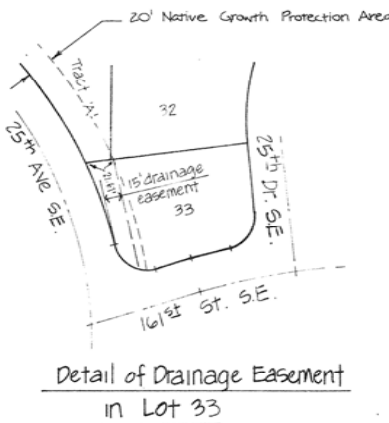
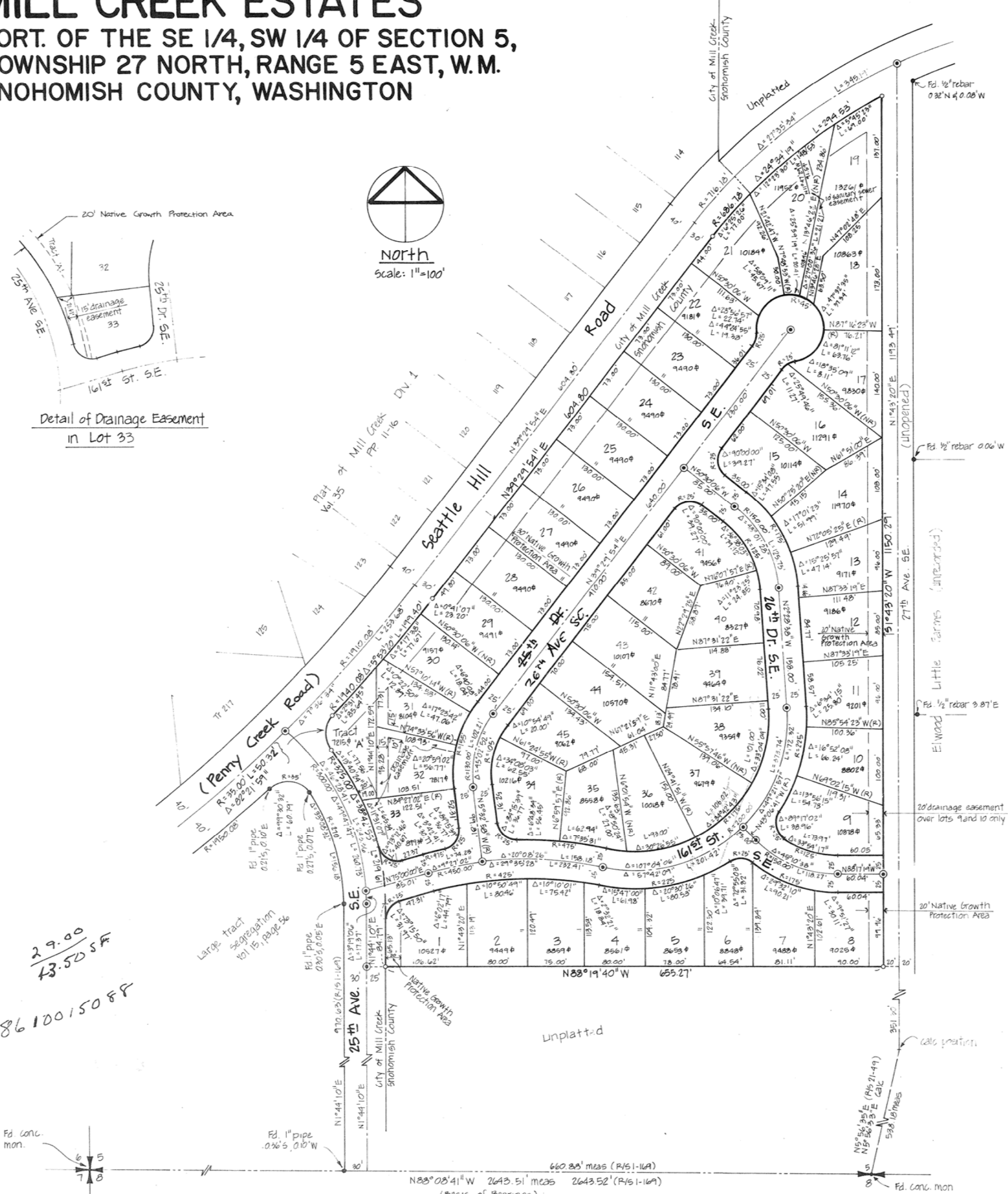


MILL CREEK ESTATES
PORT. OF THE SE 1/4, SW 1/4 OF SECTION 5,
TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



North
Scale: 1"=100'



1. No further subdivision of any lot without resubmitting for formal plat procedure.
2. The sale or lease of less than a whole lot in any subdivision platted and filed under Title 19 of the Snohomish County Code is expressly prohibited except in compliance with Title 19 of the Snohomish County Code.
3. All landscaped areas in public rights-of-way shall be maintained by the developer and his successor(s) and may be reduced or eliminated if deemed necessary for or detrimental to county road purposes.
4. No lot shall have direct vehicular access onto either Seattle Hill Road, 25th Ave. S.E. or 27th Ave. S.E. (private road easement).
5. The Native Growth Protection Areas shall be left in a substantially Natural state. No clearing, grading, filling or construction of any kind shall occur within these areas, except for necessary maintenance of utility installations on lots 19, 20, 31, 32 and tract 'A'. Removal of trees by property owners shall be limited to those which are dead, diseased or hazardous.
6. Prior approval must be obtained from the Director of Public Works before any structures, fill or obstructions, including fences, are located within any drainage easement or delineated flood plain area.
7. Tract 'A' to be dedicated to Snohomish County for drainage purposes.
8. Tract 'A' is subject to a landscaping easement.

Easement

An easement shall be reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior seven (7) feet parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone and utility service together with the right to enter upon the lots at all times for the purposes herein stated.

Basis of Bearings

South line of Sec 5, T.27N., R.5E., W.M., being N88°08'41" W as shown on Record of Survey recorded in Vol. 1, page 169, Records of Snohomish County, Washington.

Legend

- Found monument as noted
 - Set 5/8" rebar w/cap (LS18904)
 - ⊙ Set Snohomish County std. monument and case
- Note: Set 1/2" rebar w/cap (RCH 18904) at all lot corners unless noted otherwise.

MILL CREEK ESTATES

PORT OF THE SE 1/4, SW 1/4 OF SECTION 5,
TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the following described property lying within the East half of the Southwest Quarter of Section 5, Township 27 North, Range 5 East, W.M., described as follows:

Beginning at the quarter section corner between Sections 5 and 8, Township 27 North, Range 5 East, W.M.; thence North 4°37'35" East 538.18 feet; thence North 0°24'32" East 351.30 feet; thence North 89°38'38" West 20 feet to the True Point of Beginning; thence continue North 89°38'38" West 636.14 feet to a point 25 feet East of the East line of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 27 North, Range 5, East, W.M., said point also being on the East line of 25th Avenue as deeded to Snohomish County under Auditor's File No. 1150645; thence North 1°44'10" East parallel with said centerline to a point 970.76 feet North of the South line of said Section 5 and the beginning of a curve to the left having a radius of 325 feet; thence Northwesterly along said curve through a central angle of 38°42'55" 219.61 feet to a point of reverse curve having a radius of 35 feet; thence Northerly along said curve through a central angle of 82°21'59" 80.31 feet to a point on the Southerly margin of Seattle Hill Road (Penny Creek Road); thence Northeasterly along said Southerly margin to a point North 0°24'22" East of the True Point of Beginning; thence South 0°24'22" West 1166.59 feet to the True Point of Beginning;

Except any portion thereof which may not attach by operation of law pursuant to City of Mill Creek Ordinance 86-118.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of MILL CREEK ESTATES is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W.M., as required by state statute; that the distances, courses and angles are shown correctly thereon; that the monuments shall be set and lot, block, and tract corners shall be staked correctly on the ground, that I fully complied with the provisions of the state and local statutes and regulations governing platting.

Robert C. Hermann
Robert C. Hermann, P.L.S., 18906
Professional Land Surveyor

8/13/86
Date



29.00
1350.57

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 19 87 taxes.

Kimbe Stevens
Treasurer Snohomish County
by Pat Warner

9/14/86

RECORDING CERTIFICATE

Filed for record at the request of David Evans and Associates, Inc. this 1 day of OCTOBER, 1986, at 44 minutes past 12:00 P.M. and recorded in Vol. 47 of Plats, page 55, records of Snohomish County, Washington.

8610015088

APPROVALS

Examined and approved this 29th day of SEPTEMBER, 19 86

Herald E. Wood, P.E.
Snohomish County Director of Public Works

Examined and approved this 25th day of September, 19 86

George Neumann, Jr.
Snohomish County Director, Dept. of Planning & Community Development

Examined, found to be in conformity with applicable zoning and other land use controls, and approved this 1st day of October, 19 86

Blair Carson
Chairman, County Council
Snohomish County, Washington

Know all men by these presents that Dennis Kohloff and Donald F. Kline, President and Vice Pres. of Countrywood Homes, Inc., respectively, the undersigned owners, in fee simple of the land hereby platted, and The Bank of California, N.A., the mortgagee thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said roads.

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 to hamper proper road drainage. The owner of any lot or lots, prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the director of the department of public works for said alteration. 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.

IN WITNESS WHEREOF we set our hands and seals this 15th day of August, 19 86

Dennis Kohloff
Dennis Kohloff, President
Countrywood Homes, Inc.

8/15/86
Date

Donald F. Kline
Donald F. Kline, Vice President
Countrywood Homes, Inc.

8/18/86
Date

William J. High
William J. High, Vice President
The Bank of California, N.A.

Aug 15, 1986
Date

ACKNOWLEDGEMENTS

STATE OF Washington, ss
COUNTY OF King) ss

This is to certify that on this 15th day of August, 19 86, before me, the undersigned, a Notary Public, personally appeared Dennis Kohloff and Donald F. Kline, President and Vice Pres. of Countrywood Homes, Inc., to me known to be the person(s) who executed the within dedication, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purpose therein mentioned and on each stated that they were authorized to execute said instrument. WITNESS my hand and official seal the day and year first above written.

Connie M. Lovell
Notary Public In and for the State of Washington, Residing at Bellevue



ACKNOWLEDGEMENTS

STATE OF Washington, ss
COUNTY OF King) ss

This is to certify that on this 15th day of August, 19 86, before me, the undersigned, a Notary Public, personally appeared William J. High to me known to be the Vice President of the Bank of California, N.A. to me known to be the person(s) who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purpose therein mentioned and on oath stated that they were authorized to execute said instrument. WITNESS my hand and official seal the day and year first above written.

Connie M. Lovell
Notary Public In and for the State of Washington, Residing at Bellevue



RECEIVED
OCT 8 1986

ZONING CODE