

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32;  
THENCE NORTH 89° 36'16" WEST, 353.72 FEET;  
THENCE SOUTH 00° 19'05" WEST, 295.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PICNIC POINT ROAD;  
THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88° 33'03" EAST, 66.51 FEET TO POINT "A" AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.62 FEET;  
THENCE ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 69° 00'00" AN ARC LENGTH OF 802.79 FEET;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19° 33'03" EAST, 748.06 FEET;  
THENCE NORTH 70° 26'57" EAST, 235.00 FEET;  
THENCE NORTH 19° 33'03" WEST, 800.00 FEET;  
THENCE NORTH 24° 37'45" EAST, 333.12 FEET;  
THENCE NORTH 52° 19'53" EAST, 200.64 FEET;  
THENCE NORTH 01° 39'19" EAST, 161.55 FEET TO THE NORTH LINE OF SAID SECTION 33;  
THENCE ALONG SAID NORTH LINE NORTH 88° 20'41" WEST, 829.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE HEREINABOVE DESCRIBED POINT "A"  
THENCE SOUTH 01° 26'57" WEST RADIAL 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PICNIC POINT ROAD AND A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 606.62 FEET;  
THENCE EASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 28° 13'37" AN ARC LENGTH OF 298.85 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 40° 46'23" AN ARC LENGTH OF 431.69 FEET;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19° 33'03" EAST, 858.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 746.20 FEET;  
THENCE ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 28° 40'00" AN ARC LENGTH OF 373.34 FEET;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 48° 13'03" EAST, 933.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139° 39'06" AN ARC LENGTH OF 170.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 140TH STREET S.W.;  
THENCE ALONG SAID RIGHT-OF-WAY NORTH 88° 33'57" WEST, 115.34 FEET;  
THENCE NORTH 20° 22'02" WEST, 269.26 FEET;  
THENCE NORTH 88° 33'57" WEST, 132.28 FEET;  
THENCE NORTH 61° 53'33" WEST, 816.12 FEET;  
THENCE NORTH 41° 46'54" WEST, 281.69 FEET;  
THENCE NORTH 00° 42'37" EAST, 280.56 FEET;  
THENCE NORTH 89° 17'23" WEST, 180.00 FEET;  
THENCE NORTH 00° 42'37" EAST, 1047.85 FEET TO THE SOUTHERLY MARGIN OF SAID PICNIC POINT ROAD AND THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH:

ALL THAT PORTION OF LOTS 29 AND 30, HILLMAN'S NORTH SEATTLE-PUGET SOUND FRONT MEADOWDALE ADDITION, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTH OF PICNIC POINT ROAD.

TOGETHER WITH VACATED (41 CR. PAGES 223 AND 224) INTERURBAN BOULEVARD LYING SOUTH OF SHELBY-PICNIC POINT ROAD AND ADJACENT TO SAID LOT 29 ON THE EAST.

SUBJECT TO AGREEMENTS RECORDED UNDER AUDITOR'S FILE NOS. 7808310138, 7808310139, 7808310140, 8909020115 AND 9211301080 SUBJECT TO RESERVATION OF MINERAL RIGHTS, RECORDED UNDER A.F. NO. 7811300192.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY TO ASSESSMENTS CONTAINED IN INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8903080274, 8903080275, 8908240332, 9102280534, AND 9102280535.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALDERWOOD WATER DISTRICT AND ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CATV, GAS AND UTILITY SERVICE AND PRIVATE STORM YARD DRAINS 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, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

LOTS WITH PRIVATE SIDE SEWER EASEMENTS USED IN COMMON, I.E., LOTS 62, 63 AND LOTS 72, 73, 75 AND 76 SHALL SHARE EQUALLY, THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION. THE PROPERTY OWNER SHALL HAVE A RIGHT OF ENTRY OVER SAID EASEMENTS WHEN SIDE SEWERS BECOMES NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT. OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SEWER ABOVE THEIR CONNECTIONS.

## EASEMENT NOTES

THE FOLLOWING EASEMENTS MAY AFFECT THE SUBJECT PROPERTY BUT ARE NOT SHOWN SINCE THE EXACT LOCATIONS ARE NON-SPECIFIC.

- |                        |                    |            |                       |
|------------------------|--------------------|------------|-----------------------|
| 1) A.F. NO. 593877     | SLOPE EASEMENT     | MAY AFFECT | TRACT 992             |
| 2) A.F. NO. 603420     | SLOPE EASEMENT     | MAY AFFECT | TRACTS 991-994, 997   |
| 3) A.F. NO. 2136313    | FIELD EASEMENT     | MAY AFFECT | TRACTS 991, 993, 997  |
| 4) A.F. NO. 7811220312 | TRAIL EASEMENT     | AFFECTS    | UNKNOWN (RELOCATABLE) |
| 5) A.F. NO. 8401230117 | PILE & ANCHOR ESMT | MAY AFFECT | TRACTS 986, 987, 993  |

REGATTA  
IN THE NE 1/4, NE 1/4  
IN THE W. 1/2 OF SECTION 33, TOWN  
SNOHOMISH COUNTY  
ZA 89

*DEDICATION*

KNOW ALL MEN BY THESE PRESENTS THAT SHERGAR LAND CORPORATION, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FIRST INTERSTATE BANK OF WASHINGTON, THE MORTGAGEE THEREOF, 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 WATER 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.

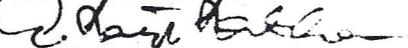
TRACTS 986 THROUGH 990 AND 992 THROUGH 996 ARE HEREBY DEDICATED WITH AN UNDIVIDED INTEREST TO LOTS 1 THROUGH 78 OF THIS SUBDIVISION WITH THE RECORDING OF THIS PLAT, AND SHALL BE MAINTAINED BY SAID LOTS IN PERPETUITY. SAID TRACTS TO BE USED FOR PURPOSES SHOWN HEREIN INCLUDING UTILITY EASEMENTS, LANDSCAPING AND NATIVE GROWTH PROTECTION AREAS, TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED TO SNOHOMISH COUNTY.

TRACT 991 IS HEREBY DEDICATED TO SNOHOMISH COUNTY FOR PARK PURPOSES.

TRACT 997 IS HEREBY DEDICATED TO ALL LOTS WITH AN UNDIVIDED INTEREST FOR STORM WATER RETENTION/DETENTION FACILITIES, TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED TO SNOHOMISH COUNTY.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 11<sup>th</sup>  
DAY OF October, 1995.

SHERGAR LAND CORPORATION

  
A. LATIF LAKHANI, PRESIDENT

BY: MS [Signature]  
ITS: McC [Signature]

### APPROVALS

EXAMINED AND APPROVED THIS 13<sup>TH</sup> DAY OF FEBRUARY, 1996.

by Webb P. Bullock COUNTY ENGINEER  
SNOHOMISH COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF February, 1996.

for Patricia C. Henkle, AICP  
SNOHOMISH COUNTY DIRECTOR  
DEPARTMENT OF PLANNING & DEVELOPMENT  
SERVICES

EXAMINED, FOUND TO BE IN CONFORMANCE WITH APPLICABLE ZONING  
AND OTHER LAND USE CONTROLS, AND APPROVED THIS 21 DAY OF  
FEBRUARY, 1996

RC "S" [Signature]  
CHAIRMAN COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

**ESTATES**  
**OF SECTION 32 AND**  
**SHIP 28 NORTH, RANGE 4 EAST, W.M.**  
**ITY, WASHINGTON**  
**06267**

*RESTRICTIONS*

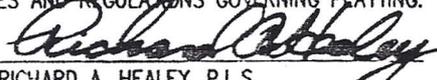
1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF THE SNOHOMISH COUNTY CODE.
3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.
4. ACCESS TO LOT 2 SHALL BE RESTRICTED TO ITS SOUTH SIDE ONLY.
5. ACCESS TO LOTS 21 AND 22 SHALL BE RESTRICTED TO THEIR NORTHEAST SIDES ONLY.
6. ACCESS TO LOTS 64 AND 65 SHALL BE RESTRICTED TO THEIR SOUTHWEST SIDES ONLY.
7. ACCESS TO LOTS 75 THROUGH 78 SHALL BE RESTRICTED TO THE COMMON ACCESS EASEMENT ONTO PICNIC POINT ROAD.
8. ALL NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS.
9. LOT 1 SHALL BE TREATED ESSENTIALLY AS A NATIVE GROWTH PROTECTION AREA PROVIDED THAT A SINGLE HOMESITE WITH ACCESS THERETO MAY BE DEVELOPED ON SAID LOT. SITE DEVELOPMENT PLANS FOR THE ACCESS DRIVEWAY AND HOMESITE INCLUDING CLEARING AND REVEGETATION PLANS AND DETAILED GEOTECHNICAL ANALYSIS SHALL BE REQUIRED TO HAVE RECEIVED APPROVAL FROM THE PLANNING COMMISSION PRIOR TO THE ISSUANCE OF ANY SITE DEVELOPMENT PERMITS OR ANY DISTURBANCE OF SAID LOT.

10. S.C.C. TITLE 26C REQUIRES THE PER LOT FEE PAYMENT IN THE AMOUNT OF \$750.00 FOR MITIGATION OF IMPACTS ON THE MUKILTEO SCHOOL DISTRICT. THE DEVELOPER HAS ELECTED TO DEFER THIS PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN.

11. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR LOTS 39, 43, 45, 58, 59, 61, 73 AND 74, IF IT IS DETERMINED THAT THE HOUSE DESIGN FOR SAID LOTS VARIES SIGNIFICANTLY FROM THE DESIGN OF THE BUILDING LAYOUT APPROVED BY S.C.P.&D.S., THE BUILDER SHALL PROVIDE ALL INFORMATION REQUIRED BY THE PROFESSIONAL PLANNING METHOD S.C.C. 18.46.030(3)(B) FOR REVIEW AND APPROVAL BY S.C.P.&D.S. LOTS 39, 43, 44, 45, 58, 59, 61, 73 AND 74, SHALL BE DEVELOPED IN ACCORDANCE WITH THE PLANS AS APPROVED.

## SURVEYOR'S CERTIFICATE

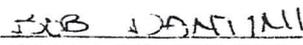
I, RICHARD A. HEALEY, REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THIS PLAT OF REGATTA ESTATES IS BASED ON AN ACTUAL FIELD SURVEY OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS SHOWN THEREON HAVE BEEN SET; THAT THE LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

  
RICHARD A. HEALEY, P.L.S.  
CERTIFICATE NO. 20719  
DATE: 9/19/95



## TREASURERS 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 1996 TAXES.

  
TREASURER, SNOHOMISH COUNTY

  
DEPUTY TREASURER, SNOHOMISH CO. Feb 21, 1996  
R:





MY COMMISSION EXPIRES: 8-9-99

# RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RICHARD A. HEALEY THIS

219 DAY OF Feb, 1996, AT 55 MINUTES PAST  
11 A.M. AND RECORDED IN VOLUME 61 OF PLATS, ON PAGES  
9 THROUGH 16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ROYAL  
MALL

Bib Terwilliger  
SNOHOMISH COUNTY AUDITOR  
Sheryl Sweeney  
DEPUTY, SNOHOMISH COUNTY AUDITOR



41  
265F

A.F. NO. 9602215004  
**REGATTA ESTATES**  
**ZA 8906267**  
IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.  
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**TREPANIER ENGINEERING**  
PROFESSIONAL CIVIL ENGINEERS  
AND LAND SURVEYORS  
**TT**  
1420 HEWITT AVE.  
EVERETT, WA. 98201

(206) 259-5556 FAX: (206) 259-5558

DRAWN BY: <u>W.E.P.</u>	DATE: <u>9/19/95</u>	PROJECT NO.: <u>93-032</u>
CHK'D. BY: <u>R.A.H.</u>	SCALE: <u>N/A</u>	SHT. / OF: <u>1 OF 8</u>

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