

CASTLE CREST

SE 1/4, NW 1/4, SECTION 27, T.27N, R.4E, W.M.

CITY OF BRIER
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

Known all men by these presents that Castle Homes and Development, Inc., a Washington Corporation, the undersigned owner holding the land hereby platted in fee simple and City Bank, a Washington Corporation, the mortgagee thereof, do in accordance with our consent and our desires hereby declare this plat and dedicate to the use of the public forever, all streets and easements or whatever public property there is shown on the plat and the use thereof for any and all purposes.

G.H. Lippmann
CASTLE HOMES & DEVELOPMENT, INC.
Pres.

Peter LaRock, V.P.
CASTLE HOMES & DEVELOPMENT, INC.

Conrad Hansen
CITYBANK

Chris Shookan
CITYBANK

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY P.U.D. NO. 1, GENERAL TELEPHONE COMPANY, WASHINGTON NATURAL GAS COMPANY, CABLE TELEVISION COMPANY, ALDERWOOD WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT SEVEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRE FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR THE PURPOSE OF UTILITIES AND DRAINAGE.

NOTE: NO FENCING TO OCCUR BETWEEN WATER METERS AND BACK OF SIDEWALK, PER ALDERWOOD WATER DISTRICT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CASTLE CREST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET, AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Kenneth L. Long 11-21-89
KENNETH L. LONG LICENSE NO. 16916



TREASURER'S CERTIFICATE

I, KIRKE 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 1990.

KIRKE SIEVERS
Treasurer, Snohomish County

Darcio Salo
Deputy Treasurer 12-4-89

RECORDING CERTIFICATE

Filed for record at the request of the City of Brier this 27th day of December, 1989 at 44 minutes past 10 A.M. clock records of Snohomish County, Washington. Vol 50 Pg. 43-44

DEAN V. Williams
Snohomish County Auditor

Elizabeth C. Cox
Deputy County Auditor

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) ss.
COUNTY OF SNOHOMISH

This is to Certify that on this 28th day of November, 1989 before me the undersigned, a Notary Public, personally appeared G.H. Lippmann and Peter LaRock respectively of Castle Homes & Development, Inc., to me known to be the person(s) who executed the forgoing dedication and acknowledged to me that THEY signed and sealed the same as THEIR free and voluntary act and deed for the uses and purposes mentioned.

Witness my hand and official seal the day and year last above written.

Kathleen C. Mathe
Notary Public in and for the State of Washington, residing at EDMONDS

STATE OF WASHINGTON) ss.
COUNTY OF Snohomish

This is to Certify that on this 28th day of November, 1989 before me the undersigned, a Notary Public, personally appeared Conrad Hansen and Chris Shookan respectively of City Bank, a Washington Corporation to me known to be the person(s) who executed the forgoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned.

Witness my hand and official seal the day and year last above written.

Donald R. Cotton
Notary Public in and for the State of Washington, residing at Lynnwood, WA.

CASTLE CREST

scans022399.pdf

MERIDIAN: MONUMENTATION
ALONG 220 TH ST. SW IN PLAT OF
BALCH & COGLAS CEDARGROVE REPLAT

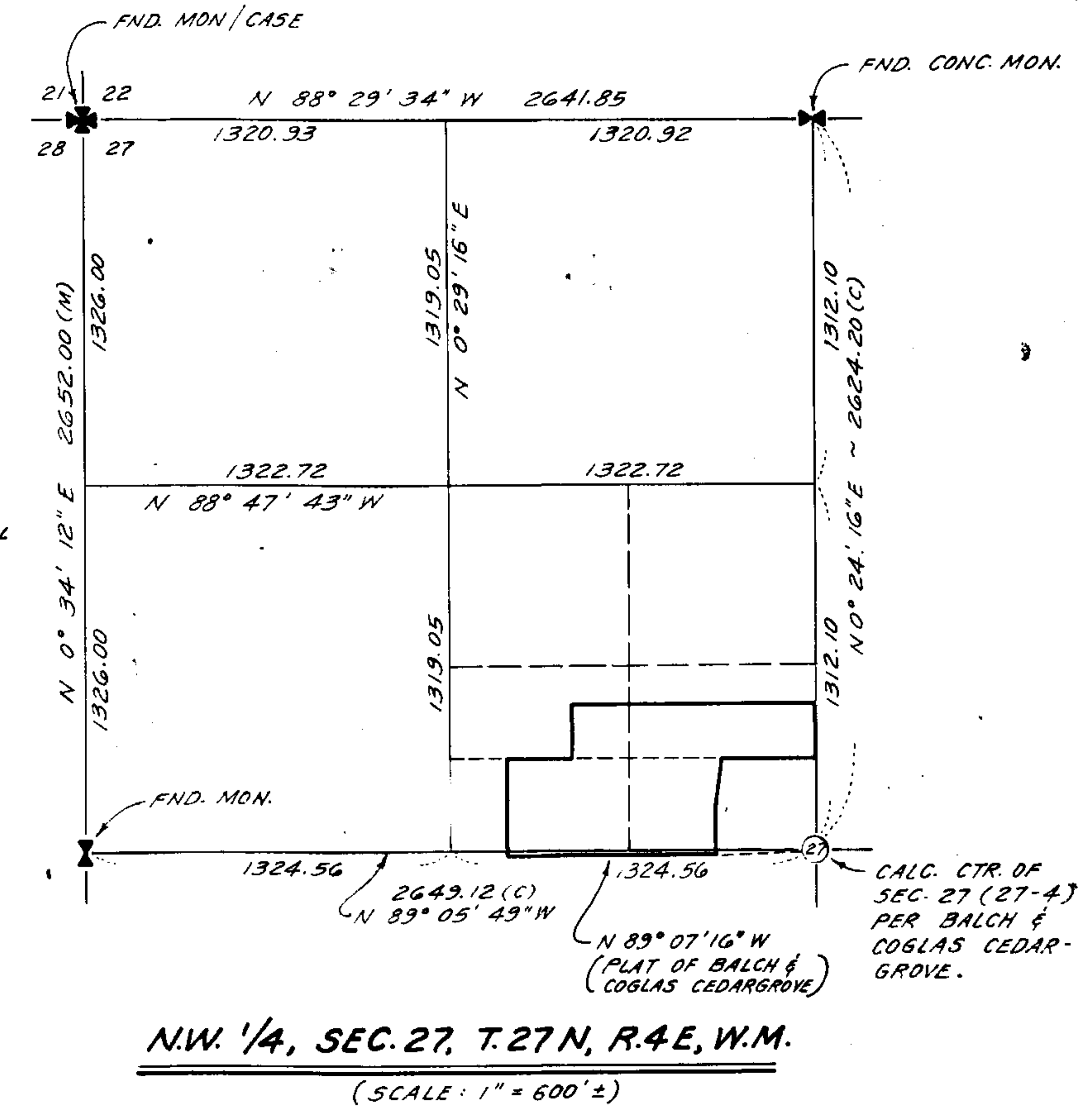
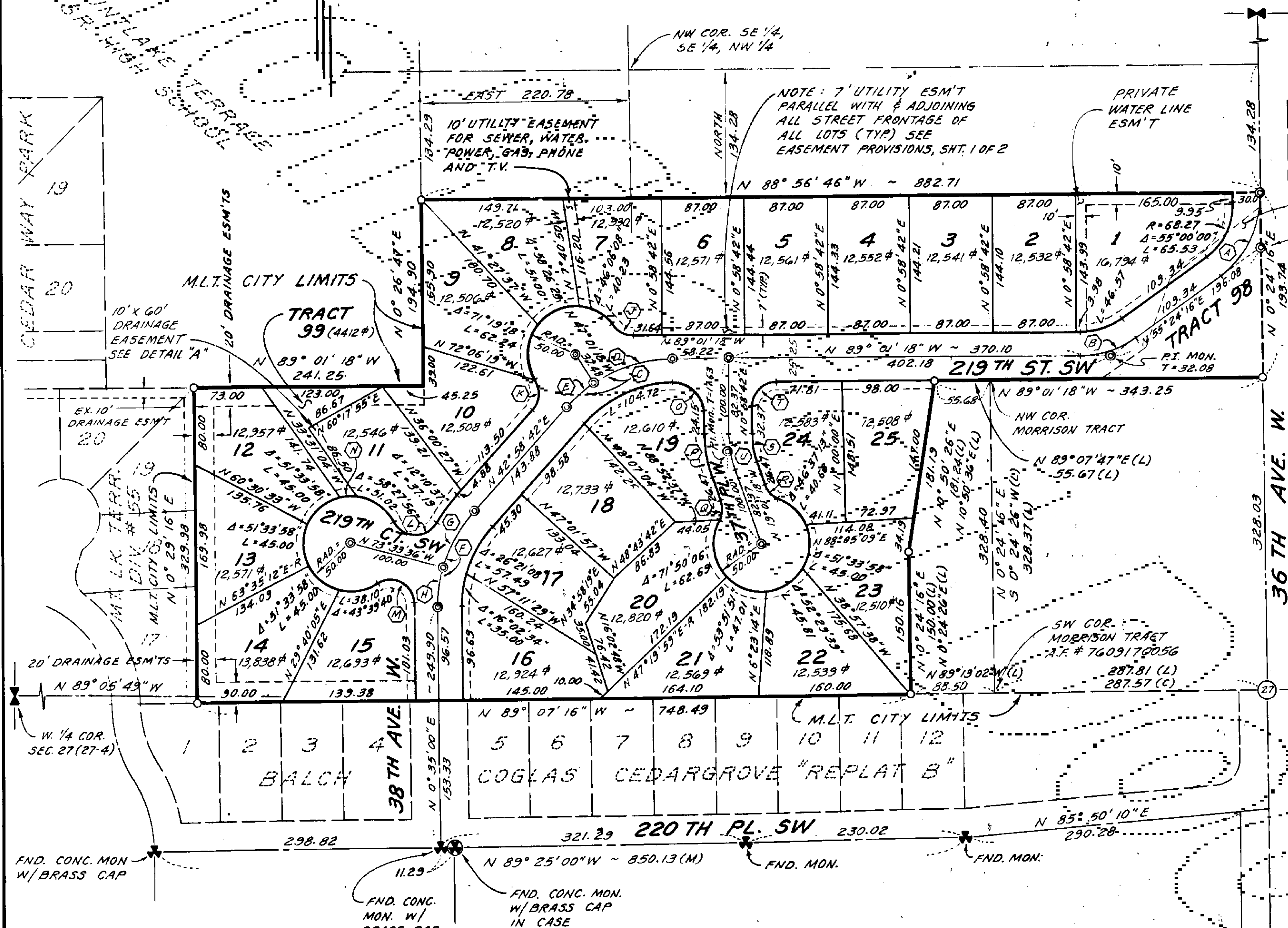
SE 1/4, NW 1/4, SECTION 27, T.27N, R.4E, W.M.

SCALE: 1" = 100'



CITY OF BRIER

SNOHOMISH COUNTY, WASHINGTON



LEGAL DESCRIPTION

The North half of the Southeast quarter of the Southeast quarter of the Northwest quarter;
EXCEPT the North 134.28 feet thereof;
ALSO the East 220.78 feet of the North half of the Southwest quarter of the Southeast quarter of the Northwest quarter;
EXCEPT the North 134.28 feet thereof;
ALSO the South half of the South half of the Southeast quarter of the Northwest quarter;
EXCEPT the West 200.00 feet; and
EXCEPT the East 2-1/6 acres thereof, all in Section 27, Township 27 North, Range 4 East, W.M.;
EXCEPT that portion described as follows:

That portion of the South half of the South half of the Southeast quarter of the Northwest quarter of Section 27, Township 27 North, Range 4 East, W.M., described as follows:

Beginning at a point at the Southwest corner of that Tract conveyed to Wallace D. Morrison and Mary A. Morrison, his wife, by Deed recorded under Auditor's File No. 7609170056, more particularly described as the East one-third of the Easterly 6-1/2 acres of the South half of the South half of the Southeast quarter of the Northwest quarter of Section 27, Township 27 North, Range 4 East, W.M., said point of beginning being 287.81 feet Westerly measured along the South line of said Northwest quarter of Section 27 from the center point of said Section 27;
THENCE North 89°13'02" West, a distance of 38.50 feet;
THENCE Northerly parallel to the West line of said Morrison Tract, on a bearing of North 0°24'26" East, a distance of 150.00 feet;
THENCE North 10°50'35" East, a distance of 181.24 feet;
THENCE South 89°07'47" East, a distance of 55.67 feet to the Northwest corner of said Morrison Tract;
THENCE Southerly along the West line of said Morrison Tract South 0°24'26" West, a distance of 328.37 feet to the point or place of beginning.

Situate in the County of Snohomish, State of Washington.

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN.
(A)	105.00	55°00'00"	100.79	54.66
(B)	100.00	35°34'26"	62.09	32.08
(C)	150.00	48°00'00"	125.66	66.78
(D)	150.00	29°49'35"	78.09	39.95
(E)	150.00	18°10'25"	47.58	23.99
(F)	150.00	42°23'42"	110.99	58.17
(G)	150.00	26°32'19"	69.48	35.37
(H)	150.00	15°51'24"	41.51	20.89
(I)	25.00	53°19'53"	23.27	12.56
(J)	25.00	74°31'56"	32.52	19.02
(K)	25.00	124°13'44"	54.21	47.25
(L)	25.32	122°13'27"	54.01	45.90
(M)	50.00	19°50'45"	17.32	8.75
(N)	33.22	90°00'00"	52.18	33.22
(O)	125.00	20°00'00"	43.63	22.04
(P)	25.00	48°11'23"	21.03	11.18
(Q)	25.00	48°11'23"	21.03	11.18
(R)	75.00	20°00'00"	26.18	13.22
(S)	25.00	90°00'00"	39.27	25.00
(U)	100.00	20°00'00"	34.91	17.63

LEGEND

○ ~ SET CONC. MONUMENT
● ~ SET CONC. MONUMENT IN CASE
NOTE: SET 1/2" x 24" LONG REBAR
W/ PLASTIC YELLOW CAP AT ALL LOT CORNERS
"WSI 16316"

WAC 332-130-100 EQUIPMENT USED: ZEISS TH-2 1-SEC. THEODOLITE
WAC 332-130-080 CUBIC PRECISION ONE MI. EDM
SURVEY PERFORMED BY CLOSED FIELD
TRAVERSE AS PER WAC 332-130-090, PART C

NOTE:

- 1) NO FENCING TO OCCUR BETWEEN WATER METERS AND BACK OF SIDEWALK PER ALDERWOOD WATER DISTRICT.
- 2) TRACTS 98 & 99 SHALL BE DEDICATED TO THE CITY OF BRIER UPON RECORDING OF THIS PLAT.

NOTE:

ROAD WIDTH WITHIN PLAT IS 50', 25' EA SIDE OF E UNLESS OTHERWISE NOTED.

