DUMAS LANE

SECTION 31, TWP. 28N., R.5E., W.M.

SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF BOTHELL-EVERETT HIGHWAY (SR-527).

ALSO,

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF THE BOTHELL-EVERETT HIGHWAY (SR-527); EXCEPT THE SOUTH 150.00 FEET THEREOF;

AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S 89°50'29" W, ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 374.91 FEET TO A POINT WHICH IS 135.00 FEET EASTERLY OF THE EASTERLY MARGIN OF BOTHELL-EVERETT HIGHWAY (SR-527), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S 0°09'31" E, A DISTANCE OF 82.00 FEET; THENCE S 89°50'29" W, A DISTANCE OF 26.43 FEET; THENCE S 36°08'28" W, A DISTANCE OF 55.13 FEET; THENCE S 85°05'14" W, A DISTANCE OF 39.65 FEET; THENCE N 80°02'07" W, A DISTANCE OF 18.00 FEET; THENCE N 49°26'47" W, A DISTANCE OF 68.30 FEET; THENCE S 89°50'29" W, A DISTANCE OF 30.28 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF SAID SR-527, SAID EASTERLY MARGIN LYING 30.00 FEET SOUTHEASTERLY FROM THE CENTERLINE OF SAID SR-527; THENCE N 37°31'40" E, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 103.62 FEET TO A POINT WHICH IS 135.00 FEET WESTERLY OF THE TRUE POINT OF BEGINNING; THENCE N 89°50'29" E, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

LEGEND

- ⊙ = SET CASED CONCRETE MONUMENT
- ○ = SET CONCRETE MONUMENT
- S.L.W.D.S.E. = SILVER LAKE WATER DISTRICT SANITARY SEWER EASEMENT
- S.L.W.D.S. & W.E. = SILVER LAKE WATER DISTRICT SANITARY SEWER AND WATER EASEMENT
- D.E. = DRAINAGE EASEMENT

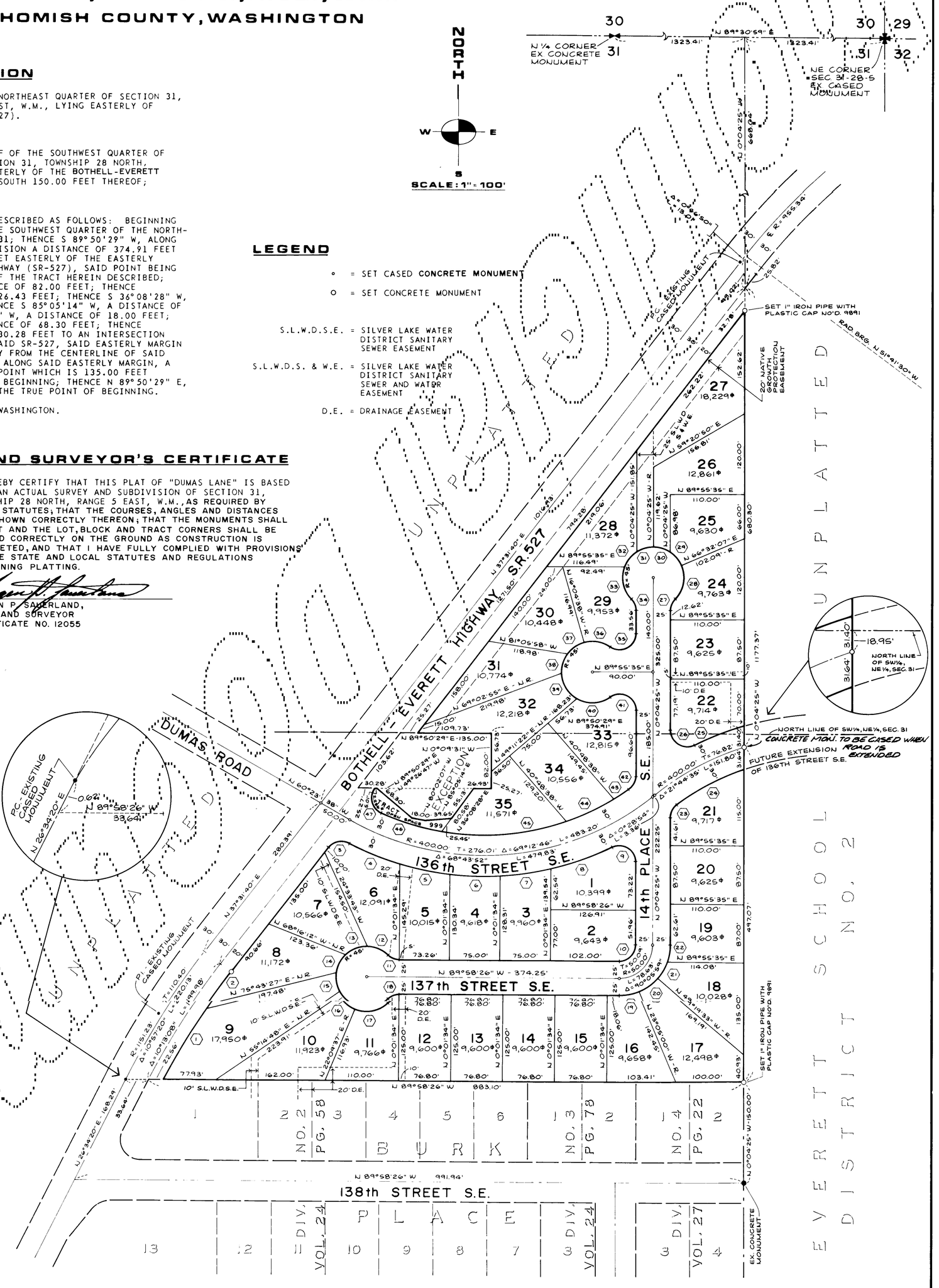
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "DUMAS LANE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE COURSES, ANGLES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS SHALL BE SET AND THE LOT, BLOCK AND TRACT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED, AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

JURGEN P. SAUERLAND,
PRO. LAND SURVEYOR
CERTIFICATE NO. 12055

CURVE DATA

⬡	R	△	L
1	1101.23'	6°33'33"	126.07'
2	1101.23'	3°07'18"	60.00'
3	25.00'	79°47'46"	34.82'
4	430.00'	10°46'12"	80.83'
5	430.00'	9°58'32"	74.87'
6	430.00'	10°00'36"	75.12'
7	430.00'	10°07'05"	75.94'
8	430.00'	12°52'53"	96.67'
9	25.00'	116°21'27"	50.77'
10	25.00'	90°05'59"	39.31'
11	25.00'	44°24'55"	19.38'
12	45.00'	43°07'34"	33.87'
13	45.00'	44°33'48"	35.00'
14	45.00'	38°11'50"	30.00'
15	45.00'	38°11'50"	30.00'
16	45.00'	38°11'50"	30.00'
17	45.00'	66°32'58"	52.27'
18	25.00'	44°24'55"	19.38'
19	75.00'	23°06'34"	30.25'
20	75.00'	26°14'33"	34.38'
21	75.00'	21°46'02"	28.49'
22	75.00'	18°58'50"	24.85'
23	25.00'	53°05'10"	23.16'
24	370.00'	17°37'36"	113.89'
25	430.00'	10°34'12"	79.40'
26	25.00'	117°05'29"	51.09'
27	25.00'	44°24'55"	19.38'
28	45.00'	67°48'23"	53.26'
29	45.00'	32°51'35"	25.81'
30	45.00'	33°44'57"	26.50'
31	45.00'	33°44'41"	26.50'
32	45.00'	35°49'20"	28.14'
33	45.00'	64°50'54"	50.93'
34	25.00'	44°24'55"	19.38'
35	25.00'	124°51'00"	54.48'
36	45.00'	50°51'13"	39.94'
37	45.00'	38°20'20"	30.11'
38	45.00'	38°11'50"	30.00'
39	45.00'	57°40'08"	45.29'
40	45.00'	64°38'29"	50.77'
41	25.00'	124°51'00"	54.48'
42	25.00'	54°09'35"	23.63'
43	370.00'	4°11'00"	27.02'
44	370.00'	12°03'07"	77.83'
45	370.00'	29°13'26"	188.72'
46	370.00'	14°28'17"	93.45'
47	25.00'	102°38'45"	44.79'



LOVELL-SAUERLAND & ASSOCIATES, INC.

8609035001

SHEET 1 OF 2

1255

DUMAS LANE

SECTION 31, TWP.28N., R.5E., W.M.

SNOHOMISH COUNTY, WASHINGTON

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 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 NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY 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 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.

FURTHERMORE, LOTS 1 THROUGH 35, INCLUSIVE, SHALL HAVE AN EQUAL AND UNDIVIDED ONE THIRTY-FIFTH (1/35) INTEREST IN TRACT 999, FOR OPEN SPACE PURPOSES.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR SIGNATURES AND SEALS THIS 3RD DAY OF JULY, 1986.

RICHARD A. JOHNSON AND COMPANY, INC.

Richard A. Johnson Pres
RICHARD A. JOHNSON, PRESIDENT

PIONEER PROPERTIES, INC.

Nik J. Halladay
NIK J. HALLADAY, PRESIDENT

Kim K. Sharpe
KIM K. SHARPE, ASSIST. CORP. SECRETARY

APPROVALS

EXAMINED AND APPROVED THIS 19 DAY OF AUG. 1986.

BY. Jack P. Bilsborough
SNOHOMISH COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 25TH DAY OF AUGUST 1986 1986.

James Miller
SNOHOMISH COUNTY DIRECTOR,
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS ____ DAY OF _____, 1986.

Bruce Agnew
CHAIRMAN, COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RE-SUBMITTING FOR FORMAL PLAT PROCEDURE.

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 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 HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY 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.

NO CLEARING, GRADING, FILLING OR CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN ANY "NATIVE GROWTH PROTECTION EASEMENT" EXCEPT FOR NECESSARY UTILITY INSTALLATIONS. REMOVAL OF TREES BY THE PROPERTY OWNER SHALL BE LIMITED TO THOSE WHICH ARE DEAD, DISEASED OR HAZARDOUS.

NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO SR 527.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

ON THIS 3RD DAY OF JULY, 1986, BEFORE ME PERSONALLY APPEARED NIK J. HALLADAY AND KIM K. SHARPE, TO ME KNOWN TO BE THE PRESIDENT AND ASSISTANT CORPORATE SECRETARY, RESPECTIVELY, OF PIONEER PROPERTIES, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Margaret W. Pearce
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT EDMONDS

MARGARET W. PEARCE NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES JULY 1, 1986

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

ON THIS 3RD DAY OF JULY, 1986, BEFORE ME PERSONALLY APPEARED RICHARD A. JOHNSON, TO ME KNOWN TO BE THE PRESIDENT OF RICHARD A. JOHNSON & CO., INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Margaret W. Pearce
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT EDMONDS

MARGARET W. PEARCE NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES JULY 1, 1986

EASEMENT PROVISIONS

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND 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, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, CATV, TELEPHONE AND UTILITY 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 STORM WATER FACILITIES.

#8609035001 $26.50 SF 135.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Pioneer Properties Inc AT 53 MINUTES PAST 9 a.M. THIS 3 DAY OF Sept. _____, 1986, AND RECORDED IN VOLUME 47 OF PLATS, PAGES 36 & 37, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Dean V. Williams
SNOHOMISH COUNTY AUDITOR

BY: Betty Danielson
DEPUTY SNOHOMISH COUNTY AUDITOR

TREASURER'S CERTIFICATE

I, HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1987 TAXES.

Kirke Sievers By Joe Anderson CHIEF DEPUTY
TREASURER, SNOHOMISH COUNTY

LOVELL-SAUERLAND & ASSOCIATES, INC.