

CITY OF LYNNWOOD
SHORT PLAT NO.

PORTION OF THE NW 1/4, NE 1/4,
SECTION 10, TWP. 27 N., RGE. 4 E., W.M.

ORIGINAL PARCEL
ASSESSOR'S PARCEL NO(S): 03372700100404

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.60 AND ACKNOWLEDGE THAT SAID SUBDIVISION SHALL NOT BE FURTHER DIVIDED IN ANY MANNER WITHIN A PERIOD OF FIVE YEARS, FROM DATE OF RECORD, WITHOUT THE FILING OF A FINAL PLAT. THE UNDERSIGNED FURTHER DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAID SHORT SUBDIVISION AND THE SAME IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: _____
FARZANA ATTAH

STATE OF WASHINGTON
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME FARZANA ATTAH TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

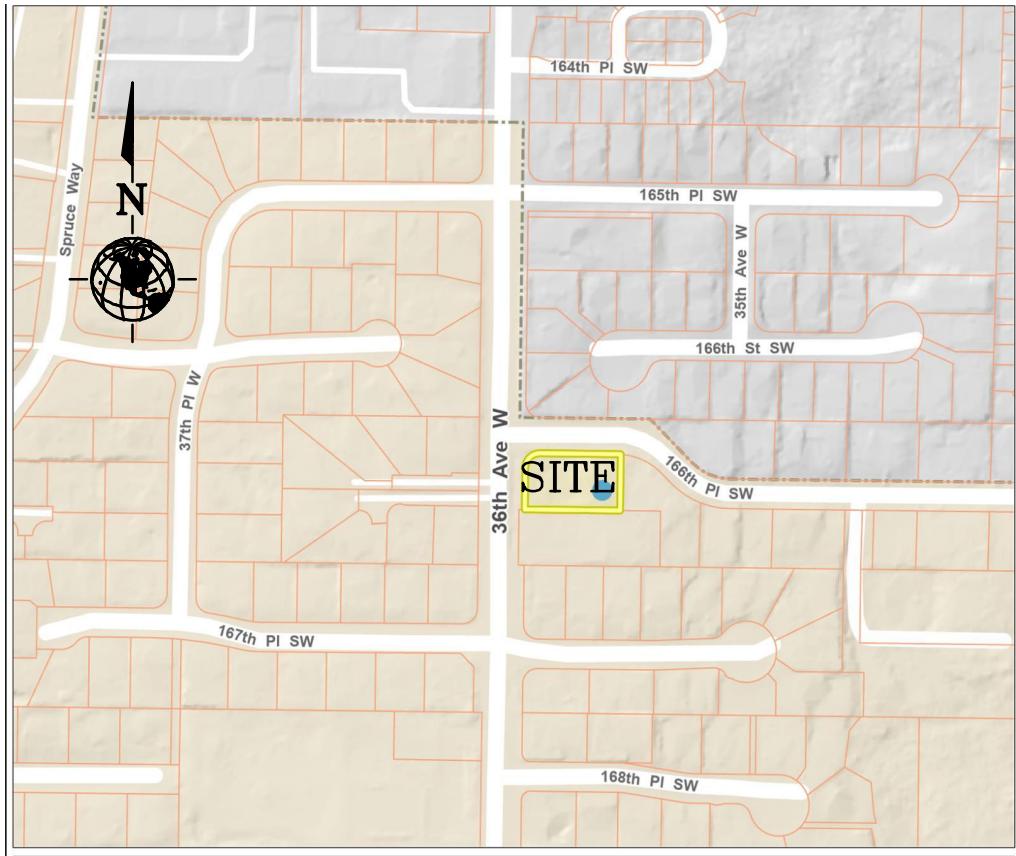
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026

SIGNATURE: _____

NAME AS COMMISSIONED: _____

TITLE: _____

MY APPOINTMENT EXPIRES: _____



VICINITY MAP
NOT TO SCALE

LAND SURVEYOR'S CERTIFICATE

I, Dan M. Touma, registered as a Land Surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

DAN M. TOUMA
Certificate No. 38992

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAN M. TOUMA,
THIS _____ DAY OF _____, 2025, AT _____ M,
AND RECORDED IN VOLUME _____ OF _____
PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

COUNTY AUDITOR _____

AUDITOR'S FILE NO. _____

EXISTING LEGAL DESCRIPTION

PER CW TITLE AND ESCROW FILE NUMBER 60016170-80, DATED MAY 8, 2025 SCHEDULE 8B

ALL THAT PORTION OF LOT 4, BLOCK 1, ALDERWOOD MANOR NO 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT WHERE THE SOUTH LINE OF 166TH PLACE SOUTHWEST AS SHOWN ON THE PLAT OF GLORAY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 61, RECORDS OF THE AUDITORY OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, INTERSECTS THE WEST LINE OF LOT 4, BLOCK 1, ALDERWOOD MANOR NO 2; THENCE EASTERLY ALONG THE SOUTH LINE OF THE PLACE SOUTHWEST 175 FEET, MORE OR LESS, TO INTERSECT THE MOST WESTERLY LINE OF THE CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN PARTIAL RELEASE OF MORTGAGE DATED OCTOBER 5, 1967 RECORDED OCTOBER 6, 1967 UNDER AUDITOR'S FILE NO 1990108; THENCE SOUTH ALONG SAID MOST WESTERLY LINE 95.5 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN PROPERTY DEEDED TO LORNE R WHELOCK AND EVELYN M WHELOCK, HUSBAND AND WIFE; BY DEED DATED MAY 11, 1967 RECORDED MAY 15, 1967 UNDER AUDITOR'S FILE NO 1956419; THENCE WESTERLY ALONG THE NORTH LINE OF SAID WHELOCK TRACT 175 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 4, BLOCK 1, ALDER WOOD MANOR NO 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, 95.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DEEDED TO THE CITY OF LYNNWOOD FOR ROAD RIGHT OF WAY RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 201709010233.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON

TITLE SCHDULE "B" NOTES

PER CW TITLE AND ESCROW FILE NUMBER 60016170-80, DATED MAY 8, 2025 SCHEDULE 8B

3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF ALDERWOOD MANOR NO. 2 RECORDED IN THE OFFICIAL RECORDS . THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: ALDERWOOD WATER DISTRICT
PURPOSE: SANITARY SEWER TOGETHER WITH RIGHTS FOR INGRESS, EGRESS
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED ON APRIL 28, 1999 AS DOCUMENT #9904280421 IN THE OFFICIAL RECORDS

5. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: JEFFERY BERRY AKA JEFF BERRY AND NORA BERRY, HUSBAND AND WIFE
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: JPMORGAN CHASE BANK
ORIGINAL AMOUNT: \$300,000.00
DATED: JULY 28, 2018
RECORDED ON JULY 31, 2018 AS DOCUMENT #201807310776 IN THE OFFICIAL RECORDS

6. ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, THE PROPOSED INSURED IS FARZANA ATTAH, WHO WILL ACQUIRE TITLE PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS OR HER SPOUSE, IF MARRIED. WE FIND NO PERTINENT MATTERS OF RECORD AGAINST THE NAME OF SAID PARTY; HOWEVER, THE COMPANY HAS BEEN UNABLE TO SEARCH FOR AND DOES NOT INSURE AGAINST MATTERS, IF ANY, RELATING TO THE SPOUSE, WHICH MATTERS MAY ENCUMBER THE TITLE TO THE PROPERTY TO BE ACQUIRED.

SHORT PLAT NOTE

LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO LMC Ch. 8.90

CITY OF LYNNWOOD APPROVALS

I HEREBY APPROVE THIS SHORT SUBDIVISION AND FIND THAT THE SHORT PLAT MEETS ALL APPLICABLE ZONING AND LAND USE CONTROLS AND MAKES APPROPRIATE PROVISIONS FOR THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.
APPROVED THIS _____ day of _____, 20____

BEN WOLTERS, DBS DIRECTOR

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BEN WOLTERS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MAYOR OF THE CITY OF LYNNWOOD, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

SIGNATURE: _____

NAME AS COMMISSIONED: _____

TITLE: _____

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

TREASURER'S CERTIFICATE

I, _____, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2022.

Treasurer, Snohomish County

Deputy County Treasurer, Snohomish County

Tax Parcel Number: 003727-00100404

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD.

THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____M.,

RECORDED UNDER AFN _____

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Auditor, Snohomish County

BY: _____
Deputy County Auditor

PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY:.....16627 36TH AVE W
.....LYNNWOOD, WA 98037

TAX ACCOUNT NUMBERS.....00372700100404

EXISTING ZONING.....RN (RESIDENTIAL NEIGHBORHOOD)

SURROUNDING ZONING.....RN (RESIDENTIAL NEIGHBORHOOD)

GROSS SITE AREA.....15,623 S.F (0.359 ACRES), PER SURVEY

PROPOSED NUMBER OF LOTS.....2

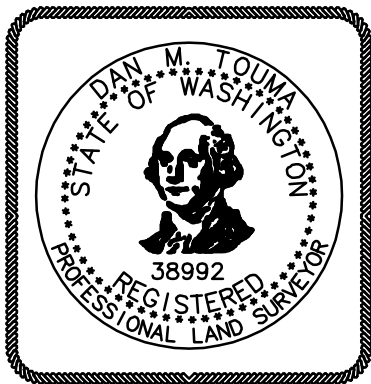
MINIMUM LOT SIZE.....6,000 S.F.

MINIMUM LOT WIDTH.....50 FEET

DENSITY (MINIMUM LOT AREA PER UNIT).....2,000 S.F.

MAXIMUM UNITS ALLOWED.....4 UNITS PER LOT

PROPOSED NUMBER OF UNITS.....3 UNITS ON PROPOSED LOT 2



PROJECT 16627 SHORT PLAT
16627 36th AVE WEST
LYNNWOOD, WASHINGTON

DWN BY DAN

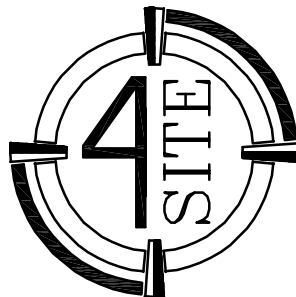
DATE 7/1/26

JOB NO 25201

CHKD BY DMT

SCALE N/A

SHEET 1 OF 3



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373

CITY OF LYNNWOOD
SHORT PLAT NO.

PORTION OF THE NW 1/4, NE 1/4,
SECTION 10, TWP. 27 N., RGE. 4 E., W.M.

ORIGINAL PARCEL
ASSESSOR'S PARCEL NO(S): 03372700100404

LEGEND

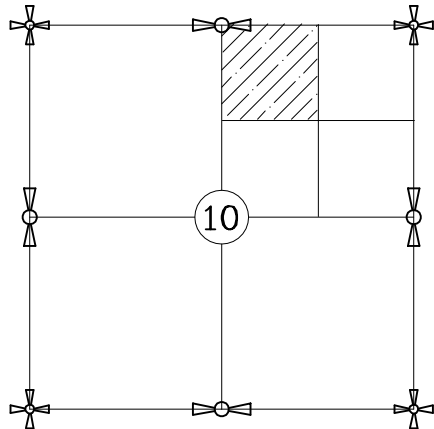
- = FOUND MONUMENT AS NOTED
● = SET REBAR W/ CAP LS#38992
(MEAS) = MEASURED
(R) = RECORD
D = DECIDUOUS
FFE = FINISH FLOOR ELEVATION
PC = PROPERTY CORNER
RPE = ROOF PEAK ELEVATION
SSMH = SANITARY SEWER MANHOLE
SS = SANITARY SEWER
WF = WOOD FENCE
EX = EXISTING
WV = WATER VALVE
WM = WATER METER
○ = SEWER FLAG
○ = UTILITY POLE
MB = MAILBOX
★ = CONIFEROUS TREE
○ = DECIDUOUS TREE

LINETYPE LEGEND

- OHP — = OVERHEAD POWER
— SS — = SANITARY SEWER
— ○ — = WOOD FENCE

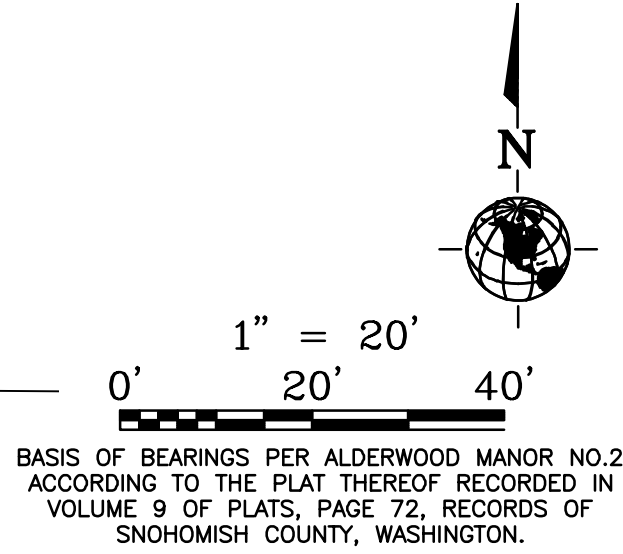
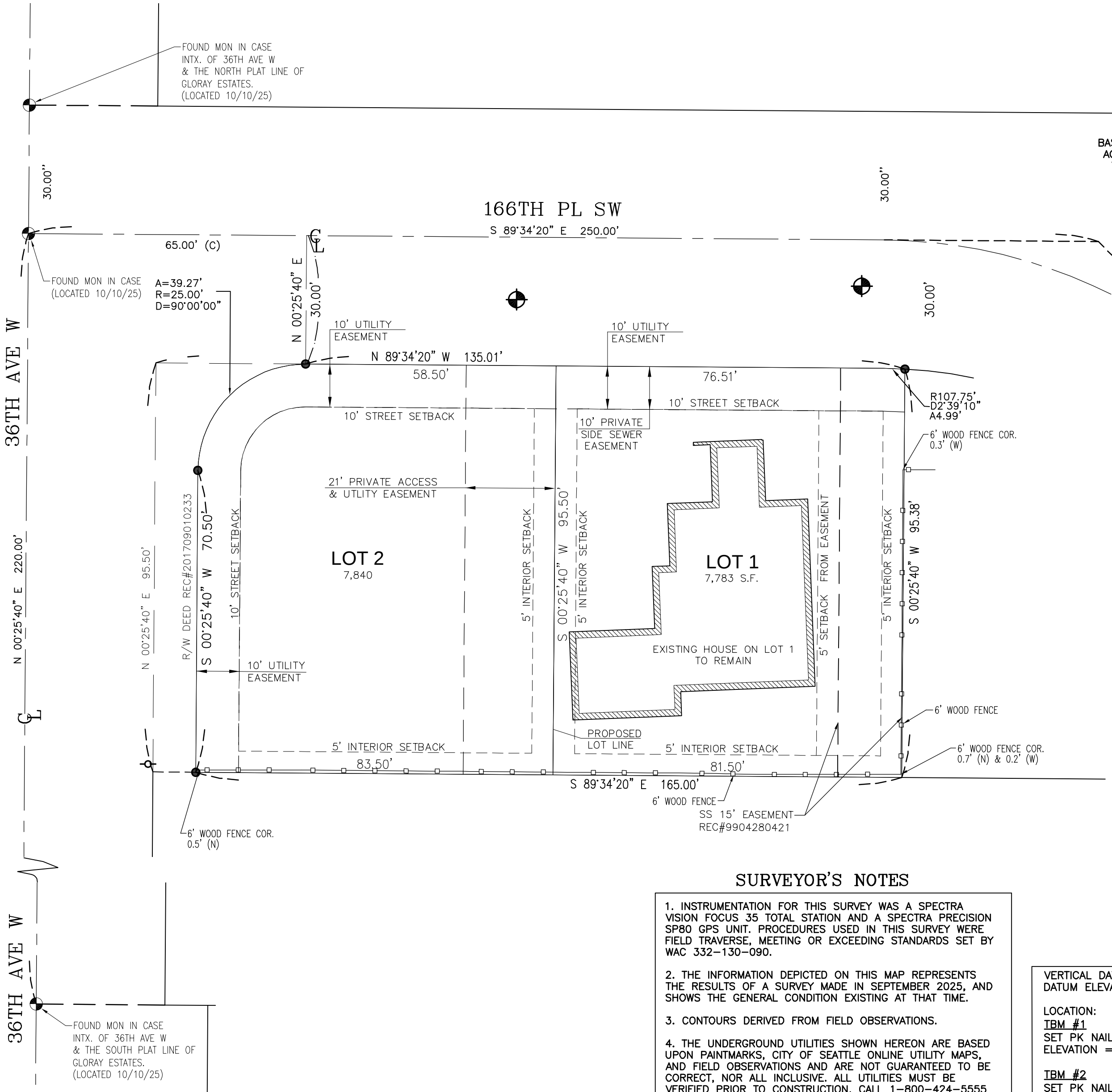
HATCH LEGEND

- ▨ = PAVEMENT
▤ = CONCRETE
▧ = KEYSTONE



NW 1/4 OF THE NE 1/4
SECTION 10-27-4

PORTION OF THE NW 1/4, NE 1/4, SECTION 10, TWP. 27 N., RGE. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



TAX PARCEL NO. 00372700100404
TOTAL SITE AREA = 15,623 SQ. FT. OR
0.36 ACRES +/-

REFERENCES

- (PLAT) = PLAT OF ALDERWOOD MANOR NO 2. RECORDED IN VOLUME 9, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WA
R1 = UTILITY EASEMENT FILE NUMBER 9904280421
R2 = RIGHT OF WAY TO CITY OF LYNNWOOD FILE NUMBER 201709010233
R3 = STATUTORY WARRANTY DEED FILE NO. 202505290489

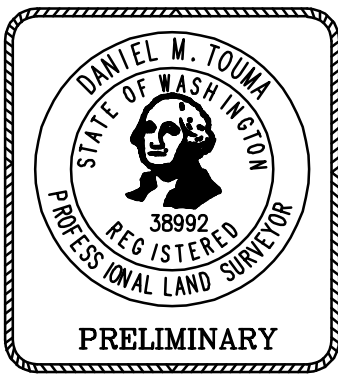
SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A SPECTRA VISION FOCUS 35 TOTAL STATION AND A SPECTRA PRECISION SP80 GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2025, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. CONTOURS DERIVED FROM FIELD OBSERVATIONS.
4. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON PAINTMARKS, CITY OF SEATTLE ONLINE UTILITY MAPS, AND FIELD OBSERVATIONS AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY.

VERTICAL CONTROL

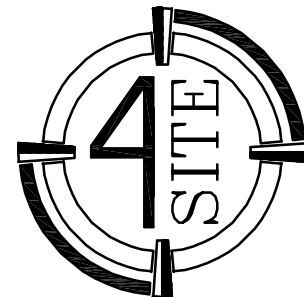
VERTICAL DATUM: NAVD88
DATUM ELEVATIONS ESTABLISHED PER GPS OBSERVATION
LOCATION:
TBM #1
SET PK NAIL IN ASPHALT ROAD. (AS SHOWN)
ELEVATION = 593.16 FEET
TBM #2
SET PK NAIL IN ASPHALT ROAD. (AS SHOWN)
ELEVATION = 595.30 FEET
MAJOR CONTOUR INTERVAL = 5 FOOT
MINOR CONTOUR INTERVAL = 1 FOOT

SHORT PLAT MAP



PROJECT 16627 SHORT PLAT
16627 36th AVE WEST
LYNNWOOD, WASHINGTON

DWN BY RF/PJC	DATE 2/12/26	JOB NO. 25201
CHKD BY DMT	SCALE 1" = 20'	SHEET 2 OF 3



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373

CITY OF LYNNWOOD
SHORT PLAT NO.

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ORIGINAL PARCEL
ASSESSOR'S PARCEL NO(S): 03372700100404

PORTION OF THE NW 1/4, NE 1/4, SECTION 10, TWP. 27 N., RGE. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

LEGEND

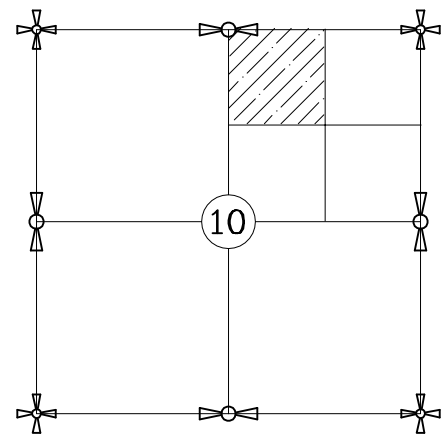
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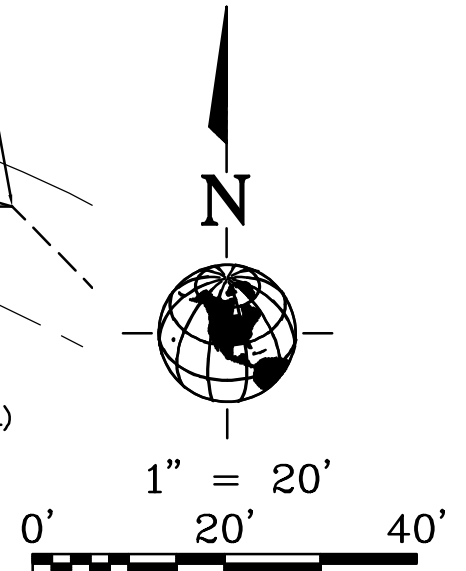
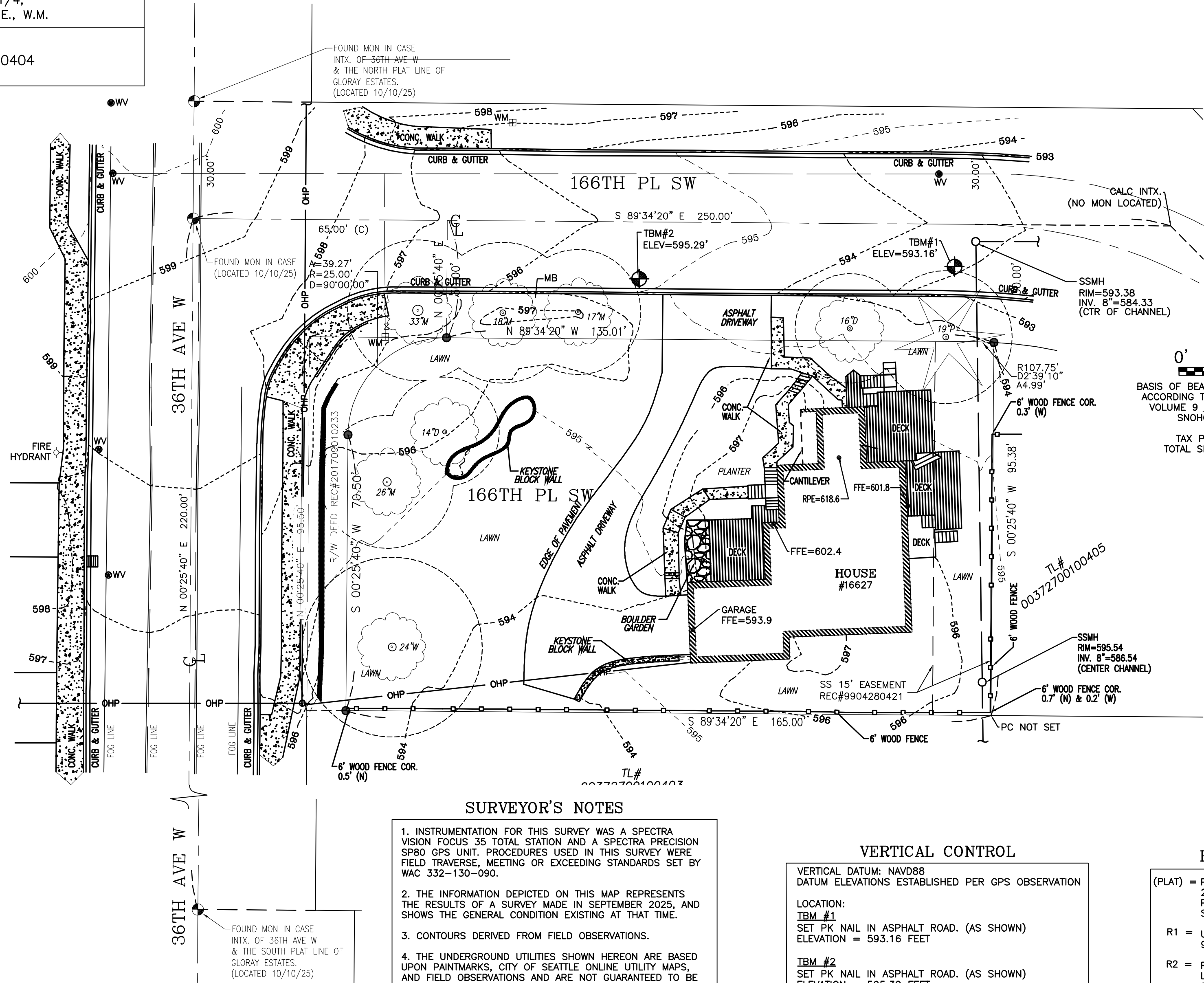
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HATCH LEGEND

- ▨ = PAVEMENT
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NW 1/4 OF THE NE 1/4
SECTION 10-27-4



0' 20' 40'
BASIS OF BEARINGS PER ALDERWOOD MANOR NO.2
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 9 OF PLATS, PAGE 72, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

TAX PARCEL NO. 00372700100404
TOTAL SITE AREA = 15,623 SQ. FT. OR
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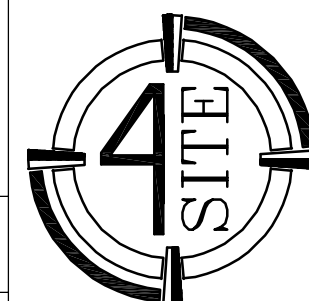
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EXISTING CONDITIONS



PROJECT 16627 SHORT PLAT
16627 36th AVE WEST
LYNNWOOD, WASHINGTON

DWN BY	DATE	JOB NO.
RF/PJC	4/07/26	25201
CHKD BY	SCALE	SHEET
DMT	1" = 20'	3 OF 3



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445
PUYALLUP, WASHINGTON 98373