

C 108  
P 51

# WINGATE DIV. 3

## SECTIONS 28 & 33, TWP. 28 N., R. 4 E., W.M.

### SNOHOMISH COUNTY, WASHINGTON

#### DESCRIPTION

This plat of WINGATE DIVISION 3 embraces that portion of the S 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 28, together with that portion of the W 1/2 of the NE 1/4 and the E 1/2 of the NW 1/4 of Section 33 all in Township 28 North, Range 4 East, W.M., Snohomish County, Washington and together with a replat of a portion of the plat of Ponticello Division No. 1 as recorded in Volume 29 of plats on pages 73, 74 and 75, records of said County all more particularly described as follows:

Beginning at a point on the East line of the plat of WINGATE DIVISION 1 as recorded in Volume 33 of plats, pages 50 and 51, records of said county, said point lying N 1°07'48" E thereon, 327.89 feet from the southeast corner of said plat; thence S 85°01'15" E 313.13 feet; thence N 88°00'00" E 190.00 feet; thence S 5°00'00" E 225.00 feet; thence S 85°00'00" E 70.00 feet; thence N 5° 00'00" E 190.00 feet; thence N 55°00'00" W 82.00 feet; thence N 8°00'00" E 170.00 feet; thence N 85°34'12" E 422.02 feet; thence N 9°00'00" W 420.00 feet; thence N 6°00'00" E 260.00 feet; thence N 23°00'00" W 315.00 feet; thence N 11°00'00" W 145.00 feet to a point on a curve from which the center bears N 11°00'00" W 430.00 feet distant; thence Westerly along said curve to the right through a central angle of 27°00'00" an arc distance of 157.60 feet; thence N 10°00'00" E 180.00 feet; thence N 46°00'00" E 75.00 feet; thence N 6°00'00" E 155.00 feet; thence N 21°00'00" W 178.00 feet; thence S 73°29'05" W 412.96 feet; thence S 45°00'00" W 445.00 feet to the most northerly corner of the plat of WINGATE DIVISION 2 as recorded in Volume 34 of plats, pages 30 and 31 records of said county; thence along the boundary of said plat S 36°34'46" E 267.90 feet, S 53°27'39" E 390.43 feet, and S 1°07'48" W 1010.00 feet to the northeast corner of the aforementioned plat of WINGATE DIVISION 1; thence S 1°07'48" W, along the East line of said plat, 360.00 feet to the POINT OF BEGINNING.

#### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., ALDERWOOD SEWER DISTRICT, and ALDERWOOD WATER DISTRICT, 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, wires, water and sewer services, with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, sewer and water 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.

The 10' water and utility easement on lot 23 as shown on the face of the plat shall be granted to General Telephone Company of the Northwest, Inc., Lynnwood Cablevision and Alderwood Water District.

#### RESTRICTIONS

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

#### 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, easements 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 encroaching of drainage ways 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. *Carl Holm* Vice-President  
*Dean F. Henry* Secretary

#### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

This is to certify that on this 22nd day of April 1975, before me, the undersigned, a Notary Public, personally appeared Carl Holm and Dean F. Henry, 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.

*Henry O. Indelicato*  
Notary Public in and for the State of Washington residing at Kidron

#### APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Snohomish County Planning Commission and is duly approved this 17 day of July, 1975.

*Dean F. Henry*  
Director

Examined and approved this 17<sup>th</sup> day of July, 1975.

*Harry O. Martin*  
Snohomish County Engineer

Examined and approved this 17<sup>th</sup> day of July, 1975.

*C. G. F. ...*  
Chairman, Board of County Commissioners

2394507  
7/7  
\$25.25

#### RECORDING CERTIFICATE

Filed for record at the request of C. W. Properties, Inc. this 17 day of July, 1975, at 4:30 minutes past 2:00 and recorded in records of Snohomish County, Washington, Volume 35 of Plats, Pages 33, 34 and 35.

*Henry B. Whalen*  
Snohomish County Auditor

*Rita A. Amickson*  
Deputy Snohomish County Auditor



#### TREASURER'S CERTIFICATE

I, XIRDE SURVEYER, 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 1974.

*Richard ...*  
Snohomish County Treasurer

*...*  
Chief Deputy Snohomish County Treasurer

# WINGATE DIV. 3

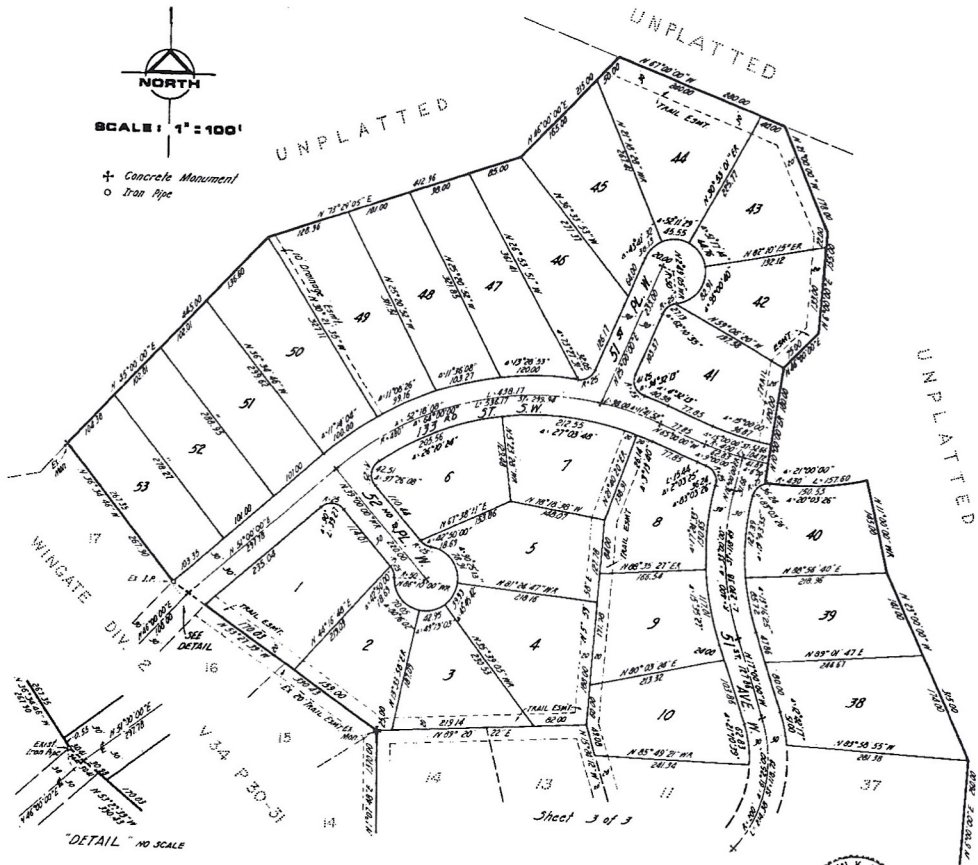
## SECTIONS 28 & 33, TWP. 28 N., R. 4 E., W.M.

### SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 100'

+ Concrete Monument  
o Iron Pipe

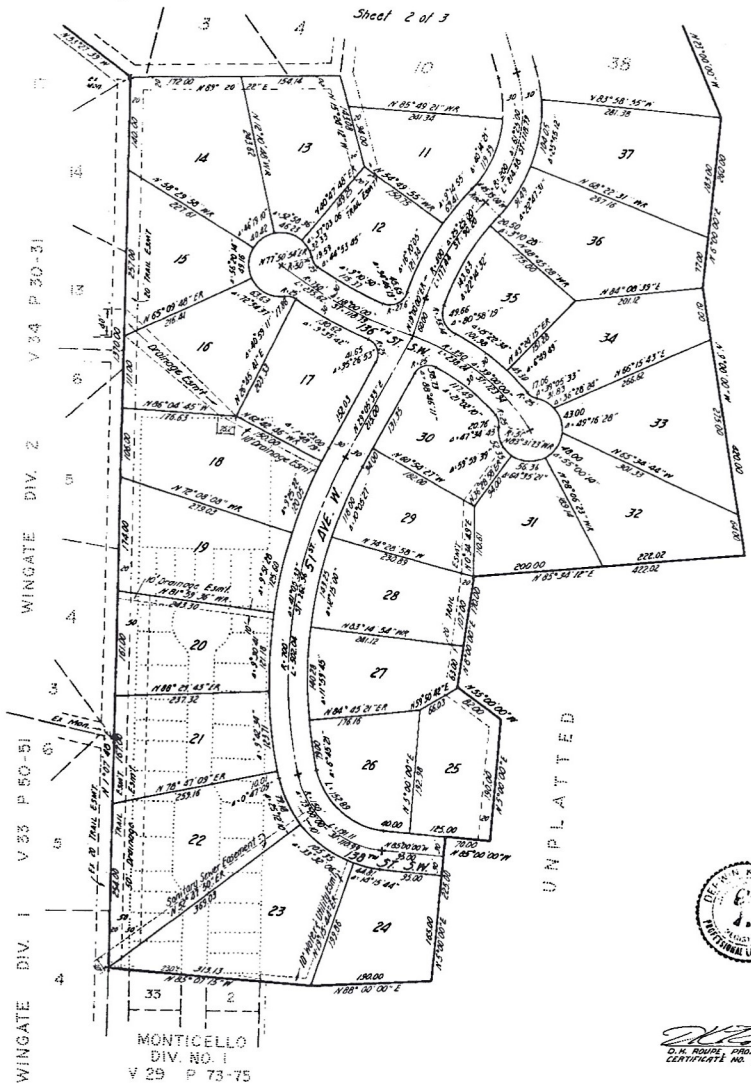


*D. L. Brown*  
D. L. BROWN, P. L. S.  
D. L. BROWN, P. L. S. NO. 1423

2396507

**WINGATE DIV. 3**  
**SECTIONS 28 & 33, TWP. 28 N., R. 4 E., W.M.**  
**SNOHOMISH COUNTY, WASHINGTON**

Sheet 2 of 3



SCALE 1" = 100'

UNPLATTED

UNPLATTED

WINGATE DIV. 1 V 33 P 50-51  
 WINGATE DIV. 2 V 34 P 30-31

MONTICELLO  
 DIV. NO. 1  
 V 29 P 73-75



*D.H. Royal*  
 D.H. ROYAL, PRO. LAND SURVEYOR  
 LICENSE NO. 9482

2396507