

IN THE NE 1/4, SE 1/4, SECTION 33, TOWNSHIP 27 N., RANGE 4 E, W.M.
TERRACE CREEK OVERLOOK, PFP070001

LEGAL DESCRIPTION

LOT 8, SNOHOMISH COUNTY SHORT PLAT NO. SP 228 (6-76), RECORDED UNDER AUDITOR'S FILE NUMBER 7607270251, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 25, HANBURY'S NORTH RACE TRACT ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ECHELBARGER DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE BANK OF WASHINGTON, MORTGAGEE, THE UNDERSIGNED OWNERS HOLDING THE LAND HEREBY PLATTED IN FEE SIMPLE, DO IN ACCORDANCE WITH OUR CONSENT AND OUR DESIRES HEREBY DECLARE THIS PLAT AND DEDICATE TO 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 PUBLIC PURPOSES.

TRACT 997 (PRIVATE ROAD & UTILITY TRACT), AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED EQUALLY TO LOTS 1 THROUGH 4, FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF PRIVATE UTILITIES. MAINTENANCE, REPAIR AND REPLACEMENT OBLIGATIONS OF PRIVATE ROAD IMPROVEMENTS AND STORM WATER FACILITIES ARE THE RESPONSIBILITY OF LOTS 1 THROUGH 4 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS SUBDIVISION TOGETHER WITH AN EMERGENCY ACCESS EASEMENT GRANTED AND CONVEYED TO THE CITY OF MOUNTLAKE TERRACE. LOTS 1 THROUGH 4 HAVE AN UNDIVIDED EQUAL INTEREST IN AND THE RESPONSIBILITY FOR MAINTENANCE AND LIABILITY FOR DAMAGE DUE TO FAILURE OR LACK OF MAINTENANCE OF THE PRIVATE ROADWAY CONTAINED WITHIN SAID PLAT. IF THE OWNERS OF LOTS WITHIN THE PLAT FAIL TO MAINTAIN THE ROAD TO A DEGREE THAT PROHIBITS ACCESS BY EMERGENCY VEHICLES (AS DETERMINED BY THE CITY OF MOUNTLAKE TERRACE IN ITS SOLE DISCRETION), SAID CITY RESERVES THE RIGHT TO REPAIR THE ROADWAY. ANY AND ALL COSTS OF REPAIR AND APPLICABLE ADMINISTRATIVE COSTS INCURRED BY THE CITY SHALL BE PAID BY THE OWNERS OF THE LOTS WITHIN 30 DAYS OF BILLING BY SAID CITY. IN THE EVENT SUCH COSTS ARE NOT FULLY PAID WITHIN 30 DAYS OF BILLING BY THE CITY OF MOUNTLAKE TERRACE AS AFORESAID, SAID CITY SHALL HAVE THE RIGHT TO FILE A LIEN AGAINST ALL SAID LOTS IN THE TOTAL AMOUNT DUE OF ANY UNPAID COSTS AS AFORESAID, WHICH SAID LIEN MAY BE FORECLOSED IN THE MANNER PROVIDED BY THE LAWS OF THE STATE OF WASHINGTON FOR THE FORECLOSURE OF LIENS OF MECHANICS OR MATERIALMEN. EACH PROVISION OF THIS PARAGRAPH SHALL CONSTITUTE AN AGREEMENT RUNNING WITH THE LAND, AND BIND THE RESPECTIVE LOT OWNERS, THEIR HEIRS, ADMINISTRATOR, SUCCESSORS AND ASSIGNS. (ORD. 1417 3.6.1981)

TRACTS 998 (OPEN SPACE AND PARKING) AND TRACT 999 (OPEN SPACE), AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF MOUNTLAKE TERRACE UPON RECORDING OF THIS PLAT. TRACT 999 IS BEING CONVEYED FOR THE PURPOSE OF PROTECTING, IN PERPETUITY, THE ENVIRONMENTALLY SENSITIVE FEATURES, AND TO PROVIDE RECREATIONAL FACILITIES TO THE PUBLIC.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 27TH DAY OF SEPTEMBER, 2007.

Todd Echelbarger
ECHELBARGER DEVELOPMENT, LLC.
A WASHINGTON LIMITED LIABILITY COMPANY
BY: Todd Echelbarger
ITS: President

W. Hansen
THE BANK OF WASHINGTON
BY: J. M. Hansen
ITS: CCO + SVP

PLAT RESTRICTIONS AND COVENANTS

1. NO LOT OR PORTION OF A LOT 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 USE DISTRICT IN WHICH LOCATED. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR THEIR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL BY THE CITY FOR CITY ROAD PURPOSES.
3. LOTS 1 THROUGH 11 WITH EQUAL AND UNDIVIDED INTEREST, ARE RESPONSIBLE TO SWEEP AND KEEP THE OFF-STREET PARKING AREAS (TRACT 998) FREE OF DIRT AND DEBRIS.
4. SUBJECT TO CONDITIONS OF PRELIMINARY APPROVAL RECORDED UNDER AF# 200508150520.
5. BUILDING SETBACK LINES APPLY AS SHOWN.
6. DECKS AND COVERED PORCHES MAY EXTEND UP TO FIVE FEET INTO THE FRONT YARD SETBACK.
7. MAXIMUM LOT COVERAGE PER LOT IS 50 PERCENT (50%).
8. SIDE YARD SETBACKS SHALL BE A MINIMUM 5 FEET UNLESS INDICATED OTHERWISE.
9. LOTS 1 THROUGH 11 ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SIDE SEWER FROM THE RESIDENCE TO THE POINT OF CONNECTION AT THE SEWER MAIN.
10. NO PORTION OF ANY STRUCTURE MAY OVERHANG INTO A UTILITY OR ACCESS EASEMENT.

EASEMENTS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT 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 SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.
2. THE SANITARY SEWER EASEMENT ACROSS LOTS 1 THROUGH 8 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE.
3. WATER EASEMENT ACROSS LOT 9, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNTLAKE TERRACE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TODD ECHELBARGER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF ECHELBARGER DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9-27-07

SIGNATURE: Stacey Sunderlin

(PRINT NAME): STACEY SUNDERLIN

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Seattle, Washington

MY APPOINTMENT EXPIRES 4-24-2010

NOTARY PUBLIC
STATE OF WASHINGTON
STACEY SUNDERLIN
My Appointment Expires
APRIL 24, 2010

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JM HANSEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CCO + SVP OF BANK OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9-27-07

SIGNATURE: Stacey Sunderlin

(PRINT NAME): STACEY SUNDERLIN

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Seattle, Washington

MY APPOINTMENT EXPIRES 4-24-2010

APPROVALS

EXAMINED AND APPROVED AS TO THE SURVEY DATA LAYOUT OF STREETS, ALLEYS AND OTHER RIGHT-OF-WAY, THE DESIGN OF BRIDGES, THE SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES, THIS 1ST DAY OF OCTOBER, 2007.

Willem H. Van Ry
WILLEM H. VAN RY, PE
ENGINEERING SERVICE DIRECTOR/CITY ENGINEER

CITY COUNCIL/CITY OF MOUNTLAKE TERRACE

EXAMINED AND APPROVED THIS 1 DAY OF OCTOBER, 2007.

Jerry Smith
JERRY SMITH, MAYOR

Virginia N. Olsen
ATTEST: CITY CLERK

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CITY TREASURER

I, Mick Horton, TREASURER OF THE CITY OF MOUNTLAKE TERRACE, WASHINGTON, DO HEREBY CERTIFY THAT THERE ARE NO OUTSTANDING LID ASSESSMENTS ON ANY PORTION OF THE ABOVE-DESCRIBED TRACT WHICH, UNDER THE SUBDIVISION THEREOF, BECOME PUBLIC STREETS, ALLEYS, OR OTHER PUBLIC PLACES, AND THAT THE RECORDS WERE EXAMINED THIS 28 DAY OF SEPTEMBER, 2007.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID T. GARDNER, THIS 18 DAY OF October, 2007.

AT 17 MINUTES PAST 1 P. M. AND RECORDED IN VOLUME OF PLATS, PAGE(S) ;

AFN RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Carolyn Deffenbrock BY: Jane Jerson
AUDITOR, SNOHOMISH COUNTY DEPUTY COUNTY AUDITOR

SNOHOMISH COUNTY 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 2007 TAXES.

Bob Danton
TREASURER, SNOHOMISH COUNTY

Kim Haul 10-18-07
DEPUTY TREASURER, SNOHOMISH COUNTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TERRACE CREEK OVERLOOK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, 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 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.

David T. Gardner
DAVID T. GARDNER
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35975

9-27-07
DATE

DATE: 9-27-07

TERRACE CREEK OVERLOOK A PLANNED UNIT DEVELOPMENT

A PORTION OF NE 1/4, SE 1/4, SECTION 33, TOWNSHIP 27 N., RANGE 4 E, W.M.

CITY OF MOUNTLAKE TERRACE

PFP070001

SNOHOMISH COUNTY, WASHINGTON
A.S.P.I.

4727-A EVERGREEN WAY, EVERETT, WA 98203 (425) 252-1884

IN ACCORDANCE WITH RCW 58-08-040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31ST MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

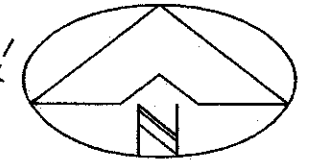
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PREPARED
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AF # 200710185004

IN THE NE 1/4, SE 1/4, SECTION 33, TOWNSHIP 27 N., RANGE 4 E, W.M.
TERRACE CREEK OVERLOOK, PFP070001

FND 4" CONC. MON. W/
2" DOMED BRASS DISK
W/"X"
VISITED 9-27-06



SCALE: 1"=40'

BASIS OF BEARING

CENTERLINE OF 237TH PL SW PER PLAT OF SUN-LITE TERRACE,
DIV. NO. 2 CALCULATED PER DEED AF #1560903

SURVEY DATA

EQUIPMENT: LEICA 1" TOTAL STATION

METHOD: FIELD TRAVERSE

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING
THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS
STATED IN WAC 332-130-090.

SURVEY REFERENCES

- P - SUN-LITE TERRACE, DIV. NO. 2, VOL. 22, PG. 26
- P1 - ANGEL RIDGE, A PRIVATE STREET SUBDIVISION, AF #9808125002
- SP - SNOHOMISH COUNTY SHORT PLAT NO. 5P 228(6-76)
RECORDED UNDER AF #7607270251
- P2 - ED HUNT'S ADDITION, VOL. 21, PG. 122
- HANBURY'S NORTH RACE TRACT ACRES, VOL. 7, PG. 6
- P3 - PLAT OF SNOW'S ADDITION DIV. 1, VOL. 17, P. 96
RECORD OF SURVEY VOL. 25, PGS. 159-160

SURVEY NOTE

ALL FENCES TO BE RELOCATED TO PROPERTY LINE OR REMOVED.

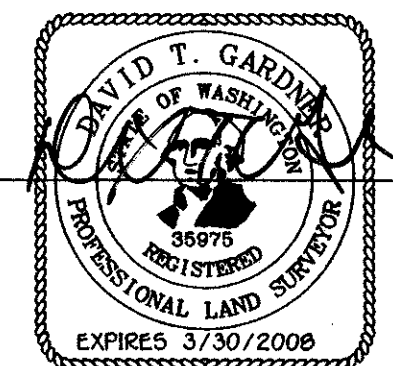
LEGEND

SET 1/2" X 24" REBAR AND CAP STAMPED "ASPI 35975" AT ALL LOT
CORNERS, TRACT CORNERS AND ANGLE POINTS.

- ⊙ = SET STANDARD SNOHOMISH COUNTY MON IN CASE
- = FOUND IRON PIPE OR REBAR AND CAP AS NOTED.
- ⊙ = FOUND MONUMENT AS NOTED. (VISITED 07-06-05)
- B5BL = BUILDING SET BACK LINE
- 5' SIDE SET BACK UNLESS OTHERWISE NOTED
- C = CALCULATED
- M = MEASURED

LINE	BEARING	DISTANCE
L1	N 03°30'08" E	5.17'
L2	N 78°57'33" E	6.21'
L3	N 44°22'06" W	11.00'
L4	N 45°35'36" E	12.50'
L5	N 45°37'54" E	4.64'
L6	N 25°08'47" E	19.90'
L7	N 50°29'38" W	16.49'
L8	N 89°20'57" E	4.53'
L9	N 66°22'00" W	1.99'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	100.00'	08°22'40"	14.62'
C2	113.50'	06°50'04"	13.54'
C3	113.50'	17°32'53"	34.76'
C4	113.50'	11°55'48"	23.63'
C5	42.00'	10°36'18"	7.77'
C6	42.00'	84°22'19"	61.85'
C7	42.00'	20°45'05"	15.21'
C8	42.00'	41°02'16"	30.08'
C9	37.50'	70°42'36"	46.28'
C10	37.50'	44°46'16"	29.30'
C11	17.50'	48°28'57"	14.81'
C12	400.00'	06°11'10"	43.19'
C13	870.00'	03°06'59"	47.32'
C14	870.00'	01°41'21"	25.65'
C15	17.50'	42°57'39"	13.12'



DATE: 9-27-07

TERRACE CREEK OVERLOOK
A PLANNED UNIT DEVELOPMENT
A PORTION OF NE 1/4, SE 1/4, SECTION 33, TOWNSHIP 27 N., RANGE 4 E, W.M.
CITY OF MOUNTLAKE TERRACE
PFP070001

SNOHOMISH COUNTY, WASHINGTON

A.S.P.I.

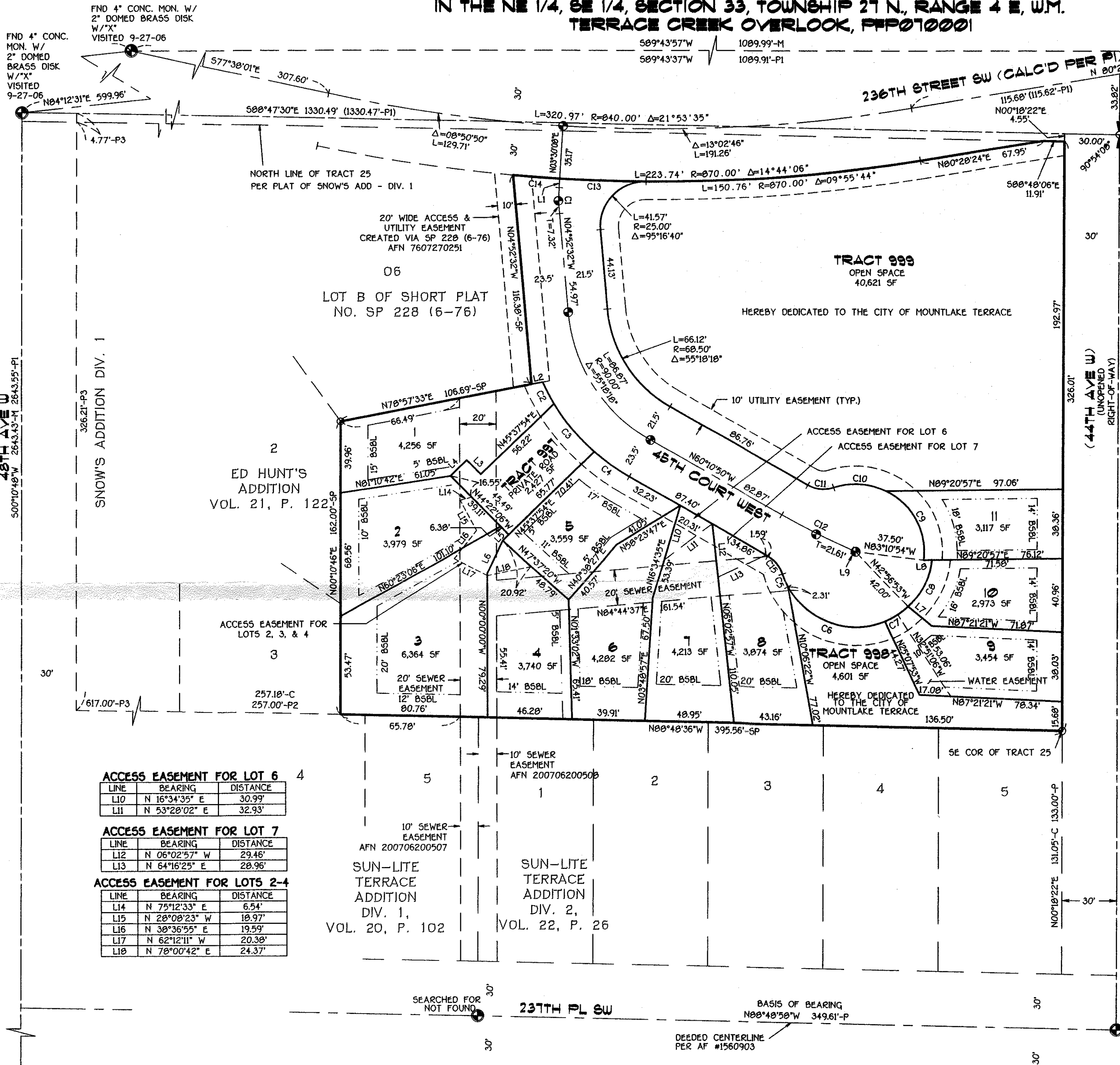
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ACCESS EASEMENT FOR LOT 6

LINE	BEARING	DISTANCE
L10	N 16°34'35" E	30.99'
L11	N 53°28'02" E	32.93'

ACCESS EASEMENT FOR LOT 7

LINE	BEARING	DISTANCE
L12	N 06°02'57" W	29.46'
L13	N 64°16'25" E	28.96'

ACCESS EASEMENT FOR LOTS 2-4

LINE	BEARING	DISTANCE
L14	N 75°12'33" E	6.54'
L15	N 28°08'23" W	18.97'
L16	N 38°36'55" E	19.59'
L17	N 62°12'11" W	20.38'
L18	N 78°00'42" E	24.37'