

CEDAR CREST LANE

A REPLAT OF A PORTION OF LOT 5, BLOCK 1, HEATHERWOOD GARDEN TRACTS
IN THE SW 1/4, NW 1/4 OF SECTION 32, T 28 N, R 5E, W.M., SNOHOMISH COUNTY, WA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Robert E. Olsen, Elizabeth A. Olsen, Dennis E. Walcker, Diane M. Walcker, the undersigned owners, in fee simple of the land hereby platted, and Lynnwood Savings and Loan, the mortgagee thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads. Following original reasonable grading of roads and ways 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 road rights-of-way to hamper proper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the director of the department of public works for said alteration. Any enclosing of drainage waters in culverts or drains or rerouting 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 owners.

IN WITNESS WHEREOF we set our hands and seals this 26th day of July 1984.

Robert E. Olsen
Robert E. Olsen

Elizabeth A. Olsen
Elizabeth A. Olsen

Dennis E. Walcker
Dennis E. Walcker

Diane M. Walcker
Diane M. Walcker

Nell Humel
Nell Humel, Assistance Vice President
Lynnwood Savings and Loan

STATE OF WASHINGTON) ss
County of Snohomish)

This is to certify that on this 26 day of July 1984, before me, the undersigned a Notary Public, personally appeared Dennis E. Walcker and Diane M. Walcker, husband and wife, Robert E. Olsen and Elizabeth A. Olsen, husband and wife and Nell Humel to me known to be the Assistant Vice President of Lynnwood Savings and Loan, a Washington Corporation, and that all parties to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND and official seal hereto affixed the day and year first above written.

Levi M. Bremer
NOTARY PUBLIC in and for the State of
Washington, residing at Snohomish

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 1985 taxes.

KIRKE SIEVERS
Snohomish County Treasurer

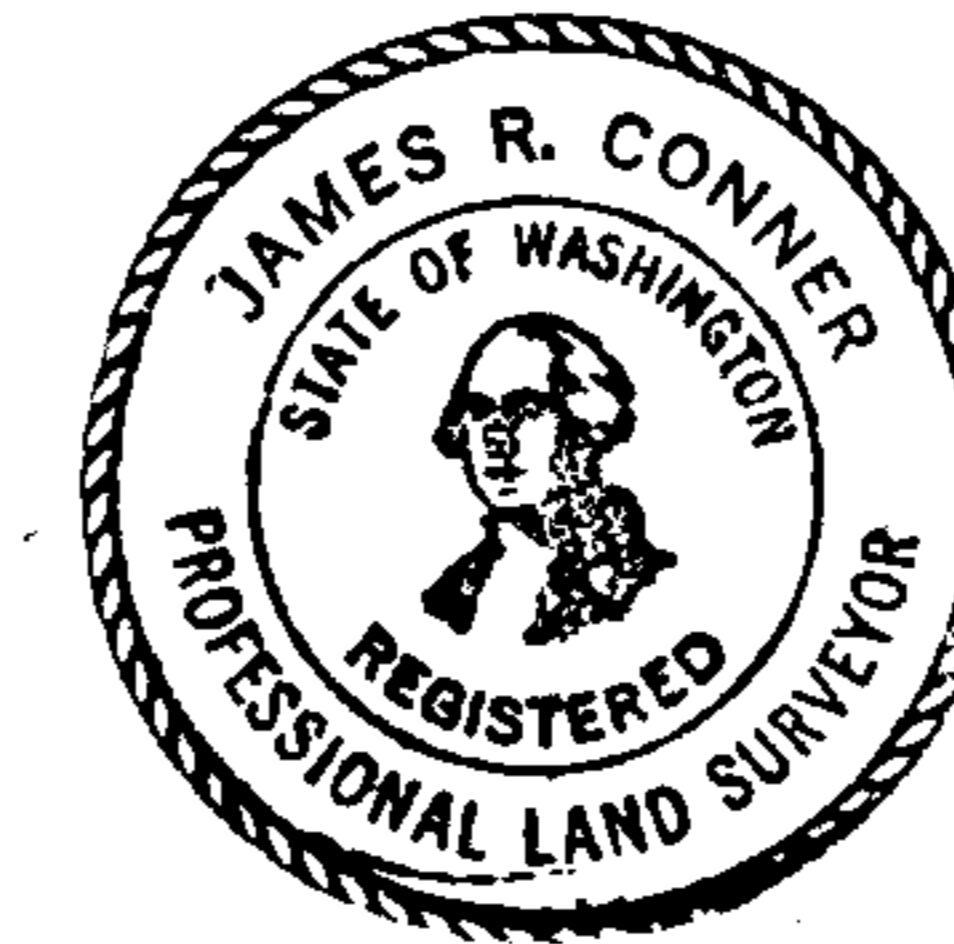
James M. Humley
Snohomish County Deputy Treasurer
7.6.84

EASEMENT PROVISION

An easement is hereby reserved for and granted to all utilities, their respective successors and assigns, under and upon the exterior seven (7) 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 the purposes stated.

SURVEYOR'S CERTIFICATE

I, James R. Conner, Registered Professional Land Surveyor in the State of Washington, do hereby certify that this plat of Cedar Crest Lane is based upon an actual survey and that the distances, courses and angles are shown thereon correctly and that monuments and lot corners have been staked on the ground as shown hereon.



James R. Conner
James R. Conner, P.L.S.
Certificate # 20655

APPROVALS

EXAMINED and duly approved this 12th day of July 1984

James Miller
Snohomish County Director,
Office of Community Development

EXAMINED and duly approved this 11th day of July 1984

Harold E. Wedd
Snohomish County Engineer

EXAMINED and duly approved this 25th day of July 1984

Donald J. Britton
Chairman, Snohomish County Council

* 13.50 S.F.
* 30.00

8407255008
8407255008

RECORDING CERTIFICATE

Filed for the record at the request of Robert Olsen and Dennis Walcker, at 05 minutes past 1 o'clock P. M. on this 25 day of July 1984 and recorded in Volume 45 of Plats on page 135-136 records of Snohomish County, Washington.

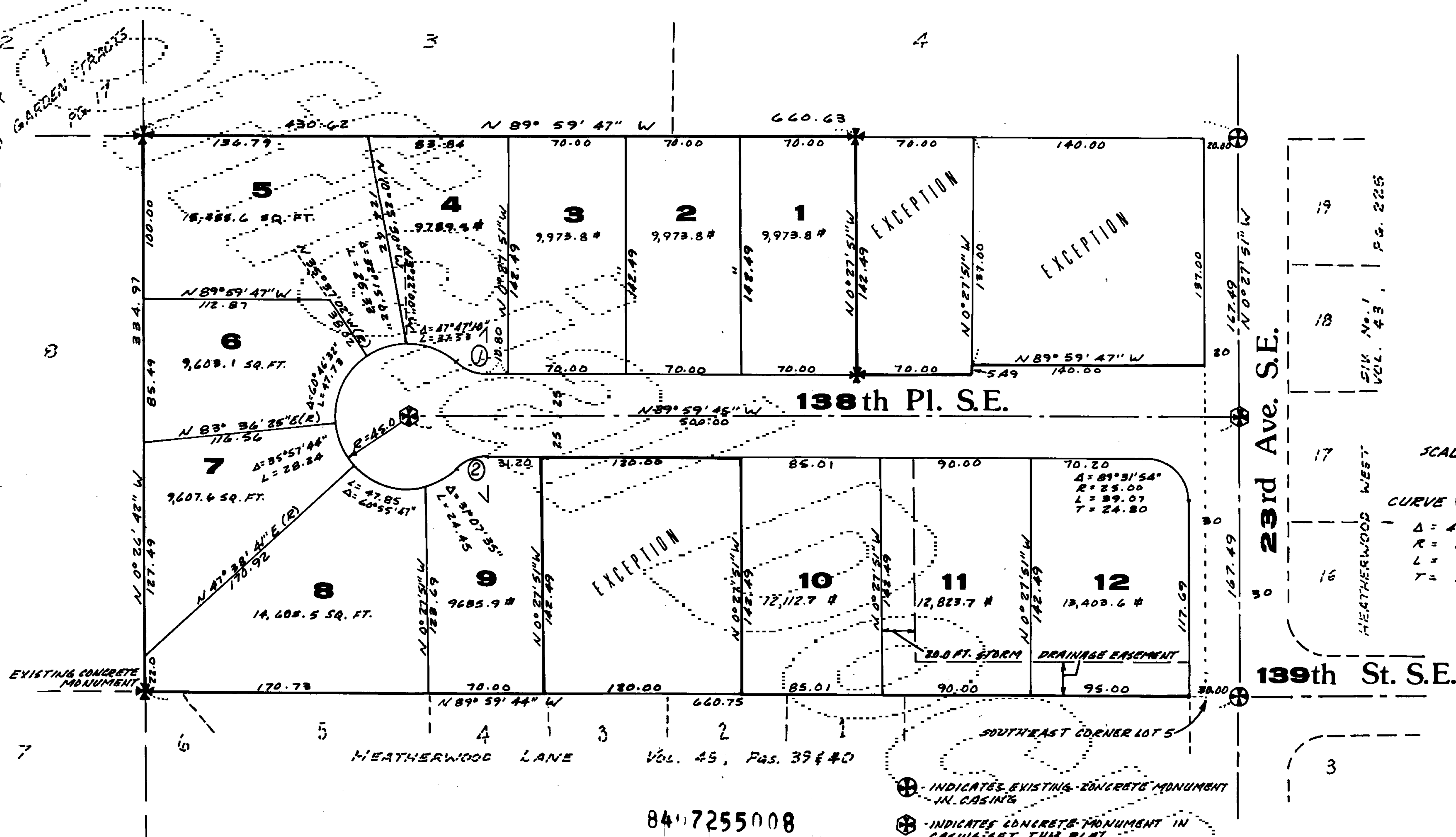
DEAN V. WILLIAMS
Snohomish County Auditor

Mildred Smith
Snohomish County Deputy Auditor

CEDAR CREST LANE

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IN THE SW 1/4, NW 1/4 OF SECTION 32, T 28 N, R 5 E, W.M., SNOHOMISH COUNTY, WA.

HEATHERWOOD GARDEN TRACTS
BLOCK 1
VOL. 10
PG. 17



SCALE: 1" = 50'
CURVE ① & ② DATA:
Δ = 44° 24' 55"
R = 25.00
L = 19.38
T = 10.21

8417255008
8407255008

RESTRICTIONS

- No further subdivision of any lot without resubmitting for formal plat procedure.
- The sale or lease of less than a whole lot in any subdivision platted and filed under Title 19 of Snohomish County Code is expressly prohibited except in compliance with Title 19 of Snohomish County Code.
- All landscaped areas in public rights-of-way shall be maintained by the developer and successor and may be reduced or eliminated if deemed necessary for or detrimental to road purposes.
- Prior approval must be obtained from the Director of Public Works before any structures, fill or obstructions, including fences, are located within any drainage easement or delineated flood plain area.

LEGAL DESCRIPTION

The north half of Lot 5, Block 1, Heatherwood Garden Tracts according to the plat thereof recorded in Volume 10 of Plats, page 17, records of Snohomish County, Washington;
EXCEPT the west 70.00 feet of the east 210.00 feet lying north of the south 25.00 feet thereof;
AND EXCEPT the north 137.00 feet of the east 140.00 feet thereof;
TOGETHER WITH the south half of said Lot 5;
EXCEPT the west 120.00 feet of the east 400.00 feet lying south of the north 25.00 feet thereof.