

# CEDAR RIDGE

A PORTION OF NW<sup>1</sup>/<sub>4</sub> OF NW<sup>1</sup>/<sub>4</sub> OF SEC. 34, TWP. 27N., RGE. 4E., W.M.

## CITY OF MOUNTLAKE TERRACE SNOHOMISH COUNTY, WASHINGTON

### DESCRIPTION

This plat of Cedar Ridge embraces that portion of the NW 1/4 of the NW 1/4 of Section 34, Township 27 North, Range 4 East, W.M., City of Mountlake Terrace, Snohomish County, Washington, described as follows:

Commencing at the NW corner of said section; Thence south 88° 45' 17" east along the north line of said section a distance of 696.06 feet to the NW corner of the west line of the east 629.26 feet of said Subdivision; Thence south 0° 11' 52" west along said west line a distance of 40.01 feet to intersect the south margin of 228th St. SW and the POINT OF BEGINNING; Thence continuing south 0° 11' 52" west 400.06 feet to intersect the south line of the north 440.00 feet of said Subdivision; Thence north 88° 45' 17" west along said south line a distance of 102.02 feet to intersect the west line of the east 731.26 feet of said Subdivision; Thence south 0° 11' 52" west along said west line a distance of 222.98 feet to intersect the south line of the N 1/2, of said Subdivision; Thence north 88° 46' 10" west along said south line a distance of 145.10 feet; Thence south 1° 13' 50" west 115.00 feet; Thence north 88° 46' 10" west 373.67 feet to the beginning of a curve to the right having a radius of 25.00 feet; Thence northwesterly along said curve through a central angle of 82° 19' 39" an arc distance of 35.92 feet to intersect the easterly margin of 44th Ave. W. and a point of compound curvature and the beginning of a curve to the left having a radius of 2834.93 feet; Thence southerly along said margin and along said curve through a central angle of 2° 16' 12" an arc distance of 112.32 feet to a point of compound curvature and the beginning of a curve to the right having a radius of 25.00 feet; Thence northeasterly along said curve through a central angle of 99° 56' 33" an arc distance of 43.61 feet to a point of tangency; Thence south 88° 46' 10" east 356.63 feet; Thence south 1° 13' 50" west 120.00 feet; Thence south 23° 08' 41" east 242.48 feet; Thence south 13° 23' 00" east 152.00 feet to intersect the south line of said Subdivision; Thence south 88° 47' 04" east along said south line a distance of 750.00 feet to the southeast corner of said Subdivision; Thence north 0° 11' 52" east along the east line of said Subdivision a distance of 1285.72 feet to intersect said south margin of 228th St. SW; Thence north 88° 45' 17" west along said south margin a distance of 629.36 feet to the POINT OF BEGINNING.

### DEDICATION

Know all men by these presents, that we, the undersigned, owners in fee simple and mortgagees of the land hereby platted, hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following the original reasonable grading of the roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public rights of way or to hamper proper drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

In Witness Whereof we have set our hands and seals.

*J. R. MacPherson*  
MAC-LAND, INC.

*Murdoch D. MacPherson*

*J. R. MacPherson*  
WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION Assistant Manager

*Grace Sprague*

### ACKNOWLEDGMENTS

State of Washington )  
County of KING ) SS.

This is to certify that on this 29<sup>th</sup> day of December, 1975, before me, the undersigned, a Notary Public, personally appeared W. R. MacPHERSON and MURDOCK D. MacPHERSON, President and Vice-President, respectively, of MAC-LAND, INC., a Washington corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument. WITNESS my hand and official seal the day and year first above written.

*Ludwig A. Kierland*  
Notary Public in and for the State  
of Washington  
Residing at KIRKLAND

State of Washington )  
County of KING ) ss.

This is to certify that on this 29<sup>th</sup> day of December, 1975, before me, the undersigned, a Notary Public, personally appeared J. R. MacPherson and Grace Sprague, respectively, of WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, a Washington corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument. WITNESS my hand and official seal the day and year first above written.

*Ludwig A. Kierland*  
Notary Public in and for the State  
of Washington,  
Residing at KIRKLAND

### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc. their respective successors and assigns, under and upon the exterior seven (7.00) feet, parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for those purposes stated.

### RESTRICTIONS

No tract or portion of a tract 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 usedistrict in which located.

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of CEDAR RIDGE is based upon an actual survey and subdivision of Section 34, Township 27 North, Range 4 East, W.M., Snohomish County, Washington, that the courses and distances are shown correctly thereon; that the monuments will be set and the tract corners staked correctly on the ground, and that I have fully complied with provisions of the platting regulations.

*John C. Erickson*  
JOHN C. ERICKSON, Pro. Land Surveyor  
Certificate No. 7785

### TREASURER'S CERTIFICATE

I, Kirkland Sprague, Treasurer of Snohomish County, Washington, do hereby certify that all of the taxes on the within described tract of land have been fully paid up to and including the year 1976 A.D.

Kirkland Sprague County Treasurer  
John C. Erickson Deputy County Treasurer

I, J. Jane Steenis, Treasurer of City of Mountlake Terrace, Washington, do hereby certify there are no outstanding L.T.D. assessments on the above described tract and that the records were examined this 12<sup>th</sup> day of MARCH, 1976.

*J. Jane Steenis*  
Treasurer, City of Mountlake Terrace

### APPROVALS

Examined and approved this 12 day of March, 1976 A.D.

*Carl H. Rautenberg*  
City Engineer, City of Mountlake Terrace

Examined and approved this 20 day of March, 1976 A.D.

*Eric R. Epley*  
Planning Commission, City of Mountlake Terrace

Examined and approved this 5<sup>th</sup> day of April, 1976 A.D.

*John E. Epley*  
Mayor, City of Mountlake Terrace

*Jane Steenis*  
Attest: City Clerk

7604080123 \$26.50  
7604080123

### RECORDING CERTIFICATE

Filed for record at the request of MacLand, Inc., this 8 day of APRIL, 1976, A.D., at 29 minutes past 12 o'clock P.M., and recorded in Volume 35 of Plats, on page 84-85 Records of Snohomish County, Washington.

*Henry B. Whalen*  
County Auditor  
Scans: scans021518.pdf

*Betty Danielson*  
Deputy Auditor

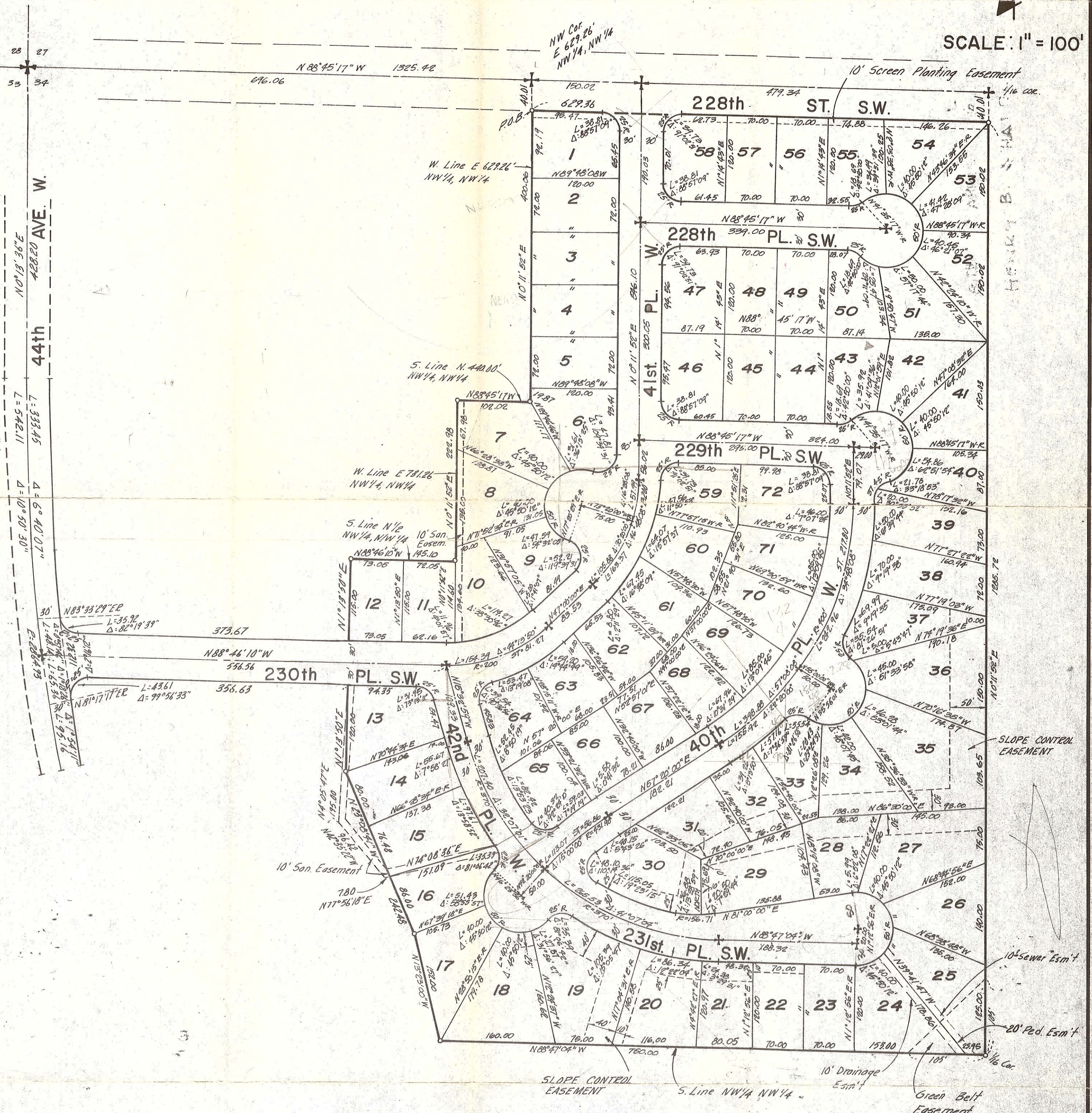


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A PORTION OF NW<sup>1</sup>/<sub>4</sub> OF NW<sup>1</sup>/<sub>4</sub> OF SEC. 34, TWP. 27N., RGE. 4E., W.M.  
CITY OF MOUNTLAKE TERRACE  
SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 100'



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