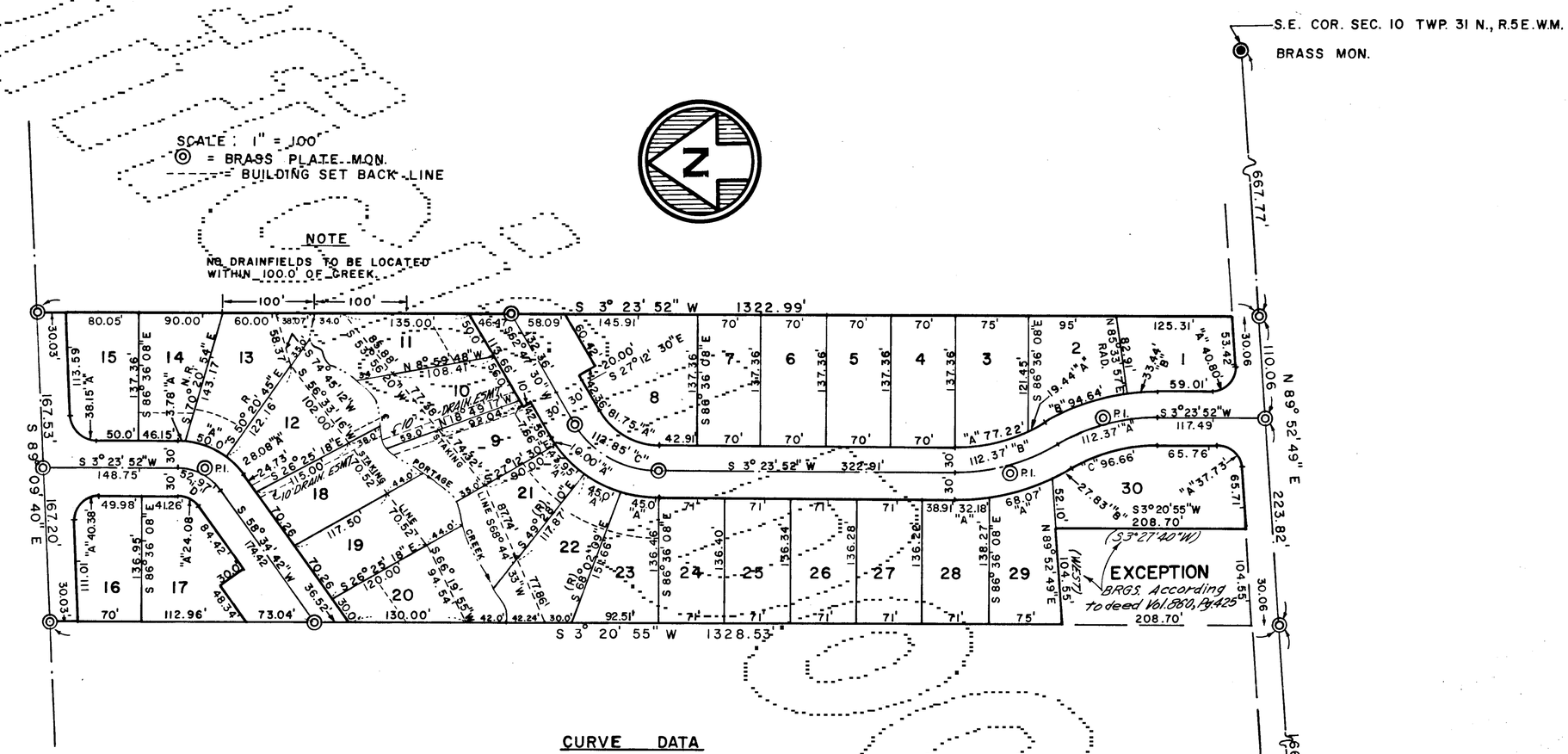
PIONEER ESTATES

SECTION 10, T.31 N. R.5E. W.M.

SNOHOMISH COUNTY, WASHINGTON.



CURVE DATA

LOT NO.	CURVE NO.	DELTA	RADIUS	TAN.
1	"A"	93° 31' 03"	25.00'	26.58'
	"B"	7° 49' 55"	244.63'	
2	"A"	6° 02' 05"	184.63'	
	"B"	22° 10' 05"	244.63'	
3	"A"	23° 57' 55"	184.63'	
8	"A"	59° 23' 38"	78.87'	
9	"A"	4° 07' 33"	138.87'	
12	"A"	18° 55' 27"	85.00'	
13	"A"	33° 42' 21"	85.00'	
14	"A"	2° 33' 02"	85.00'	
15	"A"	87° 26' 28"	25.00'	
16	"A"	92° 33' 32"	25.00'	
17	"A"	55° 10' 30"	25.00'	
21	"A"	18° 08' 07"	138.87'	
22	"A"	18° 33' 59"	138.87'	
23	"A"	18° 33' 59"	138.87'	
28	"A"	7° 32' 16"	244.63'	
29	"A"	15° 56' 42"	244.63'	
30	"A"	86° 28' 57"	25.00'	
	"B"	6° 31' 02"	244.63'	
	"C"	30° 00' 00"	184.63'	
℄ ROAD	"A"	30° 00' 00"	214.63'	57.51'
℄ ROAD	"B"	30° 00' 00"	214.63'	57.51'
℄ ROAD	"C"	59° 23' 38"	108.87'	62.09'
℄ ROAD	"D"	55° 10' 50"	55.00'	28.74'

BUILDING SET BACK

LOT NO. 11	=	40.0'
LOT NO. 13	=	35.0'
LOT NO. 14	=	30.0'
LOT NO. 20	=	50.0'
LOT NO. 21	=	40.0'
LOT NO. 22	=	45.0'
LOT NO. 23	=	45.0'

LEROY F. MIDDLETON
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

2101147
2101147

~~1400~~
~~180F~~
~~577S~~
~~588S~~
~~507P~~

PIONEER ESTATES

SECTION 10, T.31 N. R.5 E. W.M.
SNOHOMISH COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple and mortgagees, do hereby declare this plat and dedicate to the public forever all roads and ways shown hereon, with the right to make all necessary slopes for cuts or 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 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 road drainage. Any enclosing of drainage water 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.

DUJARDIN CONSTRUCTION, INC.

David Dujardin
DAVID DUJARDIN, PRESIDENT

Caroline Dujardin
CAROLINE DUJARDIN, SEC.

Robert N. Showalter Jr.
ROBERT N. SHOWALTER, SR.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MOUNT VERNON

ATTEST: Richard E. Schacht
Secy

SEATTLE FIRST NATIONAL BANK

Harry Spencer
HARRY SPENCER, ASST. V.P.

Ruby Jolly
RUBY JOLLY, ASS. ASST.

Roy Yates
ROY YATES ASSIST CASHIER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SNOHOMISH } ss

On this 10th day of June, 1969, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Dujardin and Caroline Dujardin to me known to be the President and Secretary, respectively, of DUJARDIN CONSTRUCTION, 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 and that the seal affixed is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

A. E. Bailey
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT Everett

STATE OF WASHINGTON
COUNTY OF Skagit } ss

On this 16th day of June, 1969, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared E. W. Mer Seeguay and Richard E. Schacht to me known to be the Exec Lent and Secretary, respectively, of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of MOUNT VERNON, 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 and that the seal affixed is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

Les Wilson
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT Mount Vernon

DESCRIPTION

East half of West half of Southeast quarter of Southeast quarter of Section 10, Township 31 North, Range 5 East, W.M., in Snohomish County, Washington; EXCEPT that certain tract described in deed to Martin Giebel and Rita Giebel, husband and wife, recorded on the 27th day of July, 1964, in Volume 860 on Page 425, Auditor's file no. 1715220, records of Snohomish County, Washington.

SURVEYOR'S CERTIFICATE

I, LEROY F. MIDDLETON, Registered Land Surveyor, that this plat is based on an actual survey and subdivision of section 10, T. 31 N., R. 5 E., W.M., and that monuments have been set and lot corners staked on the ground as shown hereon.

LeRoy F. Middleton
REGISTERED LAND SURVEYOR
LeRoy F. Middleton, Cert. No. 4561
REID, MIDDLETON & ASSOCIATES, INC.

LEROY F. MIDDLETON — STATE OF WASHINGTON — REGISTERED — PROFESSIONAL LAND SURVEYOR

EASEMENT

An easement is hereby reserved for and granted to Snohomish County Public Utility District No. 1 and General Telephone Company of the Northwest, Inc, 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, and wires with necessary facilities and other equipment for the purpose of serving the subdivisions and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes herein stated.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Snohomish } ss

On this day personally appeared before me Robert N. Showalter to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal this 13 day of June, 1969.

A. E. Bailey
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT Everett

STATE OF WASHINGTON
COUNTY OF SNOHOMISH } ss

On this 12 day of June, 1969, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared HARRY SPENCER and RUBY JOLLY to me known to be the Assistant Vice-President and Assistant Cashier, respectively, of SEATTLE FIRST NATIONAL BANK, 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 and that the seal affixed is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

Linda Day
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT Everett

APPROVALS

Examined and approved this 30th day of June, 1969.

Harry D. Martin, P.E., by K. W. McAuliffe
COUNTY ROAD ENGINEER Ass't. Co. Engineer

Examined and approved this 30th day of JUNE, 1969.

E. Sam Kraetz
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

I hereby certify that this plat of PIONEER ESTATES is duly approved by the SNOHOMISH COUNTY PLANNING COMMISSION this 30th day of June, 1969.

Leroy D. Rinker For J. A. Smith
DIRECTOR

TREASURER'S CERTIFICATE

I, VERNE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been fully paid up to and including the year 1970, A.D.

Verne Sievers
COUNTY TREASURER

Joseph A. Stone
DEPUTY COUNTY TREASURER

2101147
3101147

FILING RECORD

Filed for record at the request of DUJARDIN CONSTRUCTION CO on this 30th day of JUNE, 1969, at 4 minutes past 3 o'clock P.M. and recorded in Volume 30 of Plats on page 39 & 40, records of Snohomish County, Washington.

STANLEY DUBUQUE
COUNTY AUDITOR

Samuel H. Dunlap
DEPUTY COUNTY AUDITOR

$15.00