

BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001

BROOK GLEN
A Portion of the N.W. 1/4 of the S.W. 1/4 of
Section 34, Township 27 North, Range 4 East, W.M.
Mountlake Terrace, Washington

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY KNOWN AS TAX ACCOUNT PARCEL NO. 27043400300400 DO HEREBY DECLARE THAT THIS HEREIN DESCRIBED DIVISION OF LAND AS FEE SIMPLE UNIT LOT SUBDIVISION NUMBER PFS-09-0001 IS UNDERTAKEN WITH THE FULL KNOWLEDGE AND CONSENT OF THE UNDERSIGNED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL.

BROOK GLEN LLC, A LIMITED LIABILITY COMPANY

JOHN O'NEIL

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN O'NEIL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF BROOK GLEN LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 1 DAY OF MARCH 2011.

JASON B. GIFFIN
PRINT NAME

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING

AT: SEATTLE

MY COMMISSION EXPIRES: 07/18/2014

JASON BURKE GIFFIN
Notary Public
State of Washington
My Commission Expires
July 18, 2014

APPROVAL
EXAMINED AND APPROVED THE 7TH DAY OF MARCH 2011.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
CITY OF MOUNTLAKE TERRACE

SHANE HOPE, A.I.C.P.

APPROVAL
EXAMINED AND APPROVED THE 8TH DAY OF MARCH 2011.

CITY MANAGER
CITY OF MOUNTLAKE TERRACE

JOHN J. CAULFIELD

TREASURER'S CERTIFICATE

I, Kirk Sievers, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID-UP TO AND INCLUDING THE YEAR 2011.

BY: Kirk Sievers 4-19-11
TREASURER, SNOHOMISH COUNTY

BY: Mark H. 3/04/2011
DEPUTY TREASURER, CITY OF MOUNTLAKE TERRACE



PLAT NOTES AND RESTRICTIONS

(1) FENCE RESTRICTION:

A 3 (THREE) FOOT HIGH SPLIT RAIL AND/OR PICKET FENCE IS ALLOWED ON THE DIVIDING LINE BETWEEN UNITS LOTS, COMMON AREAS AND NATIVE GROWTH PROTECTION AREAS (NGPA). FENCES WILL NOT BE ALLOWED IN THE FRONT YARDS OF ANY UNIT LOTS IN ORDER TO MAINTAIN THE OPEN SPACE CHARACTER OF THE ORIGINAL PLANNED UNIT DEVELOPMENT APPROVAL (APPROVED DECEMBER 16, 2002).

(2) PARENT LOT REQUIREMENTS:

THE LOTS CREATED BY THE FEE SIMPLE UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDING LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL LOT IN THIS UNIT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE CITY OF MOUNTLAKE TERRACE LAND USE CODE.

(3) FIRE HYDRANT CLEAR AREA:

A 3 (THREE) FOOT HORIZONTAL CLEAR AREA IS TO BE MAINTAINED AROUND ALL FIRE HYDRANTS. A 13'6" (THIRTEEN FOOT SIX INCH) VERTICAL CLEAR SPACE WILL BE MAINTAINED WITHIN THE 3 (THREE) FOOT HORIZONTAL CLEAR AREA.

(4) THE CITY OF MOUNTLAKE TERRACE IS TO OWN THE WATER AND SEWER MAINS, MANHOLES, WATER METERS, FIRE HYDRANTS, BLOW-OFF ASSEMBLIES AND AIR-VAC SYSTEMS.

(5) WATER SERVICE AND SIDE SEWERS:

EACH HOMEOWNER IS RESPONSIBLE FOR THEIR INDIVIDUAL WATER SERVICE LINE FROM THE WATER METER TO THEIR UNIT.

EACH HOMEOWNER IS RESPONSIBLE FOR THEIR INDIVIDUAL SIDE SEWERS UP TO AND INCLUDING THE CONNECTION AT THE SEWER MAIN.

(6) PRIVATE IMPROVEMENTS, INGRESS/EGRESS AND UTILITIES EASEMENT:

THE PRIVATE ROAD, SIGNAGE, SIDEWALKS, STREET LIGHTING SYSTEM AND DRAINAGE SYSTEM WITHIN THE EASEMENT SHOWN ON SHEET 4 OF 9 SHALL BE OWNED AND MAINTAINED BY THE BROOK GLEN HOMEOWNERS ASSOCIATION.

(7) STRUCTURE OVERHANG:

NO PORTION OF A STRUCTURE SHALL OVERHANG AN EASEMENT.

(8) GUEST PARKING SPACES:

GUEST PARKING SPACES SHALL BE USED FOR GUEST PARKING ONLY.

(9) TRACT A AND COMMON AREA:

TRACT A AND THE COMMON AREA ARE GRANTED TO THE BROOK GLEN HOME OWNER'S ASSOCIATION.

(10) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL AGREEMENT:

FOR ADDITIONAL INFORMATION REGARDING JOINT USE AND MAINTENANCE AGREEMENTS, REFER TO THE DOCUMENT FILED CONCURRENTLY HERewith UNDER AUDITOR'S FILE NO.

201104190478

CONFORMED COPY
2011041905002 PGS
04/19/2011 11:32am \$128.00
SNOHOMISH COUNTY, WASHINGTON

A.F. NO.

Scans: scans021458.pdf

RECEIVED

APR 26 2011

MOUNTLAKE TERRACE

RECORDER'S CERTIFICATE

filed for record this _____ day of _____, 20____ at _____ M
in book _____ of _____ at page _____ at the request of
JOHN JOSEPH HOLMES, PLS

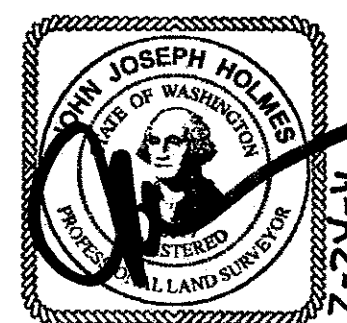
Manager

Superintendent of Records

SURVEYOR'S 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 BROOK GLEN LLC in FEBRUARY, 2011.

Certificate No. 38977



C & C Surveying

4509 243rd PL SW
Mountlake Terrace, WA 98043
(425)673-7502 (206)523-1654

SURVEY FOR BROOK GLEN LLC

FILE NO. PFS-09-0001

DRAWN BY: JJH

DATE: 2-24-2011

PROJ NO: 3007.1

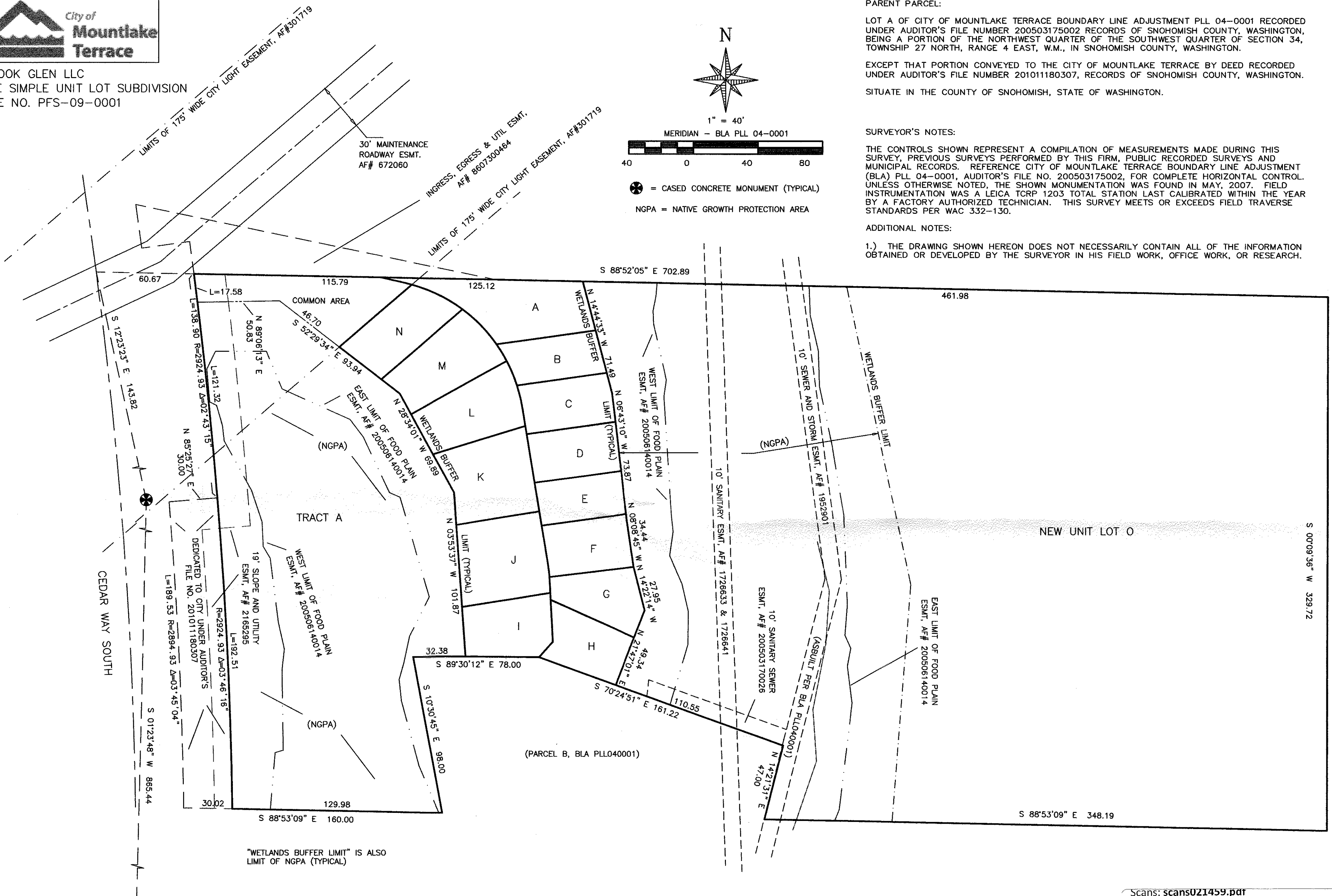
MAP FILE: 3007ULSF

SCALE:

SHT: 1 OF 7



BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001



PARENT PARCEL:

LOT A OF CITY OF MOUNTLAKE TERRACE BOUNDARY LINE ADJUSTMENT PLL 04-0001 RECORDED UNDER AUDITOR'S FILE NUMBER 200503175002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 201011180307, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

THE CONTROLS SHOWN REPRESENT A COMPILATION OF MEASUREMENTS MADE DURING THIS SURVEY, PREVIOUS SURVEYS PERFORMED BY THIS FIRM, PUBLIC RECORDED SURVEYS AND MUNICIPAL RECORDS. REFERENCE CITY OF MOUNTLAKE TERRACE BOUNDARY LINE ADJUSTMENT (BLA) PLL 04-0001, AUDITOR'S FILE NO. 200503175002, FOR COMPLETE HORIZONTAL CONTROL. UNLESS OTHERWISE NOTED, THE SHOWN MONUMENTATION WAS FOUND IN MAY, 2007. FIELD INSTRUMENTATION WAS A LEICA TCPR 1203 TOTAL STATION LAST CALIBRATED WITHIN THE YEAR BY A FACTORY AUTHORIZED TECHNICIAN. THIS SURVEY MEETS OR EXCEEDS FIELD TRAVERSE STANDARDS PER WAC 332-130.

ADDITIONAL NOTES:

1.) THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.

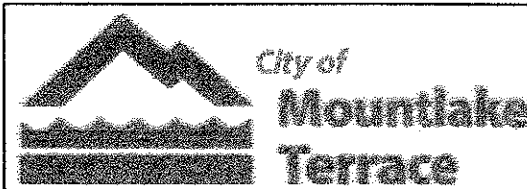


C & C Surveying

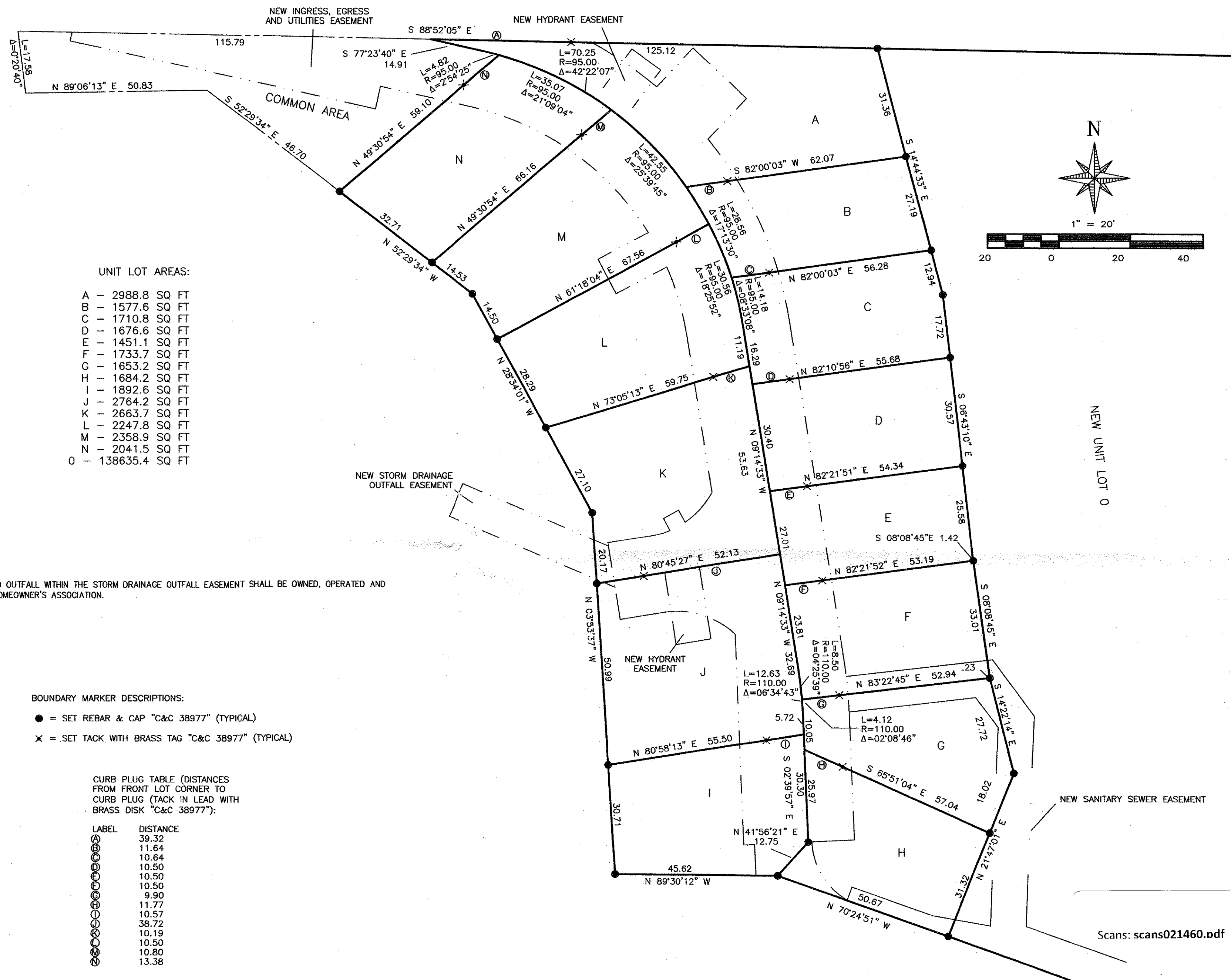
4509 243rd PL SW
Mountlake Terrace, WA 98043
(425)673-7502 (206)523-1654

PARENT PARCEL WITH EASEMENTS AND UNIT LOT 0

DRAWN BY: JJH	DATE: 3-27-11	PROJ NO: 3007.1
MAP FILE: 3007ULSF	SCALE: 1" = 40'	SHT: 2 OF 7



BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001



UNIT LOT AREAS:

A	-	2988.8	SQ	FT
B	-	1577.6	SQ	FT
C	-	1710.8	SQ	FT
D	-	1676.6	SQ	FT
E	-	1451.1	SQ	FT
F	-	1733.7	SQ	FT
G	-	1653.2	SQ	FT
H	-	1684.2	SQ	FT
I	-	1892.6	SQ	FT
J	-	2764.2	SQ	FT
K	-	2663.7	SQ	FT
L	-	2247.8	SQ	FT
M	-	2358.9	SQ	FT
N	-	2041.5	SQ	FT
O	-	138635.4	SQ	FT

EASEMENT NOTE:

THE PRIVATE DRAINAGE SYSTEM AND OUTFALL WITHIN THE STORM DRAINAGE OUTFALL EASEMENT SHALL BE OWNED, OPERATED AND MAINTAINED BY THE BROOK GLEN HOMEOWNER'S ASSOCIATION.

BOUNDARY MARKER DESCRIPTIONS:

- = SET REBAR & CAP "C&C 38977" (TYPICAL)
- ✕ = SET TACK WITH BRASS TAG "C&C 38977" (TYPICAL)

CURB PLUG TABLE (DISTANCES FROM FRONT LOT CORNER TO CURB PLUG (TACK IN LEAD WITH BRASS DISK "C&C 38977")):

LABEL	DISTANCE
●	39.32
●	11.64
●	10.64
●	10.50
●	10.50
●	10.50
●	9.90
●	11.77
●	10.57
●	38.72
●	10.19
●	10.50
●	10.80
●	13.38

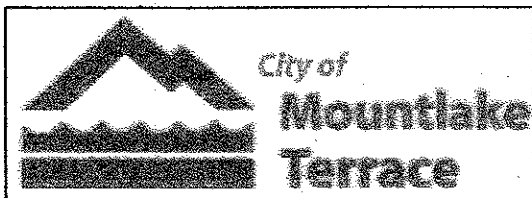


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UNIT LOT AREAS

DRAWN BY: JUH	DATE: 2-24-2011	PROJ NO: 3007.1
MAP FILE: 3007ULSF	SCALE: 1" = 20'	SHT: 3 OF 7



BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001

INGRESS, EGRESS AND UTILITIES EASEMENT:

ALL THAT PORTION OF PARCEL A, CITY OF MOUNTLAKE TERRACE BOUNDARY LINE ADJUSTMENT PLL040001, AS RECORDED UNDER AUDITOR'S FILE NO. 200503175002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING ALSO ON THE EASTERLY MARGIN OF CEDAR WAY, AS NOW ESTABLISHED;

THENCE SOUTH 88°52'05" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 15.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE, SOUTH 88°52'05" EAST, A DISTANCE OF 145.58 FEET TO A POINT ON A CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS SOUTH 28°19'28" WEST AT A DISTANCE OF 108.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°43'09", AN ARC DISTANCE OF 22.09 FEET TO A POINT OF NON-TANGENCY FROM WHICH POINT THE RADIUS BEARS SOUTH 28°19'28" WEST;

THENCE NORTH 43°18'24" EAST, A DISTANCE OF 14.96 FEET;

THENCE SOUTH 46°41'36" EAST, A DISTANCE OF 20.67 FEET;

THENCE SOUTH 43°18'24" WEST, A DISTANCE OF 15.76 FEET TO A POINT ON A CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS BEARS SOUTH 51°01'55" WEST AT A DISTANCE OF 108.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°43'40", AN ARC DISTANCE OF 56.04 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 9°14'33" EAST, A DISTANCE OF 97.51 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 123.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°34'35", AN ARC DISTANCE OF 14.12 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 02°39'57" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 87°20'03" WEST, A DISTANCE OF 12.00 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°38'18", AN ARC DISTANCE OF 20.47 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A;

THENCE NORTH 70°24'51" WEST, ALONG SAID LINE, A DISTANCE OF 21.12 FEET;

THENCE NORTH 89°30'12" WEST, ALONG SAID LINE, A DISTANCE OF 6.07 FEET;

THENCE NORTH 02°39'57" WEST, A DISTANCE OF 8.74 FEET;

THENCE SOUTH 87°20'03" WEST, A DISTANCE OF 2.98 FEET;

THENCE NORTH 02°39'57" WEST, A DISTANCE OF 59.15 FEET TO A POINT ON A CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS BEARS SOUTH 42°50'59" WEST AT A DISTANCE OF 24.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°24'39", AN ARC DISTANCE OF 21.95 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 80°45'27" WEST, A DISTANCE OF 12.20 FEET;

THENCE NORTH 09°14'33" WEST, A DISTANCE OF 22.00 FEET;

THENCE NORTH 80°45'27" EAST, A DISTANCE OF 12.23 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 24.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'00", AN ARC DISTANCE OF 5.62 FEET;

THENCE NORTH 28°55'30" WEST, A DISTANCE OF 3.90 FEET;

THENCE NORTH 61°04'30" EAST, A DISTANCE OF 4.90 FEET;

THENCE SOUTH 28°55'30" EAST, A DISTANCE OF 3.94 FEET TO A POINT ON A CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS BEARS NORTH 34°22'00" WEST AT A DISTANCE OF 24.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°11'40", AN ARC DISTANCE OF 11.39 FEET TO A POINT ON SAID CURVE, FROM WHICH POINT THE RADIUS BEARS NORTH 61°33'40" WEST;

THENCE NORTH 09°14'33" WEST, A DISTANCE OF 44.49 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'29", AN ARC DISTANCE OF 20.26 FEET TO A NON-TANGENT POINT ON SAID CURVE FROM WHICH THE RADIUS BEARS SOUTH 66°03'58" WEST;

THENCE SOUTH 62°04'12" WEST, A DISTANCE OF 16.05 FEET;

THENCE NORTH 27°55'48" WEST, A DISTANCE OF 11.00 FEET;

THENCE NORTH 62°04'12" EAST, A DISTANCE OF 16.05 FEET TO A POINT ON A CURVE TO THE LEFT, FROM WHICH POINT THE RADIUS BEARS SOUTH 58°04'50" WEST AT A DISTANCE OF 79.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°28'13", AN ARC DISTANCE OF 62.69 FEET TO A POINT OF TANGENCY;

THENCE NORTH 77°23'40" WEST, A DISTANCE OF 25.92 FEET;

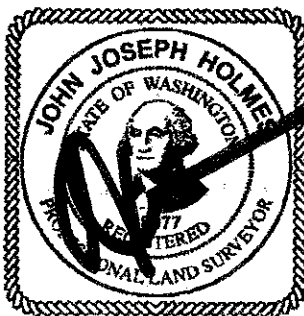
THENCE SOUTH 12°36'19" WEST, A DISTANCE OF 6.50 FEET;

THENCE NORTH 77°23'40" WEST, A DISTANCE OF 87.50 FEET;

THENCE NORTH 12°36'18" EAST, A DISTANCE OF 2.51 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT NOTE:

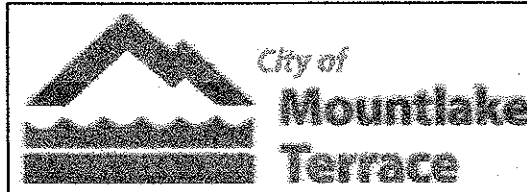
- 1.) THE EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, VERIZON, COMCAST, PUGET SOUND ENERGY AND SNOHOMISH PUBLIC UTILITY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE LAND AS DESCRIBED, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS UNIT LOT SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, TELEVISION AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSE SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TELEVISION SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- 2.) THE PRIVATE ROAD, SIDEWALKS, STREET LIGHTING SYSTEM AND DRAINAGE SYSTEM WITHIN THE EASEMENT SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE BROOK GLEN HOMEOWNER'S ASSOCIATION.



C & C Surveying
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Mountlake Terrace, WA 98043
(425)673-7502 (206)523-1654

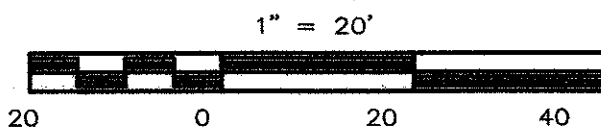
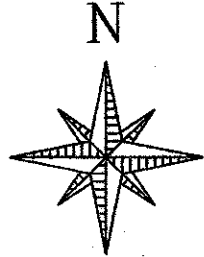
Scans: scans021461.pdf
INGRESS, EGRESS AND UTILITIES EASEMENT

DRAWN BY: JJH	DATE: 2-24-2011	PROJ NO: 3007.1
MAP FILE: 3007ULSF	SCALE: 1" = 20'	SHT: 4 OF 7



BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001

NW CORNER PARCEL A,
CITY OF MOUNTLAKE TERRACE
BOUNDARY LINE ADJUSTMENT
PLL040001



SANITARY SEWER EASEMENT:

ALL THAT PORTION OF PARCEL A, CITY OF MOUNTLAKE TERRACE BOUNDARY LINE ADJUSTMENT PLL040001, AS RECORDED UNDER AUDITOR'S FILE NO. 200503175002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING ALSO ON THE EASTERLY MARGIN OF CEDAR WAY, AS NOW ESTABLISHED;

THENCE SOUTH 88°52'05" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 160.86 FEET TO A POINT ON A CURVE TO THE RIGHT, FROM WHICH POINT THE RADIUS BEARS SOUTH 28°19'28" WEST AT A DISTANCE OF 108.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°26'07", AN ARC DISTANCE OF 98.84 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 9°14'33" EAST, A DISTANCE OF 97.51 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 123.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°54'34", AN ARC DISTANCE OF 4.12 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 83°22'45" EAST, A DISTANCE OF 41.19 FEET;

THENCE SOUTH 36°43'10" EAST, A DISTANCE OF 19.74 FEET;

THENCE SOUTH 01°59'12" WEST, A DISTANCE OF 59.17 FEET;

THENCE SOUTH 70°24'51" EAST, A DISTANCE OF 89.43 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF AN EXISTING SEWER AND STORM EASEMENT, AUDITOR'S FILE NUMBER 1952901;

THENCE SOUTH 14°29'23" WEST, ALONG SAID LINE, A DISTANCE OF 10.04 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A;

THENCE NORTH 70°24'51" WEST, ALONG SAID LINE, A DISTANCE OF 140.03 FEET;

THENCE NORTH 19°35'09" EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 70°24'51" EAST, A DISTANCE OF 23.96 FEET;

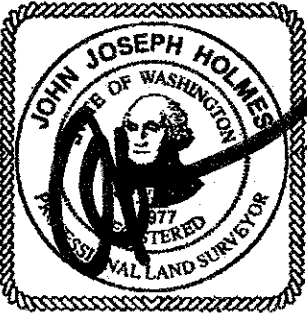
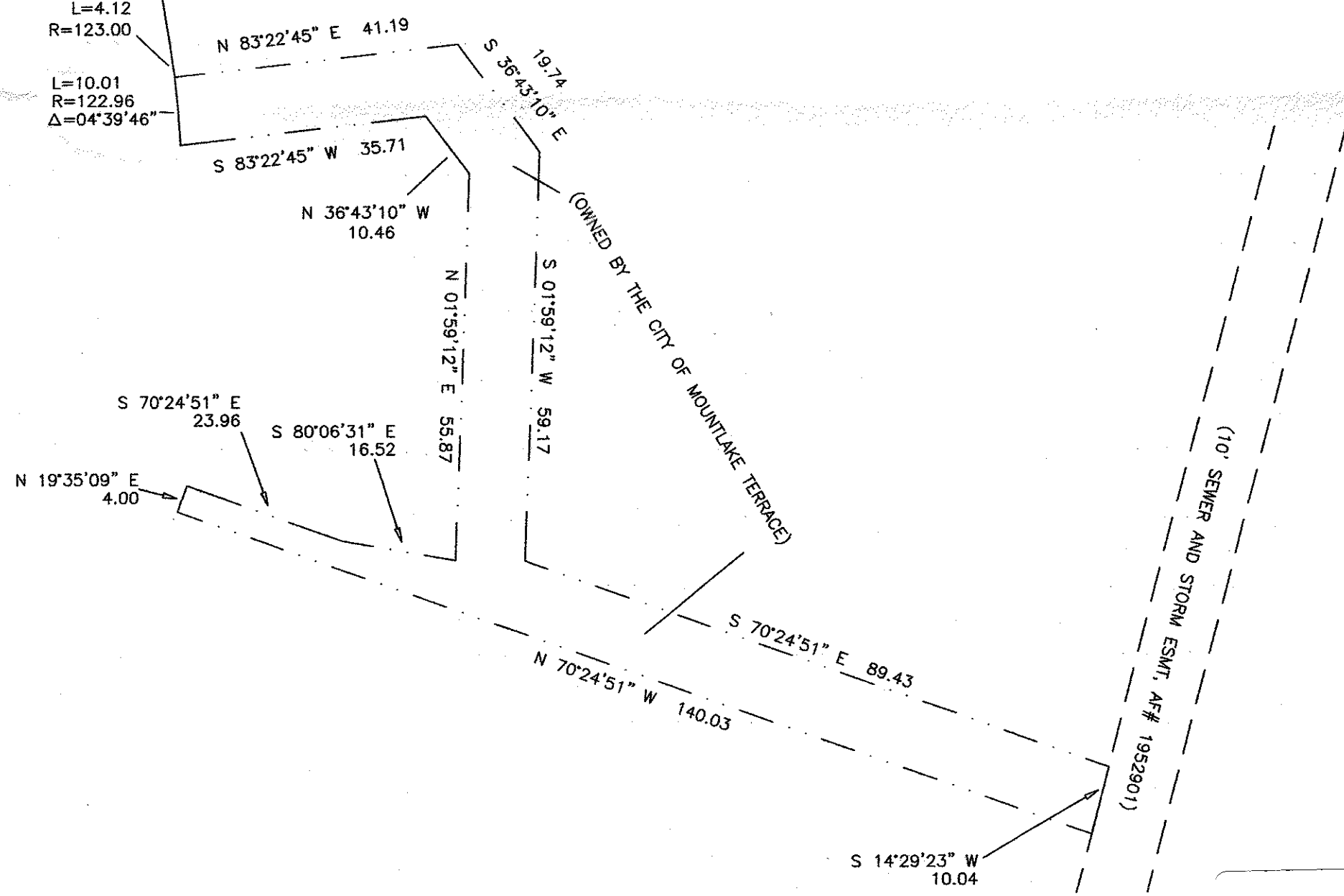
THENCE SOUTH 80°06'31" EAST, A DISTANCE OF 16.52 FEET;

THENCE NORTH 01°59'12" EAST, A DISTANCE OF 55.87 FEET;

THENCE NORTH 36°43'10" WEST, A DISTANCE OF 10.46 FEET;

THENCE SOUTH 83°22'45" WEST, A DISTANCE OF 35.71 FEET TO A POINT OF CURVE TO THE LEFT FROM WHICH POINT THE RADIUS BEARS S 87°19'40" W AT 123.00 FEET;

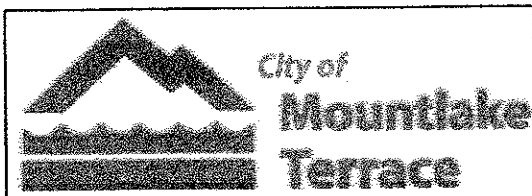
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°39'46", AN ARC DISTANCE OF 10.01 FEET TO THE TRUE POINT OF BEGINNING.



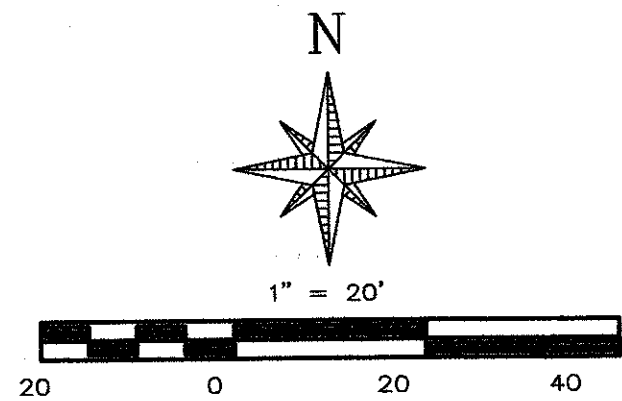
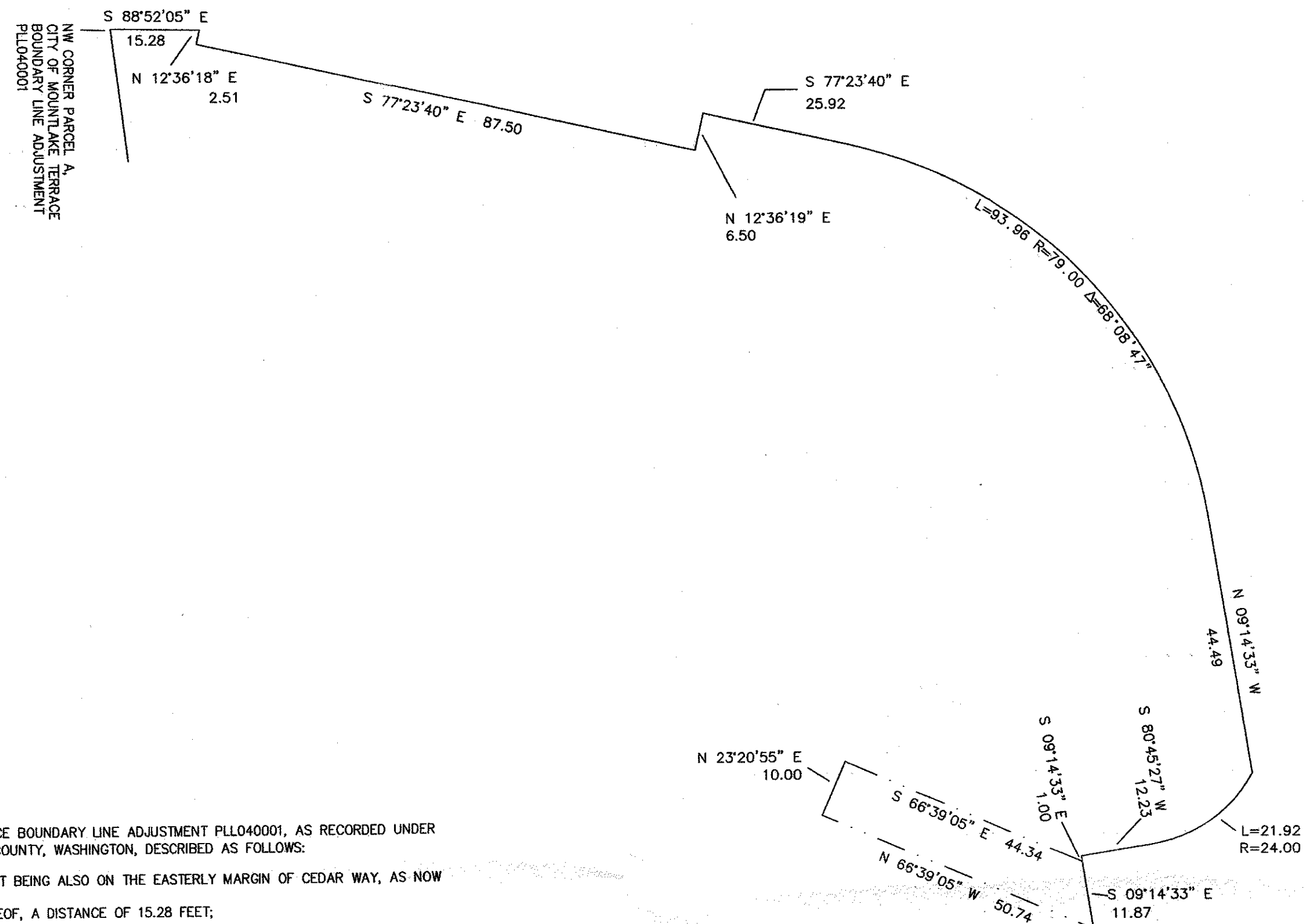
C & C Surveying
4509 243rd PL SW
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(425)673-7502 (206)523-1654

Scans: scans021462.pdf
SANITARY SEWER EASEMENT

DRAWN BY: JJH	DATE: 2-24-2011	PROJ NO: 3007.1
MAP FILE: 3007ULSF	SCALE: 1" = 20'	SHT: 5 OF 7



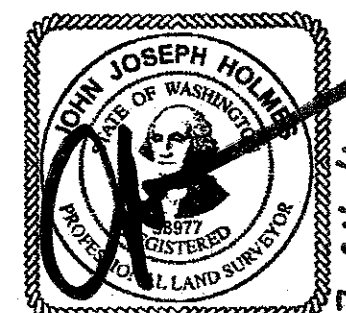
BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001



STORM DRAINAGE OUTFALL EASEMENT:

ALL THAT PORTION OF PARCEL A, CITY OF MOUNTLAKE TERRACE BOUNDARY LINE ADJUSTMENT PLL040001, AS RECORDED UNDER AUDITOR'S FILE NO. 200503175002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

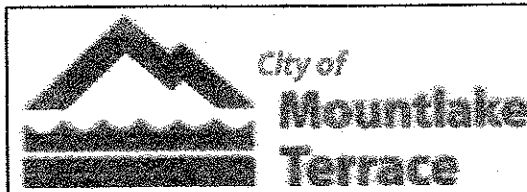
COMMENCING AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING ALSO ON THE EASTERLY MARGIN OF CEDAR WAY, AS NOW ESTABLISHED;
THENCE SOUTH 88°52'05" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 15.28 FEET;
THENCE SOUTH 12°36'18" WEST, A DISTANCE OF 2.51 FEET;
THENCE SOUTH 77°23'40" EAST, A DISTANCE OF 87.50 FEET;
THENCE NORTH 12°36'19" EAST, A DISTANCE OF 6.50 FEET;
THENCE SOUTH 77°23'40" EAST, A DISTANCE OF 25.92 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°08'47", AN ARC DISTANCE OF 93.96 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 09°14'33" EAST, A DISTANCE OF 44.49 FEET TO A POINT ON A CURVE TO THE LEFT FROM WHICH POINT THE RADIUS BEARS NORTH 61°33'40" WEST AT A DISTANCE OF 24.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°19'08", AN ARC DISTANCE OF 21.92 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 80°45'27" WEST, A DISTANCE OF 12.23 FEET;
THENCE SOUTH 09°14'33" EAST, A DISTANCE OF 1.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 09°14'33" EAST, A DISTANCE OF 11.87 FEET;
THENCE NORTH 66°39'05" WEST, A DISTANCE OF 50.74 FEET;
THENCE NORTH 23°20'55" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 66°39'05" EAST, A DISTANCE OF 44.34 FEET TO THE TRUE POINT OF BEGINNING.



C & C Surveying
4509 243rd PL SW
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Scans: scans021463.pdf
STORM DRAINAGE OUTFALL EASEMENT

DRAWN BY: JJH	DATE: 2-24-2011	PROJ NO: 3007.1
MAP FILE: 3007ULSF	SCALE: 1" = 20'	SHT: 6 OF 7



BROOK GLEN LLC
FEE SIMPLE UNIT LOT SUBDIVISION
FILE NO. PFS-09-0001

NW CORNER PARCEL A,
CITY OF MOUNTLAKE TERRACE
BOUNDARY LINE ADJUSTMENT
PL040001

FIRE HYDRANT EASEMENT:

ALL THAT PORTION OF PARCEL A, CITY OF MOUNTLAKE TERRACE BOUNDARY LINE ADJUSTMENT PL040001, AS RECORDED UNDER AUDITOR'S FILE NO. 200503175002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

(EASEMENT CONTROL LINE):

COMMENCING AT THE NORTHWEST CORNER THEREOF, SAID POINT BEING ALSO ON THE EASTERLY MARGIN OF CEDAR WAY, AS NOW ESTABLISHED;
THENCE SOUTH 88°52'05" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 115.79 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A PRIVATE ROAD;
THENCE SOUTH 77°23'40" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 14.91 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°45'51", AN ARC DISTANCE OF 39.40 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A";
THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°23'16", AN ARC DISTANCE OF 73.60 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 09°14'33" EAST, A DISTANCE OF 64.82 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF A CUL-DE-SAC TURNAROUND IN SAID PRIVATE ROAD;
THENCE SOUTH 80°45'27" WEST, ALONG SAID CUL-DE-SAC CENTERLINE, A DISTANCE OF 27.81 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT B" AND THE TERMINUS THEREOF;

ALSO

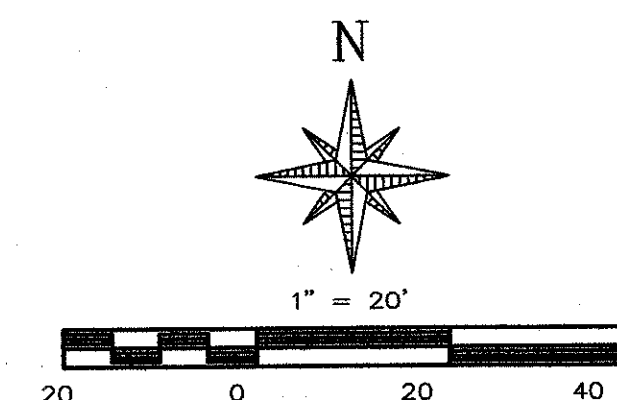
ALL THAT PORTION OF SAID PARCEL A, BEING A 10 FOOT WIDE EASEMENT, 5.00 FEET ON EITHER SIDE OF AND PARALLEL AND PERPENDICULAR TO THE FOLLOWING CENTERLINE:

BEGINNING AT THE ABOVE REFERENCED "POINT A";
THENCE NORTH 36°22'11" EAST, A DISTANCE OF 17.23 FEET TO THE TERMINUS THEREOF.

ALSO

ALL THAT PORTION OF SAID PARCEL A, BEING A 10 FOOT WIDE EASEMENT, 5.00 FEET ON EITHER SIDE OF AND PARALLEL AND PERPENDICULAR TO THE FOLLOWING CENTERLINE:

BEGINNING AT THE ABOVE REFERENCED "POINT B";
THENCE SOUTH 09°14'33" EAST, A DISTANCE OF 20.47 FEET TO THE TERMINUS THEREOF.



2-24-11

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Scans: scans021464.pdf

FIRE HYDRANT EASEMENTS

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MAP FILE: 3007ULSF	SCALE: 1" = 20'	SHT: 7 OF 7