

VOL.

PG.

WALNUT GROVE DIV. NO. 1

PORTION SE 1/4, NW 1/4, SECTION 2 TWP. 27N RGE. 6E. W.M.

CITY OF MONROE, SNOHOMISH COUNTY, WA.
CITY OF MONROE FILE NO. PL197005

DEDICATION

"KNOW ALL MEN BY THESE PRESENTS THAT WELCOME BEAVERS PROPERTY L.L.C., DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND OTHER PUBLIC PROPERTY SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN THE 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 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 WAYS, OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF SUCH LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH LOT OWNER, BUT ONLY AFTER APPROVAL BY THE CITY ENGINEER.

TRACT 999 IS RESERVED FOR FUTURE DEVELOPMENT

Robert R. Welcome
ROBERT R. WELCOME

May M. Welcome
MAY M. WELCOME

Marvin L. Beavers
MARVIN L. BEAVERS

APPROVALS

EXAMINED AND APPROVED THIS 27th DAY OF March A.D. 1998.

David Falley
CITY ENGINEER

EXAMINED AND APPROVED THIS 5th DAY OF April A.D. 1998.

Robert R. Welcome
SUBDIVISION ADMINISTRATOR

EXAMINED AND APPROVED THIS 10th DAY OF April A.D. 1998.

Bob R. Welcome
MAYOR, CITY OF MONROE

ATTEST David J. VanCott
CITY CLERK

TREASURER

I, Bob Dantini, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL REAL ESTATE TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 98.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

Ronda S. Wheeler
DEPUTY TREASURER

4-10-98
DATE4-10-98
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF Snohomish

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF MARCH, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT R. WELCOME AND MAY M. WELCOME, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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



DATED 3-16-98
SIGNATURE OF Louise E. Martin
NOTARY PUBLIC
PRINTED NAME LOUISE E. MARTIN
TITLE NOTARY
MY APPOINTMENT EXPIRES 4-1-98

STATE OF WASHINGTON) SS
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT _____ WERE _____ AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ AND _____ OF _____ TO BE _____ THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME _____
TITLE _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON) SS
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE _____ AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ AND _____ OF _____ TO BE _____ THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME _____
TITLE _____
MY APPOINTMENT EXPIRES _____

LAND SURVEYORS CERTIFICATE

I, DARREN S. FORD, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF WALNUT GROVE IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT AS CONSTRUCTED IS COMPLETED.



Darren S. Ford
DARREN S. FORD, P.L.S.
REGISTRATION NO. 30433
FORD LAND SURVEYING, INC.
P.O. BOX 1710, SNOHOMISH, WA. 98291
(360) 668-2428

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF MONROE THIS 10th DAY OF April, 1998, AT 22 MINUTES PAST 2 P.M. AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Tenwilliger
SNOHOMISH COUNTY AUDITOR

Bruceley Case
DEPUTY COUNTY AUDITOR




FORD LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1710
SNOHOMISH WA. 98291-1710
PHONE NO. 668-2428

DRAWN DSF
CHECKED DSF

DATE JAN. 1998

JOB NO 97-047

SHEET 2 OF 4

JOB NO 87-047	DRAWN BY CHECKED BY	SCALE = 1" = 50'	DATE JAN. 1988
	 <p>FORD LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS P.O. BOX 1170 SNOHOMISH, WA 98291-1170 PHONE NO. 828-2182</p>		
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WALNUT GROVE DIV. NO. 1

PORTION SE 1/4, NW 1/4, SECTION 2, TWP. 27N, RGE. 6E., W.M.

CITY OF MONROE, SNOHOMISH COUNTY WA.

CITY OF MONROE FILE NO. PL197005

CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	69.37'	07°56'59"
C2	500.00'	69.37'	07°56'59"
C3	1500.00'	43.54'	01°39'48"
C4	1500.00'	19.03'	00°43'37"
C5	1500.00'	53.48'	02°02'34"
C6	1500.00'	8.09'	00°20'51"
C7	600.00'	66.96'	06°23'39"
C8	600.00'	75.61'	07°13'12"
C9	630.00'	73.96'	06°43'36"
C10	630.00'	5.34'	00°29'07"
C11	570.00'	63.61'	06°23'39"
C12	570.00'	64.11'	06°26'40"
C13	570.00'	7.80'	00°47'04"
C14	630.00'	58.37'	05°18'29"
C15	630.00'	11.94'	01°05'09"

LEGEND

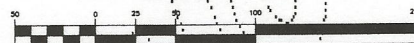
○ = SET REBAR & CAP, L.S. NO. 30433, UNLESS OTHERWISE NOTED

⊕ = SET MONUMENT IN CASE UNLESS OTHERWISE NOTED

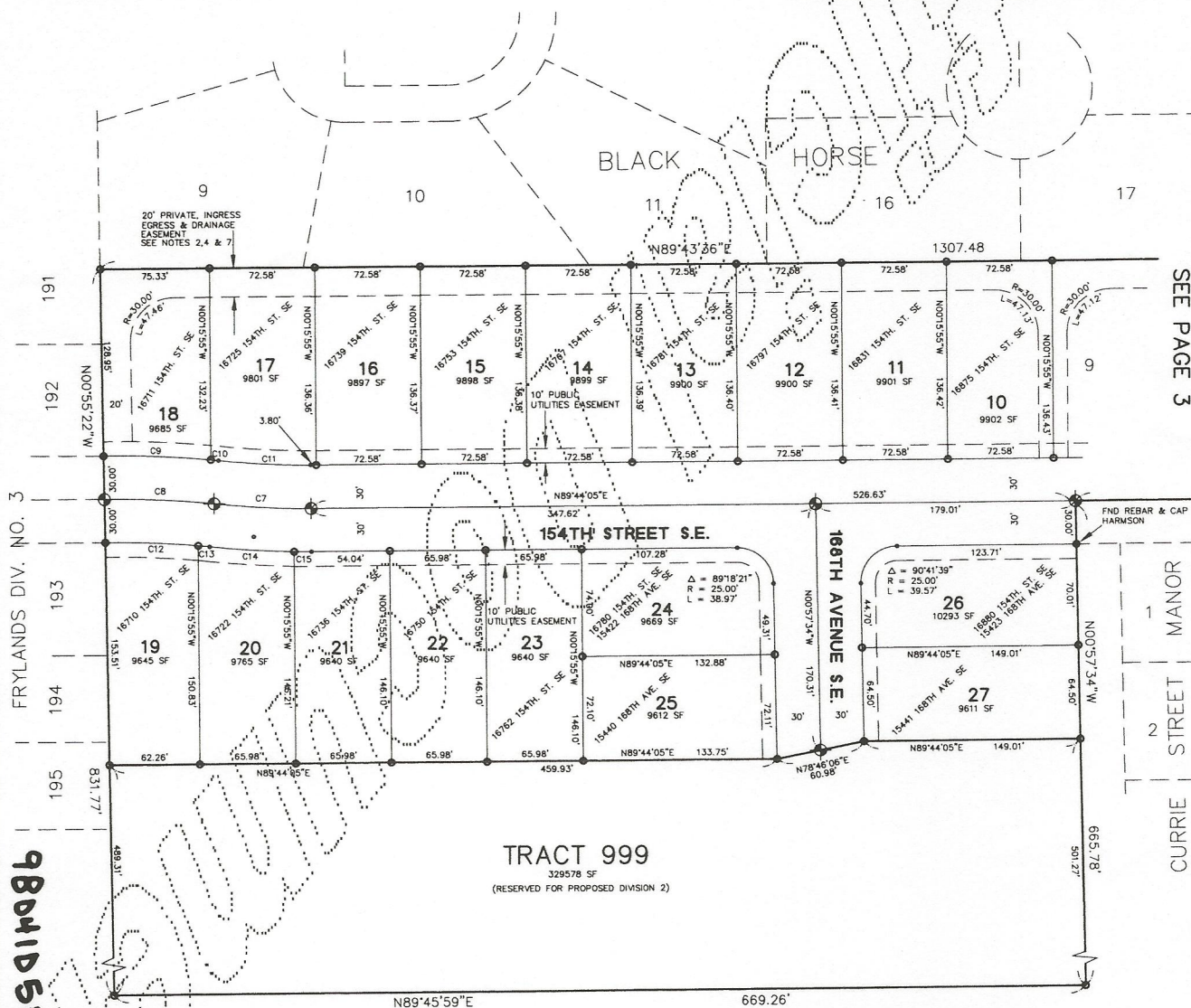
SEE PAGE 1 FOR GENERAL NOTES.

NORTH

GRAPHIC SCALE



BASIS OF BEARING → PLAT OF CURRIE STREET MANOR, AF. NO. 9608215006



TRACT 999

329578 SF

(RESERVED FOR PROPOSED DIVISION 2)



FORD LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1710
SNOHOMISH WA. 98291-1710
PHONE NO. 668-2428

DRAWN BY
CHECKED BY

SCALE 1" = 50'

DATE JAN. 1998

JOB NO 87-047

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