE	SHEET
RDC	1" = 30'	TWO OF TWO