

C 67
P 397

WINGATE DIV. 1

SECTION 33, TWP. 28 N, R 4E, W.M.

SNOHOMISH COUNTY, WASHINGTON

DESCRIPTION

This Plat of Wingate Division 1 embraces that portion of the NW 1/4 of Section 33, Township 28 North, Range 4 East W.M., Snohomish County, Washington, described as follows:

Commencing on the Northerly margin of the Shelby-Picnic Point Road at the Southeast corner of the Plat of Monticello Division No. 1 as recorded in Volume 29 of Plats on pages 73 through 75 records of said County; thence N 88°44'12" W along said Northerly margin 22.00 feet to the Point of Beginning; thence continuing N 88°44'12" W 369.30 feet to the beginning of a curve to the right having a radius of 686.20 feet; thence Westerly along said curve through a central angle of 25°02'57" an arc distance of 300.00 feet; thence leaving said road margin N 26°00'00" W 590.00 feet; thence N 68°00'00" W 200.00 feet; thence N 36°00'00" W 120.00 feet; thence N 15°00'00" W 290.00 feet; thence N 4°00'00" E 260.00 feet; thence S 84°00'00" E 490.00 feet; thence S 6°00'00" W 280.00 feet; thence S 66°00'00" E 220.00 feet; thence S 56°00'00" E 270.00 feet; thence S 77°00'00" E 368.54 feet; thence S 1°07'48" W 687.89 feet to the Point of Beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public forever, all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following the original reasonable grading of the roads and ways shown 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 rights of way or to hamper proper drainage. Any encroachment of drainage waters in culverts or drains or re-routing 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 have set our hands and seals.

C. W. PROPERTIES, INC.

J. Mc Comackie
Vice President

J. B. Wallace
Secretary

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUBLIC UTILITY DISTRICT NO. 1 of SNOHOMISH COUNTY and GENERAL TELEPHONE COMPANY of the NORTHWEST, INC., their respective successors and assigns under and upon the exterior 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 with 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 herein stated. Also, each lot or tract is subject to an easement 2.5 feet in width parallel with and adjoining all interior lot lines for purposes of drainage and utilities.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

RESTRICTIONS

No lot shall be further sub-divided than shown on the face of this plat.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

This is to certify that on this 16th day of July, 1972, before me, the undersigned, a Notary Public, personally appeared J. Mc Comackie and J. B. Wallace, Vice President and Secretary, respectively, of C. W. PROPERTIES INC., a Washington Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Arnis E. Buhse
Notary Public in and for the State of
Washington residing at Lynnwood.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of WINGATE DIV. 1 is based upon an actual survey and subdivision of Section 33 Twp. 28 N., Rge. 4 E., 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, and that I have fully complied with provisions of the platting regulations.



D. R. Ruppe
D. R. RUPPE, Pro. Land Surveyor
Certificate No. 9435

TREASURER'S CERTIFICATE

I, VERNE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes of the above described tract of land have been paid, up to and including the year 1973.

Verne Sievers
Snohomish County Treasurer

By: *Joseph A. Stone*
Chief Deputy Snohomish County Treasurer

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Snohomish County Planning Commission and is duly approved this 17th day of June, 1972.

James D. Dundas
Director, For C.F.S. Bernin, Jr.

2249823
JUN 19 1972

RECORDING CERTIFICATE

Filed for record at the request of C. W. Properties, Inc this 19th day of JUNE, 1972, at 43 minutes past 3 P.M., and recorded in Snohomish County, Washington, Volume 28 of Plats, pages 26 and 27 records of Snohomish County, Washington. \$15.00

Stan Dubuque
Snohomish County Auditor

William S. Dwyer
Deputy Snohomish County Auditor

Examined and approved this 19th day of JUNE, 1972.

Warren D. Martin
Snohomish County Engineer

Examined and approved this 19th day of JUNE, 1972.

E. Sam Kraetz
Chairman, Board of County Commissioners

WINGATE DIV. 1
SECTION 33, TWP. 28 N, R 4E, W.M.
SNOHOMISH COUNTY, WASHINGTON

UNPLATTED

