

FERNWOOD

SNOHOMISH CO., WASHINGTON

LEGAL DESCRIPTION

The plat of "FERNWOOD" embraces Lot 4, Block 1, Heatherwood Garden Tracts, according to the plat thereof recorded in Volume 10 of Plats, page 17, records of Snohomish County, Washington.

EASEMENTS

An easement is hereby reserved for and granted to all utilities serving subject plat, and their respective successors or 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 underground conduits, cables and wires, water and sewer mains; and other appurtenances with the necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, water and sewer service, together with the right to enter upon the lots at all times for the purposes herein stated.

Drainage easements designated on the plat are hereby reserved for and granted to Snohomish County for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

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 the Snohomish County Code is expressly prohibited except in compliance with Title 19 of the Snohomish County Code.

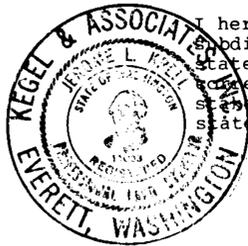
All landscaped areas in public rights-of-way shall be maintained by the developer and successor and may be reduced or eliminated if deemed necessary for or detrimental to road purposes.

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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of "FERNWOOD" is based on an actual survey and subdivision of Section 32, Township 28 North, Range 5 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.

Jerome L. Krell
Jerome L. Krell, P.L.S., Cert. No. 11033
Kegel & Associates, Inc.



APPROVALS

Examined and approved this 1ST day of November, 1984.

David E. Weed
Snohomish County Engineer

Examined and approved this 5TH day of NOVEMBER, 1984.

James Miller
Snohomish County Director
Office of Community Planning

Examined and approved this 14th day of November, 1984.

Donald J. Brantton
Chairman, Snohomish County Council

8411145019
8411145019

RECORDING CERTIFICATE

Filed for record at the request of ROMO DEVELOPMENT CO., INC., this 14 day of NOV., 1984 at 58 minutes past 3 o'clock P.M., and recorded in Volume 45 of Plats, page 233-234 Records of Snohomish County, Washington.

DEAN V. WILLIAMS
Snohomish County Auditor

By: Mildred Smith
Deputy County Auditor

DEDICATION

Know all men by these presents that ROMO DEVELOPMENT CO., INC. and FRONTIER BANK, the undersigned owners in fee simple of the land hereby platted, 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 thereof for any and all public 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 the 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 owner.

IN WITNESS WHEREOF I set my hand and seal this 1ST day of AUGUST, 1984.

ROMO DEVELOPMENT CO., INC.

Laurence W. Romo
Laurence W. Romo, President

FRONTIER BANK

James W. Ries
Vice President
Richard J. Lienhard, AVP

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
County of Snohomish) ss.

On this 1st day of August, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LAURENCE W. ROMO, to me known to be the President of ROMO DEVELOPMENT CO., INC., the corporation that executed the foregoing dedication and who acknowledged to me that he was authorized to execute the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Donna J. Porvey
NOTARY PUBLIC in and for the State of Washington
Residing at Everett

STATE OF WASHINGTON)
County of Snohomish) ss.

On this 1st day of August, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James W. Ries and Richard J. Lienhard to me known to be the Vice - Pres. and Asst. Vice - Pres., respectively, of FRONTIER BANK, the corporation that executed the foregoing dedication and who acknowledged to me that they were authorized to execute the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Donna J. Porvey
NOTARY PUBLIC in and for the State of Washington
Residing at Everett

* 13.50 S.F.
* 30.00

TREASURER'S CERTIFICATE

I hereby certify that all state and county taxes heretofore levied against the herein described property, according to the books and records of my office, have been fully paid and discharged, including 1985 taxes.

KIRKE SIEVERS
Snohomish County Treasurer

By: James M. Nealey
Deputy County Treasurer

KEGEL & ASSOCIATES, INC.

FERNWOOD

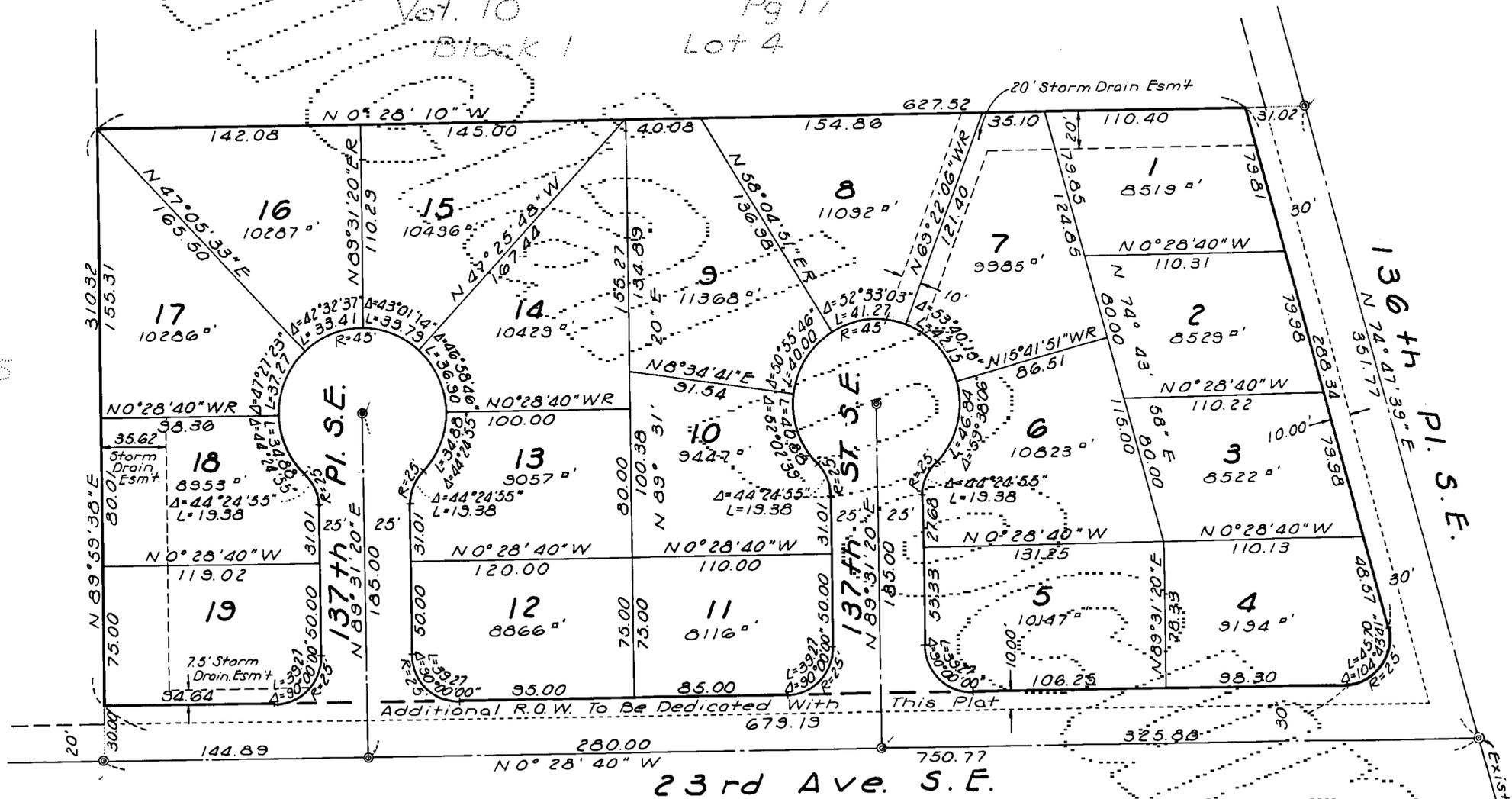
SNOHOMISH CO., WASHINGTON



SCALE: 1"=50'

Set Mon. In Case Per Sno. Co. Stds.

Heatherwood Garden Tracts
Vol. 10 Pg 17
Block 1 Lot 4



Lot 5

8411145019
8411145019

KEGEL & ASSOCIATES, INC.

F # 8460