

# HEATHERWOOD LANE

## SNOHOMISH CO., WASHINGTON

### A REPLAT OF LOT 6, BLOCK 1, HEATHERWOOD GARDEN TRACTS

**D E S C R I P T I O N**

The plat of HEATHERWOOD LANE embraces that portion of Lot 6, Block 1, Heatherwood Garden Tracts, as per plat recorded in Volume 10 of Plats, page 17, records of Snohomish County, Washington, described as follows:

Commencing at the southeast corner of said Lot 6; thence S 89°59'03" W along the south line thereof 147.00 feet to the True Point of Beginning; thence N 0°00'57" W 133.67 feet; thence northeasterly along the arc of a curve, the radius center of which bears N 5°52'58" W 225.00 feet, through a central angle of 22°29'07" for 88.30 feet; thence northeasterly along the arc of a curve, the radius center of which bears S 28°22'05" E 175.00 feet, through a central angle of 6°22'48" for 19.49 feet; thence easterly and southerly along the arc of a curve, the radius center of which bears S 21°59'17" E 25.00 feet, through a central angle of 111°30'57" for 48.66 feet to a line 10.00 feet westerly of and parallel with the east line of said Lot 6; thence N 0°28'40" W along said parallel line 108.32 feet; thence southwesterly along the arc of a curve, the radius center of which bears S 89°34'20" W 25.00 feet, through a central angle of 77°17'27" for 33.73 feet; thence southwesterly along the arc of a curve, the radius center of which bears S 15°11'13" E 275.00 feet, through a central angle of 15°10'52" for 59.62 feet; thence southwesterly along the arc of a curve, the radius center of which bears N 28°22'05" W 175.80 feet, through a central angle of 28°21'08" for 86.60 feet; thence S 89°59'03" W 15.15 feet; thence N 0°00'57" W 132.49 feet to the north line of said Lot 6; thence S 89°59'20" W 458.14 feet to the northwest corner of said Lot 6; thence S 0°27'31" E 313.03 feet to the southwest corner of said Lot 6; thence N 89°59'03" E 493.85 feet to the True Point of Beginning.

**E A S E M E N T S**

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.

**R E S T R I C T I O N S**

- 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 plat-tered 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.

**L A N D S U R V E Y O R S C E R T I F I C A T E**

I hereby certify that the plat of HEATHERWOOD LANE 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 comply with the provisions of the state and local statutes and regulations governing platting.

*Jerome L. Krell, P.L.S.*  
 Certificate No. 11033

**A P P R O V A L S**

Examined and approved this 29<sup>th</sup> day of March, 1984.  
*David E. Wood*  
 Snohomish County Engineer

Examined and approved this 4<sup>th</sup> day of April, 1984.  
*James M. Miller, Jr.*  
 Snohomish County Director  
 Office of Community Planning

Examined and approved this 11 day of April, 1984.  
 8404115040  
 8404115040  
**R E C O R D I N G C E R T I F I C A T E**

Filed for record at the request of RICHARD A. JOHNSON & CO., INC., on this 11 day of April, 1984 at 03 minutes past 1 o'clock P.M., and recorded in Volume 45 of Plats, pages 39-40, Records of Snohomish County, Washington.

By: *Dean V. Williams*  
 Snohomish County Auditor

By: *Mildred Smith*  
 Deputy County Auditor

**D E D I C A T I O N**

Know all men by these presents that 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 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 original reasonable 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 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 we set our hands and seals this 6<sup>th</sup> day of March, 1984.

*Gordon P. Reykdal*  
 Gordon P. Reykdal

*Janice Reykdal*  
 Janice Reykdal

RICHARD A. JOHNSON & CO., INC.

*Richard A. Johnson, Jr.*  
 Richard A. Johnson, President

PIONEER FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
*J.R. Jensen*  
 (SEE SHEET 7 OF 7 FOR ACKNOWLEDGMENT)

**A C K N O W L E D G M E N T S**

STATE OF WASHINGTON )  
 County of Snohomish ) ss.

On this 6<sup>th</sup> day of March, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GORDON P. REYKDAL and JANICE REYKDAL, to me known to be the individuals described in and who executed the foregoing dedication and who acknowledged to me that they signed the same as their free and voluntary act and deed 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.

*James S. Kell*  
 NOTARY PUBLIC in and for the State of Washington, residing Beverly



STATE OF WASHINGTON )  
 County of Snohomish ) ss.

On this 6<sup>th</sup> day of March, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD A. JOHNSON, to me known to be the President of RICHARD A. JOHNSON & 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.

*James S. Kell*  
 NOTARY PUBLIC in and for the State of Washington, residing Beverly

**T R E A S U R E R S C E R T I F I C A T E**

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 84 taxes.

By: *Kirke Sievers*  
 Snohomish County Treasurer

By: *James M. Miller, Jr.*  
 Deputy County Treasurer

**HEATHERWOOD LANE NO. 2  
SECTION 32, TWP. 28N., R. 5E., W. M.  
SNOMISH COUNTY, WASHINGTON**

NORTH  
SCALE: 1" = 50'

UNPLATTED

UNPLATTED

**LEGEND**

- = SET CASSED MONUMENT
- = SET CONCRETE MONUMENT
- ⊙ = EXISTING BRASS CAP

BLOCK 1

2

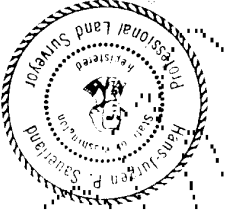
**LEGAL DESCRIPTION**

LOT 1, BLOCK 2 OF HEATHERWOOD GARDEN TRACTS NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 23A, RECORDS OF SNOMISH COUNTY, WASHINGTON.

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF HEATHERWOOD LANE NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUB-DIVISION OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE PLATING REGULATIONS.

*[Signature]*  
JAMES SAUERLAND  
PROF. LAND SURVEYOR  
CERTIFICATE NO. 12055



8505 22505  
8505 22505

LOVELL SAUERLAND & ASSOCIATES, INC.

SHEET 1 OF 2

83-1139

