

A PORTION OF -THE N.E. 1/4, SEC. 6, -T.27N., R.5E., W.M. - \_.

SNOHOMISH COUNTY

-WASHING TON

SICH

PUBLIC

## OWNER'S COVENANT

AND HOLDS THE CITY HARMLESS FROM ANY AND ALL LIABILITIES AND CLAIMS FOR -DAMAGES, OR FOR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AND FOR THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.16 OF THE MILL CREEK - --- ' MUNICIPAL CODE, FROM THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS.

#### DEDICATION OF COMMON AREAS:

THE UNDERSIGNED OWNERS, IN RECORDING THIS PLAT OF MILL CREEK-22 HAVE DESIGNATED AS COMMON AREAS, CERTAIN TRACTS OF LAND SHOWN AS TRACTS 317 THRU 319, INTENDED FOR USE BY MEMBERS OF THE COMMUNITY IN MILL CREEK. FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT AND BENEFIT OF THE MEMBERS OF THE COMMUNITY AS MORE FULLY PROVIDED IN THE DECLARATION OF RESTRICTIVE COVENANTS APPLICABLE TO MILL CREEK, DATED 21 APRIL, 1975 AND RECORDED UNDER AUDITOR'S FILE NO. 2382420 AND AS AMENDED UNDER AUDITOR'S FILE NOS. 8006090130, 8207095009, 8305160277, 8505010054, 8604250170 AND 9510060003. SAID DECLARATION OF RESTRICTIVE COVENANTS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

# DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, WAYS, AND EASEMENTS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROAD PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS. IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY TRACTS, LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE.

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, OR TO HAMPER PROPER ROAD DRAINAGE, 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.

THE DEDICATIONS SET FORTH ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND HEREBY PLATTED AND SHALL BE BINDING ON ALL SUBSEQUENT OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

UNITED DEVELOPMENT CORPORATION

askala SECRETARY 13/3 NOTARY

## ACKNOWLEDGEMENTS:

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_\_ , DAY OF \_\_\_\_\_\_ , 1998, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED YASUO MIYAZAWA AND CHRIS CASTANEDA, THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID DEDICATION AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. Dander R. Boleyach

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bothell MY COMMISSION EXPIRES 1-26-200 a DESCRIPTION: (CHICAGO TITLE INSURANCE COMPANY, PLAT CERTIFICATE NO. 371110)

TRACTS 302 AND 303, PLAT OF MILL CREEK-16, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 47, OF PLATS, PAGES 224 - 226, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### EASEMENTS:

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE PUBLIC AND ALDERWOOD WATER DISTRICT AND PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND THE FRANCHISED TELEVISION CABLE COMPANY AND WASHINGTON NATURAL GAS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, WIRES, AND CONVEYANCES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CABLE TELEVISION, COMMUNICATIONS, "- NATURAL GAS. WATER. SEWER. STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. \_\_-ALSG, EACH LOT (TRACTS ARE EXCLUDED) IS SUBJECT TO AN EASEMENT FOR THE ABOVE STATED \_- PURPOSES, WHICH IS 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE LOT LINES "\_WHICH ADJOIN ANOTHER LOT, AND FIVE (5) FEET IN WIDTH, PARALLEL WITH AND ADJOINING ALL REAR\_LOT LINES.

FURTHERMORE, THE TEN-FOOT STRIP MAY BE UTILIZED BY THE PUBLIC FOR NECESSARY ROADWAY SLOPES, CUTS AND FILLS. WALKWAYS AND TRAILS, AND SIGHT/VISIBILITY PURPOSES FOR THE REMOVAL --- OF- YEGATATION OVER 3.5 FEET TALL.

PROVIDED, HOWEVER, THE GRANT OF EASEMENT SET FORTH HEREIN WITH RESPECT TO SIDE LOT THE OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, "RELEASES, "INDEMNIFIES \_ \_ - " LINES AND REAR LOT LINES OF ADJOINING LOTS IN THIS PLAT IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFEREES FROM THE UNITED DEVELOPMENT CORPORATION OF MORE THAN ONE LOT-IN THIS PLAT, ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHIGH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED TRRESPECTIVE OF THE EXISTENCE OF THE PLAT EASEMENT - CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED ------FOR THEIR EASEMENT PURPOSE TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS\_SOUGHT BY SUCH OWNERSHIP, AND A BUILDING PERMIT APPLIED FOR. PROVIDED FURTHER, NO-UTILITIES OR-LINES SHALL BE INSTALLED BY THE BENIFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS OR REAR LOT AREAS WITHOUT FIRST OBTAINING FROM OWNERS OF-LOTS IN -THE PLAT HOLDING CONTIGUOUS LOTS, WRITTEN CONSENT TO SUCH INSTALLATION. "SUBSEQUENT TRANSFEREES\_FROM THE GRANTEES OF UNITED DEVELOPMENT CORPORATION SHALL HAVE THE SAME RIGHTS WITH-RESPECT TO PROPERTY WHICH IS-HELD ON A CONTIGUOUS BASIS IN THE EVENT THAT SUCH EASEMENT AREAS HAVE NOT BEEN-UTILIZED BY THE BENEFICIARIES NAMED IN THE EIRST\_PARAGRAPH, AND BENEFICIARIES-SHALL BE UNDER AN OBLIGATION TO OBTAIN - WRITTEN CONSENT TO INSTALLATION OF UTILITIES IN THE EASEMENT AREA FROM THE OWNERSHIPS OF CONTIGUOUSLY HELD PROPERTIES WITHIN THE PLAT.

> NO LINES OR WÎREŞ-FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TELEVISION, OR FIRE OR-POLICE SIGNALS OR FOR OTHER PURPOSES SHALL BE PLACED-OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

ALL COMMON AREAS NOTED ARE SUBJECT TO PUBLIC UTILITY\_EASEMENT PROVISIONS FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC," TELEPHONE, CABLE TELEVISION, COMMUNICATIONS, NATURAL GAS, WATER, SEWER, AND STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE- AND NECESSARY FOR A RESIDENTIAL SUBDIVISION. PROVIDED HOWEVER THAT THIS EASEMENT SHALL NOT PREVENT THE PLACEMENT OF LANDSCAPE-STRUCTURES IN AREAS NOT UTILIZED FOR THE ABOVE MENTIONED PURPOSES.

ALL PRIVATE DRAIN AND SEWER EASEMENTS SHOWN\_ARE HEREBY GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVICED BY THEM: IT IS AGREED THAT THE COST-OF MAINTENANCE. REPAIR OR RECONSTRUCTION OF THAT PORTION-OF-THE SEWER OR DRAIN USED IN COMMON, SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER \_ \_ PARCEL SHALL NOT BE RESPONSIBLE FOR THE PORTION ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN, OR RECONSTRUCT THE STORM DRAIN. THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC ON THE WESTERLY 20 FEET OF TRACTS 317 AND 318 FOR SIDEWALK CONSTRUCTION, SIDEWALK MAINTENANCE, SIGHT/VISIBILITY PURPOSES FOR \_ \_ -THE REMOVAL OF VEGATATION OVER 3.5 FEET TALL, AND USE OF SAID SIDEWALK BY THE PUBLIC.

THE SANITARY SEWER AND WATER EASEMENTS LOCATED ACROSS TRACT 318 AND TRACT 359 AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO ALDERWOOD WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE SANITARY SEWER SYSTEM AND WATER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS-FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL STRUCTURES: I.E. COVERED - . PARKING. DECKS. OVERHANGS. SHEDS. ETC...

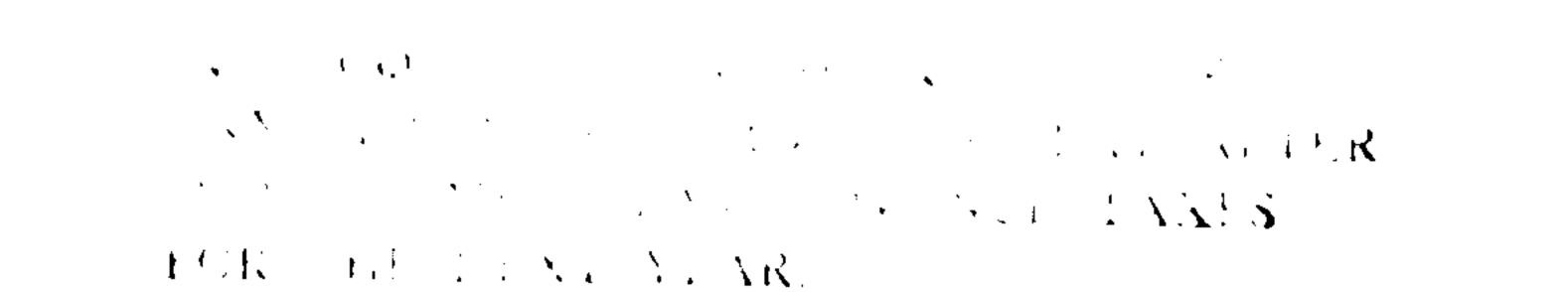
A PERMANENT, APPURTENANT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF AND DEDICATED TO THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOT 6 HEREIN FOR INGRESS, EGRESS AND DRIVEWAY CONSTRUCTION PURPOSES AND USES ON, OVER, ACROSS AND UPON THAT BURDENED PORTION OF LOT 7 HEREIN, AS SHOWN ON THE FACE OF THIS PLAT.

FURTHER, ALL COSTS OF DRIVEWAY MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE EASEMENT AREA SHALL BE BORNE EQUALLY BY THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOTS 6 AND 7; EXCEPT THAT THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOT 6 SHALL NOT BE RESPONSIBLE FOR ANY DRIVEWAY REPAIRS, MAINTENANCE AND/OR RECONSTRUCTION NORTHERLY OF THE EASEMENT AREA ACCESS POINT IN FACT FOR LOT 6.

## LAND SURVEYOR'S CERTIFICATE

, FRED CAREY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF MILL CREEK-22 IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS WILL BE SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE PLATTING REGULATIONS.





## COUNTY TREASURER'S CERTIFICATE

TREASURER OF SNOHOMISH COUNTY, WASHINGTON,OMISH COUNTY DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 1998.9

Ronda L. Wheeler 7-1598 SNOHOMISH COUNTY TREASURER

#### CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS. ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

DAY OF CITY OF MILL CREEK TREASURER

## APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY

COUNCIL. THE DEDICATIONS AND EASEMENTS MADE HEREON ARE ACCEPTED. AND THE PLAT IS DULY

CITY OF MILL CREEK MAYOR

· - - - - -RECORDING-CERTIFICATE:

FILED FOR REGORD AT THE REQUEST OF UNITED DEVELOPMENT CORPORATION, THIS 1998, AI S MINUTES PAST L, HM., AND RECORDED IN

OF PLATS.\_PAGES VOLUME \_ INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

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SHEET 1 OF 4 SHEETS



A PORTION OF THE N.E. 1/4, SEC. 6, T.27N., R.5E., -W.M.

CITY OF MILL CREEK.

SNOHOMISH COUNTY

- WASHINGTON

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## RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED-AND SOLD OR RESOLD OR OWNERSHIP OF—ANY PORTION OF THIS PLAT
SHALL CONTAIN LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

THIS PLAT <u>IS NOT</u> SUBJECT TO THE AMENDMENT OF SAID RESTRICTIVE COVENANTS =\_ AS RECORDED UNDER AUDITOR'S FILE NO. 7603090126, VOLUME 951 O.R. PAGES 194-196. - \_

NO FURTHER SUBDIVISION OF ANY LOT SHALL BE MADE WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE."

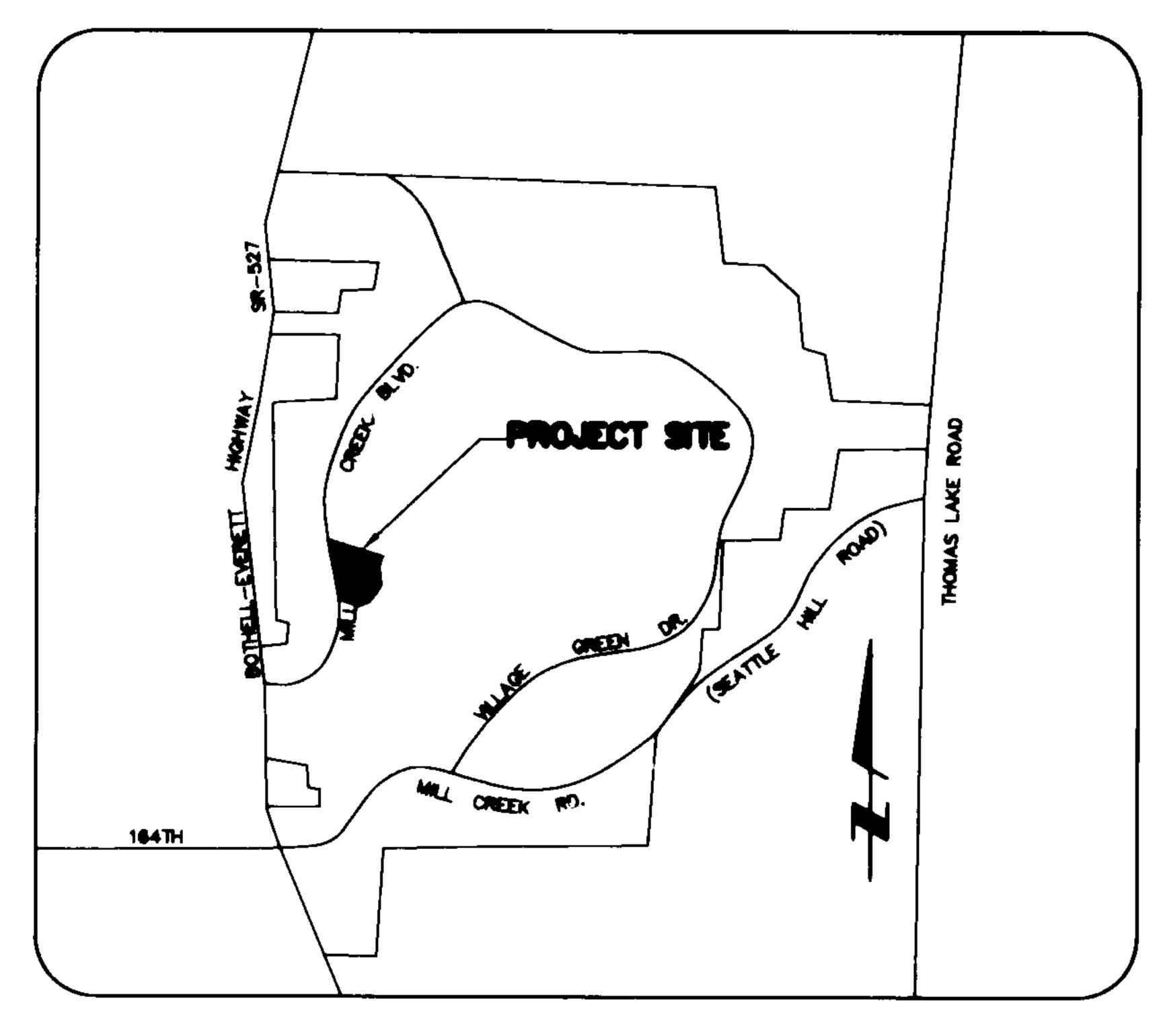
PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE OR UTILITY EASEMENT OR DELINEATED FLOOD PLAIN AREA.

THIS PLAT COMPLIES WITH THE CONDITIONS OF APPROVAL SET FORTH IN RESOLUTION #97-234
OF THE CITY OF MILL CREEK, ADOPTED ON THE 22ND DAY OF JULY, 1997.

LOT DEVELOPMENT AND RESIDENTIAL CONSTRUCTION IS SUBJECT TO THE PREPARATION OF A TREE RETENTION PLAN TO BE REVIEWED AND APPROVED BY THE CITY OF MILL CREEK.

THE OWNERS OF ALL LOTS CONTAINING PROPERTY BUFFERS (LOTS 7-14, 25 & 26) AS SHOWN ON THE FACE OF THE PLAT, OR WITH TREES IDENTIFIED ON APPROVED TREE PRESERVATION PLANS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID PROPERTY BUFFERS OR AS INDIVIDUALLY IDENTIFIED ON TREE PRESERVATION PLANS, EXCEPT AS MAY BE DEEMED A DANGER OR ARE DISEASED, AND THEN UPON EXPRESS PRIOR APPROVAL OF THE CITY OF MILL CREEK. FURTHER, TREES DESIGNATED FOR PRESERVATION THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED AT A RATIO OF 3:1. THE REPLACEMENT TREES SHALL BE A CONIFEROUS SPECIES AND HAVE A MINIMUM HEIGHT AT PLANTING, OF 12 FEET.

NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT—OF—WAY AND THE WATER METER, WHICH RESTRICTS ACCESS TO THE WATER METER BY ALDERWOOD WATER DISTRICT.



VICINITY MAP

NOT TO SCALE

#### LEGEND

- FOUND OR SET CITY OF MILL CREEK MON. IN CASE
- C.A. DENOTES COMMON AREA (TRACTS 317, 318, AND 319)
- M.F.F. MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE.

# NOTES

BASIS OF BEARINGS IS THE WASHINGTON STATE

GRID SYSTEM - NORTH ZONE (NAD-27)

FOR BREAKDOWN OF SECTIONS, SEE RECORD OF SURVEY, BOOK 1 OF SURVEYS, PAGES 167-172, UNDER RECORDING NO. 2338694, SNOHOMISH COUNTY RECORDS.

FIELD MEASUREMENTS FOR THIS PLAT PERFORMED
WITH A WILD 1610 TOTAL STATION OR A SOKKIA
SET 2 TOTAL STATION, BY TRAVERSE METHODS,
AND MEET OR EXCEED ACCURACY STANDARDS OF
1:15,000. ALL PRIMARY MEASUREMENT EQUIPMENT
UTILIZED HAS BEEN COMPARED TO AND ADJUSTED
AGAINST A NATIONAL GEODETIC SURVEY CALIBRATED
BASELINE WITHIN THE LAST ONE YEAR.

FRONT AND REAR LOT CORNERS IN THIS PLAT WILL BE STAKED-WITH A REBAR W/CAP L.S. 11568.

MILL CREEK-22 GROSS AREA = 653,392 SQ. F

Phone: (425) 827-0220

PACIFIC

3025-112th Avenue N.E.
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Bellevue, WA 98009-9304

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Part (425) 822-5341



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A.F. NO. 9807155004 INDEX IN: S.E. 1/4 & S.W. 1/4 OF THE N.E. 1/4, SEC. 6, T.27N., R.5E., W.M.

SHEET 2 OF: 4 SHEETS

