Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

Authentisign RMN 10/15/26

Authentisign PRN 10/15/26

1400

SP 324 (6-78)

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

RETURN TO PLANNING

8007290162

Know all men by these presents:

That we, the undersigned, having a real interest in the tract of land described by this declaration; and do hereby declare the herein described division of land approved as short plat number SP-324(6-78) on the 28th day of July, 1980, by the Planning Department of Snohomish County, subject to the following covenants and conditions:

I) That the land described by this declaration may not be further subdivided in any manner exceeding a total of four (4) parcels by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the resolutions of Snohomish County, and subject to the penalties attendant thereto.

2) That all subsequent deeds will contain provisions for private roads in the manner described herein.

3) That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such roads are improved to Snohomish County standards, and dedicated to and accepted by Snohomish County.

4) That any private road will be subject to a utilities easement in favor of the grantor or his successor and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes.

5) That with respect to any private road described by this declaration whether it remains private or becomes a dedicated county road, there is the additional 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 the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein. Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, 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 or to hamper proper road drainage.

6) That the legal description and the illustrative map attached hereto of this short subdivision (are) (~~are not~~) based upon accurate surveys.

7) That the legal description of the land herein subdivided into not more than four (4) parcels is attached hereto and incorporated by reference as though fully set out herein.

8) That additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, and his heirs, successors and assigns enforceable only by such persons, are attached hereto as exhibits "A" and incorporated by reference as though only set out herein.

Note item "f" of exhibit "A", building permit prohibition.

RECORDED

1980 JUL 29 PM 3:11

HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.

DEPUTY Becky Hamilton

8007290162

VOL 1676 PAGE 2252

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

That, but for the exception contained in paragraph (8) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of Snohomish County and the county and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this _____ day of _____, 19____.

GRANTORS:

Miriam J. Russell, Co-Trustee

Miriam J. Russell

Seattle First National Bank, Co-Trustee

By: Robert S. Thorne

By: William J. Lind Trust Real Estate Officer

Charles E. Taylor, As His Separate Estate

Charles E. Taylor

STATE OF WASHINGTON,
County of King } ss.

On this day personally appeared before me Miriam J. Russell

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 20 *day of* June, 19 78

Haroldene Gabby

Notary Public in and for the State of Washington, residing at Issaquah

NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON,
County of King } ss.

SECURITY TITLE

On this 20th day of June A. D., 1978
before me personally appeared ROBERT S. THORNE and WILLIAM J. LIND
, to me known
to be the Vice President and Trust Real Estate Officer of the corporation that executed the within and 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 said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at Seattle

NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON,
County of Thurston } ss.

On this day personally appeared before me Charles E. Taylor

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 21st *day of* June, 19 78

Bunnelle B Wagner

Notary Public in and for the State of Washington, residing at Olympia

NOTARY PUBLIC STATE OF WASHINGTON

8007290162

VOL 1676 PAGE 2253

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

EXHIBIT "A"

ADDITIONAL COVENANTS AND CONDITIONS TO SHORT PLAT NUMBER SP 324 (6-78) CONTINUED FROM SHORT PLAT DECLARATION PARAGRAPH (8):

(a) No further subdivision of any lot without resubmission for short plat or formal plat approval by the County. No further subdivision shall occur until the access road is improved to full County standards and accepted for maintenance by the County.

(b) Maintenance of the road within and providing access to this short subdivision is the responsibility of the parties taking access therefrom. Snohomish County is not obligated to maintain it until such time as it is improved to full County standards and accepted for maintenance by the County.

(c) The responsibility for repair and maintenance of the private road (Tract "X") within this short subdivision shall be equally divided and prorated between each and every lot or parcel of property which is served by access therefrom.

(d) The owner or owners of each parcel within this short subdivision shall participate in the public dedication of Tract "X" at such time as it may be accepted by Snohomish County.

(e) The owner or owners of each parcel within this short subdivision shall sign and participate in any agreement for repair and maintenance of the access road located on Tract 13 within the plat of Taylor Heights, as may be approved and accepted by the owner or owners of a majority of the other lots (exclusive of this short subdivision) which are served by access therefrom. This obligation is conditioned upon the responsibilities of each party under any such agreement being reasonably fair in relation to the mutual benefits derived therefrom.

(f) No building permit shall be issued by Snohomish County for construction on any parcel within this short subdivision until the drainage improvements to the road within and providing access to this property have been approved by the Snohomish County Planning Department in accordance with the intent of it's original conditional approval letter dated July 24, 1979.

Order: 500172269
Doc: SN:1980 8007290162

Requested By: CTEVNAXML01, Printed: 9/29/2026 4:25:39 PM

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

Field

RECEIVED
JUN 27 1978
CO. PLANNING OFFICE

(3)

FILE NUMBER SP 324 (6-78)

SHORT SUBDIVISION APPLICATION
Snohomish County Planning Department
Snohomish County Court House
Everett, Washington 98201
Phone: 259-9311

(Home) 232-3050

NAME: Miriam J. Russell and Seattle First National Bank, Co-Trustee PHONE: (Business) 682-4374

ADDRESS: 8924 S.E. 45th, Mercer Island, WA 98040

Sec. 32 Twp. 28 Range 7 Zoning of Property Rural Use

Source of Water Supply City of Monroe (public supply)

Name of Water District, if any City of Monroe

Method of Sewage Disposal Individual Septic System

NOTE: Health District signature does not indicate suitability of these lots for septic systems. This review applies only to the plat as a whole, and that sewage disposal requirements for each lot shall be subject to soil analysis as determined by tests performed on individual lots.

Name of Sewer District, if any None

To be signed by the applicant:

I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm or corporation in any manner connected with the development, and listed below are the names, addresses, and telephone numbers of all such persons, firms or corporations. (If same as applicant named above, leave blank.)

(1) Name _____ Phone: _____

Address _____

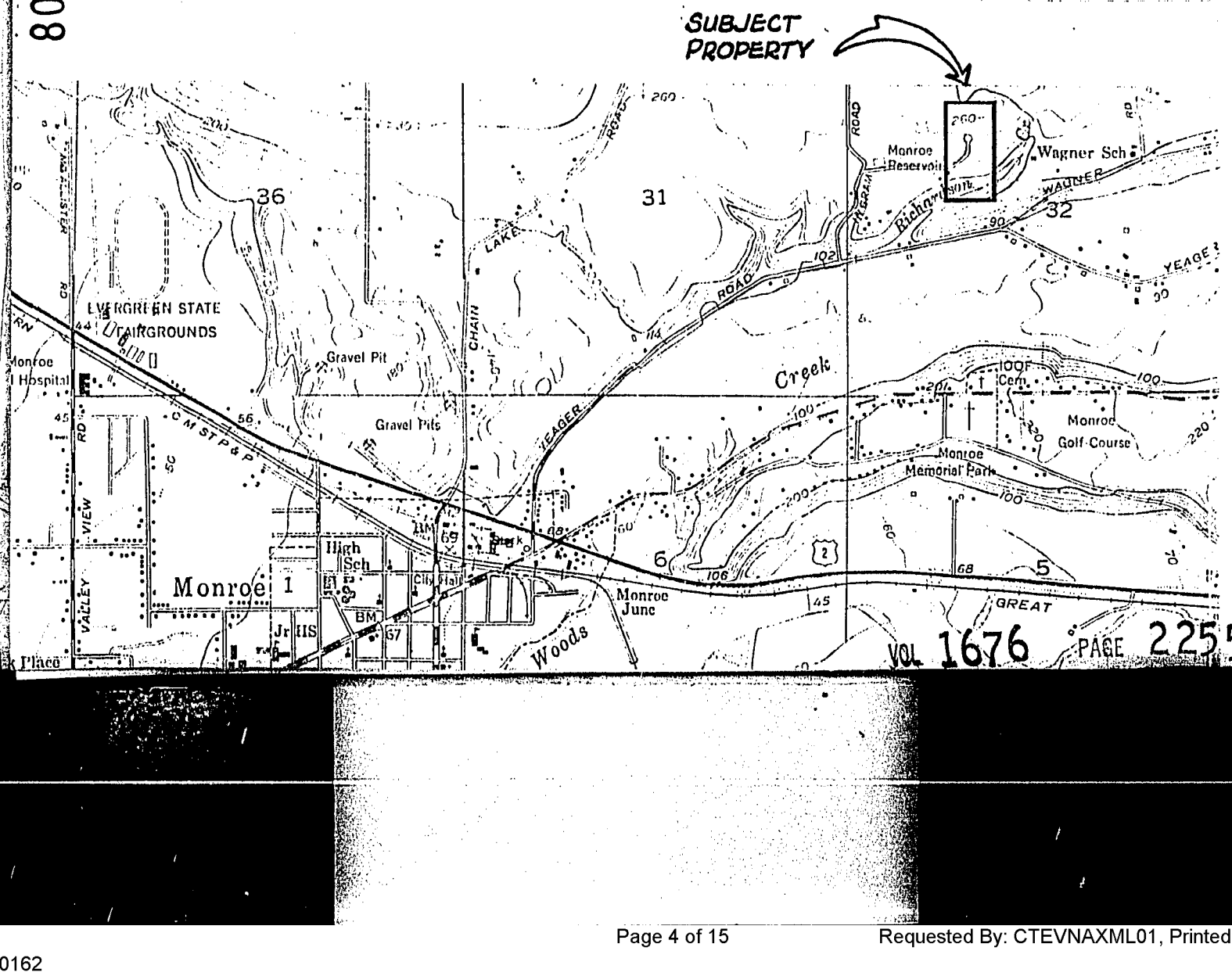
(2) Name _____ Phone: _____

Address _____

Seattle First National Bank
Miriam J. Russell By: William [illegible] Trust Real Estate Officer October 9, 1970
(Signature of Applicant) (Date Property Acquired)

8007290162

VICINITY MAP
(Please provide sufficient detail to allow field inspector to locate site)



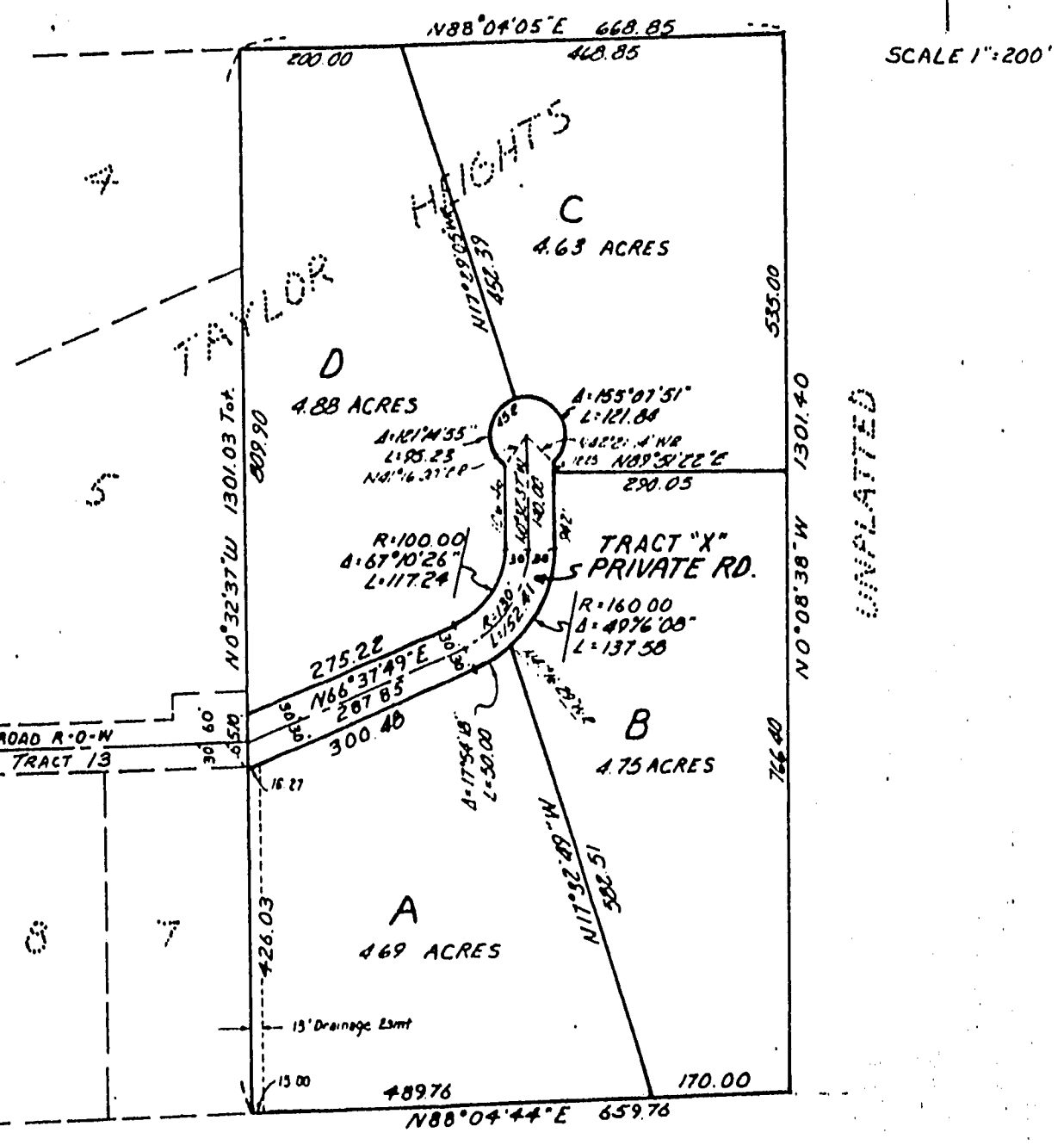
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Pg. No. 2
TITL NUMBER

SHORT PLAT MAP

(A separate sheet may be used for the map, provided it is not larger than 8½" x 14" in size and sufficient space is left vacant for inclusion of the certification appearing below.)



Do not write below this line

UNPLATTED

I hereby certify that this short subdivision complies with the conditions as set forth in the Snohomish County Short Subdivision Code, Title 20, and is approved this 29th day of July, 19 80, subject to recording with the Auditor of Snohomish County and under the conditions set forth in the attached Declaration of Short Subdivision.

George Sheriun by Donna Jordan
(Director of Planning)

8007290162

VOL 1676 PAGE 2256

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
7/16/80

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
BOUNDARY

Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington.



GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

8007290162

VOL 1676 PAGE 2257

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
9/24/79
REV. 7/16/80
REV. 7/21/80

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL A (4.69 Acres)

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington, described as follows:

BEGINNING at the Southwest corner of said LOT; thence N 0°32'37" W along the West line of said LOT a distance of 426.03 feet; thence N 66°37'49" E 300.48 feet to the beginning of a curve to the left having a radius of 160.00 feet; thence Northeasterly along said curve through a cental angle of 17°54'18" an arc distance of 50.00 feet ; thence S 17°32'49" E 582.51 feet to the South line of said LOT; thence S 88°04'44" W along said line 489.76 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said West line, 65.10 feet; thence N 65°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 106.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 106.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

EDWIN J. GREEN, JR.
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

8007290162

VOL 1676 PAGE 2258

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
9/24/79
REV 7/16/80
REV 7/21/80

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL B (4.75 Acres)

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT; thence N 88°04'44" E along the South line of said LOT a distance of 489.76 feet to the POINT OF BEGINNING; thence N 17°32'49" W 582.51 feet to a point on the arc of a curve to the left from which the center bears N 41°16'29" W 160.00 feet distant; thence Northeasterly along said curve through a central angle of 49°16'08" an arc distance of 137.58 feet to a point of tangency; thence N 0°32'37" W 94.21 feet; thence N 89°51'22" E 290.05 feet to the East line of said LOT at a point which lies S 0°08'38" E 535.00 feet from the Northeast corner of said LOT; thence S 0°08'38" E along said line 766.40 feet to the Southeast corner of said LOT; thence S 88°04'44" W along the South line of said LOT a distance of 170.00 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W, along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W, along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 106.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 106.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

8007290162

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
9/24/79
REV 7/16/80
REV 7/21/80

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL C (4.63 Acres)

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

BEGINNING at the Northeast corner of said LOT; thence S 0°08'38" E along the East line of said LOT a distance of 535.00 feet; thence S 89°51'22" W 290.05 feet; thence N 0°32'37" W 12.25 feet to a point on the arc of a curve to the left from which the center bears N 42°21'14" W 45.00 feet distant, thence Northerly and Westerly along said curve through a central angle of 155°07'51" an arc distance of 121.84 feet; thence N 17°29'05" W 452.39 feet to the North line of said LOT at a point which lies N 88°04'05" E 200.00 feet from the Northwest corner of said LOT; thence N 88°04'05" E along said line 468.85 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37' W, along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 106.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 106.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

8007290162

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
9/24/79
REV 7/16/80
REV 7/21/80

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL D (4.88 Acres)

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington, described as follows:

COMMENCING at the Southwest corner of said LOT; thence N 0°32'37" W along the West line of said LOT a distance of 491.13 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said line 809.90 feet to the Northwest corner of said LOT; thence N 88°04'05" E along the North line of said LOT a distance of 200.00 feet; thence S 17°29'05" E 452.39 feet to a point on the arc of a curve to the left from which the center bears S 17°29'05" E 45.00 feet distant; thence Southerly along said curve through a central angle of 121°14'55" an arc distance of 95.23 feet; thence S 0°32'37" E 106.46 feet to the beginning of a curve to the right having a radius of 100.00 feet; thence Southwesterly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence S 66°37'49" W 275.22 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, public and private utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W, along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W, along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 106.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 106.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

GROUP FOUR, ING.
19707 - 44th Avenue West
Lynnwood, Washington 98036

EDWIN J. GREEN, JR.
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

8007290162

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
7/16/80

SHORT PLAT # SP 324 (6-78)
Drainage Easement

An easement for the purpose of the installation, repair and maintenance of a storm drainage line over, under, and across that portion of Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington described as follows:

BEGINNING at the Southwest corner of said Lot; thence N 0°32'37" W along the West line of said Lot a distance of 426.03 feet; thence N 66°37'49" E 16.27 feet to the East line of the West 15.00 feet of said Lot; thence S 0°32'37" E along said line 431.98 feet to the South line of said Lot; thence S 88°04'44" W along said line 15.00 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

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8007290162

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

LAND TITLE CO. OF
SNOHOMISH COUNTY, INC.

SP 324 (6-78)

1510 WALL ST.
EVERETT, WASHINGTON 98201

TELEPHONE: (206) 259-9101
OR SOUTH AREA (206) 743-3611

FULL SUPPLEMENTAL
SHORT PLAT CERTIFICATE

RECEIVED
JUN 27 1978
CO. PLANNING OFFICE

B-75031

William Russell
500 John St.
Seattle, WA 98109

Gentlemen:

This is a certificate as of June 14, 1978 at 8:00 A.M. for filing the proposed short plat, described as follows:

Lot 6, Taylor Heights, according to the plat thereof recorded in Volume 32 of Plats, pages 1 and 2, records of the Auditor of the County of Snohomish, State of Washington
Together with an undivided 1/10th interest in Lot 13, said Plat of Taylor Heights, for ingress, Egress, public and private utilities

This Company certifies that record title is vested in Charles E. Taylor, also known as Charles Everett Taylor, husband of Esther H. Taylor, as his separate property, free from all liens, encumbrances and objections, except as follows:

1. Contract of Sale dated August 10, 1970, and recorded on August 19, 1970, under Auditor's File No. 2160448;
   Seller : Charles E. Taylor, also known as Charles Everett Taylor, husband of Esther H. Taylor, as his separate estate
   Purchaser : Willard L. Bartmess and Carol R. Bartmess, his wife, and William L. Corner and Arlene L. Corner, his wife, each an undivided one-half interest.
   (Excise tax paid August 19, 1970 under Receipt No. 07980)
   The purchaser's interest is now held of record by Miriam J. Russell and Seattle First National Bank, Co-Trustees under will of William E. Russell, deceased.

2. Easement for pipe line disclosed by Quit Claim Deed dated June 24, 1937, executed by Irvin E. Taylor, a single man, to the Town of Monroe, recorded June 28, 1937 in Volume 280 of Deeds, page 21, under Snohomish County Auditor's File No. 603562.

3. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
   Also additional rights for and restrictions of drainage, as provided in the dedication of the plat..

4. Terms and conditions of that trust under which the purchasers hold interest in the Real Estate Contract noted in paragraph number 1 above

(CONTINUED ON PAGE 2)

AGENT FOR
SAFECO TITLE INSURANCE COMPANY

8007290162

VOL 1676 PAGE 2263

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

5. Provisions as shown on the face of the plat as follows: No further subdivision of any lot allowed without submission to proper governing authority.

NOTE: TAXES AND ASSESSMENTS NOT EXAMINED OR REPORTED.

This certificate does not purport to reflect a full report on conditions of title and shall have no force or effect except as a basis for the certificate applied for.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

By _____
Title Officer

Charge : $
Tax : $ (PAID)
Total : $

JH/lh

8007290162 VOL 1676 PAGE 2264

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

LAND TITLE CO OF SNOHOMISH COUNTY, INC.
EVERETT, WA.
743-3611 -- 259-9101

RECEIVED
JUL 24 1980
CO. PLANNING OFFICE

SHORT PLAT CERTIFICATE

William Russell
8924 S.E. 45th
Mercer Island, WA 98040
Telephone - 682-4374

Order No.: B-85997-3

Gentlemen:

This is a certificate as of July 18, 1980, at 8:00 A.M. for filing the proposed Short Plat described as follows:

Lot 6, Taylor Heights, according to the plat thereof recorded in Volume 32 of Plats, pages 1 and 2, records of the Auditor of the County of Snohomish, State of Washington.

This Company certifies that record title is vested in Miriam J. Russell and Seattle First National Bank, a Co-Trustees under will of William E. Russell, deceased. The following are considered additional parties necessary to execute the proposed Plat:

NONE

EXCEPTIONS:

Easement for pipe line disclosed by Quit Claim Deed dated June 24, 1937, executed by Irvin E. Taylor, a single man, to the Town of Monroe, recorded June 28, 1937 in Volume 280 of Deeds, page 21, under Snohomish County Auditor's Fiile No. 603562.

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat. Also additional rights for and restrictions of drainage, as provided in the dedication of the plat..

Terms and conditions of that trust through which title is derived.

Provisions as shown on the face of the plat as follows:
No further subdivsion of any lot allowed without resubmitting to proper governing authority.

Order: 500172269
Doc: SN:1980 8007290162
Page 14 of 15
Requested By: CTEVNAXML01, Printed: 9/29/2026 4:25:40 PM

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

NO SEARCH MADE AS TO TAXES AND ASSESSMENTS.

This certificate does not purport to reflect a full report on condition of title and shall have no force or effect except as a basis for the certificate applied for.

LAND TITLE CO. OF SNOHOMISH COUNTY, INC.

By _____
Authorized Signature

JFH/lh

Charge:$ 75.00
Tax :$ 3.98
Total :$ 78.98

8007290162

VOL 1676 PAGE 2266

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

Return to Community Development

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS

Know all men by these presents:

That we, the undersigned, having a real interest in the tract of land described by this declaration; and do hereby declare the herein described division of land approved as short plat number SP-324(6-78) on the 9th day of March, 19 81, by the Planning Department of Snohomish County, subject to the following covenants and conditions:

8103090 167

1) That the land described by this declaration may not be further subdivided in any manner exceeding a total of four (4) parcels by anyone within five (5) years of the above date of approval without a final plat, having been filed for record with the Auditor of Snohomish County, pursuant to the provisions of Ch. 58.17 RCW, and the resolutions of Snohomish County, and subject to the penalties attendant thereto.

2) That all subsequent deeds will contain provisions for private roads in the manner described herein.

3) That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such roads are improved to Snohomish County standards, and dedicated to and accepted by Snohomish County.

4) That any private road will be subject to a utilities easement in favor of the grantor or his successor and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns to install, construct, operate, maintain, alter, and repair their respective utilities, together with the right of ingress and egress for said purposes.

5) That with respect to any private road described by this declaration whether it remains private or becomes a dedicated county road, there is the additional 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 the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, 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 or to hamper proper road drainage.

6) That the legal description and the illustrative map attached hereto of this short subdivision (are) (~~are not~~) based upon accurate surveys.

7) That the legal description of the land herein subdivided into not more than four (4) parcels is attached hereto and incorporated by reference as though fully set out herein.

8) That additional covenants, easements, and restrictions, if any, solely for the benefit of the grantor, and his heirs, successors and assigns enforceable only by such persons, are attached hereto as exhibits "A" and incorporated by reference as though only set out herein.

8103090 167

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

That, but for the exception contained in paragraph (8) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of Snohomish County and the county and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this _____ day of _____, 19____.

RECORDED
1981 MAR -9 PM 4:02
HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY

GRANTORS:

Miriam J. Russell, Co-Trustee

Miriam J. Russell

Seattle First National Bank, Co-Trustee

By: Robert S. Thorne

By: William J. Lind Trust Real Estate Officer

Charles E. Taylor, As His Separate Estate

Charles E Taylor

STATE OF WASHINGTON,
County of King } ss.

On this day personally appeared before me Miriam J. Russell

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 20 *day of* June, 1978

Notary Public in and for the State of Washington, residing at Issaquah

PORTIONS OF THIS DOCUMENT ARE OF POOR QUALITY AND ARE NOT SUITABLE FOR REPRODUCING.

NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON,
County of King } ss.

SECURITY TITLE

On this 20th day of June A. D., 1978 before me personally appeared ROBERT S. THORNE and WILLIAM J. LIND, to me known to be the Vice President and Trust Real Estate Officer of the corporation that executed the within and 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 said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC STATE OF WASHINGTON

Notary Public in and for the State of Washington, residing at Seattle

STATE OF WASHINGTON,
County of Thurston } ss.

On this day personally appeared before me Charles E. Taylor

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 21st *day of* June, 19 78

Bunnelle B Wagner

Notary Public in and for the State of Washington, residing at Olympia

80072901 62 8103090 167

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

EXHIBIT "A"

ADDITIONAL COVENANTS AND CONDITIONS TO SHORT PLAT NUMBER SP 324 (6-78) CONTINUED FROM SHORT PLAT DECLARATION PARAGRAPH (8):

(a) No further subdivision of any lot without resubmission for short plat or formal plat approval by the County. No further subdivision shall occur until the access road is improved to full County standards and accepted for maintenance by the County.

(b) Maintenance of the road within and providing access to this short subdivision is the responsibility of the parties taking access therefrom. Snohomish County is not obligated to maintain it until such time as it is improved to full County standards and accepted for maintenance by the County.

(c) The responsibility for repair and maintenance of the private road (Tract "X") within this short subdivision shall be equally divided and prorated between each and every lot or parcel of property which is served by access therefrom.

(d) The owner or owners of each parcel within this short subdivision shall participate in the public dedication of Tract "X" at such time as it may be accepted by Snohomish County.

(e) The owner or owners of each parcel within this short subdivision shall sign and participate in any agreement for repair and maintenance of the access road located on Tract 13 within the plat of Taylor Heights, as may be approved and accepted by the owner or owners of a majority of the other lots (exclusive of this short subdivision) which are served by access therefrom. This obligation is conditioned upon the responsibilities of each party under any such agreement being reasonably fair in relation to the mutual benefits derived therefrom.

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8103090 167

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

RECEIVED
JUN 27 1978
CO. PLANNING OFFICE

FILE NUMBER SP 324 (6-78)

SHORT SUBDIVISION APPLICATION
Snohomish County Planning Department
Snohomish County Court House
Everett, Washington 98201
Phone: 259-9311

NAME: Miriam J. Russell and Seattle First National Bank, Co-Trustee PHONE: (Business) 682-4374 (Home) 232-3050

ADDRESS: 8924 S.E. 45th, Mercer Island, WA 98040

Sec. 32 Twp. 28 Range 7 Zoning of Property Rural Use

Source of Water Supply City of Monroe (public supply)

Name of Water District, if any City of Monroe

Method of Sewage Disposal Individual Septic System

NOTE: Health District signature does not indicate suitability of these lots for septic systems. This review applies only to the plat as a whole, and that sewage disposal requirements for each lot shall be subject to soil analysis as determined by tests performed on individual lots.

Name of Sewer District, if any None

To be signed by the applicant:

I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm or corporation in any manner connected with the development, and listed below are the names, addresses, and telephone numbers of all such persons, firms or corporations. (If same as applicant named above, leave blank.)

(1) Name _____ Phone: _____

Address _____

(2) Name _____ Phone: _____

Address _____

Seattle First National Bank
Miriam J. Russell By: William [illegible] Trust Real Estate Officer October 9, 1970
(Signature of Applicant) (Date Property Acquired)

VICINITY MAP
(Please provide sufficient detail to allow field inspector to locate site)

8007290192

8103090167 VOL 1676 PAGE 235

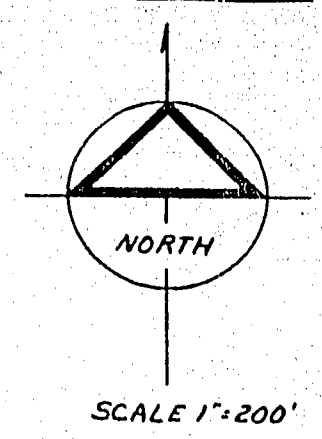
VOL 1701 PAGE 2674

PORTIONS OF THIS DOCUMENT ARE OF POOR QUALITY AND ARE NOT SUITABLE FOR REPRODUCING.

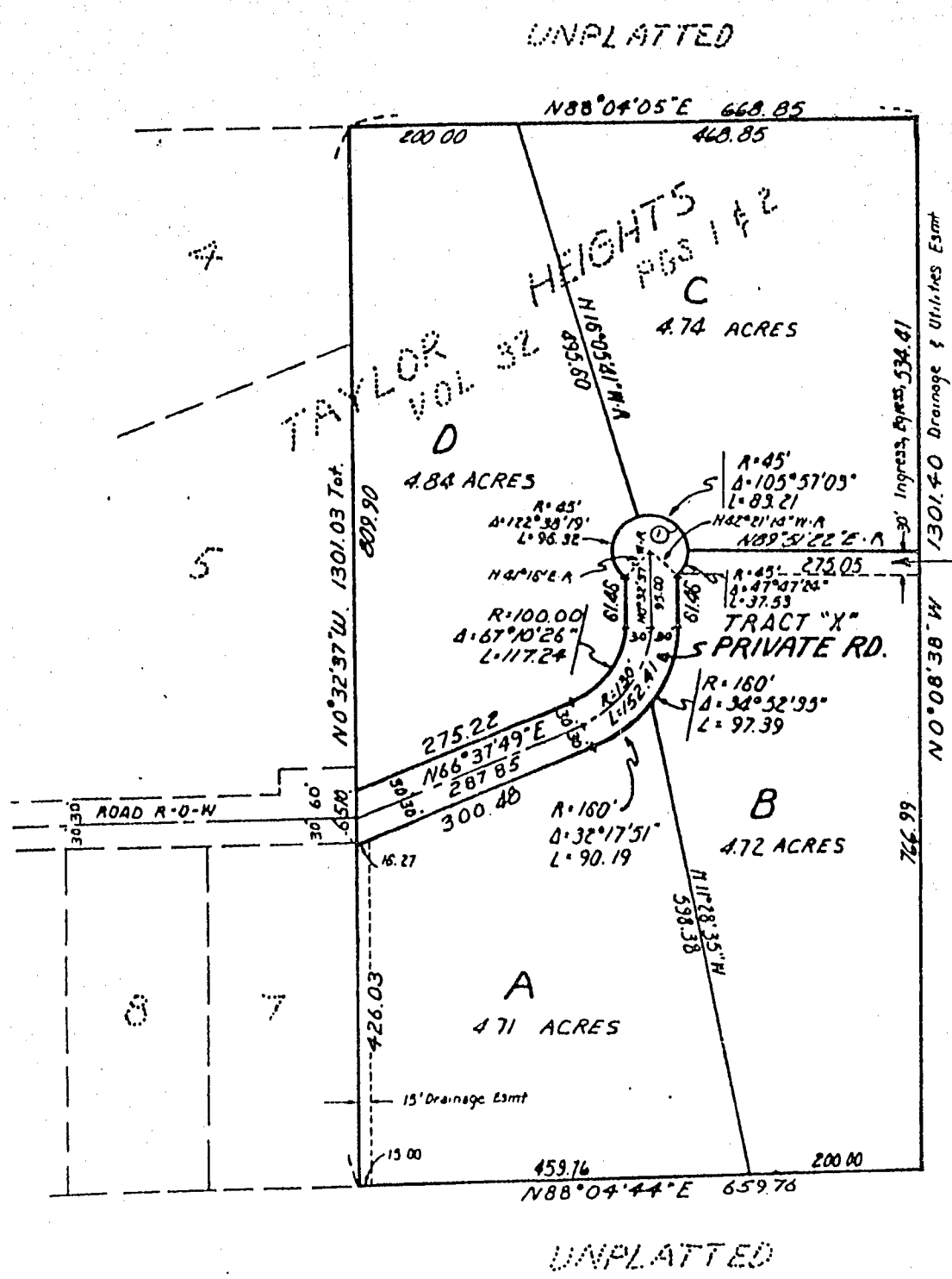
Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

SHORT PLAT MAP

FILE NO. _____



SCALE 1"=200'



① R=45'
Δ=276°22'46"
L=217.07

Illustration of this easement, recorded under Snohomish County No. 8102170187, does not infer compliance with minimum access requirements of Sno. County Code, Titles 18 and 20.

Do not write below this line.

I hereby certify that this short subdivision complies with the conditions set forth in the Snohomish County Short Subdivision Code, Title 20, and is approved this 9th day of March, 1981, subject to recording with the Auditor of Snohomish County and under the conditions set forth in the attached Declaration of Short Subdivision.

Gene F. Miller
(Director of Planning)

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8103090167

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

78-232
7/16/80

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
BOUNDARY

Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington.



GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

SHORT PLAT #SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL A (4.71 Acres)

That portion of Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington described as follows:

BEGINNING at the Southwest corner of said Lot; thence N 0°32'37" W along the West line of said Lot a distance of 426.03 feet; thence N 66°37'49" E 300.48 feet to the beginning of a curve to the left having a radius of 160.00 feet; thence Northeasterly along said curve through a central angle of 32°17'51" an arc distance of 90.19 feet; thence S 11°28'35" E 598.38 feet to the South line of said Lot; thence S 88°04'44" W along said line 459.76 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 61.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 61.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

WRITTEN BY JK 10/7/80
CHECKED BY JJ 10/7/80

VOL 1701 PAGE 2677

8103090167

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL B (4.72 Acres)

That portion of Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said Lot; thence N 88°04'44" E along the South line of said Lot a distance of 459.76 feet to the POINT OF BEGINNING; thence N 11°28'35" W 598.38 feet to a point on the arc of a curve to the left from which the center bears N 55°40'02" W 160.00 feet distant; thence Northeasterly along said curve through a central angle of 34°52'35 an arc distance of 97.39 feet to a point of tangency; thence N 0°32'37" W 61.46 feet to a point on the arc of a curve to the left from which the center bears N 42°21'14" W 45.00 feet distant; thence Northerly along said curve through a central angle of 47°47'24" an arc distance of 37.53 feet; thence N 89°51'22" E 275.05 feet to the East line of said Lot; thence S 0°08'38" E along said line 766.99 feet to said South line; thence S 88°04'44" W along said line 200.00 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 61.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 61.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036
WRITTEN BY JL 10/7/80
CHECKED BY E.J. 10/7/80

VOL 1701 PAGE 2678

8103090 167

Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL C (4.74 Acres)

That portion of Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington described as follows:

BEGINNING at the Northeast corner of said Lot; thence S 0°08'38" E along the East line of said Lot a distance of 534.41 feet; thence S 89°51'22" W 275.05 feet to a point on the arc of a curve to the left from which the center bears S 89°51'22" W 45.00 feet distant; thence Northwesterly along said curve through a central angle of 105°57'03" an arc distance of 83.21 feet; thence N 16°05'41" W 495.60 feet to a point on the North line of said Lot which lies N 88°04'05" E 200.00 feet from the Northwest corner of said Lot; thence N 88°04'05" E along said line 468.85 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 61.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 61.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

WRITTEN BY JK 9/3/80
CHECKED BY JJ 9/3/80

8103090167

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PARCEL D (4.84 Acres)

That portion of Lot 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats, pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said Lot; thence N 0°32'37" W along the West line of said Lot a distance of 491.13 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said line 809.90 feet to the Northwest corner of said Lot; thence N 88°04'05" E along the North line of said Lot a distance of 200.00 feet; thence S 16°05'41" E 495.60 feet to a point on the arc of a curve to the left from which the center bears S 16°05'41" E 45.00 feet distant; thence Southwesterly along said curve through a central angle of 122°38'19" an arc distance of 96.32 feet; thence S 0°32'37" E 61.46 feet to the beginning of a curve to the right having a radius of 100.00 feet; thence Southwesterly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence S 66°37'49" W 275.22 feet to the POINT OF BEGINNING.

TOGETHER WITH an undivided 1/4 (one-fourth) interest in "Private Road" Tract X for purposes of ingress, egress, drainage, private and public utilities, described as follows:

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 61.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 61.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

WRITTEN BY JK 9/11/80
CHECKED BY J.J. 9/11/80

8103090167

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Authentisign ID: 9E2DED4E-A3C8-F111-BF5B-000D3A4FF82A

SHORT PLAT # SP 324 (6-78)
LEGAL DESCRIPTION
PRIVATE ROAD - TRACT "X"

That portion of LOT 6 in the plat of TAYLOR HEIGHTS as recorded in Volume 32 of plats on pages 1 and 2 records of Snohomish County, Washington described as follows:

COMMENCING at the Southwest corner of said LOT 6; thence N 0°32'37" W along the West line of said LOT, a distance of 426.03 feet to the POINT OF BEGINNING; thence continuing N 0°32'37" W along said West line, 65.10 feet; thence N 66°37'49" E 275.22 feet to the beginning of a curve to the left having a radius of 100.00 feet; thence Northerly along said curve through a central angle of 67°10'26" an arc distance of 117.24 feet to a point of tangency; thence N 0°32'37" W 61.46 feet to a point on a curve from which the center bears N 41°16'00" E 45.00 feet distant; thence Northerly, Easterly and Southerly along said curve to the right through a central angle of 276°22'46" an arc distance of 217.07 feet; thence S 0°32'37" E 61.46 feet to the beginning of a curve to the right having a radius of 160.00 feet; thence Southerly along said curve through a central angle of 67°10'26" an arc distance of 187.58 feet to a point of tangency; thence S 66°37'49" W 300.48 feet to the POINT OF BEGINNING.

EDWIN J. GREEN, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

GROUP FOUR, INC.
19707 - 44th Avenue West
Lynnwood, Washington 98036

WRITTEN BY JK 9/3/80
CHECKED BY J.J. 9/3/80

8103090167

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