MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND THE MORTGAGEE(S) THEREOF, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, WAYS, AND EASEMENTS SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR 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 WATERS 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.

TRACTS A AND B, WETLAND AND BUFFER AREAS, TRACT C FOR DETENTION FACILITIES, AND TRACTS 100, 101, 102, 103 AND 104 FOR PRIVATE ACCESS AND UTILITIES, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MILL CREEK.

TRACT D FOR A PUBLIC NEIGHBORHOOD PARK IS HEREBY DEDICATED TO THE CITY OF MILL CREEK UPON THE RECORDING OF THIS PLAT.

TRACT E, AS A ROADWAY BUFFER/CUTTING PRESERVE AND FOR OPEN SPACE USES, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT, EXCEPT THAT THE CITY OF MILL CREEK SHALL OPERATE AND MAINTAIN THE LIGHTING SYSTEM AND BE RESPONSIBLE FOR THE STRUCTURAL REPAIR AND/OR REPLACEMENT OF THE PUBLIC PEDESTRIAN FACILITIES WITHIN SAID TRACT.

TRACT 999 IS HEREBY RESERVED FOR FUTURE DEVELOPMENT AS MILL CREEK EAST DIVISION 2, AND OWNERSHIP IS RETAINED BY THE UNDERSIGNED OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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 SET OUR HANDS AND SEALS THIS 31st DAY OF August, 2006.

MILL CREEK EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, MANAGING MEMBER

ROSS ADACHI

ITS: VICE PRESIDENT

DAVE FORMAN

SANDRA L. FORMAN

OWNERS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF MILL CREEK EAST DIVISION 1 IS SUBMITTED TO THE CITY OF MILL CREEK WITH MY CONSENT AND THAT I HAVE NO OBJECTIONS THERETO.

MILL CREEK EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, MANAGING MEMBER

ROSS ADACHI

ITS: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF Washington)SS.
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ross Adachi IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, THE MANAGING MEMBER OF MILL CREEK EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 31 2006

(SIGN)

(PRINT) Kelly M Hennessey

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Everett

MY APPOINTMENT EXPIRES 11-19-09

KELLY M. HENNESSEY NOTARY PUBLIC COMMISSION EXPIRES 11-19-09 STATE OF WASHINGTON

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR SATISFACTORY EVIDENCE THAT DAVE FORMAN AND SANDRA L. FORMAN, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 31, 2006

(SIGN)

(PRINT) Kelly M Hennessey

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Everett WA

MY APPOINTMENT EXPIRES 11-19-09

KELLY M. HENNESSEY NOTARY PUBLIC COMMISSION EXPIRES 11-19-09 STATE OF WASHINGTON

OWNERS COVENANT

THE OWNER FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, RELEASES, INDEMNIFIES, AND HOLDS THE CITY OF MILL CREEK 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 OWNERS MAINTENANCE OBLIGATION AS DESCRIBED IN THE MILL CREEK MUNICIPAL CODE FOR THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "MILL CREEK EAST DIVISION 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

JEFFREY T. TREIBER
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 22969

DATE 7/18/06

JEFFREY T. TREIBER STATE OF WASHINGTON 22969 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 10-15-07 7/18/06

CITY OF MILL CREEK 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 THAT THE PLAT IS DULY APPROVED THIS 30TH DAY OF August, 2006.

MAYOR, CITY OF MILL CREEK

ATTEST, CITY CLERK

EXAMINED AND APPROVED THIS 29 DAY OF AUGUST, 2006.

DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 29TH DAY OF August, 2006.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 29th DAY OF August, 2006.

TREASURER, CITY OF MILL CREEK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2007 TAXES.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

BY: Annie Lucas 09-01-06
DEPUTY COUNTY TREASURER

IN ACCORDANCE WITH RCW 58-08-040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

OFFICIAL SEAL TREASURER SNOHOMISH COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MILL CREEK EAST, LLC
THIS 1st DAY OF SEPTEMBER, 2006, AT 41 MINUTES
PAST 2 P.M. AND RECORDED IN VOLUME ___ OF PLATS, PAGES ___;
AFN 200609015004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERWILLIGER
AUDITOR, SNOHOMISH COUNTY

BY: AARON COFFMAN
DEPUTY COUNTY AUDITOR

AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, SILVER LAKE WATER DISTRICT, PUGET SOUND ENERGY, VERIZON NORTHWEST, INC., COMCAST CABLE COMMUNICATIONS, INC., AND ANY OTHER UTILITIES SERVING THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF 35TH AVENUE S.E., UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE SILVER CREST DRIVE, UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL THE INTERIOR ROADS, LOTS AND TRACTS, AND UNDER AND UPON TRACTS 100, 101, 102, 103 AND 104, AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE SERVICE, ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, TELEPHONE SERVICE, CABLE COMMUNICATION SERVICE, AND ANY OTHER UTILITY SERVICE WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

2. THE PRIVATE DRAINAGE EASEMENT (PDE#1) UNDER AND UPON LOTS 4, 5 AND 6, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 3, 4, 5 AND 6, FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

3. THE PRIVATE DRAINAGE EASEMENT (PDE#2) UNDER AND UPON LOTS 7 AND 8, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 7, 8 AND 9, FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

4. THE PRIVATE DRAINAGE EASEMENT (PDE#3) UNDER AND UPON LOTS 28 THROUGH 38, INCLUSIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF SAID LOTS 28 THROUGH 38, INCLUSIVE, FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

5. THE PRIVATE DRAINAGE EASEMENTS (PDE#1A AND PDE#2A) UNDER AND UPON TRACT A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

6. THE PRIVATE DRAINAGE EASEMENT (PDE#4) UNDER AND UPON TRACTS B AND 999, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

7. THE PRIVATE DRAINAGE EASEMENTS (PDE#5, PDE#6, PDE#7, PDE#8, PDE#9 AND PDE#10) UNDER AND UPON TRACT B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

8. PRIVATE LOT DRAINAGE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 AND 2 (PLDE#1), OF LOTS 10 AND 11 (PLDE#2), OF LOTS 12, 13, 14 AND 15 (PLDE#3), OF LOTS 16, 17 AND 18 (PLDE#4), OF LOTS 20, 21, 22 AND 23 (PLDE#5), OF LOTS 24, 25 AND 26 (PLDE#6), OF LOTS 28 AND 29 (PLDE#7), OF LOTS 30 AND 31 (PLDE#8), OF LOTS 32, 33, 34, 35 AND 36 (PLDE#9), OF LOTS 37, 38, 39 AND 40 (PLDE#10), OF LOTS 41, 42 AND 43 (PLDE#11), OF LOTS 45, 46, 47 AND 48 (PLDE#12), OF LOTS 49 AND 50 (PLDE#13), AND OF LOTS 51, 52, 53 AND 54 (PLDE#14), UNDER AND UPON THE EXTERIOR SEVEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF PENNY CREEK CIRCLE, 33RD DRIVE S.E. AND 34TH AVENUE S.E., OF SAID LOTS FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

9. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON THE EXTERIOR 2 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE ALONG 34TH AVENUE S.E. OF LOTS 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15 AND 16, TRACTS 100 AND 101, AND TRACT A, ALONG 136TH PLACE S.E. OF LOTS 7, 8, 9, 10 AND 27, ALONG 33RD DRIVE S.E. OF LOTS 9, 19 THROUGH 41, INCLUSIVE, AND TRACTS 101 AND 102, AND ALONG 139TH PLACE S.E. OF LOTS 48 AND 49, AND TRACTS 102 AND 103, AS SHOWN HEREON, FOR PUBLIC PEDESTRIAN ACCESS PURPOSES OVER AND UPON THE WALKWAYS AS CONSTRUCTED.

10. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON TRACTS E AND 999 FOR PUBLIC PEDESTRIAN ACCESS (NON-MOTORIZED) PURPOSES OVER AND UPON THE WALKWAYS AS CONSTRUCTED.

11. A 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON TRACTS 100, 101, 102, 103 AND 104, FOR PUBLIC EMERGENCY VEHICLE ACCESS. SAID EASEMENT AREA SHALL BE KEPT FREE FROM ANY OBSTRUCTIONS WHICH WILL INTERFERE WITH PUBLIC EMERGENCY VEHICLE USE.

12. THE MILL CREEK EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ALL DRAINAGE EASEMENTS AND TRACT C. THE CITY SHALL RESERVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY NEEDED INSPECTION, SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO REIMBURSE THE CITY FOR ANY SERVICE AND MAINTENANCE COSTS INCURRED.

13. THE HOMEOWNER'S ASSOCIATION AND OWNERS OF ANY LOT WITHIN THIS PLAT SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF CURB ALONG ALL ROADWAY FRONTAGE PER MCMC 17.24.030. THIS INCLUDES ALL SERVICE AND MAINTENANCE, EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL CREEK.

RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL CONTAIN LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.

2. NO FURTHER DIVISION OF ANY LOT WITHIN THIS PLAT IS ALLOWED WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

3. DIRECT ACCESS TO SILVER CREST DRIVE AND 35TH AVENUE S.E. FROM ANY LOT WITHIN THIS PLAT IS PROHIBITED. ALL LOTS MUST TAKE ACCESS FROM INTERIOR ROADS.

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

5. NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND WATER METERS, FIRE HYDRANTS AND BLOW-OFF ASSEMBLIES WHICH RESTRICTS ACCESS BY SILVER LAKE WATER DISTRICT.

6. THIS SITE IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR THE PRELIMINARY PLAT/ PLANNED RESIDENTIAL DEVELOPMENT FOR MILL CREEK EAST (PP 01-56) BY THE CITY OF MILL CREEK AS DISCLOSED BY RESOLUTION NO. 2003-329, ADOPTED APRIL 22, 2003. ANY FUTURE MODIFICATIONS TO THE PRD SHALL MEET ALL CITY REQUIREMENTS.

7. WETLANDS AND REQUIRED BUFFER AREAS WITHIN TRACTS A AND B ARE TO BE LEFT PERMANENTLY UNDISTURBED, EXCEPT AS NOTED HEREIN AND EXCEPT AS AUTHORIZED UNDER U.S.E.P.A., REGION 10, DOCKET NO. CWA-10-2001-0231 ADMINISTRATIVE ORDER. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES UPON EXPRESS APPROVAL OF THE CITY OF MILL CREEK AND EXECUTION OF THE APPROVED WETLAND MITIGATION PLAN.

8. THE WETLANDS AND BUFFER AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED CONSISTENT WITH THE WETLAND BUFFER MITIGATION PLANS DATED July 21, 2006 AND APPROVED BY THE CITY OF MILL CREEK AND SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE AGREEMENT RECORDED UNDER RECORDING NO. 200606260045.

9. THE ROADWAY BUFFER/CUTTING PRESERVES WITHIN TRACTS A AND B, AS SHOWN HEREON, ARE SUBJECT TO THE CITY OF MILL CREEK CRITICAL AREA REGULATIONS. NO VEGETATION MAY BE REMOVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MILL CREEK.

10. LANDSCAPING WITHIN THE ROADWAY BUFFER/CUTTING PRESERVES IN TRACTS E AND 999, SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN DATED MAY 5, 2006, ON FILE WITH THE CITY OF MILL CREEK. SAID LANDSCAPING SHALL BE MAINTAINED BY THE MILL CREEK EAST HOMEOWNERS ASSOCIATION AS NOTED IN THE DECLARATION REFERENCED HEREIN AS ITEM 19. NO VEGETATION, OTHER THAN REGULAR MAINTENANCE, SHALL BE REMOVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MILL CREEK.

11. THE RESTORATION OF THE WETLAND WITHIN TRACT B SHALL BE IN ACCORDANCE TO THE U.S.E.P.A., REGION 10, DOCKET NO. CWA-10-2001-0231 ADMINISTRATIVE ORDER ON CONSENT DATED JANUARY 4, 2002.

12. ALL DEVELOPMENT OF BUILDINGS SHALL COMPLY WITH FLOOR AREA RATIOS, SETBACKS AND BUILDING HEIGHT STANDARDS ESTABLISHED IN THE PRELIMINARY PLAT PRD APPROVAL FILE NO. PP 01-56, UNLESS MODIFIED IN ACCORDANCE WITH CITY OF MILL CREEK STANDARDS.

13. THE CITY OF MILL CREEK DRAINAGE EASEMENTS, AS SHOWN ON THE FACE OF THE PLAT, HEREBY REPLACE AND SUPERSEDE THOSE EASEMENTS RECORDED UNDER RECORDING NO'S. 8412030220, 8608130290 AND 8412030222.

14. SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DISTRIBUTION EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200212040678.

15. SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "AFFIDAVIT REGARDING BOUNDARY LINE ADJUSTMENT UNDER CHAPTER 29 SCC", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 8710050049.

16. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "PERMANENT WATER EASEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200606280043.

17. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "PERMANENT SEWER EASEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200606280044.

18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "WETLAND MITIGATION AGREEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200606260045.

19. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MILL CREEK EAST", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. _____.

PRIVATE DRAINAGE MAINTENANCE PROVISIONS

1. THE PRIVATE DRAINAGE EASEMENT (PDE#1) UNDER AND UPON LOTS 4, 5 AND 6, AS SHOWN HEREON, IS FOR THE BENEFIT OF LOTS 3, 4, 5 AND 6. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

2. THE PRIVATE DRAINAGE EASEMENT (PDE#2) UNDER AND UPON LOTS 7 AND 8, AS SHOWN HEREON, IS FOR THE BENEFIT OF LOTS 7, 8 AND 9. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

3. THE PRIVATE DRAINAGE EASEMENT (PDE#3) UNDER AND UPON LOTS 28 THROUGH 38, INCLUSIVE, AS SHOWN HEREON, IS FOR THE BENEFIT OF LOTS 28 THROUGH 38, INCLUSIVE. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

4. THE PRIVATE DRAINAGE EASEMENTS (PDE#1A AND PDE#2A) UNDER AND UPON TRACT A, AS SHOWN HEREON, ARE FOR THE BENEFIT OF THE MILL CREEK EAST HOMEOWNERS ASSOCIATION. MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION BORNE BY THE MILL CREEK EAST HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

5. THE PRIVATE DRAINAGE EASEMENT (PDE#4) UNDER AND UPON TRACTS B AND 999, AS SHOWN HEREON, IS FOR THE BENEFIT OF THE MILL CREEK EAST HOMEOWNERS ASSOCIATION. MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION BORNE BY THE MILL CREEK EAST HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

6. THE PRIVATE DRAINAGE EASEMENTS (PDE#5, PDE#6, PDE#7, PDE#8, PDE#9 AND PDE#10) UNDER AND UPON TRACT B, AS SHOWN HEREON, ARE FOR THE BENEFIT OF THE MILL CREEK EAST HOMEOWNERS ASSOCIATION. MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION BORNE BY THE MILL CREEK EAST HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

7. THE PRIVATE LOT DRAINAGE EASEMENTS ACROSS LOT 2, ACROSS LOT 11, ACROSS LOTS 13, 14 AND 15, ACROSS LOTS 16 AND 17, ACROSS LOTS 21, 22 AND 23, ACROSS LOTS 24 AND 25, ACROSS LOT 29, ACROSS LOT 31, ACROSS LOTS 33, 34 AND 35, ACROSS LOTS 38, 39 AND 40, ACROSS LOTS 41 AND 42, ACROSS LOTS 46 AND 47, ACROSS LOT 50, AND ACROSS LOTS 52, 53 AND 54, AS SHOWN HEREON, ARE FOR THE BENEFIT OF LOTS 1 AND 2 (PLDE#1), OF LOTS 10 AND 11 (PLDE#2), OF LOTS 12, 13, 14 AND 15 (PLDE#3), OF LOTS 16, 17 AND 18 (PLDE#4), OF LOTS 20, 21, 22 AND 23 (PLDE#5), OF LOTS 24, 25 AND 26 (PLDE#6), OF LOTS 28 AND 29 (PLDE#7), OF LOTS 30 AND 31 (PLDE#8), OF LOTS 32, 33, 34, 35 AND 36 (PLDE#9), OF LOTS 37, 38, 39 AND 40 (PLDE#10), OF LOTS 41, 42 AND 43 (PLDE#11), OF LOTS 45, 46, 47 AND 48 (PLDE#12), OF LOTS 49 AND 50 (PLDE#13), AND OF LOTS 51, 52, 53 AND 54 (PLDE#14), RESPECTIVELY. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
7/18/06
EXPIRES 10-15-07

AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

N
W E
S

SCALE : 1"= 500'

0' 250' 500' 750' 1000'

LEGAL DESCRIPTION

PARCEL A

THE NORTH 3/4 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THE SOUTH 561 FEET;
EXCEPT 35TH AVENUE SOUTHEAST; AND
EXCEPT ANY PORTION THEREOF WITHIN THE PLAT OF SILVER CREST ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 29 OF PLATS, PAGES 9 AND 10, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS SOUTH 0°17'24" EAST 434.44 FEET FROM THE NORTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°57'46" WEST 790 FEET;
THENCE SOUTH 0°02'14" EAST 137.47 FEET;
THENCE NORTH 80°05'30" EAST 801.87 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT PORTION THEREOF LYING WITHIN SILVER GLEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 30 OF PLATS, PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND EXCEPT PORTION LYING WITHIN 35TH AVENUE SOUTHEAST.
LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL C

THE NORTH 363 FEET OF THE SOUTH 561 FEET OF THE NORTH 3/4THS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THE WEST 700 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS SOUTH 0°17'24" EAST 434.44 FEET FROM THE NORTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°57'46" WEST 790 FEET;
THENCE SOUTH 0°02'14" EAST 137.47 FEET;
THENCE NORTH 80°05'30" EAST 801.87 FEET TO THE TRUE POINT OF BEGINNING;
AND EXCEPT ANY PORTION THEREOF LYING WITHIN THOMAS LAKE ROAD (35TH AVENUE SOUTHEAST)
LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL D

THE EAST 635 FEET OF THE SOUTH 198 FEET OF THE NORTH 3/4THS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;
EXCEPT ANY PORTION THEREOF LYING WITHIN THOMAS LAKE ROAD (35TH AVENUE SOUTHEAST);

LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL E

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;
EXCEPT COUNTY ROADS;
LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

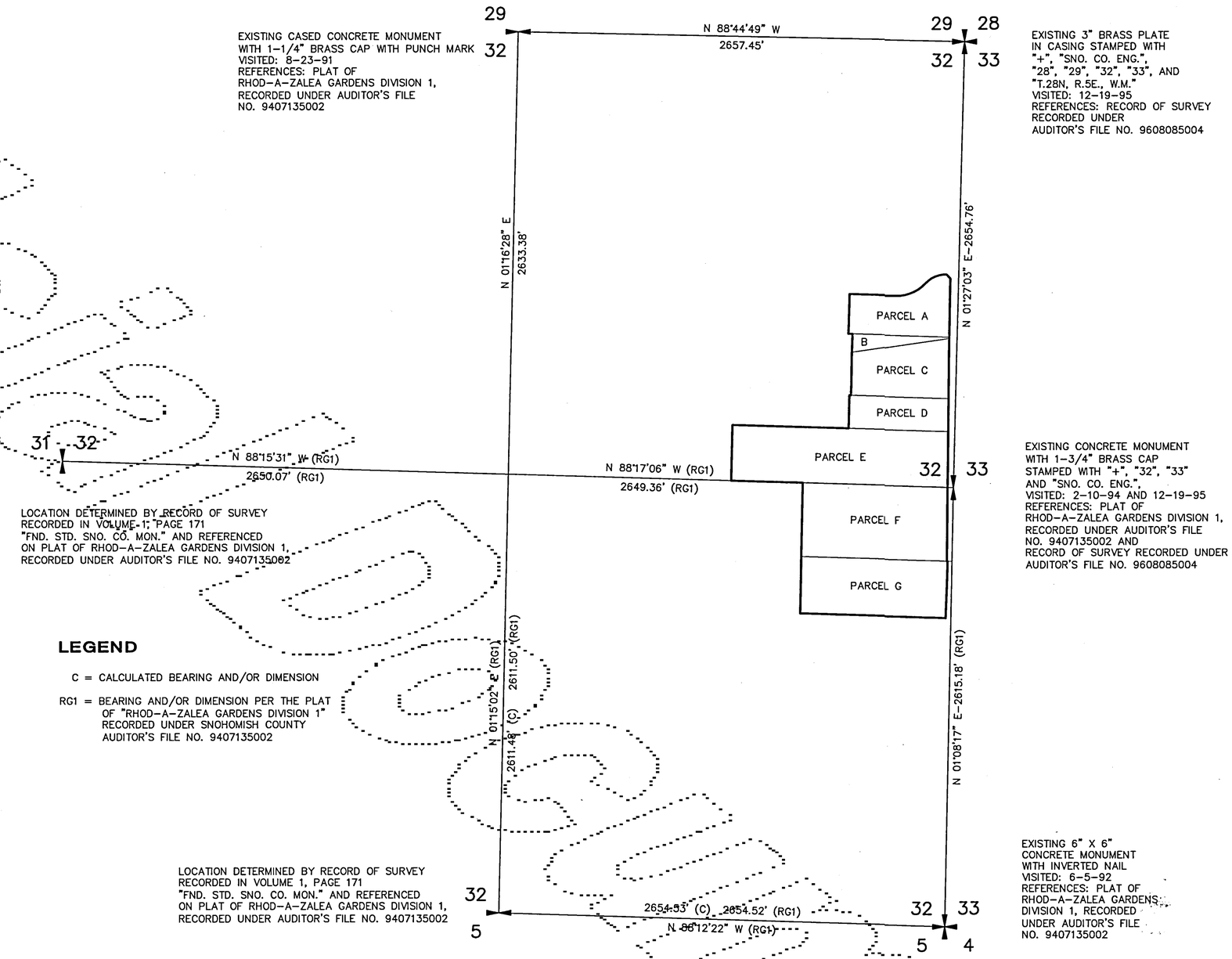
PARCEL F

THE NORTH 439.95 FEET AS MEASURED ALONG THE EAST LINE OF THE EAST 899.21 FEET AS MEASURED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THE EAST 30.0 FEET THEREOF FOR COUNTY ROAD;
LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL G

THE SOUTH 340 FEET OF THE NORTH 779.95 FEET, AS MEASURED ALONG THE EAST LINE THEREOF OF THE EAST 899.21 FEET AS MEASURED ALONG THE NORTH LINE THEREOF, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.;
LESS THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200105240466, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MILL CREEK, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



LEGEND

C = CALCULATED BEARING AND/OR DIMENSION

RG1 = BEARING AND/OR DIMENSION PER THE PLAT OF "RHOD-A-ZALEA GARDENS DIVISION 1" RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9407135002

BASIS OF BEARINGS

SECTION SUBDIVISION DISCLOSED BY THE PLAT OF RHOD-A-ZALEA GARDENS DIVISION 1, RECORDED UNDER AUDITOR'S FILE NO. 9407135002.
THE LOCATION OF SECTION CORNERS WHERE INDICATED, WAS CONFIRMED BY FIELD SURVEY AND FOUND TO BE WITHIN PRESCRIBED TOLERANCES.

STATISTICS

EQUIPMENT: TRIMBLE 5600 / DR200+ GEODIMETER
METHOD: FIELD TRAVERSE
ACCURACY: CONFORMS TO WAC 332-130-090
MONUMENTS VISITED: AS SHOWN

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
7/18/06

AFN 200609015004

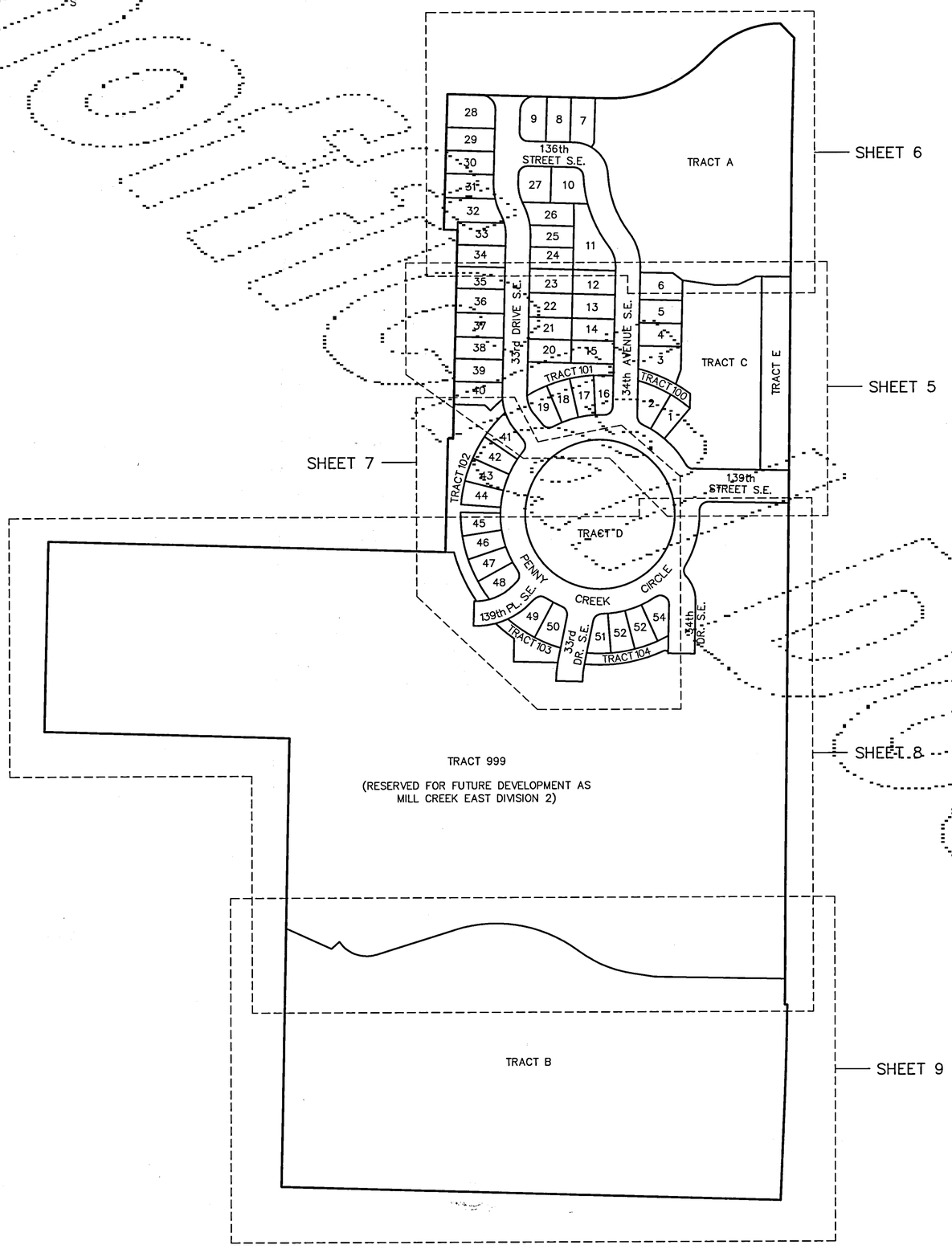
IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

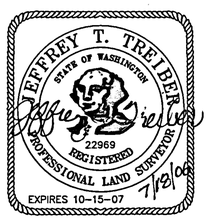
LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04 SHEET 3 OF 9

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON





AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4,
ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
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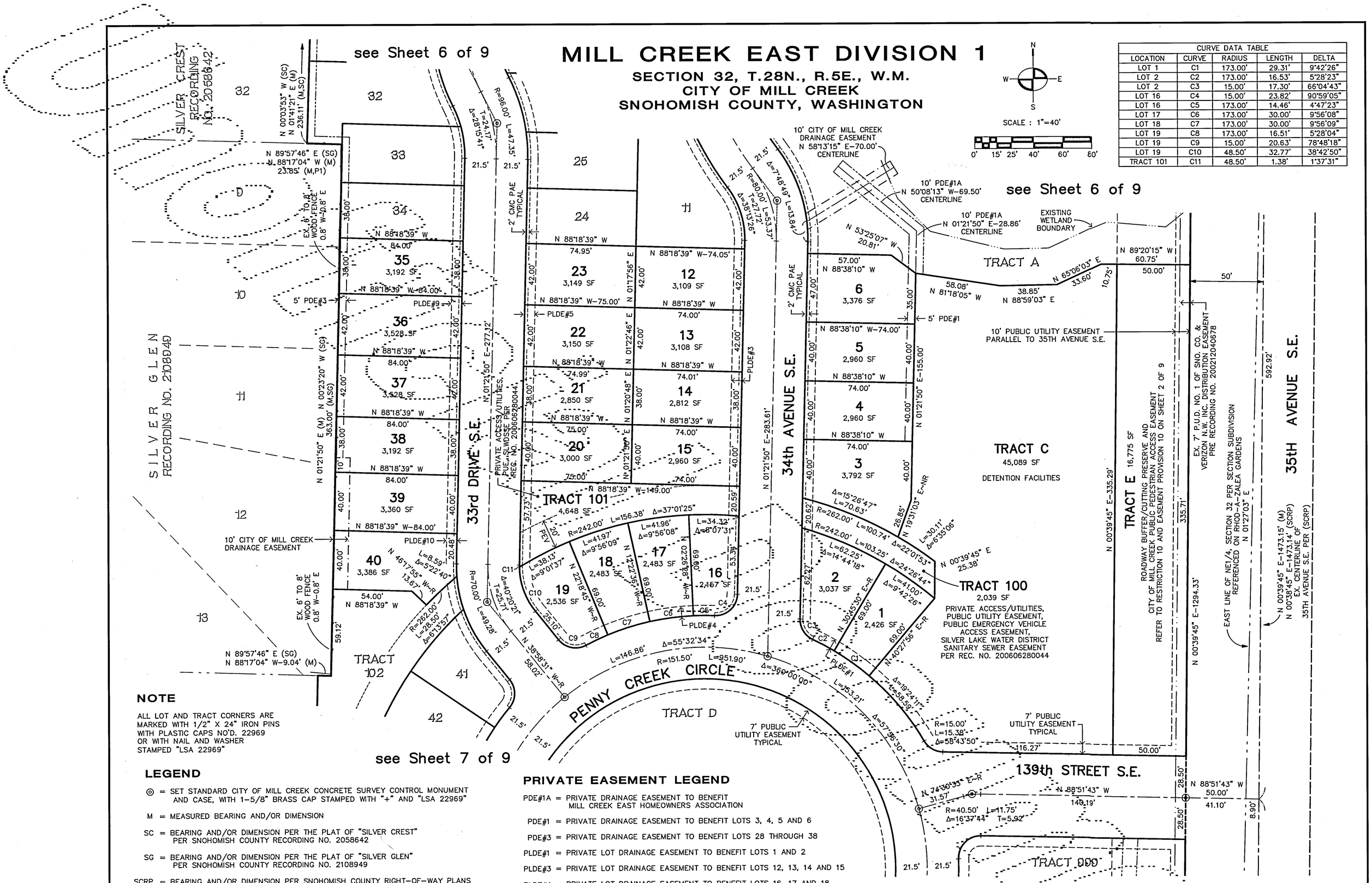
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

SHEET 4 OF 9

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON



SCALE : 1"=40'

CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
LOT 1	C1	173.00'	29.31'	9°42'26"
LOT 2	C2	173.00'	16.53'	5°28'23"
LOT 2	C3	15.00'	17.30'	66°04'43"
LOT 16	C4	15.00'	23.82'	90°59'05"
LOT 16	C5	173.00'	14.46'	4°47'23"
LOT 17	C6	173.00'	30.00'	9°56'08"
LOT 18	C7	173.00'	30.00'	9°56'09"
LOT 19	C8	173.00'	16.51'	5°28'04"
LOT 19	C9	15.00'	20.63'	78°48'18"
LOT 19	C10	48.50'	32.77'	38°42'50"
TRACT 101	C11	48.50'	1.38'	1°37'31"

NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL AND WASHER STAMPED "LSA 22969"

LEGEND

◎ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"

M = MEASURED BEARING AND/OR DIMENSION

SC = BEARING AND/OR DIMENSION PER THE PLAT OF "SILVER CREST" PER SNOHOMISH COUNTY RECORDING NO. 2058642

SG = BEARING AND/OR DIMENSION PER THE PLAT OF "SILVER GLEN" PER SNOHOMISH COUNTY RECORDING NO. 2108949

SCRP = BEARING AND/OR DIMENSION PER SNOHOMISH COUNTY RIGHT-OF-WAY PLANS SURVEY NO. 3425 – 35TH AVE SE, SEATTLE HILL ROAD TO SR 96

P1 = DIMENSION RESULT OF (SG) MINUS (SC)

CMC = CITY OF MILL CREEK

PAE = PUBLIC PEDESTRIAN ACCESS EASEMENT

PEV = PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT

PUE = PUBLIC UTILITY EASEMENT

SLWDSSE = SILVER LAKE WATER DISTRICT SANITARY SEWER EASEMENT

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
7/18/06

PRIVATE EASEMENT LEGEND

PDE#1A = PRIVATE DRAINAGE EASEMENT TO BENEFIT MILL CREEK EAST HOMEOWNERS ASSOCIATION

PDE#1 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 3, 4, 5 AND 6

PDE#3 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 28 THROUGH 38

PLDE#1 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 1 AND 2

PLDE#3 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 12, 13, 14 AND 15

PLDE#4 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 16, 17 AND 18

PLDE#5 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 20, 21, 22 AND 23

PLDE#9 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 32, 33, 34, 35 AND 36

PLDE#10 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 37, 38, 39 AND 40

AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

LEGEND

◎ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"

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SG = BEARING AND/OR DIMENSION PER THE PLAT OF "SILVER GLEN" PER SNOHOMISH COUNTY RECORDING NO. 2108949

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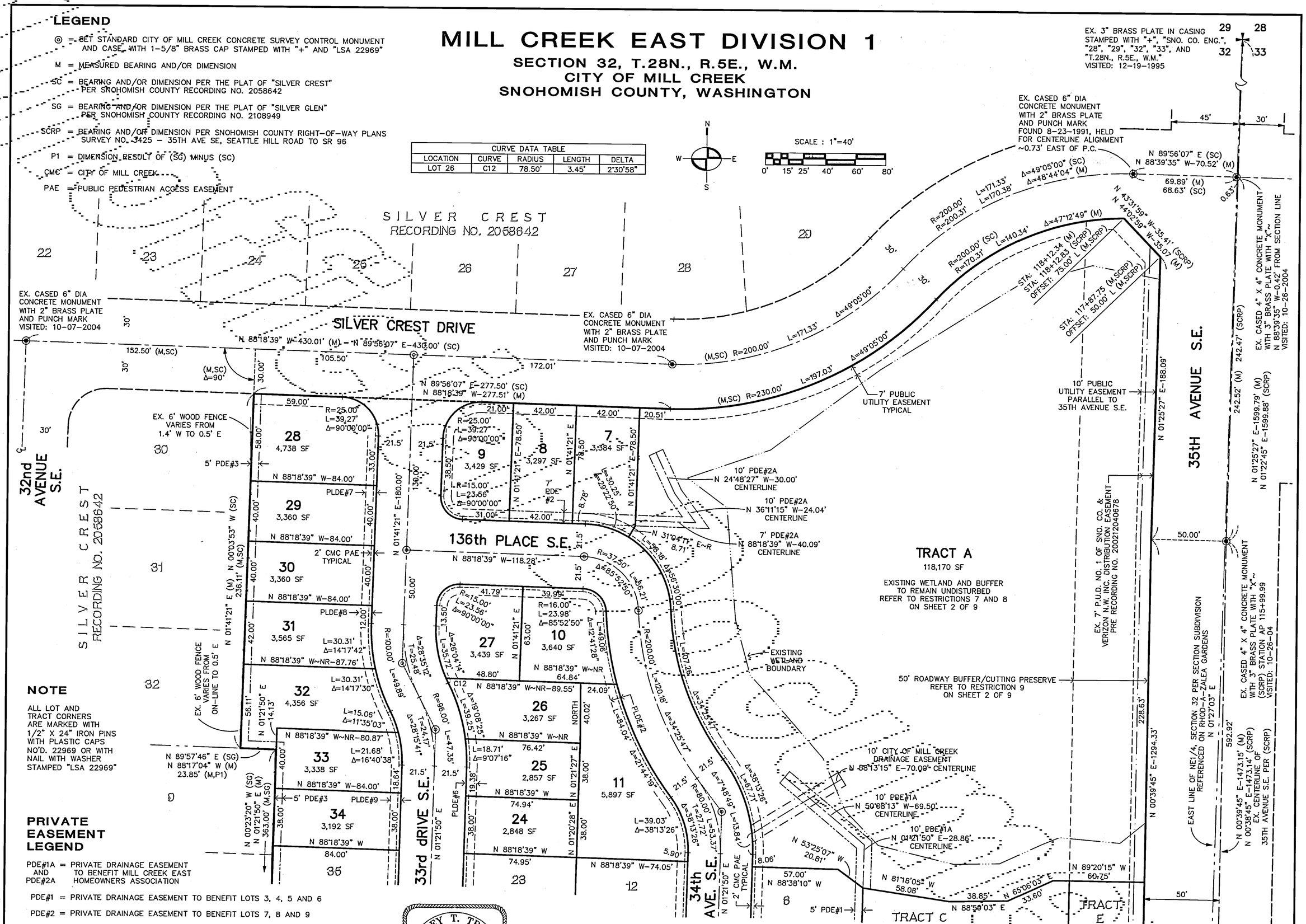
P1 = DIMENSION RESULT OF (SG) MINUS (SC)

CMC = CITY OF MILL CREEK

PAE = PUBLIC PEDESTRIAN ACCESS EASEMENT

CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
LOT 26	C12	78.50'	3.45'	2°30'58"



NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL WITH WASHER STAMPED "LSA 22969"

PRIVATE EASEMENT LEGEND

PDE#1A AND PDE#2A = PRIVATE DRAINAGE EASEMENT TO BENEFIT MILL CREEK EAST HOMEOWNERS ASSOCIATION

PDE#1 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 3, 4, 5 AND 6

PDE#2 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 7, 8 AND 9

PDE#3 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 28 THROUGH 38

PLDE#2 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 10 AND 11

PLDE#6 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 24, 25 AND 26

PLDE#7 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 28 AND 29

PLDE#8 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 30 AND 31

PLDE#9 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 32 THROUGH 36

JEFFREY T. TREIBER — STATE OF WASHINGTON — 22969 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 10-15-07 — 7/18/06

AFN 200609015004

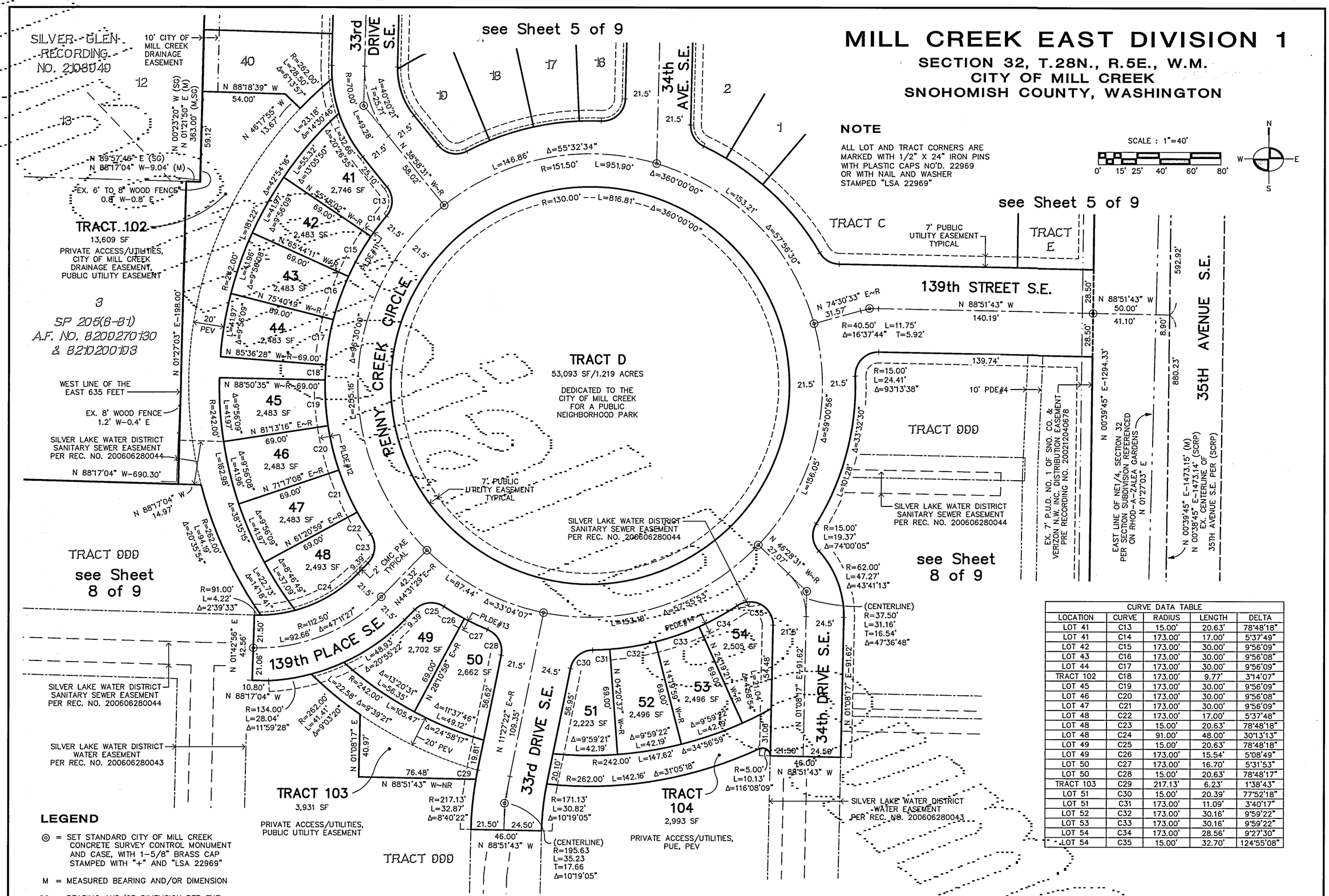
IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON



NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL AND WASHER STAMPED "LSA 22969"

CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
LOT 41	C13	15.00'	20.63'	78°48'18"
LOT 41	C14	173.00'	17.00'	5°37'49"
LOT 42	C15	173.00'	30.00'	9°56'09"
LOT 43	C16	173.00'	30.00'	9°56'08"
LOT 44	C17	173.00'	30.00'	9°56'09"
TRACT 102	C18	173.00'	9.77'	3°14'07"
LOT 45	C19	173.00'	30.00'	9°56'09"
LOT 46	C20	173.00'	30.00'	9°56'08"
LOT 47	C21	173.00'	30.00'	9°56'09"
LOT 48	C22	173.00'	17.00'	5°37'48"
LOT 48	C23	15.00'	20.63'	78°48'18"
LOT 48	C24	91.00'	48.00'	30°13'13"
LOT 49	C25	15.00'	20.63'	78°48'18"
LOT 49	C26	173.00'	15.54'	5°08'49"
LOT 50	C27	173.00'	16.70'	5°31'53"
LOT 50	C28	15.00'	20.63'	78°48'17"
TRACT 103	C29	217.13'	6.23'	1°38'43"
LOT 51	C30	15.00'	20.39'	77°52'18"
LOT 51	C31	173.00'	11.09'	3°40'17"
LOT 52	C32	173.00'	30.16'	9°59'22"
LOT 53	C33	173.00'	30.16'	9°59'22"
LOT 54	C34	173.00'	28.56'	9°27'30"
LOT 54	C35	15.00'	32.70'	124°55'08"

LEGEND

- ◎ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"
- M = MEASURED BEARING AND/OR DIMENSION
- SG = BEARING AND/OR DIMENSION PER THE PLAT OF "SILVER GLEN" PER SNOHOMISH COUNTY RECORDING NO. 2108949
- SCRP = BEARING AND/OR DIMENSION PER SNOHOMISH COUNTY RIGHT-OF-WAY PLANS SURVEY NO. 3425 – 35TH AVE SE, SEATTLE HILL ROAD TO SR 96
- CMC = CITY OF MILL CREEK
- PAE = PUBLIC PEDESTRIAN ACCESS EASEMENT
- PEV = PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT
- PUE = PUBLIC UTILITY EASEMENT

PRIVATE EASEMENT LEGEND

- PDE#4 = PRIVATE DRAINAGE EASEMENT TO BENEFIT MILL CREEK EAST HOMEOWNERS ASSOCIATION
- PDE#11 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 41, 42 AND 43
- PDE#12 = PRIVATE DRAINAGE EASEMENT TO BENEFIT LOTS 45, 46, 47 AND 48
- PLDE#13 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 49 AND 50
- PLDE#14 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 51, 52, 53 AND 54

JEFFREY T. TREIBER — STATE OF WASHINGTON — 22969 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 10-15-07 — 7/18/06

AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
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LSA FILE NO. 4700-00-04

MILL CREEK EAST DIVISION 1

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SCALE : 1"=80'

0' 50' 80' 100' 150' 160'

LEGEND

◎ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"

M = MEASURED BEARING AND/OR DIMENSION

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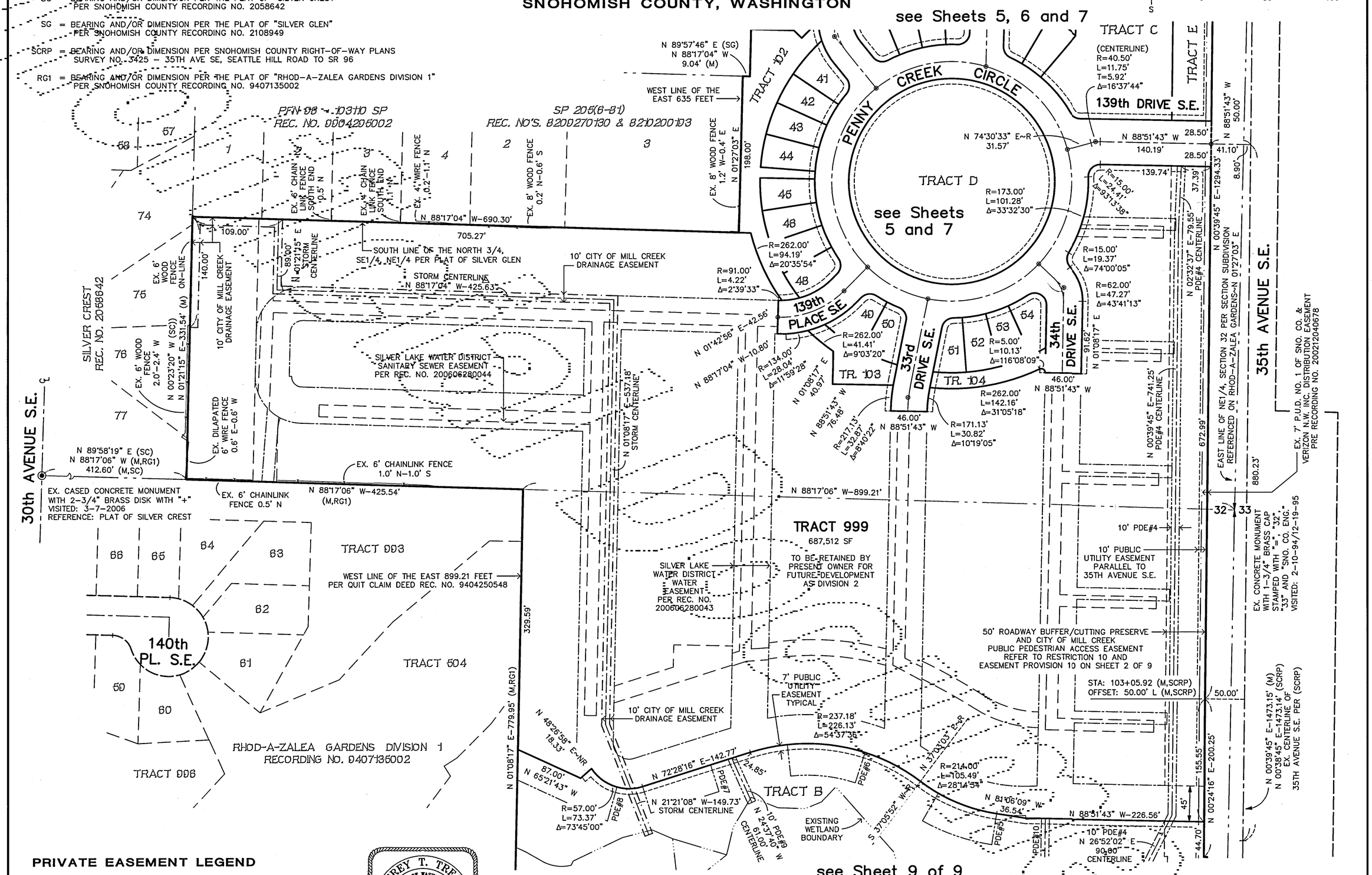
SCRP = BEARING AND/OR DIMENSION PER SNOHOMISH COUNTY RIGHT-OF-WAY PLANS SURVEY NO. 3425 – 35TH AVE SE, SEATTLE HILL ROAD TO SR 96

RG1 = BEARING AND/OR DIMENSION PER THE PLAT OF "RHOD-A-ZALEA GARDENS DIVISION 1" PER SNOHOMISH COUNTY RECORDING NO. 9407135002



PRIVATE EASEMENT LEGEND

PDE#4,#5,#6, #7,#8,#9,#10 = PRIVATE DRAINAGE EASEMENT TO BENEFIT MILL CREEK EAST HOMEOWNERS ASSOCIATION

NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL AND WASHER STAMPED "LSA 22969"

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
8/14/06

AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

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SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SCALE : 1"=80'

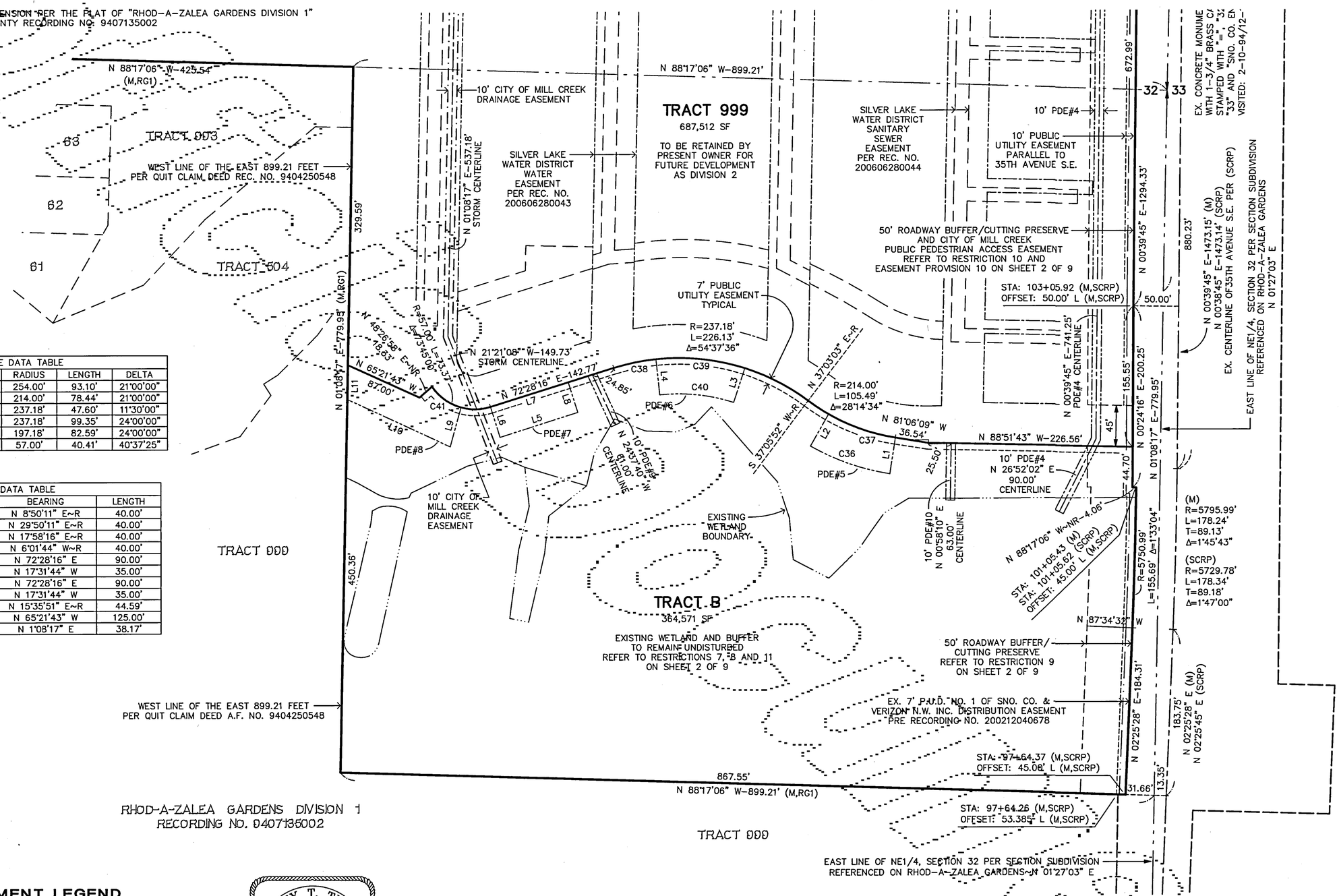
0' 50' 80' 100' 150' 160'

N W E S

LEGEND

- ⊙ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"
- M = MEASURED BEARING AND/OR DIMENSION
- SC = BEARING AND/OR DIMENSION PER THE PLAT OF "SILVER CREST" PER SNOHOMISH COUNTY RECORDING NO. 2058642
- SG = BEARING AND/OR DIMENSION PER THE PLAT OF "SILVER GLEN" PER SNOHOMISH COUNTY RECORDING NO. 2108949
- SCRP = BEARING AND/OR DIMENSION PER SNOHOMISH COUNTY RIGHT-OF-WAY PLANS SURVEY NO. 3425 - 35TH AVE SE, SEATTLE HILL ROAD TO SR 96
- RG1 = BEARING AND/OR DIMENSION PER THE PLAT OF "RHOD-A-ZALEA GARDENS DIVISION 1" PER SNOHOMISH COUNTY RECORDING NO. 9407135002

see Sheets 5, 6, 7 and 8



CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
TRACT B/PDE#5	C36	254.00'	93.10'	21°00'00"
TRACT B/PDE#5	C37	214.00'	78.44'	21°00'00"
TRACT B/PDE#6	C38	237.18'	47.60'	11°30'00"
TRACT B/PDE#6	C39	237.18'	99.35'	24°00'00"
TRACT B/PDE#6	C40	197.18'	82.59'	24°00'00"
TRACT B/PDE#8	C41	57.00'	40.41'	40°37'25"

LINE DATA TABLE			
LOCATION	LINE	BEARING	LENGTH
TRACT B/PDE#5	L1	N 8°50'11" E~R	40.00'
TRACT B/PDE#5	L2	N 29°50'11" E~R	40.00'
TRACT B/PDE#6	L3	N 17°58'16" E~R	40.00'
TRACT B/PDE#6	L4	N 6°01'44" W~R	40.00'
TRACT B/PDE#7	L5	N 72°28'16" E	90.00'
TRACT B/PDE#7	L6	N 17°31'44" W	35.00'
TRACT B/PDE#7	L7	N 72°28'16" E	90.00'
TRACT B/PDE#7	L8	N 17°31'44" W	35.00'
TRACT B/PDE#8	L9	N 15°35'51" E~R	44.59'
TRACT B/PDE#8	L10	N 65°21'43" W	125.00'
TRACT B/PDE#8	L11	N 1°08'17" E	38.17'

PRIVATE EASEMENT LEGEND

PDE#4,#5,#6, #7,#8,#9,#10 = PRIVATE DRAINAGE EASEMENT TO BENEFIT MILL CREEK EAST HOMEOWNERS ASSOCIATION

NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL WITH WASHER STAMPED "LSA 22969"

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
8/14/06

AFN 200609015004

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036- 425.775.1591

LSA FILE NO. 4700-00-04

MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND THE MORTGAGEE(S) THEREOF, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, WAYS, AND EASEMENTS SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR 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 WATERS 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.

TRACTS 105, 106, 107, 108 AND 109 FOR PRIVATE ACCESS AND UTILITIES, ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT, SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MILL CREEK.

TRACT F, AS A ROADWAY BUFFER/CUTTING PRESERVE AND FOR OPEN SPACE USES, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT, EXCEPT THAT THE CITY OF MILL CREEK SHALL OPERATE AND MAINTAIN THE LIGHTING SYSTEM AND BE RESPONSIBLE FOR THE STRUCTURAL REPAIR AND/OR REPLACEMENT OF THE PUBLIC PEDESTRIAN FACILITIES WITHIN SAID TRACT.

TRACT G, FOR COMMON OPEN SPACE AND A POCKET PARK, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, TO THE MILL CREEK EAST HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.

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 SET OUR HANDS AND SEALS THIS 13th DAY OF December, 2006.

MILL CREEK EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, MANAGING MEMBER

ROSS ADACHI,
VICE PRESIDENT

DAVE FORMAN

SANDRA L. FORMAN

OWNERS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF MILL CREEK EAST DIVISION 2 IS SUBMITTED TO THE CITY OF MILL CREEK WITH MY CONSENT AND THAT I HAVE NO OBJECTIONS THERETO.

MILL CREEK EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, MANAGING MEMBER

ROSS ADACHI,
VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROSS ADACHI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF KAJIMA DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, THE MANAGING MEMBER OF MILL CREEK EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 12, 2006

(SIGN) Kelly A Mitchell

(PRINT) KELLY A. MITCHELL

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

MY APPOINTMENT EXPIRES 11.15.2010

NOTARY PUBLIC
STATE OF WASHINGTON
KELLY A. MITCHELL
My Appointment Expires
NOVEMBER 15, 2010

STATE OF WASHINGTON)
)SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR SATISFACTORY EVIDENCE THAT DAVE FORMAN AND SANDRA L. FORMAN, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 13, 2006

(SIGN) Kelly A Mitchell

(PRINT) KELLY A. MITCHELL

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

MY APPOINTMENT EXPIRES 11.15.2010

NOTARY PUBLIC
STATE OF WASHINGTON
KELLY A. MITCHELL
My Appointment Expires
NOVEMBER 15, 2010

OWNERS COVENANT

THE OWNER FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, RELEASES, INDEMNIFIES, AND HOLDS THE CITY OF MILL CREEK 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 OWNERS MAINTENANCE OBLIGATION AS DESCRIBED IN THE MILL CREEK MUNICIPAL CODE FOR THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "MILL CREEK EAST DIVISION 2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

JEFFREY T. TREIBER
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 22969

DATE 12/11/06

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
12/11/06

CITY OF MILL CREEK 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 THAT THE PLAT IS DULY APPROVED THIS 13TH DAY OF December, 2006.

MAYOR, CITY OF MILL CREEK

ATTEST, CITY CLERK

EXAMINED AND APPROVED THIS 13TH DAY OF DECEMBER, 2006.

DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 13TH DAY OF DECEMBER, 2006.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 13TH DAY OF DECEMBER, 2006.

TREASURER, CITY OF MILL CREEK
By Steve Nolan
CITY MANAGER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2007 TAXES.

TREASURER, SNOHOMISH COUNTY

BY: DEPUTY COUNTY TREASURER

12-14-06

TREASURER OFFICIAL SEAL WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MILL CREEK EAST, LLC
THIS _____ DAY OF _____, 2006, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____;
AFN _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: DEPUTY COUNTY AUDITOR

CONFORMED COPY
200612145190 7 PGS
12-14-2006 03:26pm $98.00
SNOHOMISH COUNTY, WASHINGTON

AFN

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04 **SHEET 1 OF 7**

PLAT 722

MILL CREEK EAST DIV. 2 - N. POINTE

MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, SILVER LAKE WATER DISTRICT, PUGET SOUND ENERGY, VERIZON NORTHWEST, INC., COMCAST CABLE COMMUNICATIONS, INC., AND ANY OTHER UTILITIES SERVING THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL THE INTERIOR ROADS, LOTS AND TRACTS, UNDER AND UPON TRACTS 105, 106, 107, 108 AND 109, AND UNDER AND UPON THE PUBLIC UTILITY EASEMENTS ACROSS LOTS 86 THROUGH 91, ACROSS LOTS 92 THROUGH 97, ACROSS LOTS 175 THROUGH 184, ACROSS LOTS 185 THROUGH 194, ACROSS LOTS 195 THROUGH 204, ACROSS LOTS 205 THROUGH 214, AND ACROSS LOTS 215 THROUGH 223, AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE SERVICE, ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, GAS SERVICE, TELEPHONE SERVICE, CABLE COMMUNICATION SERVICE, AND ANY OTHER UTILITY SERVICE WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

2. THE PRIVATE SIDE SEWER EASEMENT UNDER AND UPON LOT 118, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 117 FOR THE PURPOSE OF OPERATING, MAINTAINING, AND RECONSTRUCTING SIDE SEWER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

3. PRIVATE LOT DRAINAGE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 55 THROUGH 62 (PLDE#15), OF LOTS 63 THROUGH 69 (PLDE#16), OF LOTS 70 THROUGH 73 (PLDE#17), OF LOTS 74 THROUGH 77 (PLDE#18), OF LOTS 78 THROUGH 80 (PLDE#19), OF LOTS 81 THROUGH 84 (PLDE#20), OF LOTS 98 THROUGH 103 (PLDE#21), OF LOTS 104 THROUGH 106 (PLDE#22), OF LOTS 107, 108, 129 AND 130 (PLDE#23), OF LOTS 109 THROUGH 113 (PLDE#24), OF LOTS 114 THROUGH 117 (PLDE#25), OF LOTS 118 AND 119 (PLDE#26), OF LOTS 120 THROUGH 125 (PLDE#27), OF LOTS 126 THROUGH 128 (PLDE#28), OF LOTS 131, 132, 150 AND 151 (PLDE#29), OF LOTS 133 THROUGH 136 (PLDE#30), OF LOTS 137 THROUGH 141 (PLDE#31), OF LOTS 142 THROUGH 146 (PLDE#32), OF LOTS 147 THROUGH 149 (PLDE#33), OF LOTS 152, 153, 173 AND 174 (PLDE#34), OF LOTS 154 THROUGH 157 (PLDE#35), OF LOTS 158 THROUGH 162 (PLDE#36), OF LOTS 164 THROUGH 166 (PLDE#37), OF LOTS 167 AND 168 (PLDE#38), AND OF LOTS 169 THROUGH 171 (PLDE#39), UNDER AND UPON THE EXTERIOR SEVEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF 139TH PLACE S.E., 31ST DRIVE S.E., 140TH STREET S.E., 32ND DRIVE S.E., 33RD AVENUE S.E., 33RD DRIVE S.E., 34TH DRIVE S.E. AND 141ST STREET S.E., OF SAID LOTS FOR THE PURPOSE OF OPERATING, MAINTAINING AND RECONSTRUCTING STORM WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

4. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON THE EXTERIOR 2 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE ALONG 139TH PLACE S.E. OF LOTS 55 THROUGH 69, OF LOTS 88, 89, 94 AND 95, OF LOTS 118 THROUGH 120, AND LOT 141, ALONG 31ST DRIVE S.E. OF TRACT 105, LOTS 73 THROUGH 75, AND LOTS 86 THROUGH 88, ALONG 32ND DRIVE S.E. OF LOTS 95 AND 118, AND ALONG 33RD AVENUE S.E. OF LOTS 120 AND 141, AS SHOWN HEREON, FOR PUBLIC PEDESTRIAN ACCESS PURPOSES OVER AND UPON THE WALKWAYS AS CONSTRUCTED.

5. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON TRACTS F AND G FOR PUBLIC PEDESTRIAN ACCESS (NON-MOTORIZED) PURPOSES OVER AND UPON THE WALKWAYS AS CONSTRUCTED.

6. A 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON TRACTS 107, 108 AND 109, FOR PUBLIC EMERGENCY VEHICLE ACCESS. SAID EASEMENT AREA SHALL BE KEPT FREE FROM ANY OBSTRUCTIONS WHICH WILL INTERFERE WITH PUBLIC EMERGENCY VEHICLE USE.

7. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, OVER AND UPON TRACTS 105 AND 106, FOR PUBLIC EMERGENCY VEHICLE ACCESS. SAID EASEMENT AREA SHALL BE KEPT FREE FROM ANY OBSTRUCTIONS WHICH WILL INTERFERE WITH PUBLIC EMERGENCY VEHICLE USE.

8. THE HOMEOWNER'S ASSOCIATION AND OWNERS OF ANY LOT WITHIN THIS PLAT SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF CURB ALONG ALL ROADWAY FRONTAGE PER MOMC 17.24.030. THIS INCLUDES ALL SERVICE AND MAINTENANCE, EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL CREEK.

9. THE MILL CREEK EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ALL DRAINAGE EASEMENTS AND TRACT C OF MILL CREEK EAST DIVISION 1, AS RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200609015004. THE CITY SHALL RESERVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY NEEDED INSPECTION, SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY SERVICE AND MAINTENANCE COSTS INCURRED.

RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL CONTAIN LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.

2. NO FURTHER DIVISION OF ANY LOT WITHIN THIS PLAT IS ALLOWED WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

3. DIRECT ACCESS TO 35TH AVENUE S.E. FROM ANY LOT WITHIN THIS PLAT IS PROHIBITED. ALL LOTS MUST TAKE ACCESS FROM INTERIOR ROADS.

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

5. NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND WATER METERS, FIRE HYDRANTS AND BLOW-OFF ASSEMBLIES WHICH RESTRICTS ACCESS BY SILVER LAKE WATER DISTRICT.

6. THIS SITE IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR THE PRELIMINARY PLAT/ PLANNED RESIDENTIAL DEVELOPMENT FOR MILL CREEK EAST (PP 01-56) BY THE CITY OF MILL CREEK AS DISCLOSED BY RESOLUTION NO. 2003-329, ADOPTED APRIL 22, 2003. ANY FUTURE MODIFICATIONS TO THE PRD SHALL MEET ALL CITY REQUIREMENTS.

7. LANDSCAPING WITHIN THE ROADWAY BUFFER/CUTTING PRESERVE IN TRACT F, SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN DATED MAY 5, 2006, ON FILE WITH THE CITY OF MILL CREEK. SAID LANDSCAPING SHALL BE MAINTAINED BY THE MILL CREEK EAST HOMEOWNERS ASSOCIATION AS NOTED IN THE DECLARATION. NO VEGETATION, OTHER THAN REGULAR MAINTENANCE, SHALL BE REMOVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MILL CREEK.

8. TRACT G, AS SHOWN HEREON, SHALL BE PERMANENTLY ESTABLISHED AS A POCKET PARK/COMMON OPEN SPACE, TO BE MAINTAINED BY THE MILL CREEK EAST HOMEOWNER'S ASSOCIATION, AND SHALL BE SUBJECT TO A POTENTIAL FUTURE TRAIL ACCESS TO THE ADJACENT PROPERTY.

9. ALL DEVELOPMENT OF BUILDINGS SHALL COMPLY WITH FLOOR AREA RATIOS, SETBACKS AND BUILDING HEIGHT STANDARDS ESTABLISHED IN THE PRELIMINARY PLAT PRD APPROVAL FILE NO. PP 01-56, UNLESS MODIFIED IN ACCORDANCE WITH CITY OF MILL CREEK STANDARDS.

10. SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DISTRIBUTION EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200212040678.

11. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "PERMANENT WATER EASEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200606280043.

12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "PERMANENT SEWER EASEMENT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200606280044.

13. THIS SITE IS SUBJECT TO ALL THE TERMS, CONDITIONS, RESTRICTIONS, EASEMENT PROVISIONS AND MAINTENANCE PROVISIONS AS SHOWN ON THAT CERTAIN PLAT OF "MILL CREEK EAST DIVISION 1", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200609015004.

14. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MILL CREEK EAST", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200609260699.

15. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "AFFIDAVIT OF CORRECTION TO PLAT", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200609260700.

16. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MILL CREEK EAST", AS DISCLOSED BY INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. **

** 200612140603

PRIVATE DRAINAGE MAINTENANCE PROVISIONS

1. THE PRIVATE SIDE SEWER EASEMENT ACROSS LOT 118 IS FOR THE BENEFIT OF LOT 117. THE OWNERS OF SAID LOT 117 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE SIDE SEWER FACILITIES THEY BENEFIT FROM.

2. THE PRIVATE LOT DRAINAGE EASEMENTS ACROSS LOTS 56, 57, 58, 59, 60 AND 61, ACROSS LOTS 64, 65, 66, 67 AND 68, ACROSS LOTS 71 AND 72 AND TRACT 105, ACROSS LOTS 75 AND 76 AND TRACT 106, ACROSS LOT 79, ACROSS LOTS 82 AND 83, ACROSS LOTS 99, 100, 101 AND 102, ACROSS LOTS 105 AND 106, ACROSS LOTS 108 AND 129, ACROSS LOTS 110, 111 AND 112, ACROSS LOTS 115 AND 116, ACROSS LOT 118, ACROSS LOTS 120, 121, 122, 123 AND 124, ACROSS LOT 127, ACROSS LOTS 132 AND 150, ACROSS LOTS 133, 134 AND 135 AND TRACT 108, ACROSS LOTS 138, 139, 140 AND 141, ACROSS LOTS 143, 144 AND 145, ACROSS LOTS 148 AND 149, ACROSS LOTS 153 AND 173, ACROSS LOTS 154, 155 AND 156 AND TRACT 109, ACROSS LOTS 159, 160, 161 AND 162, ACROSS LOT 165, ACROSS LOT 168, AND ACROSS LOTS 169 AND 170, AS SHOWN HEREON, ARE FOR THE BENEFIT OF LOTS 55, 56, 57, 58, 59, 60, 61 AND 62 (PLDE#15), OF LOTS 63, 64, 65, 66, 67, 68 AND 69 (PLDE#16), OF LOTS 70, 71, 72 AND 73 (PLDE#17), OF LOTS 74, 75, 76 AND 77 (PLDE#18), OF LOTS 78, 79 AND 80 (PLDE#19), OF LOTS 81, 82, 83 AND 84 (PLDE#20), OF LOTS 98, 99, 100, 101, 102 AND 103 (PLDE#21), OF LOTS 104, 105 AND 106 (PLDE#22), OF LOTS 107, 108, 129 AND 130 (PLDE#23), OF LOTS 109, 110, 111, 112 AND 113 (PLDE#24), OF LOTS 114, 115, 116 AND 117 (PLDE#25), OF LOTS 118 AND 119 (PLDE#26), OF LOTS 120, 121, 122, 123, 124 AND 125 (PLDE#27), OF LOTS 126, 127 AND 128 (PLDE#28), OF LOTS 131, 132, 150 AND 151 (PLDE#29), OF LOTS 133, 134, 135 AND 136 (PLDE#30), OF LOTS 137, 138, 139, 140 AND 141 (PLDE#31), OF LOTS 142, 143, 144, 145 AND 146 (PLDE#32), OF LOTS 147, 148 AND 149 (PLDE#33), OF LOTS 152, 153, 173 AND 174 (PLDE#34), OF LOTS 154, 155, 156 AND 157 (PLDE#35), OF LOTS 158, 159, 160, 161 AND 162 (PLDE#36), OF LOTS 164, 165 AND 166 (PLDE#37), OF LOTS 167 AND 168 (PLDE#38), AND OF LOTS 169, 170 AND 171 (PLDE#39), RESPECTIVELY. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
12/11/06

AFN 200612145190

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4,
ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

PLAT 723

NORTH POINTE DN 2

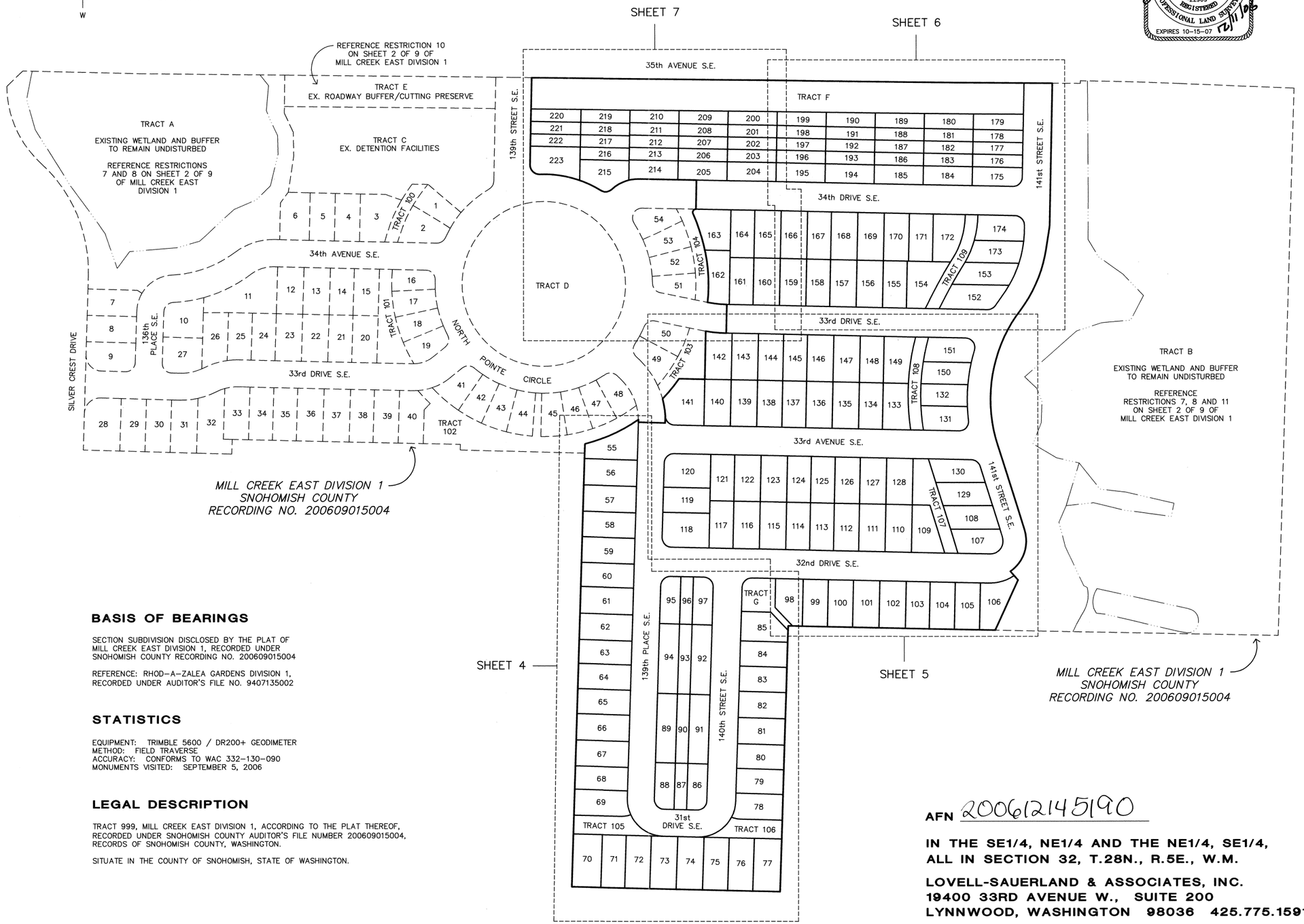
MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SCALE : 1"=100'

0' 20' 40' 60' 80' 100' 150' 200'

JEFFREY T. TREIBER — STATE OF WASHINGTON — 22969 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 10-15-07 — 12/11/06



BASIS OF BEARINGS

SECTION SUBDIVISION DISCLOSED BY THE PLAT OF MILL CREEK EAST DIVISION 1, RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 200609015004

REFERENCE: RHOD-A-ZALEA GARDENS DIVISION 1, RECORDED UNDER AUDITOR'S FILE NO. 9407135002

STATISTICS

EQUIPMENT: TRIMBLE 5600 / DR200+ GEODIMETER
METHOD: FIELD TRAVERSE
ACCURACY: CONFORMS TO WAC 332-130-090
MONUMENTS VISITED: SEPTEMBER 5, 2006

LEGAL DESCRIPTION

TRACT 999, MILL CREEK EAST DIVISION 1, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 200609015004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

AFN 200612145190

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04 **SHEET 3 OF 7**

PLAT 724

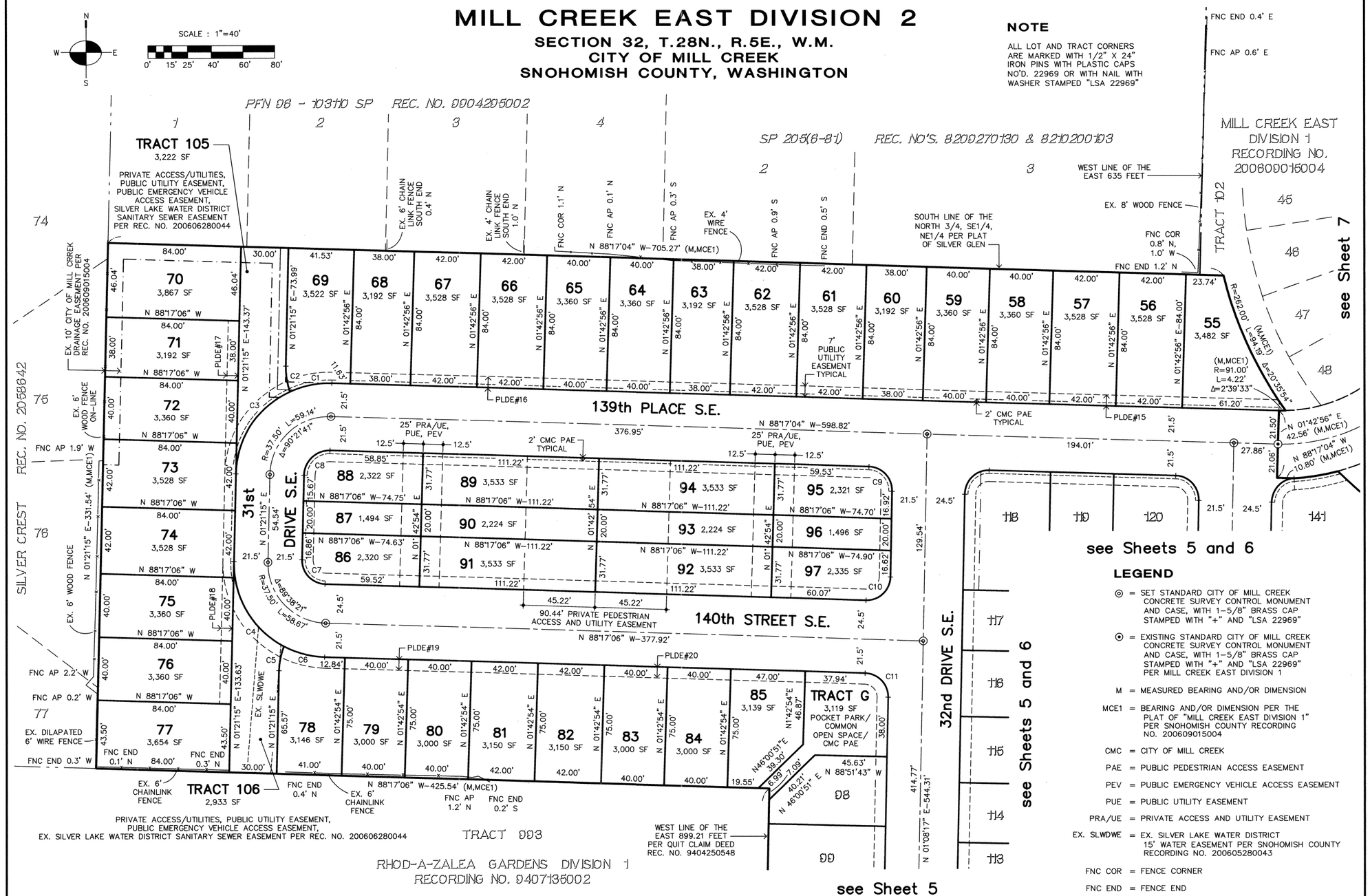
NORTH POINTE DIV. 2

MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL WITH WASHER STAMPED "LSA 22969"



CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
LOT 69	C1	59.00'	27.30'	26°30'28"
LOT 69/TRACT 105	C2	45.44'	16.61'	20°56'20"
TRACT 105	C3	59.00'	65.75'	63°51'13"
TRACT 106	C4	59.00'	65.51'	63°37'12"
LOT 78/TRACT 106	C5	43.96'	15.73'	20°30'14"
LOT 78	C6	59.00'	26.79'	26°01'09"
LOT 86	C7	15.00'	23.47'	89°38'21"
LOT 88	C8	16.00'	25.23'	90°21'41"
LOT 95	C9	15.00'	23.41'	89°25'21"
LOT 97	C10	15.00'	23.71'	90°34'37"
TRACT G	C11	15.00'	23.41'	89°25'23"

PRIVATE EASEMENT LEGEND

PLDE#15 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 55 THROUGH 62

PLDE#16 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 63 THROUGH 69

PLDE#17 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 70 THROUGH 73

PLDE#18 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 74 THROUGH 77

PLDE#19 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 78 THROUGH 80

PLDE#20 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 81 THROUGH 84

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
12/11/06

LEGEND

⊚ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"

⊙ = EXISTING STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969" PER MILL CREEK EAST DIVISION 1

M = MEASURED BEARING AND/OR DIMENSION

MCE1 = BEARING AND/OR DIMENSION PER THE PLAT OF "MILL CREEK EAST DIVISION 1" PER SNOHOMISH COUNTY RECORDING NO. 200609015004

CMC = CITY OF MILL CREEK

PAE = PUBLIC PEDESTRIAN ACCESS EASEMENT

PEV = PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT

PUE = PUBLIC UTILITY EASEMENT

PRA/UE = PRIVATE ACCESS AND UTILITY EASEMENT

EX. SLWDWE = EX. SILVER LAKE WATER DISTRICT 15' WATER EASEMENT PER SNOHOMISH COUNTY RECORDING NO. 200605280043

FNC COR = FENCE CORNER

FNC END = FENCE END

FNC AP = FENCE ANGLE POINT

AFN 200612145190

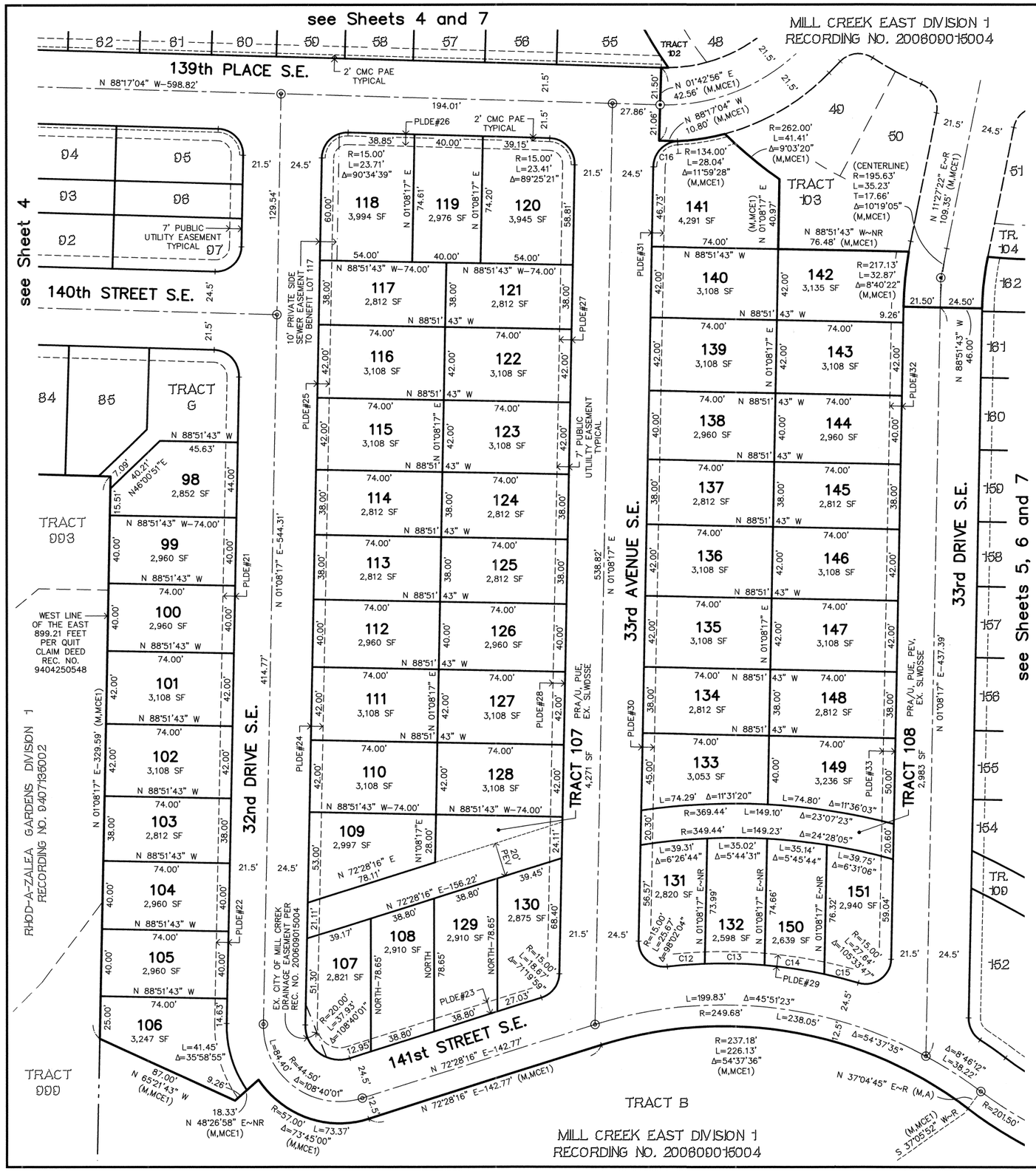
IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04 SHEET 4 OF 7

PLAT 725

NORTH POINTE DIV. 2



MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SCALE : 1"=40'

0' 15' 25' 40' 60' 80'

N W E S

PRIVATE EASEMENT LEGEND

PLDE#21 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 98 THROUGH 103
PLDE#22 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 104 THROUGH 106
PLDE#23 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 107, 108, 129 AND 130
PLDE#24 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 109 THROUGH 113
PLDE#25 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 114 THROUGH 117
PLDE#26 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 118 AND 119
PLDE#27 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 120 THROUGH 125
PLDE#28 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 126 AND 128
PLDE#29 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 131, 132, 150 AND 151
PLDE#30 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 133 THROUGH 136
PLDE#31 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 137 THROUGH 141
PLDE#32 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 142 THROUGH 146
PLDE#33 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 147 THROUGH 149

CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
LOT 131	C12	274.18'	22.02'	4°36'06"
LOT 132	C13	274.18'	35.02'	7°19'08"
LOT 150	C14	274.18'	35.33'	7°23'01"
LOT 151	C15	274.18'	20.54'	4°17'33"
LOT 141	C16	15.00'	22.50'	85°57'25"

LEGEND

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⊙ = EXISTING STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969" PER MILL CREEK EAST DIVISION 1

M = MEASURED BEARING AND/OR DIMENSION

MCE1 = BEARING AND/OR DIMENSION PER THE PLAT OF "MILL CREEK EAST DIVISION 1" PER SNOHOMISH COUNTY RECORDING NO. 200609015004

CMC = CITY OF MILL CREEK

PEV = PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT

PAE = PUBLIC PEDESTRIAN ACCESS EASEMENT

PUE = PUBLIC UTILITY EASEMENT

PRA/U = PRIVATE ACCESS AND UTILITIES

SLWDSSE = EX. SILVER LAKE WATER DISTRICT SANITARY SEWER EASEMENT PER SNOHOMISH COUNTY RECORDING NO. 200606280044

A = BEARING PER AFFIDAVIT OF CORRECTION TO PLAT PER SNOHOMISH COUNTY RECORDING NO. 200609260700

NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL WITH WASHER STAMPED "LSA 22969"

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
12/11/06

AFN 200612145190

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 4700-00-04

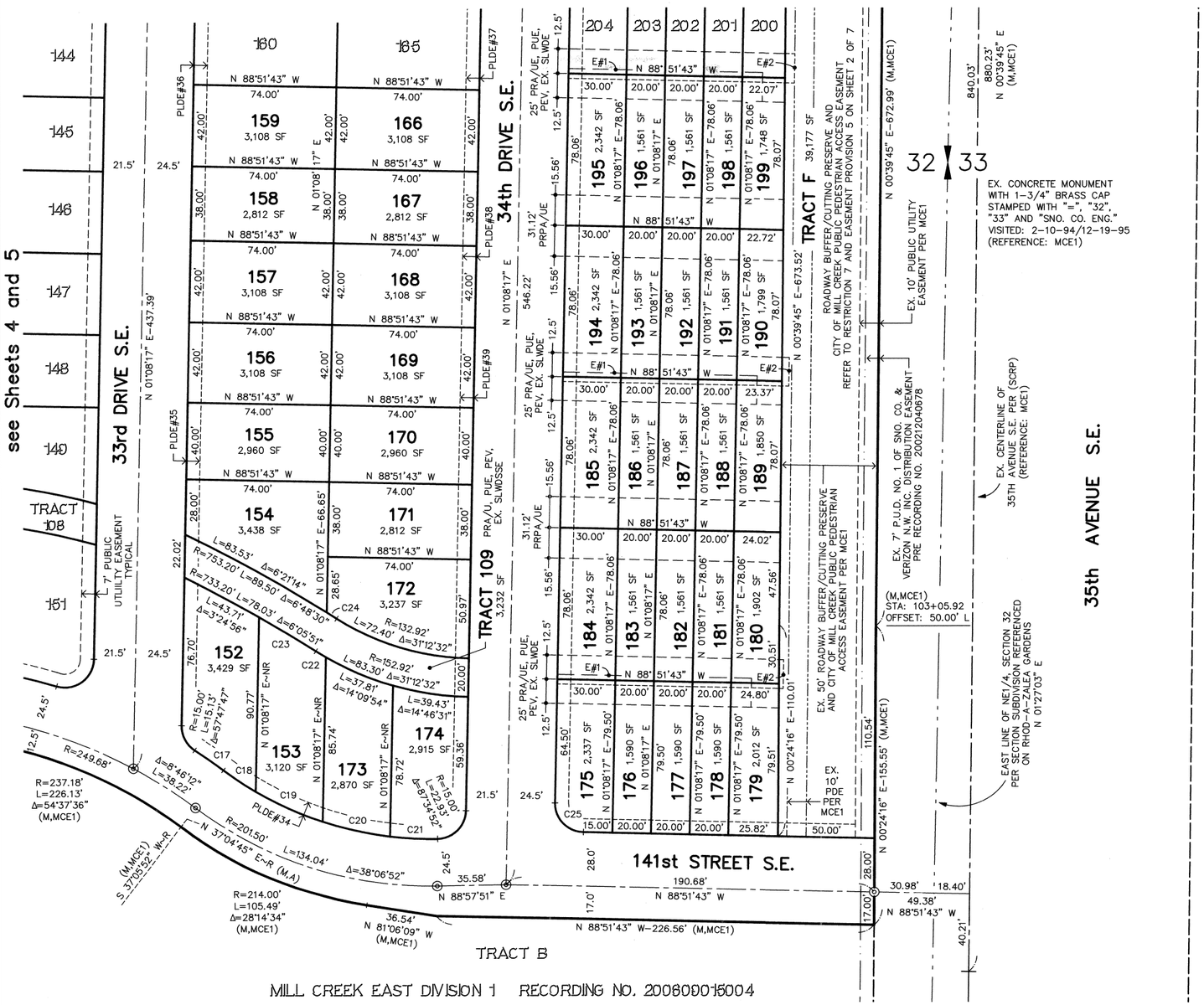
SHEET 5 OF 7

PLAT 726

NORTH POINTE DIV. 2

MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON



SCALE : 1"=40'

0' 15' 25' 40' 60' 80'

N W E S

NOTE

ALL LOT AND TRACT CORNERS ARE MARKED WITH 1/2" X 24" IRON PINS WITH PLASTIC CAPS NO'D. 22969 OR WITH NAIL WITH WASHER STAMPED "LSA 22969"

LEGEND

◎ = SET STANDARD CITY OF MILL CREEK CONCRETE SURVEY CONTROL MONUMENT AND CASE, WITH 1-5/8" BRASS CAP STAMPED WITH "+" AND "LSA 22969"

M = MEASURED BEARING AND/OR DIMENSION

MCE1 = BEARING AND/OR DIMENSION PER THE PLAT OF "MILL CREEK EAST DIVISION 1" PER SNOHOMISH COUNTY RECORDING NO. 200609015004

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PUE = PUBLIC UTILITY EASEMENT

PRPA/UE = PRIVATE PEDESTRIAN ACCESS AND UTILITY EASEMENT

PRA/UE = PRIVATE ACCESS AND UTILITY EASEMENT

PRA/U = PRIVATE ACCESS AND UTILITIES

PDE = EX. PRIVATE DRAINAGE EASEMENT TO MILL CREEK EAST HOMEOWNERS ASSOCIATION PER MILL CREEK EAST DIVISION 1

A = BEARING PER AFFIDAVIT OF CORRECTION TO PLAT PER RECORDING NO. 200609260700

NR = NON RADIAL BEARING AS SHOWN

EX. SLWDE = EX. SILVER LAKE WATER DISTRICT 15' SANITARY SEWER EASEMENT (E#1) PER SNOHOMISH COUNTY RECORDING NO. 200606280044 & EX. SILVER LAKE WATER DISTRICT 15' WATER EASEMENT (E#2) PER SNOHOMISH COUNTY RECORDING NO. 200606280043

EX. SLWDSSE = EX. SILVER LAKE WATER DISTRICT SANITARY SEWER EASEMENT PER SNOHOMISH COUNTY RECORDING NO. 200606280044

PRIVATE EASEMENT LEGEND

PLDE#34 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 152, 153, 173 AND 174

PLDE#35 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 154 THROUGH 157

PLDE#36 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 158 THROUGH 162

PLDE#37 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 164 THROUGH 166

PLDE#38 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 167 AND 168

PLDE#39 = PRIVATE LOT DRAINAGE EASEMENT TO BENEFIT LOTS 169 THROUGH 171

JEFFREY T. TREIBER
STATE OF WASHINGTON
22969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10-15-07
12/11/06

CURVE DATA TABLE				
LOCATION	CURVE	RADIUS	LENGTH	DELTA
LOT 152	C17	273.00'	18.20'	3°49'08"
LOT 152	C18	177.00'	20.15'	6°31'16"
LOT 153	C19	177.00'	38.19'	12°21'42"
LOT 173	C20	177.00'	35.76'	11°34'31"
LOT 174	C21	177.00'	24.66'	7°59'00"
LOT 153	C22	152.92'	6.05'	2°16'07"
LOT 153	C23	733.20'	34.32'	2°40'55"
LOT 172	C24	753.20'	5.97'	0°27'16"
LOT 175	C25	15.00'	23.56'	90°00'00"

AFN 200612145190

IN THE SE1/4, NE1/4 AND THE NE1/4, SE1/4, ALL IN SECTION 32, T.28N., R.5E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WASHINGTON 98036 425.775.1591

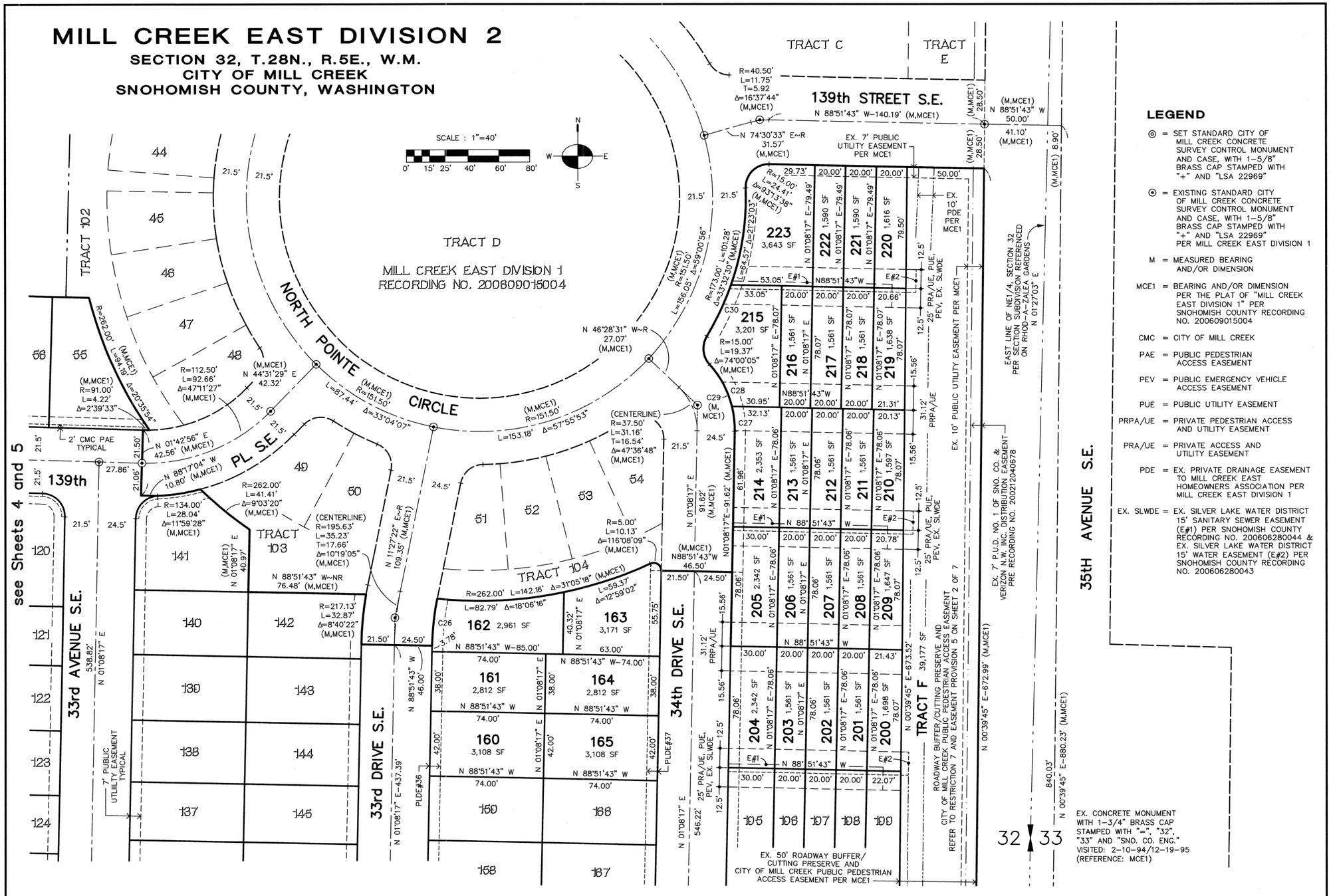
LSA FILE NO. 4700-00-04 SHEET 6 OF 7

PLAT 727

NORTH POINTE DIV. 2

MILL CREEK EAST DIVISION 2

SECTION 32, T.28N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON


SCALE : 1"=40'
0' 15' 25' 40' 60' 80'
N
S
W
E
TRACT C
TRACT E
139th STREET S.E.
N 88°51'43" W-140.19' (M,MCE1)
R=40.50'
L=11.75'
T=5.92
Δ=16°37'44"
(M,MCE1)
N 74°30'33" E~R
31.57'
(M,MCE1)
EX. 7' PUBLIC UTILITY EASEMENT PER MCE1
(M,MCE1) N 88°51'43" W 50.00'
41.10' (M,MCE1)
TRACT D
MILL CREEK EAST DIVISION 1
RECORDING NO. 200609015004
NORTH POINTE CIRCLE
N 46°28'31" W~R
27.07'
(M,MCE1)
R=151.50'
L=87.44'
Δ=33°04'07"
L=153.18'
Δ=57°55'53"
(CENTERLINE)
R=37.50'
L=31.16'
T=16.54'
Δ=47°36'48"
(M,MCE1)
R=5.00'
L=10.13'
Δ=116°08'09"
(M,MCE1)
TRACT 102
TRACT 103
TRACT 104
TRACT F
39,177 SF
ROADWAY BUFFER/CUTTING PRESERVE AND CITY OF MILL CREEK PUBLIC PEDESTRIAN ACCESS EASEMENT REFER TO RESTRICTION 7 AND EASEMENT PROVISION 5 ON SHEET 2 OF 7
EX. 10' PUBLIC UTILITY EASEMENT PER MCE1
EAST LINE OF NE1/4, SECTION 32 PER SECTION SUBDIVISION REFERENCED ON RHOD-A-ZALEA GARDENS N 01°27'03" E
EX. 7' P.U.D. NO. 1 OF SNO. CO. & VERIZON N.W. INC. DISTRIBUTION EASEMENT PRE RECORDING NO. 200212040678
35th AVENUE S.E.
33rd AVENUE S.E.
33rd DRIVE S.E.
34th DRIVE S.E.
139th PL S.E.
see Sheets 4 and 5
see Sheets 5 and 6
EX. 50' ROADWAY BUFFER/ CUTTING PRESERVE AND CITY OF MILL CREEK PUBLIC PEDESTRIAN ACCESS EASEMENT PER MCE1
EX. CONCRETE MONUMENT WITH 1-3/4" BRASS CAP STAMPED WITH "=", "32", "33" AND "SNO. CO. ENG." VISITED: 2-10-94/12-19-95 (REFERENCE: MCE1)
32 33
N 00°39'45" E-672.99' (M,MCE1)
N 00°39'45" E-880.23' (M,MCE1)
840.03'
N 00°39'45" E-673.52'
546.22'
538.82'
N 01°08'17" E-437.39'
N 01°08'17" E-91.62' (M,MCE1)
N 01°08'17" E 91.62' (M,MCE1)
N88°51'43"W 46.50'
N 88°51'43" W-85.00'
N 88°51'43" W-74.00'
N 88°51'43" W~NR
76.48' (M,MCE1)
N 11°27'22" E~R
109.35' (M,MCE1)
N 01°08'17" E-79.49'
N 01°08'17" E-78.07'
N 01°08'17" E-78.06'
N 01°08'17" E-78.06'
N 88°51'43" W
N 88°51'43" W
N 88°51'43" W