

CITY OF MOUNTLAKE TERRACE APPROVAL

REVIEWED AND APPROVED FOR CONFORMANCE WITH THE CITY OF MOUNTLAKE TERRACE MUNICIPAL CODE, APPLICABLE CITY ORDINANCES, AND OTHER LAND USE CONTROLS.

DATED: JUL 13, 2011

BY: [Signature]

JOHN A. CAULFIELD, CITY MANAGER
JOHN A. CAULFIELD, CITY MANAGER

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

OWNERS STATEMENT

THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS FOR:

Ajit Sukesan
TERRACE HEIGHTS GARDEN, LLC.

BY: Ajit Sukesan

ITS: Managing Member LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ajit Sukesan IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGING MEMBER OF TERRACE HEIGHTS GARDEN, LLC. AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

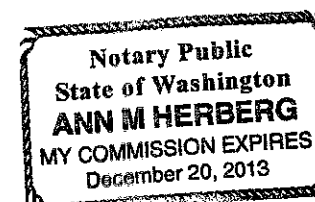
DATED: 7/10/11

NOTARY SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT KEDUA

MY APPOINTMENT EXPIRES: 12/20/13



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2011 TAXES.

KIRKA STANIS
TREASURER, SNOHOMISH COUNTY

[Signature] 10-28-11
DEPUTY TREASURER, SNOHOMISH COUNTY

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2011,

AT _____ M., IN BOOK _____ OF SURVEYS, AT PAGE _____,

_____ , AT THE REQUEST OF PACIFIC COAST SURVEYS, INC.

COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

201110285001 CONFORMED COPY
10/28/2011 10:13am \$133.00 PGS
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION (BEFORE ADJUSTMENT)

PARCEL A:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON:

EXCEPT THE WEST 363 FEET OF THE NORTH 120 FEET;

AND EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF MOUNTLAKE TERRACE FOR 48TH AVENUE WEST.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON:

EXCEPT THE SOUTH 105 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN 216TH STREET SOUTHWEST AS CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY DEED RECORDED UNDER AF. NO. 8911080088.

AND EXCEPT THAT PORTION THEREOF LYING WITHIN 48TH AVE. WEST;

TOGETHER WITH THE EAST 375 FEET OF THE SOUTH 105 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON:

EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF 216TH STREET SOUTHWEST.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

THE WEST 363 FEET OF THE NORTH 120 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON:

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF MOUNTLAKE TERRACE FOR 48TH AVENUE WEST.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGAL DESCRIPTION (AFTER ADJUSTMENT)

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON:

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF MOUNTLAKE TERRACE FOR 48TH AVENUE WEST;

AND EXCEPT THAT PORTION LYING SOUTH OF THE NORTH LINE OF 216TH STREET SOUTHWEST;

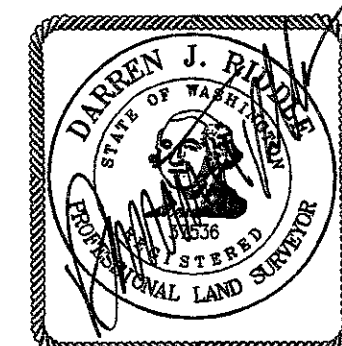
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 TERRACE HEIGHTS GARDEN LLC, IN APRIL, 2011.

[Signature]

DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536



6-29-11
DATE

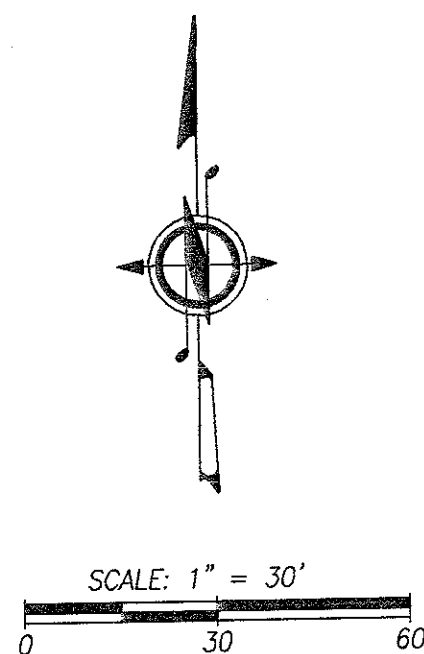
Scans: scans021979.pdf

A.F. NO. _____

Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.508.4951 FAX 425.357.3577
www.PCSurveys.net

BOUNDARY LINE ADJUSTMENT SURVEY:
(PLL-10-0002)
TERRACE HEIGHTS GARDEN, LLC
NE 1/4, NE 1/4, SEC.28, T.27N., R.4E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
DJR 6.01.11 10480-bla2.DWG 1" = 30' 10-480

SHEET
1 of 2



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRA 1105 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC
332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 48TH AVE. WEST
AS THE BEARING OF N 00°47'37" E.

LEGEND

- EXISTING REBAR W/CAP, AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- RIGHT OF WAY CENTERLINE

FOUND CONC. MON IN CASE
WITH 1.5" BRASS DISK W/PUNCH
AUGUST, 2010 DOWN 0.3'

212TH ST. S.W.

N 00°47'37" E 933.07'(M)
(W. LINE N/2, SW/4, NE/4, SEC. 28)

48TH AVE. WEST

N 00°47'37" E 482.59'
N 00°47'37" E 211.04'

FOUND CONC. MON IN CASE
WITH 1.5" BRASS DISK W/PUNCH
STAMPED "38985" AUGUST, 2010
DOWN 0.7'

(LINE TO BE REMOVED)

(S. LINE N/2, SW/4, NE/4, SEC. 28)

(LINE TO BE REMOVED)

PARCEL B

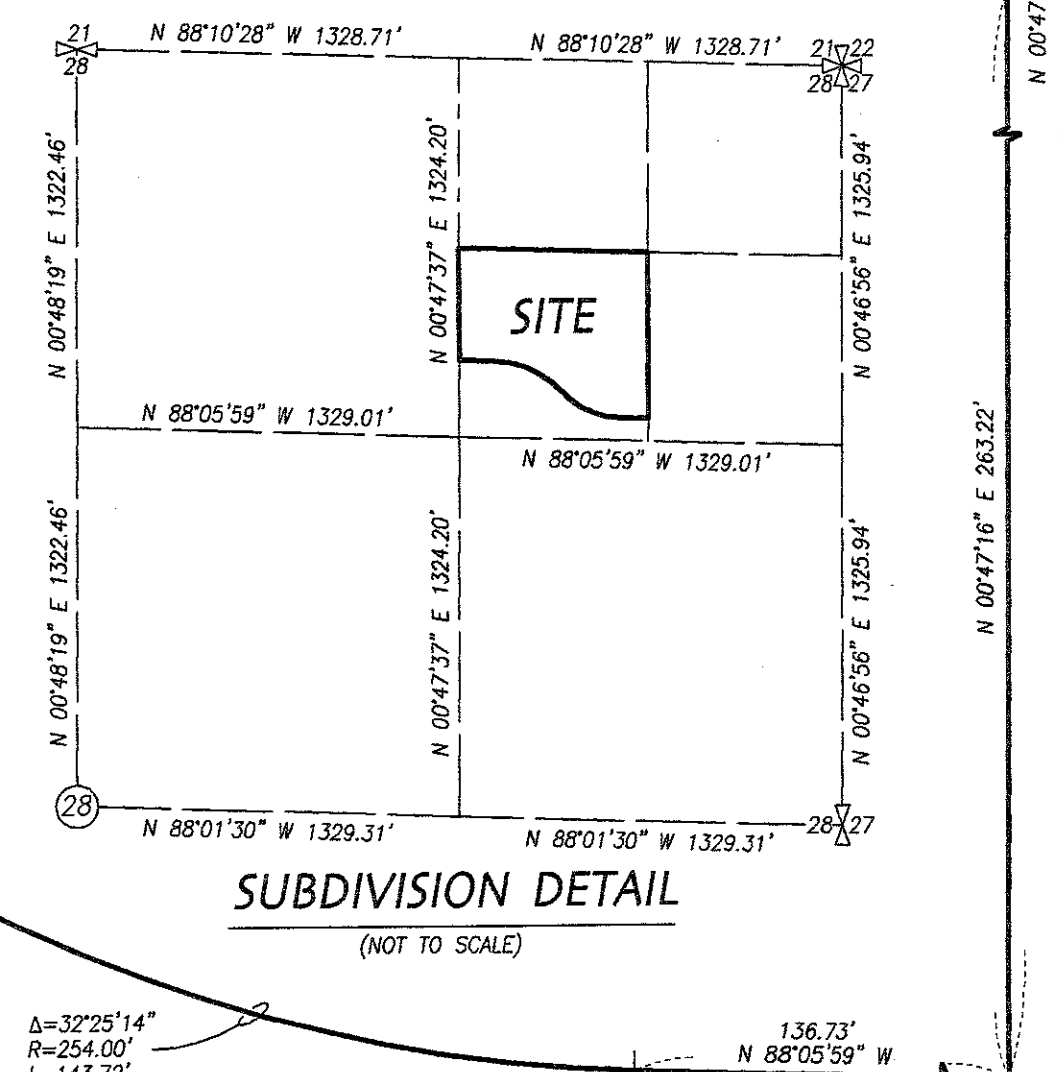
136,014 SQ. FT. +/-
27042800100700

216TH ST. S.W.

FOUND CONC. MON IN CASE
WITH 2" BRASS DISK W/PUNCH
AUGUST, 2010 DOWN 0.2'

Δ=88°53'36"
R=25.00'
L=38.79'

Δ=32°25'14"
R=304.00'
L=172.02'



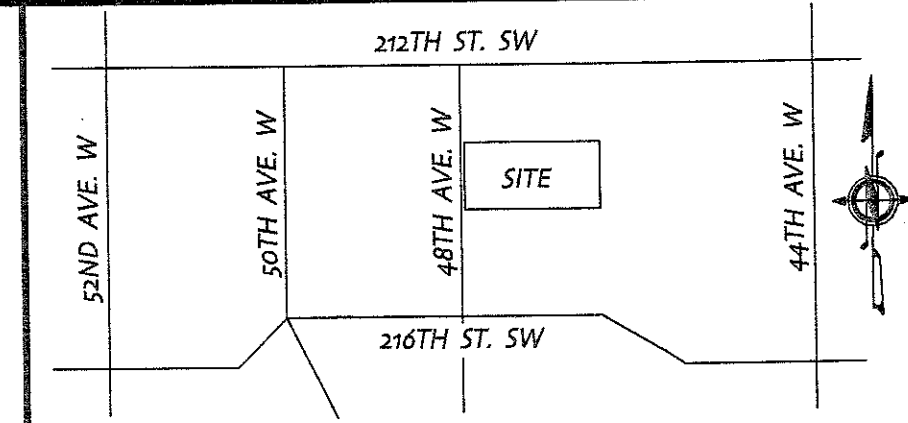
SUBDIVISION DETAIL

(NOT TO SCALE)

Δ=32°25'14"
R=254.00'
L=143.72'

136.73'
N 88°05'59" W

N 00°47'16" E 331.27'
(E. LINE SW/4, NE/4, SEC. 28)



VICINITY MAP

(NOT TO SCALE)

A.F. NO.

Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING

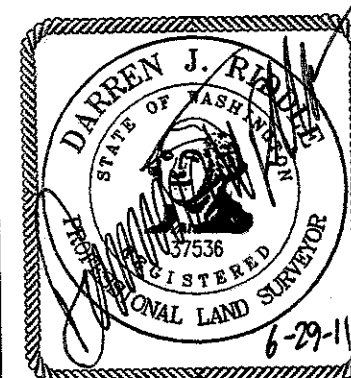
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425-508-4951 FAX 425-357-3577
www.PCSurveys.net

BOUNDARY LINE ADJUSTMENT SURVEY:

(PLL-10-0002)

TERRACE HEIGHTS GARDEN, LLC
NE 1/4, NE 1/4, SEC.28, T.27N., R.4E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
DJR	6.01.11	10480blaz.DWG	1" = 30'	10-480



Scans: scans021980.pdf