

WINGATE DIV. 4

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

SNOHOMISH COUNTY, WASHINGTON

DESCRIPTION

This plat of WINGATE DIV. 4 embraces that portion of the NE 1/4 of Section 33, Township 28 North, Range 4 East, N.W., Snohomish County, Washington described as follows:

Beginning at the Southeast corner of Lot 24 in the plat of WINGATE DIVISION 3 as recorded in Volume 35 of plats, page 33, 34, and 35, records of said county; thence S 65°00'00" E 110.00 feet; thence N 11°54'00" W 230.00 feet to the Northerly margin of 140th Street S.W.; thence S 88°44'12" E, along said margin, 695.00 feet to the beginning of a curve to the right having a radius of 1462.70 feet; thence Easterly along said curve through a central angle of 10°54'00" an arc distance of 270.33 feet to the East line of the West 1/2 of the NE 1/4 of said Section 33; thence N 0°16'05" E, along said East line 704.05 feet to a point lying S 0°16'05" W 602.54 feet from the Southwest corner of the NE 1/4 of the NE 1/4 of said Section 33; thence S 88°35'58" E parallel with the South line of said last mentioned subdivision; 866.40 feet to the Northwesterly boundary of Block 1 in the plat of Serene Acres No. 2 as recorded in Volume 12 of plats, page 35 records of said county; thence N 37°51'40" E along said boundary 749.53 feet to the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 33; thence N 88°35'58" W along the South line of said last mentioned subdivision 1323.74 feet to the Southwest corner of said subdivision; thence N 0°18'05" E along the West line of said subdivision 954.23 feet; thence N 67°00'00" W 72.33 feet; thence S 80°00'00" W 42.05 feet to a point on a curve from which the center bears S 80°00'00" W 50.00 feet distant; thence Westerly along said curve to the left through a central angle of 124°00'00" an arc distance of 108.21 feet; thence N 44°00'00" W 78.30 feet; thence N 67°00'00" W 57.12 feet; thence S 30°00'00" W 124.18 feet; thence N 65°00'00" W 210.00 feet to a point on a curve from which the center bears S 56°10'41" E 250.00 feet distant; thence Southerly along said curve to the left through a central angle of 18°20'05" an arc distance of 80.00 feet; thence N 74°30'46" W 80.00 feet; thence N 80°30'00" W 178.08 feet to an angle point on the East line of Lot 42 in said plat of Wingate Division 3; thence along the Easterly boundary of said plat S 46°00'00" W 75.00 feet and S 10°00'00" W 180.00 feet to a point on a curve from which the center bears N 10°00'00" E 430.00 feet distant; thence Easterly along said curve to the left through a central angle of 21°00'00" an arc distance of 157.50 feet; thence S 11°00'00" E 145.00 feet; S 23°00'00" E 315.00 feet; S 6°00'00" W 260.00 feet; S 9°00'00" E 420.00 feet; S 85°34'12" W 422.02 feet; S 8°00'00" W 170.00 feet; S 55°00'00" E 82.00 feet; S 5°00'00" W 190.00 feet; N 85°00'00" W 70.00 feet and S 5°00'00" W 225.00 feet to the Point of Beginning.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located. No further subdivision of any lot without resubmitting for formal plat procedure. *Open Areas shall be left in its natural state with no road fill or structures.*

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of WINGATE DIV. 4 is based upon an actual survey and subdivision of Section 33, Twp. 28 N., Range 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 the provisions of the platting regulations.



D. Roppel
D.K. Roppel, Prof. Land Surveyor
Certificate No. 9435

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 enclosing 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.N. PROPERTIES, INC.

Carl Holm _____ *Dean F. Henry* _____

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to SNOHOMISH COUNTY P.U.D. NO. 1, 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, remove, operate and maintain underground conduits, cables, wires and water services with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, and water service, together with the right to enter upon the lots 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.

Nothing in C.N. Properties Inc. or successors' design to encroach 50' in width for pipelines and utility purposes over, under and across that strip of land shown hereon.

TREASURERS CERTIFICATE

I, KIRKE 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 1974.

Kirk Siewers _____ *Don Anderson* _____
Snohomish County Treasurer 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 15 day of November, 1976.

George Sorenson by *Ally Wood* _____
Director

Examined and approved this 15th day of November, 1976.
Arnold E. Wood _____
Snohomish County Engineer

Examined and approved this 17th day of Nov, 1976.
W. Richard Ferguson _____
Chairman, Board of County Commissioners

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7611180093 \$27⁵⁸

RECORDING CERTIFICATE

Filed for record at the request of C.N. Properties, Inc. this 18th day of November, 1976, at 9:40 minutes past 9 am and recorded in Volume 34 of Plats, Pages 94, 97 and 98 records of Snohomish County, Washington.

Henry B. Whelan _____ *Betty Oriskany* _____
Snohomish County Auditor Deputy Snohomish County Auditor

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } ss.

This is to certify that on this 29th day of JULY, 1976, before me, and the undersigned, a Notary Public personally appeared CARL HOLM and DEAN F. HENRY VICE PRESIDENT and SECRETARY respectively, of C.N. 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 each 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.

H. Thomas Harding _____
Notary Public in and for the State of Washington
Residing at REDMOND

This is to certify that on this _____ day of _____, 197____, before me, and the undersigned, a Notary Public personally appeared _____ and _____ respectively, of _____ 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 each stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

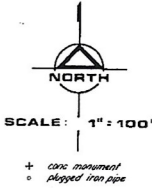
WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of _____
Residing at _____

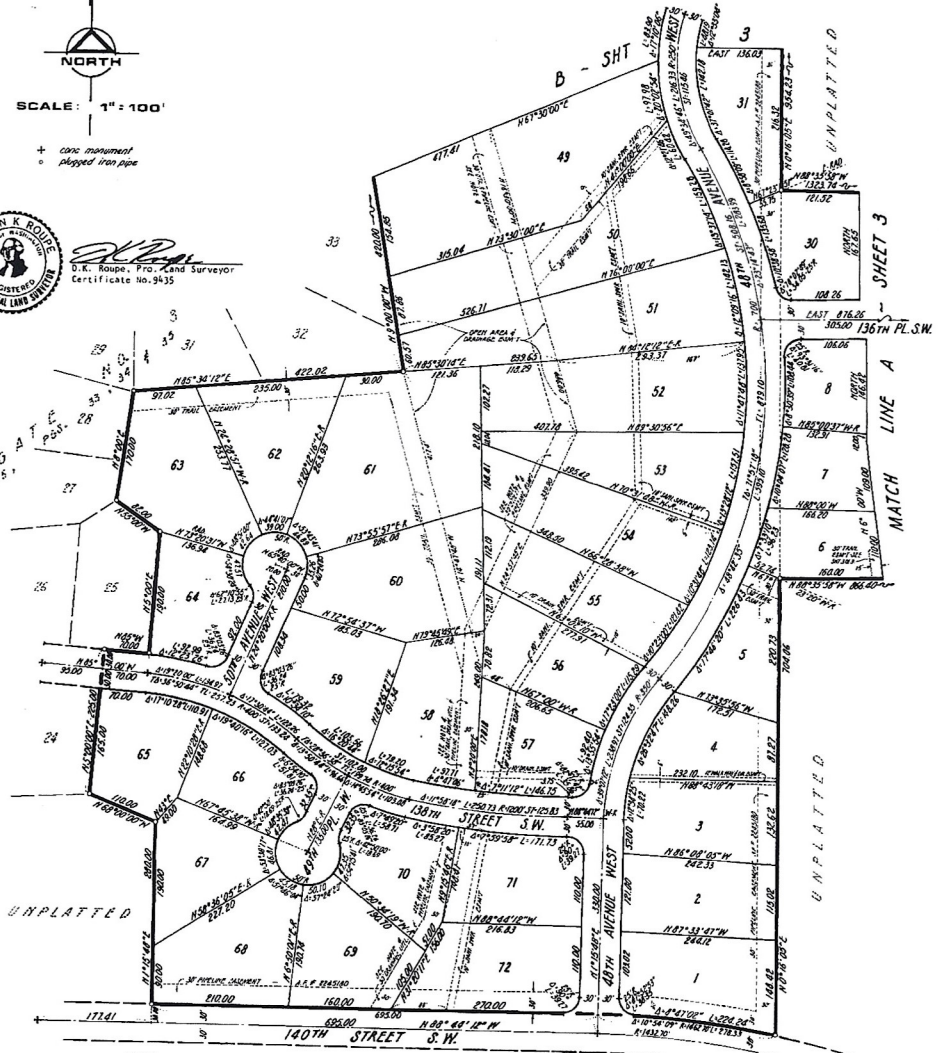
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SNOHOMISH COUNTY, WASHINGTON



D. K. ROUPE, Professional Land Surveyor
 Certificate No. 9435



- NOTE**
1. MAINTENANCE OF ISLAND (PLANTERS) IN RIGHT-OF-WAY SHALL BE BORNE BY OWNERS OF LOTS ADJACENT. (LOTS 60-64, 66-70)
 2. MAINTENANCE OF TRAIL ELEMENTS SHALL BE BORNE BY UNDERLYING LOT OWNERS.
 3. NO VEHICULAR ACCESS TO 140TH STREET S.W. FROM LOTS 1, 60, 65, AND 72.
 4. PIPELINE EASEMENT GRANTED EXCLUSIVELY TO C.W. PROPERTIES, INC. FROM SUCCESSORS & ASSIGNS.
- SHEET 2 OF 3 SHEETS**

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