

BASIS OF BEARINGS:

PLAT OF MOUNTLAKE TERRACE DIVISION NO. 36, SNOHOMISH COUNTY RECORDING NUMBER 1101947.

NOTE:

1. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET FORTH IN RCW 58.09 AND WAC 332.130.
2. LOT 2 SUBJECT TO A 20' WIDE UTILITY EASEMENT AF #200405181034 TO SNOHOMISH COUNTY PUD.
3. MONUMENTS VISITED MAY 2004.

ZONING:

RS 7200

BUILDING SETBACKS:

FRONT YARD = 20'
SIDE YARD = 15' COMBINED, WITH 5' MINIMUM ON ONE SIDE
WETLAND BUFFER = 5'

ADDRESS TABLE

LOT	ADDRESS
1	22200 48TH AVENUE W
2	22104 48TH AVENUE W
3	22102 48TH AVENUE W

RECORDING CERTIFICATE A.F.NO.

FILED FOR RECORD BY JERRY J. FRAI
20 A.D., AT _____ MINUTES PAST _____ O'CLOCK
OF SURVEYS ON PAGE _____
WASHINGTON.

CONFORMED COPY
200407085176 1 PG
07-08-2004 11:22am \$85.00
SNOHOMISH COUNTY, WASHINGTON

SURVEYORS 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 MERLE BLEVINS
THIS 8TH DAY OF JUNE 2004.

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS, RESTRICTIONS, AND DEDICATION
THAT WE THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DEDICATION, DO HEREBY DECLARE THE DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER PSP020005 BY THE CITY OF MOUNTLAKE TERRACE SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

- ALL RESIDENTIAL STRUCTURES SHALL BE CONSTRUCTED AT THE 20-FOOT FRONT YARD SETBACK LINES.
- ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL SHOW A 15-FOOT COMBINED SIDE YARD SETBACK FOR THE PROPOSED STRUCTURES.
- NO RESIDENTIAL FOUNDATION STRUCTURE SHALL BE CONSTRUCTED WITHIN 5-FEET OF THE WETLAND BUFFER.
- EACH OF THE THREE PROPOSED SINGLE-FAMILY RESIDENTIAL LOT AREAS SHALL NOT EXCEED IN EXCESS OF ONE-PERCENT OF THE MINIMUM 7,200 SQUARE FOOT LOT SIZE REQUIREMENT UNDER RS 7200 ZONING DESIGNATION, CONSISTENT WITH THE MINIMUM LOT SIZE UNDER APPROVED RE-ZONE PRZ030001 (ORDINANCE NO. 2335).
- AN EASEMENT IS RESERVED AND GRANTED FOR CONSTRUCTION, USE, MAINTENANCE, AND ACCESS TO ALL UTILITIES, AND THEIR SUCCESSORS AND ASSIGNS SERVING THIS SHORT PLAT SUBDIVISION OR OTHER PROPERTIES OVER, UNDER, AND ACROSS THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS.
- A SANITARY SEWER EASEMENT IS RESERVED AND GRANTED FOR THE BENEFIT OF LOT 2 OF THIS SHORT SUBDIVISION ACROSS THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF LOT 1.

WE VERIFY THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED BY THIS DEDICATION AND WE CERTIFY THAT THIS SUBDIVISION IS MADE OF OUR FREE CONSENT AND ACCORDING TO OUR DESIRES.

Merle M. Blevins
MERLE M. BLEVINS

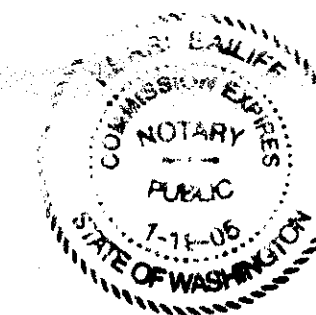
Latriella F. Blevins
LATRIELLA F. BLEVINS

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNEW OR HAVE SATISFACTORY EVIDENCE THAT MERLE M. BLEVINS AND LATRIELLA F. BLEVINS, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 6-8-04
SIGNATURE OF NOTARY: *[Signature]*
PRINTED NAME: Kevin Bruloff
RESIDING AT: Mountlake Terrace
MY APPOINTMENT EXPIRES: 1-19-05



CITY APPROVAL

SHORT PLAT EXAMINED AND APPROVED THIS 7TH DAY OF July, 2004

Annex L. Fessler
CITY MANAGER

Scans: scans021444.pdf

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE EASTERLY BOUNDARY OF THE PLAT OF BLUEBIRD MEADOWS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 124, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT THE NORTHERLY 75 FEET THEREOF; ALSO EXCEPT THE EASTERLY 30 FEET THEREOF FOR 48TH AVENUE W; ALSO EXCEPT THAT CERTAIN 60 FEET OF RIGHT OF WAY KNOWN AS 221ST STREET SW CONDEMNED BY THE CITY OF MOUNTLAKE TERRACE PER SNOHOMISH COUNTY SUPERIOR COURT CAUSE #70337; ALSO EXCEPT THAT PORTION LYING NORTH OF 221ST STREET SW.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

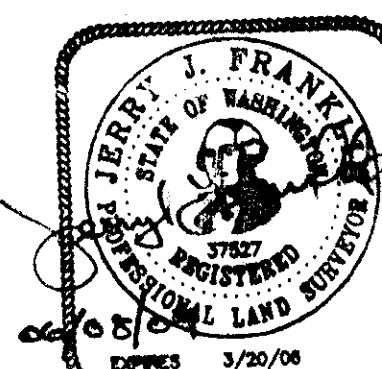
ASSESSOR'S PARCEL NUMBER
27042800462300

MOUNTLAKE TERRACE SHORT
PLAT NO. PSP020005
22200 48TH AVENUE WEST
MOUNTLAKE TERRACE, WA #200407085176

Recorded
7/8/04
SHORT PLAT FOR

MERLE BLEVINS

IN THE NW 1/4, SE 1/4, SECTION 28, T.27N., R.4E., W.M.
MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON



Reid Middleton	728 134th Street SW Suite 200 Everett, Washington 98204 Ph: 425 741-3800	FIELD BOOK NO. 839A
	DATE OF FIELD SURVEY 05-26-04	FILE NO. 22-2004-003