

# MILL CREEK SOUTH

SECTION 5, TWN. 27N, RGE. 5E, W.M.  
SNOHOMISH COUNTY, WASHINGTON

## LEGAL DESCRIPTION

BE THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER 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 N 88° 08' 07" W, A DISTANCE OF 660.80 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 01° 44' 24" E A DISTANCE OF 496.95 FEET ALONG WEST LINE OF SAID EAST HALF OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S 88° 04' 09" E A DISTANCE OF 719.76 FEET; THENCE S 01° 19' 05" W A DISTANCE OF 499.09 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE N 85° 26' 21" W, A DISTANCE OF 62.72 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE WEST 30.00 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED RECORDED JULY 22, 1955 UNDER AUDITOR'S FILE NO. 1153223;  
ALSO KNOWN AS TRACT 43, ELWOOD LITTLE FARMS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE WEST 30 FEET AND EXCEPT THE NORTH 60 FEET THEREOF AS MEASURED ON THE WEST LINE.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MILL CREEK SOUTH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 27 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 THE LOT AND BLOCK 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.

*Kenneth L. Long*  
KENNETH L. LONG  
LICENSED LAND SURVEYOR  
LICENSE NO. 16316

NOTE: REFER TO RECORD OF SURVEY RECORDED IN VOLUME 23 OF SURVEYS, PAGE 287, UNDER D.F. NO. 8612155028, RECORDS OF SNOHOMISH COUNTY, WASHINGTON



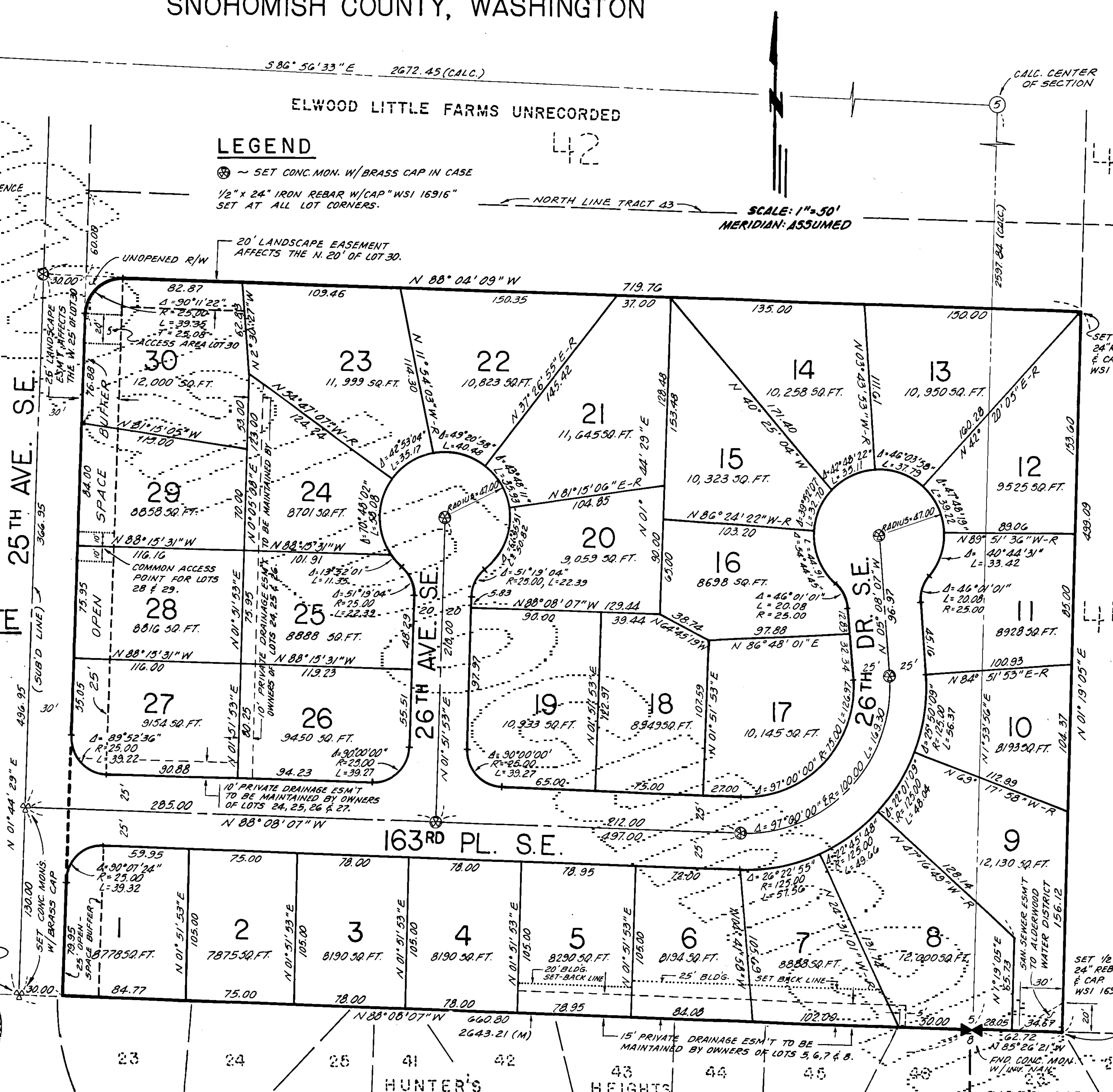
## LEGEND

⊗ ~ SET CONC. MON. W/ BRASS CAP IN CASE  
1/2" x 24" IRON REBAR W/ CAP "WSI 16916" SET AT ALL LOT CORNERS.

ELWOOD LITTLE FARMS UNRECORDED

42

SCALE: 1" = 50'  
MERIDIAN: ASSUMED



N 01° 16' 45" E 2653.60 (MEAS)

FND. CONC. MON. W/ INV. COPPER NAIL & WASHER

8711035002

# MILL CREEK SOUTH

SECTION 5, TWN. 27N, RGE. 5E, W.M.  
SNOHOMISH COUNTY, WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COUNTRYWOOD HOMES, INC., A WASHINGTON CORPORATION, AND KENNETH L. LONG AND JANICE M. LONG, HUSBAND AND WIFE, AND RICHARD E. SCHMIDT AND MARY C. SCHMIDT, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS 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 OR FILLS UPON LOTS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL 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 ALTERATIONS 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 BE DONE BY AND AT THE EXPENSE OF SUCH OWNER. IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 17<sup>th</sup> DAY OF August, 1987.

(SEE RESTRICTIONS NOTE F)

Dennis Kohloff  
DENNIS KOHLOFF, PRESIDENT  
COUNTRYWOOD HOMES, INC.

Don Jasper  
DON JASPER, SECRETARY  
COUNTRYWOOD HOMES, INC.

Kenneth L. Long  
KENNETH L. LONG

Janice M. Long  
JANICE M. LONG

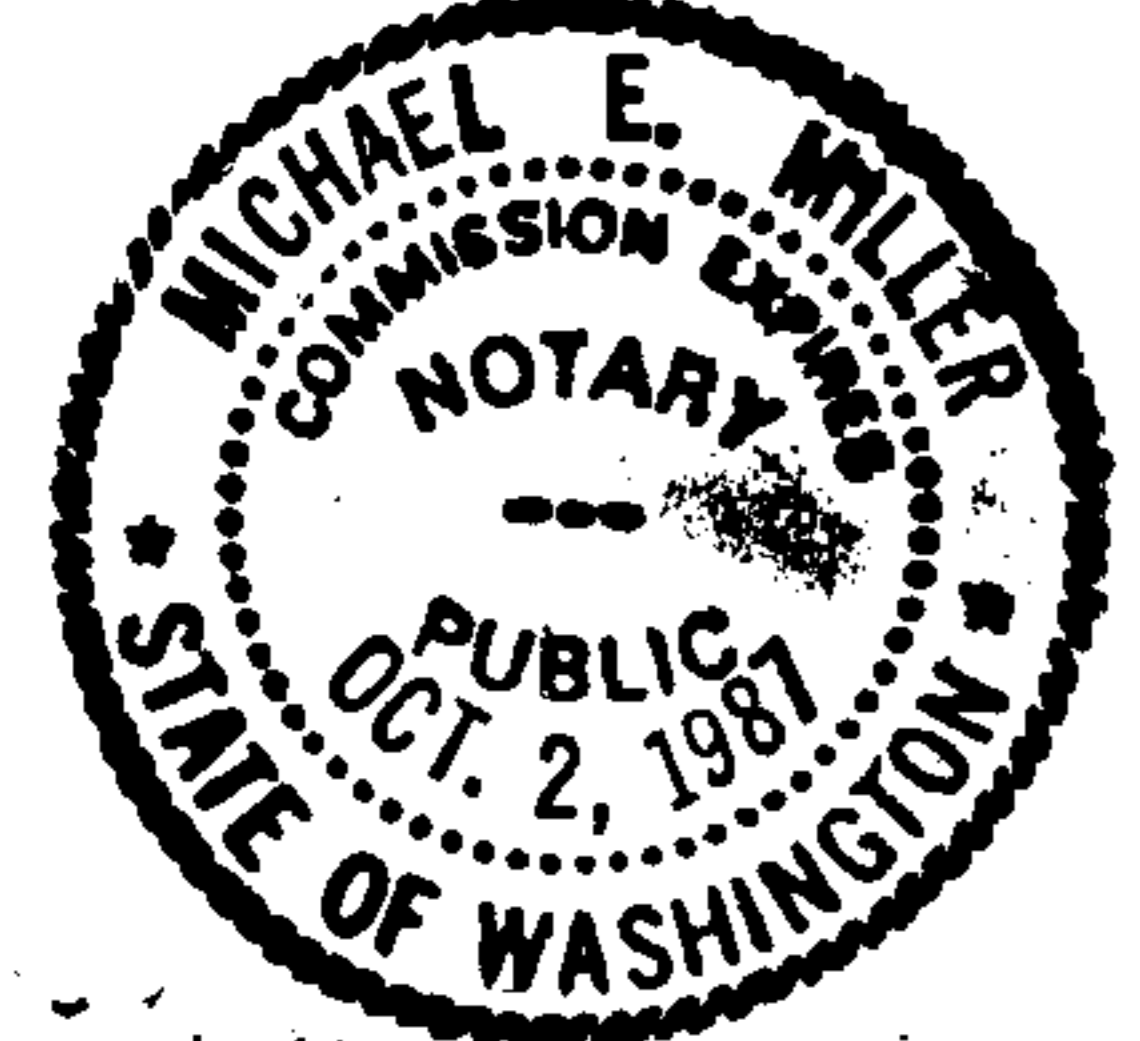
Richard E. Schmidt  
RICHARD E. SCHMIDT

Mary C. Schmidt  
MARY C. SCHMIDT

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF KING )

THIS IS TO CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF August, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DENNIS KOHLOFF AND DON JASPER RESPECTIVELY, OF COUNTRYWOOD HOMES, INC., A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.



Michael E. Miller  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING  
AT Washelli

## RESTRICTIONS

- (A) "NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE."
- (B) "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."
- (C) "ALL LANDSCAPE 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."
- (D) THE 25 FOOT VEGETATION BUFFER ALONG THE PROPERTY'S FRONTAGE ON 25TH AVENUE S.E. AS CLEARLY LABELED AND IDENTIFIED AS AN "OPEN SPACE BUFFER" IN WHICH VEGETATION IS NOT TO BE REMOVED UNLESS IT IS REPLACED WITH EQUAL OR BETTER MATERIALS.
- (E) LOTS 1 AND 27 SHALL TAKE NO ACCESS OVER THE OPEN SPACE BUFFER ONTO 25TH AVENUE S.E.
- (F) THAT SAID DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO 25TH AVE. SE FROM LOTS NUMBERED 1 AND 27, NOR SHALL THE COUNTY OF SNOHOMISH OR ANY OTHER LOCAL GOVERNMENTAL AGENCY, WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

## EASEMENT PROVISIONS

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, REVIEW, 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 PURPOSE HEREIN STATED.

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF SNOHOMISH )

THIS IS TO CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF August, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KENNETH L. LONG AND JANICE M. LONG, HUSBAND AND WIFE, AND RICHARD E. SCHMIDT AND MARY C. SCHMIDT HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

Kevin Lowe  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON, RESIDING  
AT Bothell

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Countrywood Homes  
THIS 3<sup>rd</sup> DAY OF November,  
1987, AT 13 MINUTES PAST 3 O'CLOCK P.M., AND RECORDED  
IN VOLUME 48 OF PLATS, PAGES 31 THRU 32, INCLUSIVE,  
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Dean V. Williams BY: Jacquelyn Norman  
AUDITOR DEPUTY COUNTY AUDITOR

8711035002

## TREASURER'S CERTIFICATE

I DO 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 1988 TAXES. October 16, 1987.

Kirke Sievers BY: Valerie K. O'Connell  
TREASURER, SNOHOMISH COUNTY DEPUTY COUNTY TREASURER

## APPROVALS

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF October, 1987.  
Lerald E. Weed, P.E.  
SNOHOMISH COUNTY  
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF October, 1987.  
J. Edward Newman  
SNOHOMISH COUNTY DIRECTOR,  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 28<sup>th</sup> DAY OF October, 1987.  
Shirley Bartholomew  
CHAIRMAN, COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON