

MERIDIAN: EAST LINE SE 1/4, SEC. 5  
PER R.O.S. VOL. 39, PG 128

VERT DATUM: CITY OF MILL CREEK (N.A.V.D. '29)  
BENCHMARK: RR SPIKE AT BASE OF P.P. LOCATED AT  
NW COR SEATTLE HILL ROAD & 35TH AVE SE  
ELEV = 419.82

E 1/4 SEC 5

FND 5"X 5" CONC. MON WITH  
INVERTED NAIL  
VISITED 5-28-93

SURVEY PROCEDURES:  
LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT  
MONUMENTATION AND LOT STAKING.  
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS  
STANDARDS SET IN WAC 332-130-090.

CURVE	ARC	DELTA	RADIUS	EXIST. R/W
C1	92.50	9°45'01"	543.55	EXIST. R/W
C2	201.10	19°05'11"	603.69	EXIST. R/W
C3	13.96	0°25'32"	1880.08	EXIST. R/W
C4	200.34	8°01'43"	1429.70	
C5	301.81	30°09'00"	573.55	
C6	195.25	19°30'00"	573.69	
C7	362.26	10°52'00"	1910.08	

LINE	BEARING	DISTANCE	EX. R/W
L1	N 44°49'37" E	386.75	
L2	S 1°23'18" W	501.09	
L3	S 87°18'34" E	602.52	
L4	S 2°01'01" E	453.50	EX. R/W
L5	N 44°49'37" E	449.18	
L6	S 2°01'01" E	453.50	
L7	S 19°57'01" E	388.47	

SE COR SEC 5

FND 5"X 5" CONC. MON WITH  
INVERTED NAIL  
VISITED 5-28-93

E 1/2. SEC. 5, T.27 N., R.5 E., W.M.  
PER R.O.S. VOL. 39, PG. 128-133

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. LYING SOUTH OF THE COUNTY ROAD (SEATTLE HILL ROAD).

PARCEL B

THAT PORTION OF THE EAST 3/4 OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE WEST LINE OF 35TH AVENUE S.E. (YORK ROAD).

PARCEL C

THAT PORTION OF THE EAST 3/4 OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WEST OF PRESENT EXISTING COUNTY ROAD.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK 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 LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING

*Kent L. Robinson*  
KENT L. ROBINSON, PLS 19583



31/265F

AUDITOR'S CERTIFICATE 9410185001

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC.  
THIS 18th DAY OF Oct 199, AT 58 MINUTES PAST  
11:00 A.M. AND RECORDED IN VOLUME 57 OF PLATS, PAGES 245-249.  
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

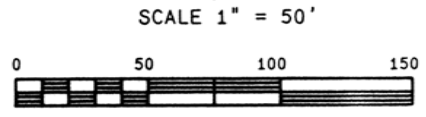
COUNTY AUDITOR

*Bob Terwilliger*

DEPUTY COUNTY AUDITOR

*Kathy Carlson*

SE 1/4, NE 1/4, SEC. 5, T.27 N., R.5 E., W.M.

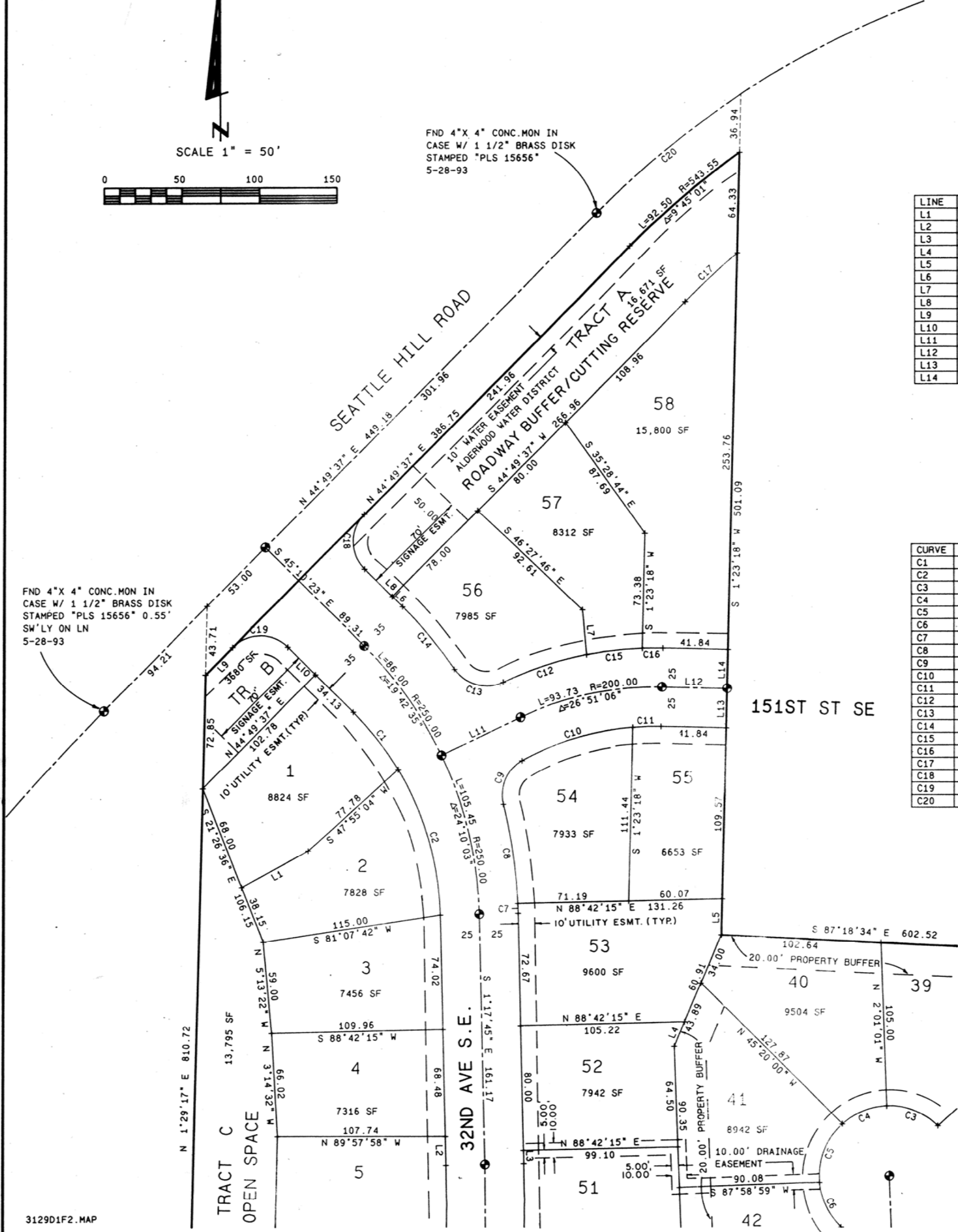


FND 4"X 4" CONC. MON IN  
CASE W/ 1 1/2" BRASS DISK  
STAMPED "PLS 15656"  
5-28-93

FND 4"X 4" CONC. MON IN  
CASE W/ 1 1/2" BRASS DISK  
STAMPED "PLS 15656" 0.55"  
SW'LY ON LN  
5-28-93

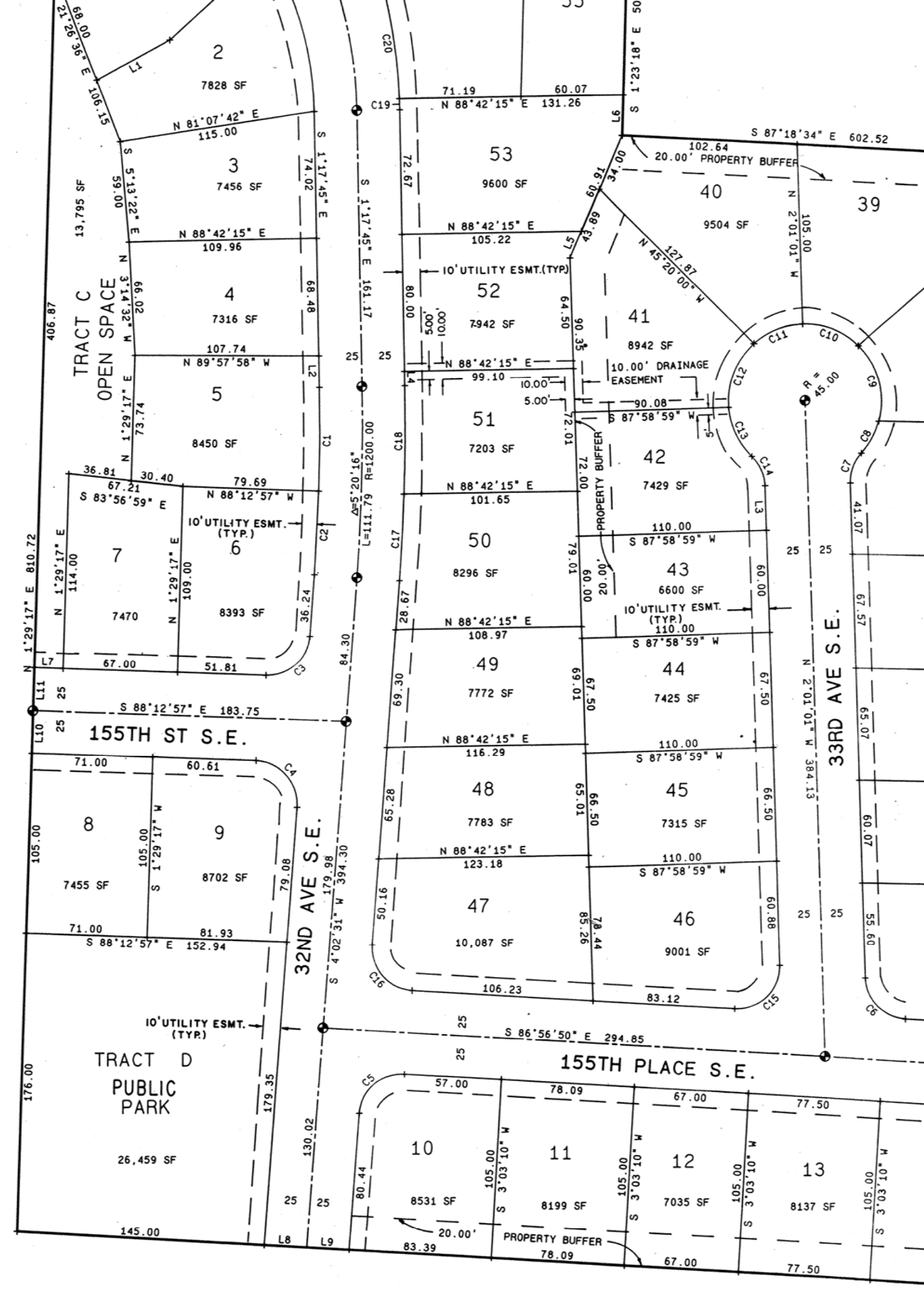
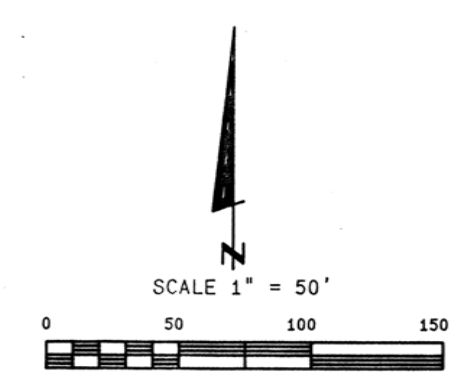
LINE	BEARING	DISTANCE
L1	S 61°17'10" W	48.76
L2	S 1°17'45" E	18.67
L3	N 1°17'45" W	8.50
L4	S 22°48'34" W	16.98
L5	S 1°23'18" W	23.43
L6	N 45°10'23" W	9.31
L7	S 5°13'20" E	28.47
L8	N 45°10'23" W	25.00
L9	N 44°49'37" E	24.79
L10	S 45°10'23" E	25.00
L11	N 64°32'12" E	56.30
L12	S 88°36'42" E	41.84
L13	N 1°23'18" E	25.00
L14	N 1°23'18" E	25.00

CURVE	ARC	DELTA	RADIUS
C1	46.60	14°06'46"	189.18
C2	98.28	29°45'51"	189.18
C3	35.96	45°46'56"	45.00
C4	31.32	39°52'43"	45.00
C5	41.98	53°27'06"	45.00
C6	32.27	41°05'06"	45.00
C7	6.33	1°09'01"	315.25
C8	64.37	11°41'58"	315.25
C9	32.77	75°05'36"	25.00
C10	74.78	24°29'01"	175.00
C11	18.19	5°57'26"	175.00
C12	56.54	14°23'53"	225.00
C13	35.26	80°48'03"	25.00
C14	51.87	10°25'41"	285.00
C15	36.06	9°10'57"	225.00
C16	13.17	3°21'13"	225.00
C17	45.40	5°16'15"	493.55
C18	39.27	90°00'00"	25.00
C19	39.27	90°00'00"	25.00
C20	119.74	11°57'42"	573.55



SE 1/4, NE 1/4, SEC. 5, T.27 N., R.5 E., W.M.

OSTERGAARD-ROBINSON & ASSOCIATES  
3630 COLBY AVE. EVERETT, WASH. 98201  
(206) 259-6445 (206) 827-5854



LINE	BEARING	DISTANCE
L1	S 61°17'10" W	48.76
L2	S 1°17'45" E	18.67
L3	S 2°01'01" E	25.62
L4	N 1°17'45" W	8.50
L5	S 22°48'34" W	16.98
L6	S 1°23'18" W	23.43
L7	N 88°12'57" W	17.00
L8	S 86°56'50" E	25.00
L9	S 86°56'50" E	25.00
L10	N 1°29'17" E	25.00
L11	N 1°29'17" E	25.00

CURVE	ARC	DELTA	RADIUS
C1	60.68	2°57'31"	1175.00
C2	48.79	2°22'44"	1175.00
C3	38.28	87°44'33"	25.00
C4	40.25	92°15'27"	25.00
C5	38.84	89°00'39"	25.00
C6	37.06	84°55'49"	25.00
C7	19.38	44°24'55"	25.00
C8	21.37	27°12'26"	45.00
C9	48.24	61°25'32"	45.00
C10	35.96	45°46'56"	45.00
C11	31.32	39°52'43"	45.00
C12	41.98	53°27'06"	45.00
C13	32.27	41°05'06"	45.00
C14	19.38	44°24'55"	25.00
C15	41.48	95°04'11"	25.00
C16	39.70	90°59'21"	25.00
C17	50.59	2°21'59"	1225.00
C18	63.53	2°58'17"	1225.00
C19	6.33	1°09'01"	315.25
C20	64.37	11°41'58"	315.25



SE 1/4, NE 1/4, SEC. 5, T.27 N., R.5 E., W.M.

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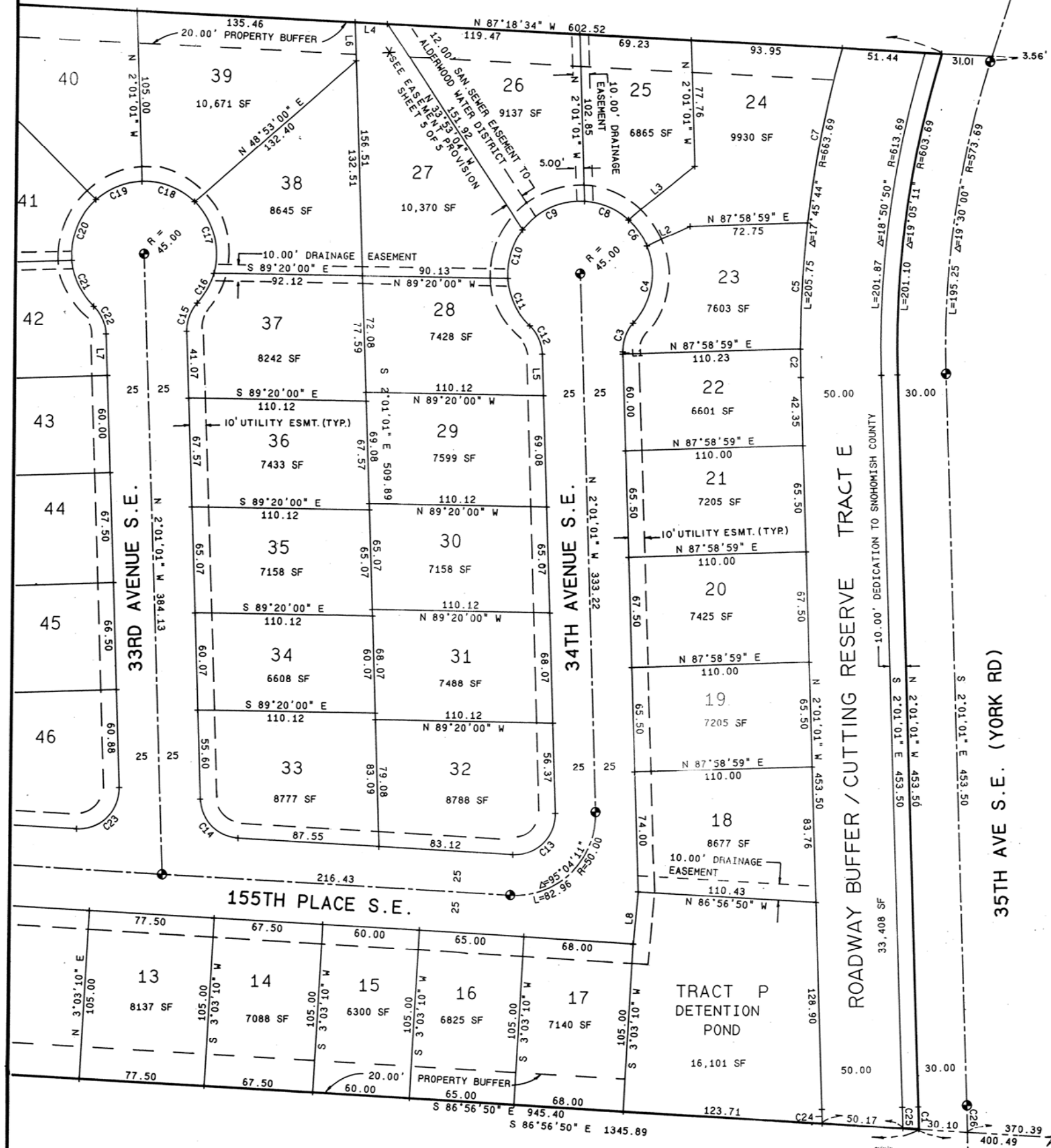


SCALE 1" = 50'



LINE	BEARING	DISTANCE
L1	N 2°01'01" W	1.55
L2	N 65°15'04" E	29.44
L3	N 50°58'20" E	52.56
L4	S 87°18'34" E	20.00
L5	S 2°01'01" E	25.64
L6	S 2°01'01" E	24.00
L7	S 2°01'01" E	25.62
L8	N 5°06'01" E	32.02

CURVE	ARC	DELTA	RADIUS
C1	13.96	0°25'32"	1880.08
C2	17.66	1°31'27"	663.69
C3	19.38	44°24'55"	25.00
C4	51.33	65°21'34"	45.00
C5	78.33	6°45'44"	663.69
C6	20.00	25°27'53"	45.00
C7	109.76	9°28'33"	663.69
C8	30.23	38°29'29"	45.00
C9	43.89	55°52'36"	45.00
C10	32.42	41°16'33"	45.00
C11	33.27	42°21'44"	45.00
C12	19.38	44°24'55"	25.00
C13	41.48	95°04'11"	25.00
C14	37.06	84°55'49"	25.00
C15	19.38	44°24'55"	25.00
C16	21.37	27°12'26"	45.00
C17	48.24	61°25'32"	45.00
C18	35.96	45°46'56"	45.00
C19	31.32	39°52'43"	45.00
C20	41.98	53°27'06"	45.00
C21	32.27	41°05'06"	45.00
C22	19.38	44°24'55"	25.00
C23	41.48	95°04'11"	25.00
C24	8.64	0°16'19"	1820.08
C25	13.07	0°24'02"	1870.08
C26	16.62	0°29'55"	1910.08



E 1/4 SEC 5  
 FND 5" X 5" CONC. MON WITH  
 INVERTED NAIL  
 VISITED 5-28-93



SE 1/4, NE 1/4, SEC. 5, T.27 N., R.5 E., W.M.

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 3630 COLBY AVE. EVERETT, WASH. 98201  
 (206) 259-6445 (206) 827-5854

DIVISION I  
CITY OF MILL CREEK  
SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION.

FURTHERMORE, THE (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS. SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.

ALSO, EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM COUNTRYWOOD HOMES, INC. OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO ALDERWOOD WATER DISTRICT ABOVE, THE SANITARY SEWER ON LOT 26 AND THE WATER EASEMENT ON TRACT A ARE ALSO GRANTED TO ALDERWOOD WATER DISTRICT IN ADDITION TO THE EASEMENTS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES.

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS AND THE STORM CONTROL VAULT LOCATED ON TRACT P. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.

PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACTS A, B, C, E AND P. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACE CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD.

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON SEATTLE HILL ROAD AND 35TH AVENUE SE. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.

STATE OF WASHINGTON )  
 )SS  
COUNTY OF King )

THIS IS TO CERTIFY THAT ON THIS 7 DAY OF October, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dennis Kohler TO ME KNOWN TO BE THE President RESPECTIVELY, OF COUNTRYWOOD HOMES, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dennis Kohler  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING IN Issaquah  
MY APPOINTMENT EXPIRES 3-15-97



DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE, ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON.  
TRACT D IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR PUBLIC PARK.  
TRACTS A, B, C, E AND P ARE HEREBY DEDICATED TO THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION.

COUNTRYWOOD HOMES, INC.

D. Klapp  
DATE

SEATTLE-FIRST NATIONAL BANK

PRESIDENT Joanne R. Macke DATE 10.11.94  
VICE PRESIDENT DATE

RESTRICTIONS:

NO LOT OR PORTION OF ANY 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.  
NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.  
NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.  
THE OWNERS OF ALL LOTS CONTAINING A PROPERTY BUFFER AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID BUFFER AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.  
IN THE EVENT THAT ANY TREES INDICATED FOR PRESERVATION ON THE TREE PRESERVATION PLANS ARE UNAVOIDABLY DAMAGED OR DESTROYED, THEY SHALL BE REPLACED WITH THREE TREES FOR EVERY ONE LOST. REPLACEMENT TREES SHALL BE AN EVERGREEN SPECIES WITH A MINIMUM HEIGHT AT PLANTING OF 12 FEET. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.  
THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO.93-167, ADOPTED ON THE 27TH OF JULY, 1993.

STATE OF WASHINGTON )  
 )SS  
COUNTY OF King )

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF October, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Joanne R. Macke AND Vice President TO ME KNOWN TO BE THE Vice President AND RESPECTIVELY, OF SEATTLE FIRST NATIONAL BANK, THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Christine M. Bowers  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING IN King  
MY APPOINTMENT EXPIRES 5/15/97



OWNER'S COVENANT:

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 161 6 OF THE MILL CREEK MUNICIPAL CODE.

APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS DAY OF 12 OCT. 1994.

Timothy J. Austin  
MAYOR, CITY OF MILL CREEK

Debra A. Jarry  
ATTEST CITY CLERK

EXAMINED AND APPROVED THIS 12th DAY OF OCTOBER, 1994.

William A. Miller  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF OCTOBER, 1994.

William A. Miller  
DIRECTOR OF COMMUNITY DEVELOPMENT

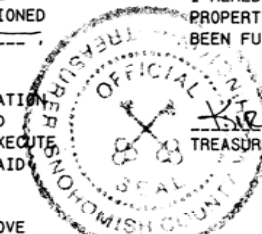
CITY TREASURER'S CERTIFICATE:

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 12th DAY OF October, 1994.

Debra A. Jarry  
TREASURER, CITY OF MILL CREEK

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 1995 TAXES.



Kirle Stever  
TREASURER, SNOHOMISH COUNTY

Debra A. Jarry  
10-10-94  
DEPUTY TREASURER

IN ACCORDANCE WITH RCW 36.05 ANY PERSON RECORDING A PLAT MAY 31st MUST PAY ADVANCE FOR THE NEXT YEAR.

SE 1/4, NE 1/4, SEC. 5, T.27 N., R.5 E., W.M.

OSTERGAARD-ROBINSON & ASSOCIATES  
3630 COLBY AVE. EVERETT, WASH. 98201  
(206) 259-6445 (206) 827-5854

# THE PARKS AT MILL CREEK

## DIVISION 2

### CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

#### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WEST OF COUNTY ROAD.

TOGETHER WITH THE WEST 500 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF PRESENTLY EXISTING COUNTY ROAD (YORK ROAD); EXCEPT COUNTY ROAD.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE WEST LINE OF 35TH AVE. S.E. (YORK ROAD).

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH HALF OF SAID NORTH HALF, FROM WHICH POINT THE NORTHWEST CORNER OF SAID NORTH HALF BEARS N 86°10'12" W 285.25 FEET DISTANT, THENCE S 86°10'12" E, ALONG THE NORTH LINE OF SAID NORTH HALF, FOR 110.10 FEET; THENCE S 1°25'54" W FOR 5.40 FEET; THENCE N 85°58'40" W FOR 110.11 FEET; THENCE N 1°25'54" E FOR 5.03 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH HALF OF SAID NORTH HALF, FROM WHICH POINT THE NORTHWEST CORNER OF SAID NORTH HALF BEARS N 86°10'12" W 435.38 FEET DISTANT, THENCE S 86°10'12" E, ALONG THE NORTH LINE OF SAID NORTH HALF, FOR 115.10 FEET; THENCE S 1°25'54" W FOR 24.88 FEET; THENCE N 85°58'40" W FOR 115.12 FEET; THENCE N 1°25'54" E FOR 24.49 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF, THENCE S 86°45'06" E, ALONG THE NORTH LINE OF SAID SOUTH HALF, FOR 111.66 FEET TO A POINT ON A 320.00 FOOT RADIUS CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS S 87°00'44" E; THENCE SOUTHERLY, ALONG SAID CURVE, FOR 14.56 FEET WHILE CONSUMING A CENTRAL ANGLE OF 2°36'25"; THENCE N 86°45'06" W, PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF, FOR 111.60 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH HALF; THENCE N 1°25'54" E, ALONG SAID WEST LINE, FOR 14.56 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SOUTH HALF BEARS N 86°21'47" W 523.39 FEET DISTANT, THENCE S 86°21'47" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF, FOR 112.95 FEET; THENCE S 6°34'27" W FOR 2.21 FEET; THENCE N 86°33'25" W FOR 112.74 FEET; THENCE N 1°25'54" E FOR 2.59 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTH HALF, THENCE S 86°10'12" E, ALONG THE SOUTH LINE OF SAID SOUTH HALF, FOR 125.11 FEET; THENCE N 1°25'54" E FOR 6.58 FEET; THENCE N 85°58'40" W FOR 125.13 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH HALF; THENCE S 1°25'54" W FOR 7.00 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF, FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTH HALF BEARS N 86°10'12" W 175.15 FEET DISTANT, THENCE S 86°10'12" E, ALONG THE SOUTH LINE OF SAID SOUTH HALF, FOR 110.10 FEET; THENCE N 1°25'54" E FOR 11.05 FEET; THENCE N 85°58'40" W FOR 110.11 FEET; THENCE S 1°25'54" W FOR 11.42 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS LOT C OF CITY OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE, ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON. TRACTS F1, F2, H, I AND M ARE HEREBY DEDICATED TO THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION. TRACT G IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR PUBLIC PARK. OWNERSHIP OF TRACTS X, Y AND Z IS RETAINED BY COUNTRYWOOD HOMES, INC..

COUNTRYWOOD HOMES, INC.

*[Signature]* DATE 8-21-95

DATE

SEATTLE-FIRST NATIONAL BANK as lenders only

PRESIDENT *[Signature]* DATE 8-21-95  
VICE PRESIDENT

#### OWNER'S COVENANT:

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

STATE OF WASHINGTON }  
COUNTY OF King }SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF August, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *[Signatures]* AND TO ME KNOWN TO BE THE *[Signatures]* AND RESPECTIVELY, OF COUNTRYWOOD HOMES, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN *[Address]*  
MY APPOINTMENT EXPIRES 12-23-98



STATE OF WASHINGTON }  
COUNTY OF Snohomish }SS

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF August, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *[Signatures]* AND TO ME KNOWN TO BE THE *[Signatures]* AND RESPECTIVELY, OF SEATTLE-FIRST NATIONAL BANK, THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN *[Address]*  
MY APPOINTMENT EXPIRES 01/01/99



#### APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 22nd DAY OF August 1995.

*[Signatures]*  
MAYOR, CITY OF MILL CREEK      ATTEST CITY CLERK

EXAMINED AND APPROVED THIS 23 DAY OF Aug 1995.

*[Signature]*  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 23rd DAY OF August 1995.

*[Signature]*  
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 22nd DAY of August 1995.

*[Signature]*  
TREASURER, CITY OF MILL CREEK

#### 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 1995 TAXES. 1996 Aug. 22, 1995

*[Signatures]*  
TREASURER, SNOHOMISH COUNTY      DEPUTY TREASURER  
Ok'd by Kathy McGuire, Assessor's Office

IN ACCORDANCE WITH RCW 36.0400,  
ANY PERSON RECORDING A PLAT AFTER  
MAY BE MUST PAY ADVANCE TAXES  
FOR THE NEXT YEAR.

#### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK DIVISION 2 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 LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTE AND REGULATIONS GOVERNING PLATTING.

*[Signature]*  
KENT L. ROBINSON, PLS 19583



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445      (206) 827-5854

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC. THIS 25 DAY OF August 1995, AT 39 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 59 OF PLATS, PAGES 248-254, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

*[Signatures]*  
COUNTY AUDITOR      DEPUTY COUNTY AUDITOR

27/2654

COPY  
ORIGINAL ON FILE IN THE  
COUNTY AUDITOR'S OFFICE

# THE PARKS AT MILL CREEK

## DIVISION 2

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

### EASEMENT PROVISIONS:

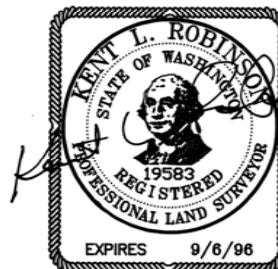
1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.
2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFEREES FROM COUNTRYWOOD HOMES, INC. OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFEREES FROM THE GRANTEEES OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.
3. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO ALDERWOOD WATER DISTRICT ABOVE, AN EASEMENT OVER ALL OF TRACTS I AND M AND THE WATER EASEMENTS ON LOTS 70, 76 THRU 78, AND 80 THRU 84, AND TRACT H ARE ALSO GRANTED TO ALDERWOOD WATER DISTRICT. THE EASEMENTS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES. SAID EASEMENTS ARE 5.00' FROM AND PARALLEL WITH THE RIGHT-OF-WAY LINE AND 5.00' FROM AND PARALLEL WITH ADJACENT LOT LINES OR AS NOTED.
4. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.
5. PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACTS F1, F2, H, I AND M. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON 35TH AVENUE S.E.. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.
6. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY ABOVE, THE SAME RIGHTS ARE GRANTED OVER ALL OF TRACT M.
7. SIDE SEWER EASEMENTS ACROSS LOTS 60, 61, 63, 65, 67, 69, 94, AND 97 ARE HEREBY RESERVED FOR THE USE AND BENEFIT OF LOTS 59, 60, 64, 66, 68, 70, 95 AND 96 RESPECTIVELY. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE SEWER SHALL BE BORNE BY THE OWNERS OF THE RESPECTIVE BENEFITED LOTS, AND WHEN NECESSARY TO REPAIR, CLEAR OR RECONSTRUCT THE SEWER, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

### RESTRICTIONS:

1. NO LOT OR PORTION OF ANY 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.
4. THE OWNERS OF ALL LOTS CONTAINING A RESTRICTED TREE CUTTING EASEMENT AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID EASEMENT AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.
5. IN THE EVENT THAT ANY TREES INDICATED FOR PRESERVATION ON THE TREE PRESERVATION PLANS ARE UNAVOIDABLY DAMAGED OR DESTROYED, THEY SHALL BE REPLACED WITH THREE TREES FOR EVERYONE LOST. REPLACEMENT TREES SHALL BE AN EVERGREEN SPECIES WITH A MINIMUM HEIGHT AT PLANTING OF 12 FEET. IN ADDITION, A PENALTY OF \$1000 PER TREE MAY BE ASSESSED FOR ANY TREES REMOVED OR DESTROYED WITHOUT THE EXPRESS APPROVAL OF THE CITY. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.
6. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO.93-167, ADOPTED ON THE 27TH OF JULY, 1993.

### COVENANTS:

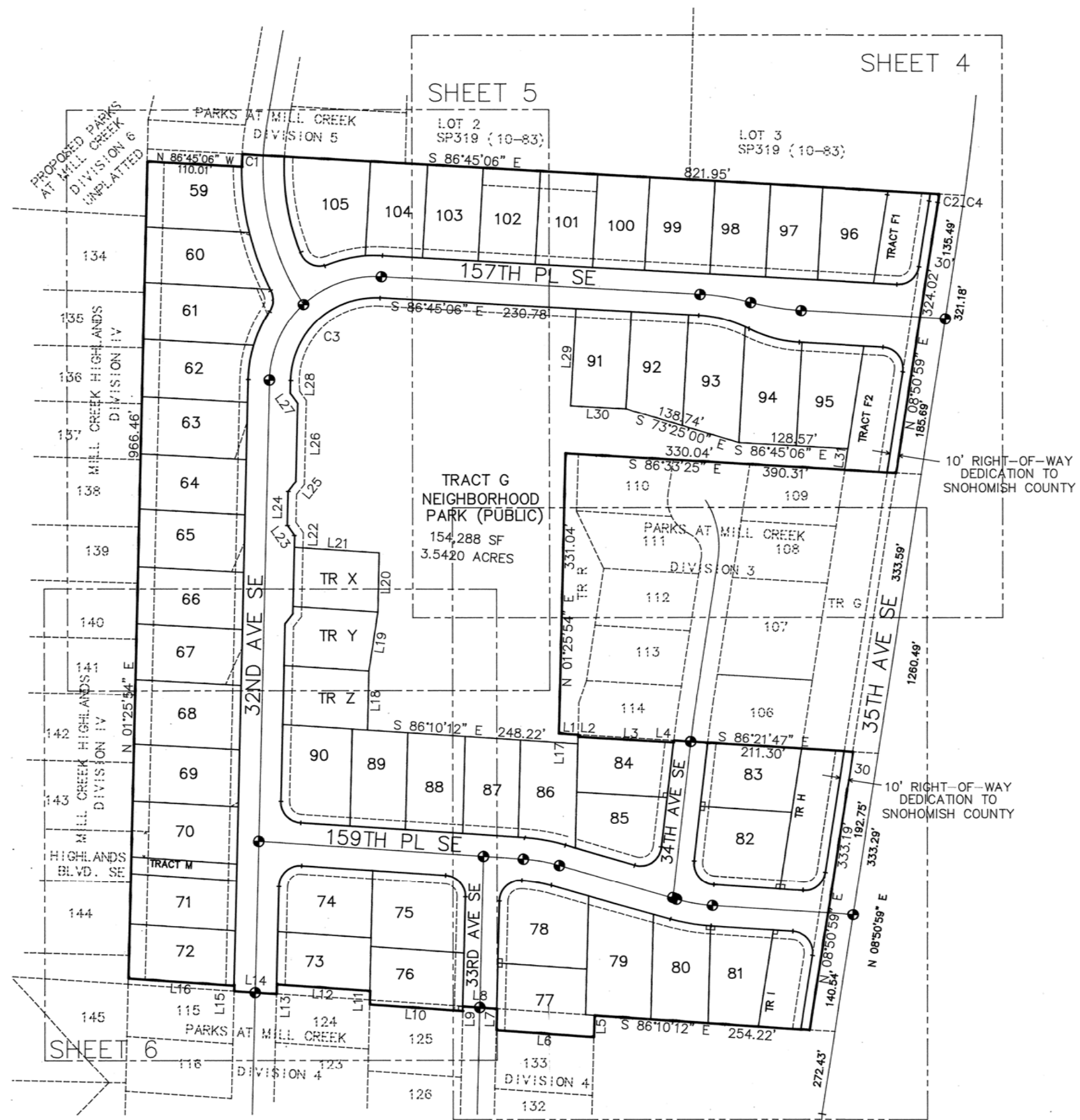
ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. 9504260282, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND AS AMENDED UNDER AUDITOR'S FILE NO. THE MAINTENANCE OF THE COMMON TRACTS AND ALL PRIVATELY OWNED FACILITIES INCLUDING LANDSCAPE ISLANDS AND MEDIANS IS THE RESPONSIBILITY OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION.



8/14/95

# THE PARKS AT MILL CREEK

DIVISION 2  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

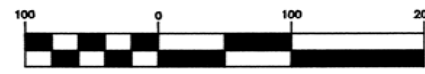
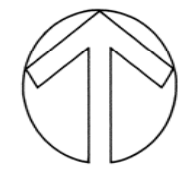


SHEET 4

SHEET 5

SHEET 6

SHEET 7



SCALE: 1" = 100'

MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161

LEGEND:

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE

NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

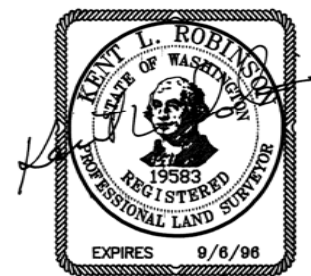
LINE	DIRECTION	DISTANCE
L1	S 86°21'47" E	23.02'
L2	S 01°25'54" W	2.59'
L3	S 86°33'25" E	112.74'
L4	N 06°34'27" E	2.21'
L5	S 01°25'54" W	24.88'
L6	N 85°58'40" W	115.12'
L7	N 01°25'54" E	24.49'
L8	N 86°10'12" W	40.03'
L9	S 01°25'54" W	5.40'
L10	N 85°58'40" W	110.11'
L11	N 01°25'54" E	16.08'
L12	N 85°58'40" W	110.11'
L13	S 01°25'54" W	11.42'
L14	N 86°10'12" W	50.04'
L15	N 01°25'54" E	6.58'
L16	N 85°58'40" W	125.13'
L17	S 01°25'54" W	10.83'
L18	N 01°25'54" E	70.06'
L19	N 08°47'27" E	70.26'
L20	N 01°25'54" E	70.06'
L21	N 86°10'12" W	100.09'
L22	N 01°25'54" E	13.42'
L23	N 35°26'18" W	15.00'
L24	N 01°25'54" E	40.00'
L25	N 38°18'06" E	15.00'
L26	N 01°25'54" E	92.00'
L27	N 35°26'18" W	15.00'
L28	N 01°25'54" E	15.00'
L29	S 03°14'54" W	115.00'
L30	S 86°45'06" E	65.50'
L31	S 08°50'59" W	25.12'

CURVE	RADIUS	LENGTH	DELTA
C1	320.00'	14.56'	02°36'25"
C2	1880.08'	9.77'	00°17'52"
C3	100.00'	160.25'	91°49'00"
C4	1910.08'	12.71'	00°22'53"

SURVEY PROCEDURES:

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING. LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE CITY OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



OSTERGAARD-ROBINSON AND ASSOC.  
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(206) 259-6445 (206) 827-5854

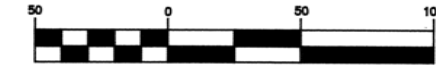
NE 1/4 SE 1/4 & SE 1/4 SE 1/4 OF SEC 5, TWP 27N, RGE 5E, W.M.



# THE PARKS AT MILL CREEK

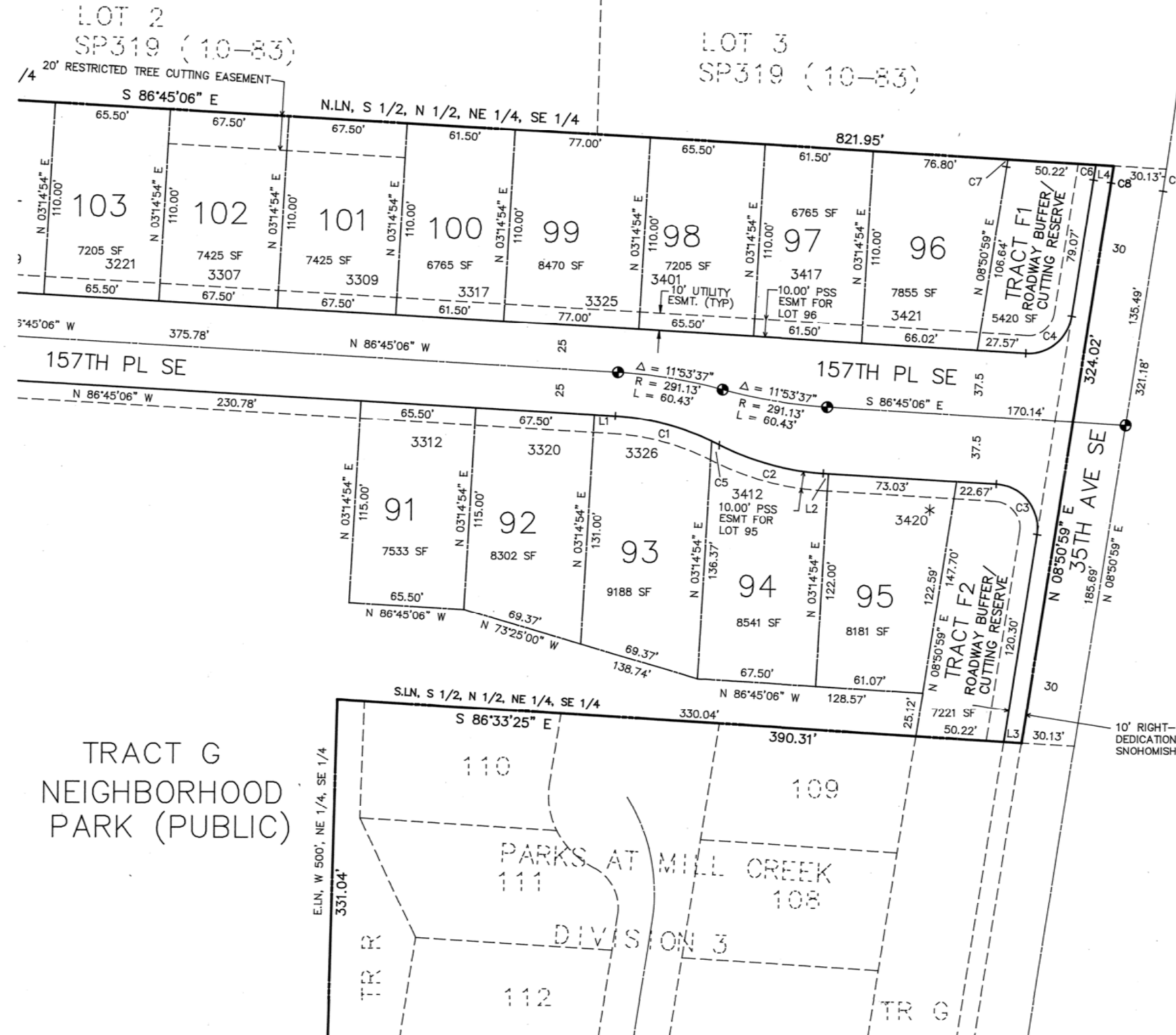
## DIVISION 2

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161



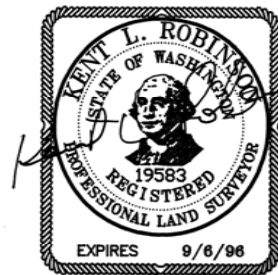
LINE	DIRECTION	DISTANCE
L1	N 86°45'06" W	12.00'
L2	N 86°45'06" W	3.00'
L3	N 86°33'25" W	10.04'
L4	N 86°45'06" W	10.04'

CURVE	RADIUS	LENGTH	DELTA
C1	150.25'	56.85'	21°40'40"
C2	150.25'	61.72'	23°32'12"
C3	25.00'	41.71'	95°36'05"
C4	25.00'	36.83'	84°23'55"
C5	150.25'	4.87'	01°51'32"
C6	1870.08'	8.79'	00°16'10"
C7	1820.08'	3.89'	00°07'21"
C8	1880.08'	9.77'	00°17'52"
C9	1910.08'	12.71'	00°22'53"

\* STREET ADDRESS (TYPICAL)

LEGEND:

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- ⊕ FOUND SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- PSS = PRIVATE SIDE SEWER (SEE SHEET 2 FOR EASEMENT PROVISIONS)

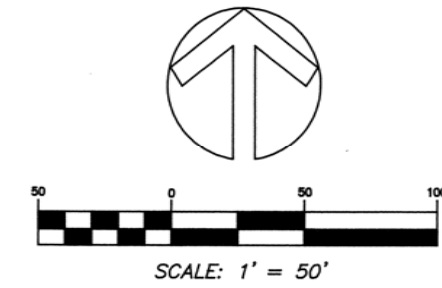
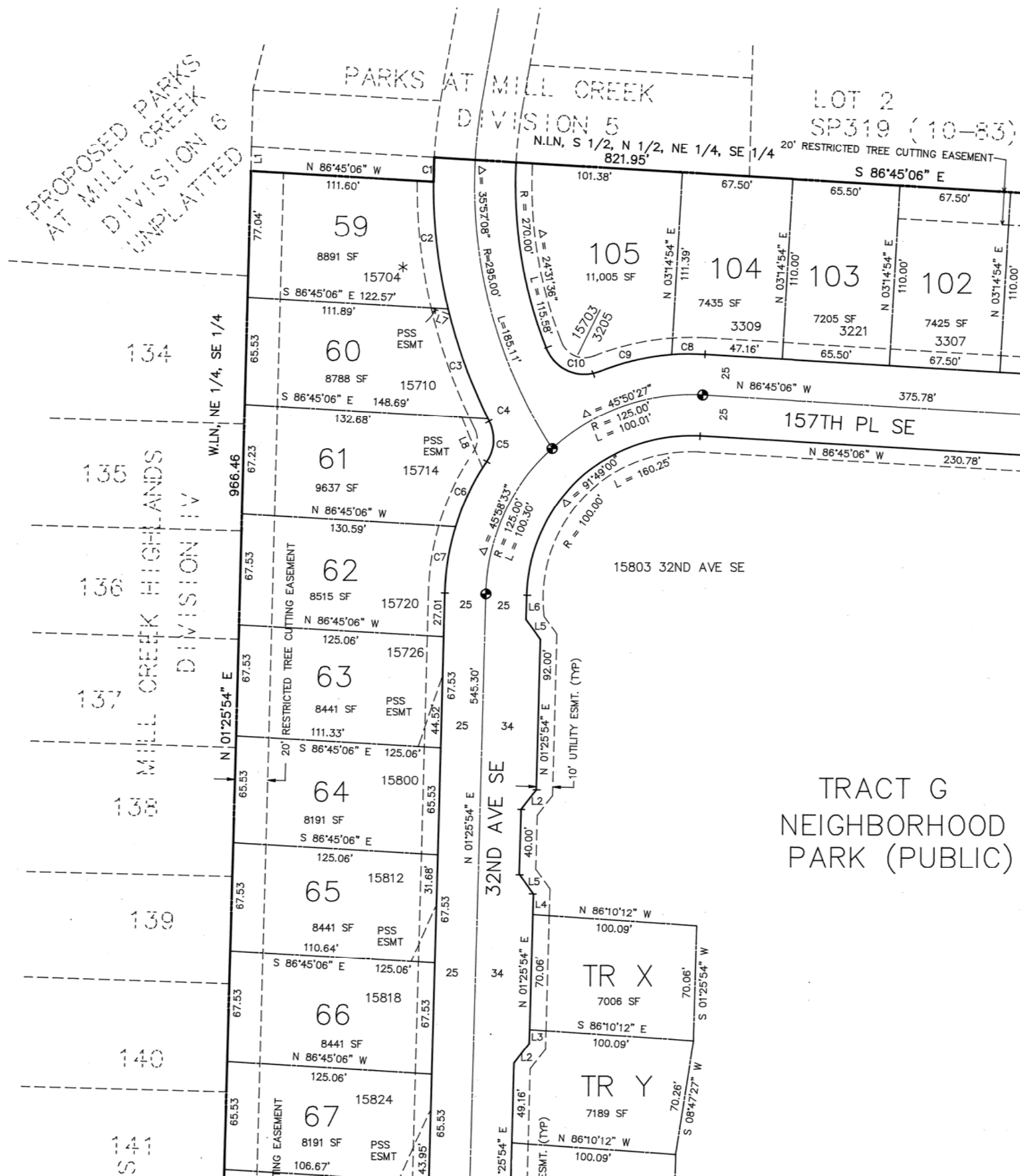


OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

NE 1/4 SE 1/4 & SE 1/4 SE 1/4

# THE PARKS AT MILL CREEK

DIVISION 2  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



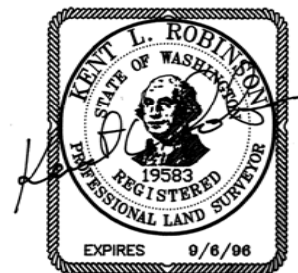
MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161

LINE	DIRECTION	DISTANCE
L1	N 01°25'54" E	14.56'
L2	N 38°18'06" E	15.00'
L3	N 01°25'54" E	8.52'
L4	N 01°25'54" E	13.42'
L5	N 35°26'18" W	15.00'
L6	N 01°25'54" E	15.00'
L7	N 70°45'28" W	12.19'
L8	N 22°00'32" W	33.71'

CURVE	RADIUS	LENGTH	DELTA
C1	320.00'	14.56'	02°36'25"
C2	320.00'	78.36'	14°01'46"
C3	320.00'	71.46'	12°47'43"
C4	320.00'	1.54'	00°16'31"
C5	25.00'	26.43'	60°35'01"
C6	150.00'	44.06'	16°49'46"
C7	150.00'	40.85'	15°36'12"
C8	150.00'	20.41'	07°47'40"
C9	150.00'	45.15'	17°14'45"
C10	25.00'	39.36'	90°12'18"

LEGEND:  
 ● SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE  
 AWD = ALDERWOOD WATER DISTRICT  
 PSS = PRIVATE SIDE SEWER  
 (SEE SHEET 2 FOR EASEMENT PROVISIONS)

\* STREET ADDRESS (TYPICAL)



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NE 1/4 SE 1/4 & SE 1/4 SE 1/4

# THE PARKS AT MILL CREEK

## DIVISION 2

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161

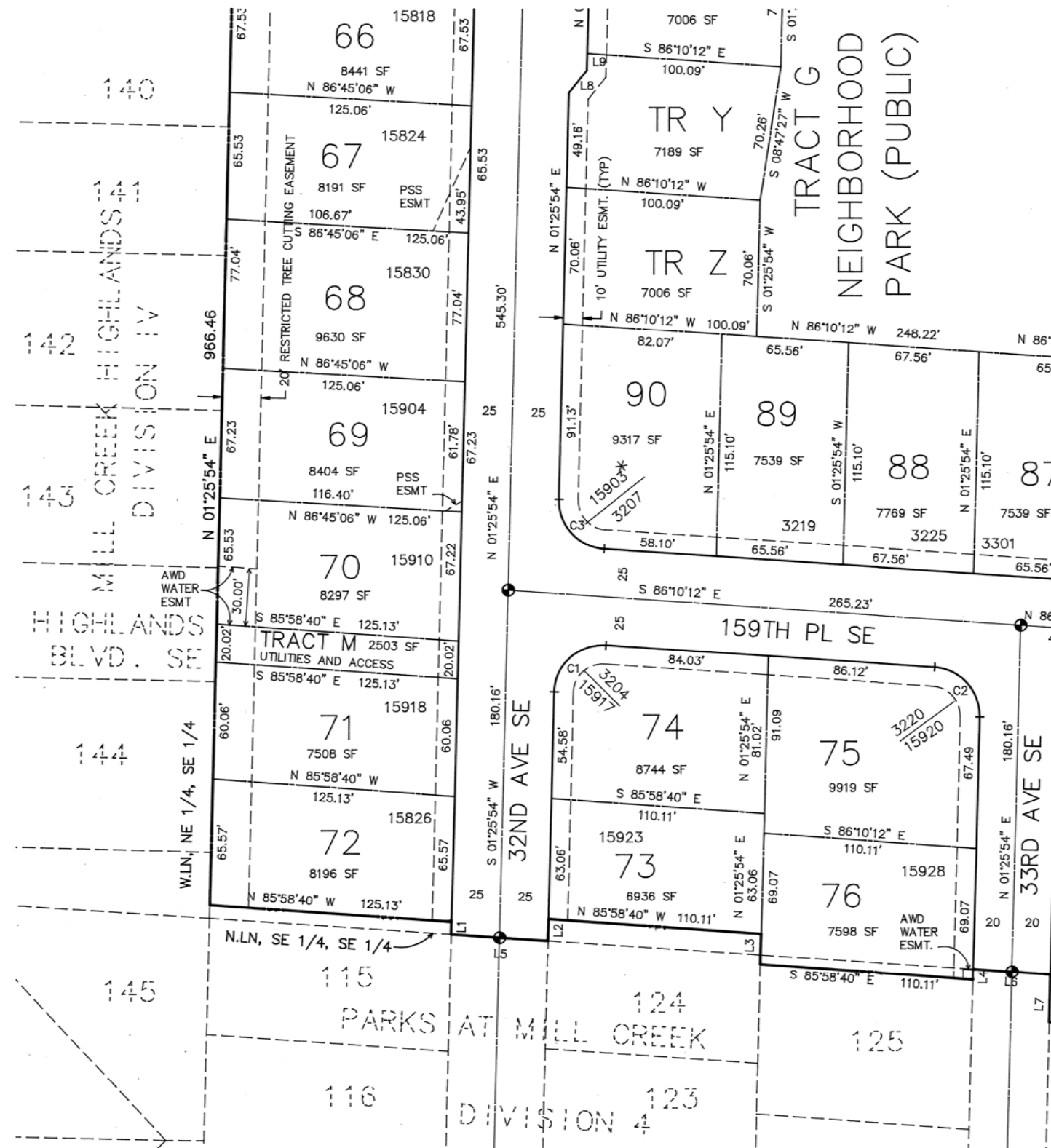
**LEGEND:**

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- ⊕ FOUND SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- AWD = ALDERWOOD WATER DISTRICT
- PSS = PRIVATE SIDE SEWER
- (SEE SHEET 2 FOR EASEMENT PROVISIONS)

\* STREET ADDRESS (TYPICAL)

LINE	DIRECTION	DISTANCE
L1	N 01°25'54" E	6.58'
L2	N 01°25'54" E	11.42'
L3	N 01°25'54" E	16.08'
L4	N 01°25'54" E	5.40'
L5	S 86°10'12" E	50.04'
L6	S 86°10'12" E	40.03'
L7	N 01°25'54" E	24.48'
L8	N 38°18'06" E	15.00'
L9	N 01°25'54" E	8.52'

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	40.32'	92°23'54"
C2	25.00'	38.22'	87°36'06"
C3	25.00'	38.22'	87°36'06"

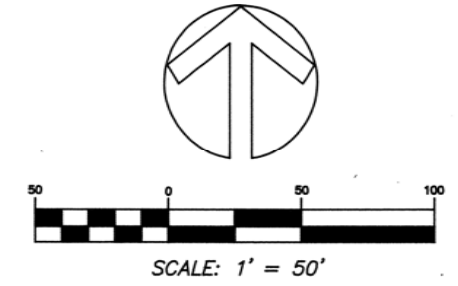
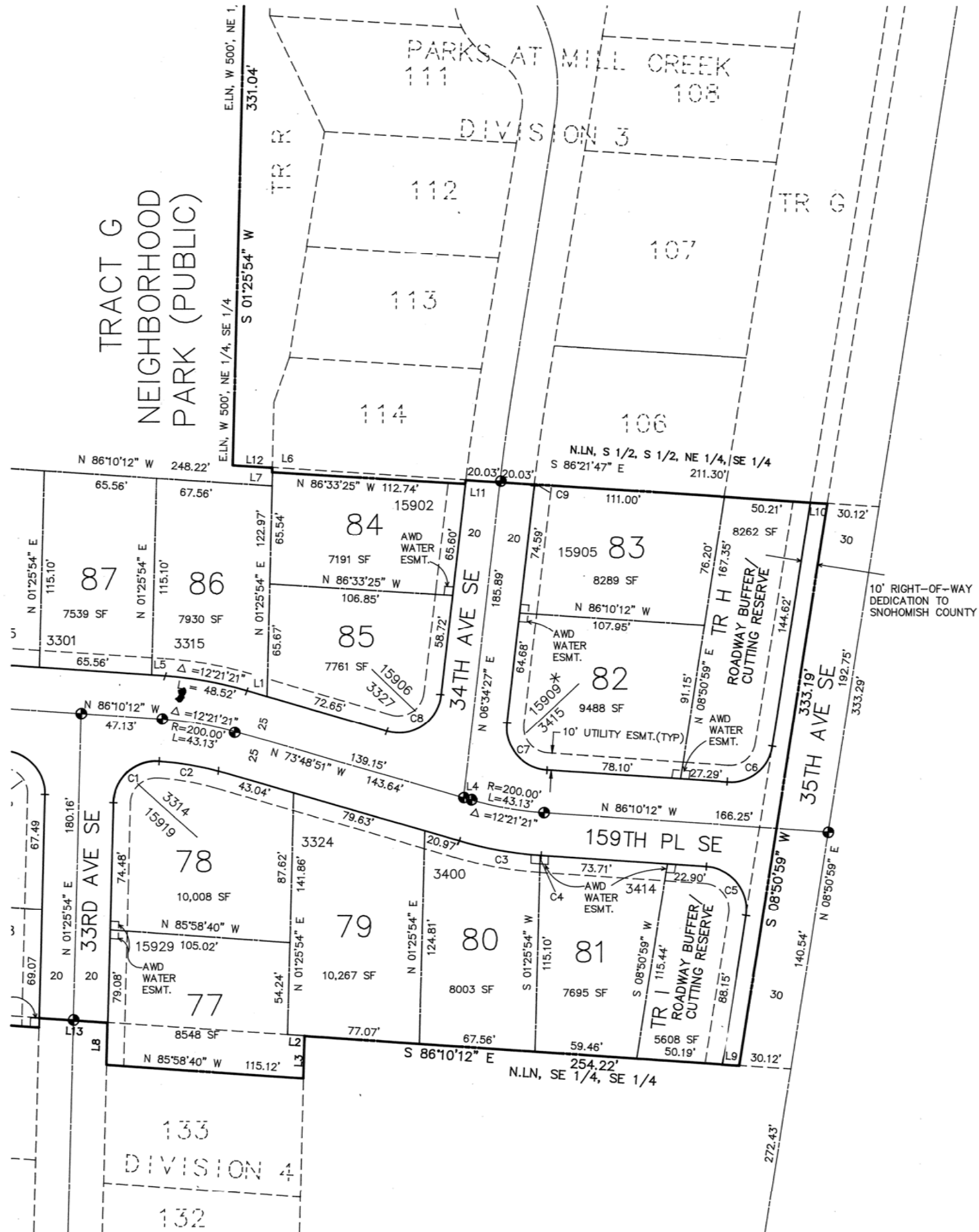


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NE 1/4 SE 1/4 & SE 1/4 SE 1/4

# THE PARKS AT MILL CREEK

DIVISION 2  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



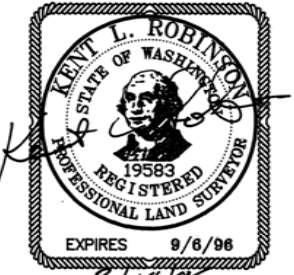
MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161

LINE	DIRECTION	DISTANCE
L1	N 73°48'51" W	12.38'
L2	N 86°10'12" W	10.10'
L3	N 01°25'54" E	24.88'
L4	N 73°48'51" W	4.49'
L5	N 86°10'12" W	7.65'
L6	N 01°25'54" E	2.59'
L7	N 01°25'54" E	10.83'
L8	N 01°25'54" E	24.49'
L9	N 86°10'12" W	10.04'
L10	N 86°10'12" W	10.04'
L11	N 08°34'27" E	2.21'
L12	N 86°21'47" W	23.02'
L13	N 86°10'12" W	40.03'

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	40.32'	92°23'54"
C2	175.00'	37.74'	12°21'21"
C3	225.00'	47.85'	12°11'09"
C4	225.00'	0.67'	00°10'12"
C5	25.00'	41.46'	95°01'11"
C6	25.00'	37.08'	84°58'49"
C7	25.00'	40.47'	92°44'39"
C8	25.00'	43.46'	99°36'42"
C9	1269.83'	1.02'	00°02'47"

LEGEND:  
 ● SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE  
 ⊕ FOUND SNOHOMISH COUNTY STANDARD CONC. MON & CASE  
 AWD = ALDERWOOD WATER DISTRICT (SEE SHEET 2 FOR EASEMENT PROVISIONS)

\* STREET ADDRESS (TYPICAL)



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NE 1/4 SE 1/4 & SE 1/4 SE 1/4 OF SEC 5, TWP 37N, RGE 5E, WM

DIVISION 3

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WEST OF PRESENTLY EXISTING COUNTY ROAD (YORK ROAD);

EXCEPT COUNTY ROAD; ALSO EXCEPT THE WEST 500 FEET THEREOF.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SOUTH HALF BEARS N 86°21'47" W 523.39 FEET DISTANT, THENCE S 86°21'47" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF, FOR 112.95 FEET; THENCE S 6°34'27" W FOR 2.21 FEET; THENCE N 86°33'25" W FOR 112.74 FEET; THENCE N 1°25'54" E FOR 2.59 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS LOT D OF CIT OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45, PAGES 174-180 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS:

- 1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.
2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM COUNTRYWOOD HOMES, INC. OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEE OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.
3. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO ALDERWOOD WATER DISTRICT ABOVE, THE WATER EASEMENTS ON LOTS 106 THRU 114 ARE ALSO GRANTED TO ALDERWOOD WATER DISTRICT. THE EASEMENTS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES. SAID EASEMENTS ARE 5.00' FROM AND PARALLEL WITH THE RIGHT-OF-WAY LINE AND 5.00' FROM AND PARALLEL WITH ADJACENT LOT LINES OR AS NOTED.
4. PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACT Q. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON 35TH AVENUE S.E.. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.
5. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE, ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON. TRACT Q IS HEREBY DEDICATED TO THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION. TRACT R IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR PUBLIC PARK.

COUNTRYWOOD HOMES, INC.

[Signature] 8/21/95 DATE

DATE

SEATTLE-FIRST NATIONAL BANK

PRESIDENT [Signature] 8-21-95 DATE
VICE PRESIDENT [Signature] as leaders only DATE

OWNER'S COVENANT:

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

COVENANTS:

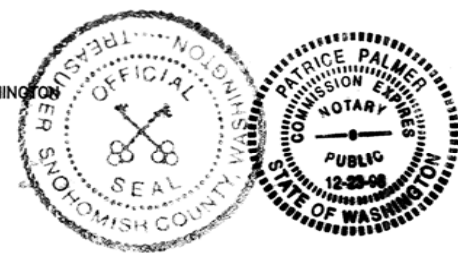
ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. 9504260282, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND AS AMENDED UNDER AUDITOR'S FILE NO. THE MAINTENANCE OF THE COMMON TRACTS AND ALL PRIVATELY OWNED FACILITIES INCLUDING LANDSCAPE ISLANDS AND MEDIANS IS THE RESPONSIBILITY OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION.

STATE OF WASHINGTON }
COUNTY OF King } SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF August, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature] AND TO ME KNOWN TO BE THE [Signature] AND [Signature] AND [Signature] RESPECTIVELY, OF COUNTRYWOOD HOMES, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN [Address]
MY APPOINTMENT EXPIRES 12-23-98



STATE OF WASHINGTON }
COUNTY OF Snohomish } SS

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF August, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature] AND TO ME KNOWN TO BE THE [Signature] AND [Signature] RESPECTIVELY, OF SEATTLE-FIRST NATIONAL BANK, THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN [Address]
MY APPOINTMENT EXPIRES 5/13/97



APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 21st DAY OF August, 1995.

[Signature] Mayor, City of Mill Creek
[Signature] Attest City Clerk

EXAMINED AND APPROVED THIS 23 DAY OF Aug 1995.

[Signature]
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 22nd DAY OF August 1995.

[Signature]
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 23rd DAY of August 1995.

[Signature]
TREASURER, CITY OF MILL CREEK

TREASURER'S CERTIFICATE:

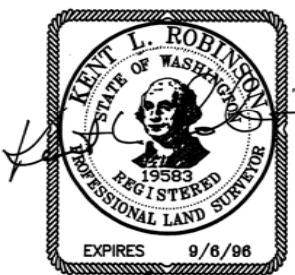
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1995 TAXES. 9/19/95 AUG-22-1995

[Signature] Treasurer, Snohomish County
[Signature] Deputy Treasurer
OK'd by Kathy McGuire, Assessor's Office

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK DIVISION 3 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 LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTE AND REGULATIONS GOVERNING PLATTING.

[Signature]
KENT L. ROBINSON, PLS 19583



OSTERGAARD-ROBINSON AND ASSOC.
3630 COLBY AVE. EVERETT, WA. 98201
(206) 259-6445 (206) 827-5854

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC. THIS 25 DAY OF August 1995, AT 4:30 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 59 OF PLATS, PAGES 255-256, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

[Signature]
COUNTY AUDITOR

[Signature]
DEPUTY COUNTY AUDITOR

27/26 SF

COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

DIVISION 3  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161

LEGEND:

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- AWD = ALDERWOOD WATER DISTRICT

NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

\* STREET ADDRESS (TYPICAL)

CURVE	RADIUS	LENGTH	DELTA
C1	45.00'	26.66'	33°56'50"
C2	45.00'	30.99'	39°27'05"
C3	25.00'	32.03'	73°23'54"

SURVEY PROCEDURES:

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING. LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE CITY OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NOTE: ALL AWD WATER EASEMENTS ARE 5.00' FROM AND PARALLEL WITH R/W LN AND 5.00' FROM AND PARALLEL WITH THE ADJACENT LOT LINES.

RESTRICTIONS:

1. NO LOT OR PORTION OF ANY 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.
4. THE OWNERS OF ALL LOTS CONTAINING A RESTRICTED TREE CUTTING EASEMENT AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.
5. IN THE EVENT THAT TREES INDICATED FOR PRESERVATION ON THE TREE PRESERVATION PLANS ARE UNAVOIDABLY DAMAGED OR DESTROYED, THEY SHALL BE REPLACED WITH THREE TREES FOR EVERYONE LOST. REPLACEMENT TREES SHALL BE AN EVERGREEN SPECIES WITH A MINIMUM HEIGHT AT PLANTING OF 12 FEET. IN ADDITION, A PENALTY OF \$1,000 PER TREE MAY BE ASSESSED FOR ANY TREES REMOVED OR DESTROYED WITHOUT THE EXPRESS APPROVAL OF THE CITY. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.
6. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO.93-170, ADOPTED ON THE 14TH OF DECEMBER, 1993.

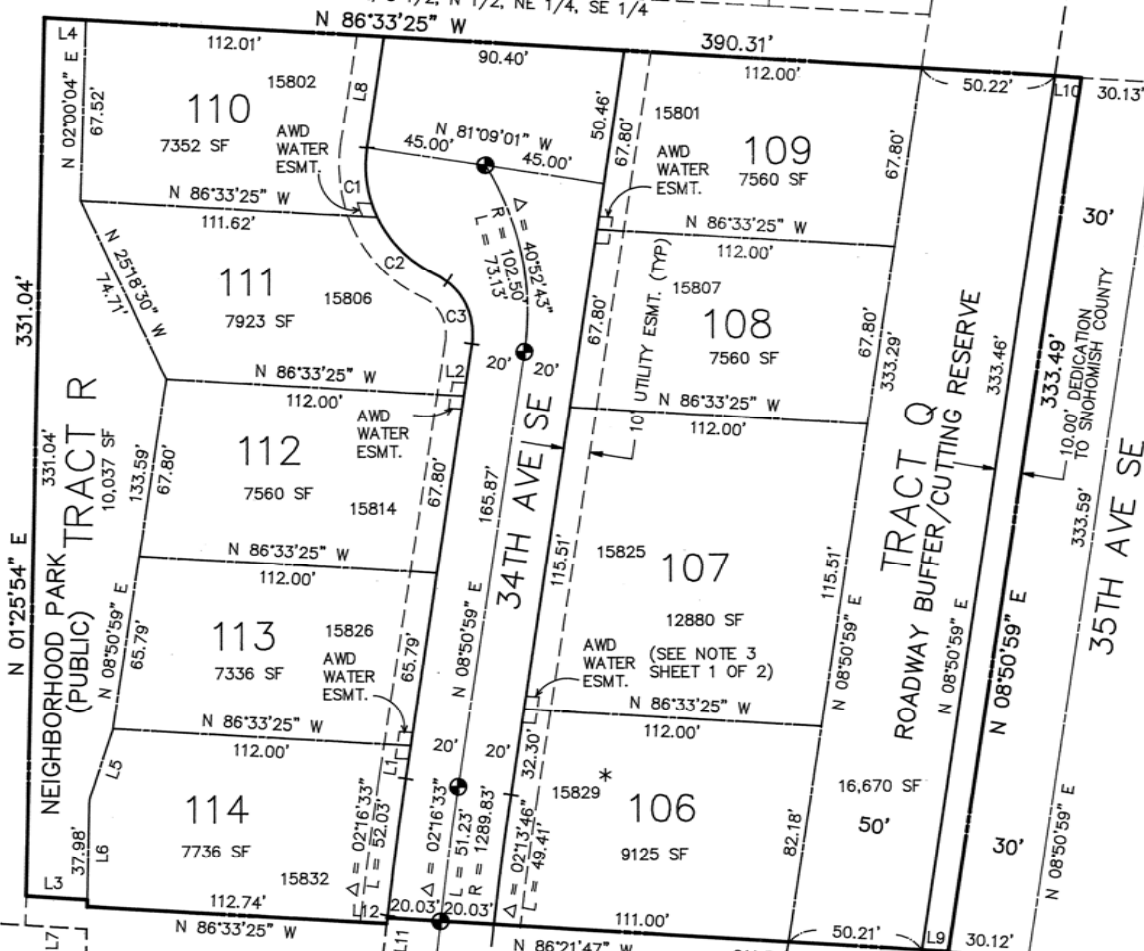
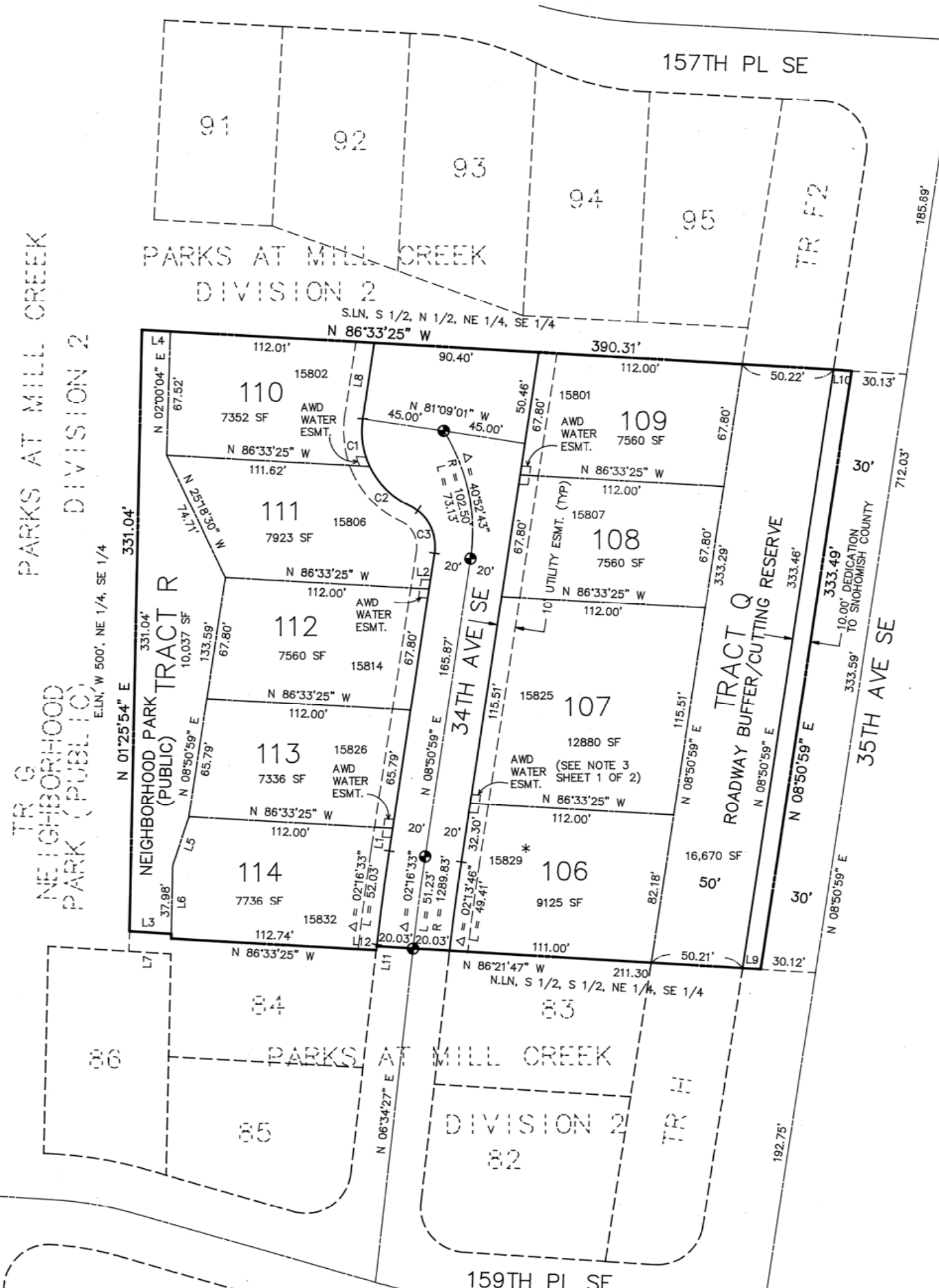


8/14/95

OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

A PORTION OF THE NE 1/4 OF SE 1/4 OF SEC 5, TWP 27N, RGE 5E, W.M.

TR G NEIGHBORHOOD PARK (PUBLIC) DIVISION 2



# THE PARKS AT MILL CREEK

## DIVISION 4

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

### LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N 1'25'54" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR 7.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 85'58'40" E FOR 125.13 FEET; THENCE S 1'25'54" W FOR 6.58 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE S 86'10'12" E, ALONG SAID NORTH LINE, FOR 50.04 FEET; THENCE N 1'25'54" E FOR 11.42 FEET; THENCE S 85'58'40" E FOR 110.11 FEET; THENCE S 1'25'54" W FOR 11.05 FEET TO SAID NORTH LINE; THENCE CONTINUE S 1'25'54" W FOR 5.03 FEET; THENCE S 85'58'40" E FOR 110.11 FEET; THENCE N 1'25'54" E FOR 5.40 FEET TO SAID NORTH LINE; THENCE S 86'10'12" E, ALONG SAID NORTH LINE, FOR 40.03 FEET; THENCE S 1'25'54" W FOR 24.49 FEET; THENCE S 85'58'40" E FOR 115.12 FEET TO THE EAST LINE OF THE WEST 550 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE S 1'25'54" W, ALONG SAID EAST LINE, FOR 110.24 FEET TO THE SOUTH LINE OF THE NORTH 135 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE S 86'10'12" E, ALONG SAID SOUTH LINE, FOR 236.70 FEET TO THE WEST MARGIN OF 35TH AVENUE SE; THENCE S 8'50'59" W, ALONG SAID WEST MARGIN, FOR 61.88 FEET TO THE NORTH LINE OF THE SOUTH 135 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N 85'58'40" W, ALONG SAID NORTH LINE, FOR 228.74 FEET TO THE EAST LINE OF SAID WEST 550 FEET; THENCE S 1'25'54" W, ALONG SAID EAST LINE, FOR 135.14 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N 85'58'40" W, ALONG SAID SOUTH LINE, FOR 550.56 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N 1'25'54" E, ALONG SAID WEST LINE, FOR 336.34 FEET TO THE TRUE POINT OF BEGINNING;

ALSO KNOWN AS LOT E OF CITY OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### OWNER'S COVENANT:

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

### COVENANTS:

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. 9504260282, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND AS AMENDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_ THE MAINTENANCE OF THE COMMON TRACTS AND ALL PRIVATELY OWNED FACILITIES INCLUDING LANDSCAPE ISLANDS AND MEDIANS IS THE RESPONSIBILITY OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION.

### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE, ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON. TRACT O IS HEREBY DEDICATED TO THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION. TRACT N IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR PUBLIC RIGHT-OF-WAY.

### COUNTRYWOOD HOMES, INC.

*[Signature]* 8-21-95  
DATE

DATE

### SEATTLE FIRST NATIONAL BANK

PRESIDENT *[Signature]* 8-21-95  
DATE  
VICE PRESIDENT *[Signature]*  
DATE

*AS leaders only*

STATE OF WASHINGTON }  
COUNTY OF *King* }SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF August, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME KNOWN TO BE THE *President* AND *[Signature]* RESPECTIVELY, OF COUNTRYWOOD HOMES, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN *[Address]*  
MY APPOINTMENT EXPIRES 12-23-98



STATE OF WASHINGTON }  
COUNTY OF *Snohomish* }SS

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF August, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED *[Signature]* AND *[Signature]* TO ME KNOWN TO BE THE *Vice President* AND *[Signature]* RESPECTIVELY, OF SEATTLE-FIRST NATIONAL BANK, THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN *[Address]*  
MY APPOINTMENT EXPIRES 5/12/97



### APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 22nd DAY OF August 1995.

*[Signature]* Mayor, City of Mill Creek  
*[Signature]* Attest City Clerk

EXAMINED AND APPROVED THIS 23 DAY OF Aug 1995.

*[Signature]*  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 23rd DAY OF August 1995.

*[Signature]*  
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 23rd DAY OF August 1995.

*[Signature]*  
TREASURER, CITY OF MILL CREEK

### 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 1995 TAXES. Aug. 22, 1995

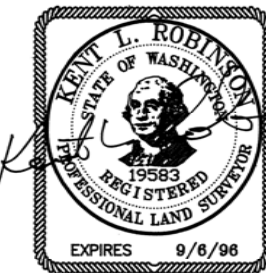
*[Signature]* 4/19/96  
*[Signature]* Deputy Treasurer  
*Ok'd by Kathy McGuire, Assessor's Office*

IN ACCORDANCE WITH RCW 58.08.040,  
ANY PERSON RECORDING A PLAT AFTER  
MAY BE REQUIRED TO PAY ADVANCE TAXES

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK DIVISION 4 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 LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTE AND REGULATIONS GOVERNING PLATTING.

*[Signature]*  
KENT L. ROBINSON, PLS 19583



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC. THIS 23 DAY OF August 1995, AT 3 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 59 OF PLATS, PAGES 257-259, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

*[Signature]*  
COUNTY AUDITOR

*[Signature]*  
DEPUTY COUNTY AUDITOR

SE 1/4, SE 1/4 & NE 1/4, SE 1/4

27/265F

COPY  
ORIGINAL ON FILE IN THE  
COUNTY AUDITOR'S OFFICE

# THE PARKS AT MILL CREEK

## DIVISION 4

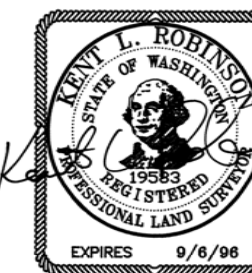
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

### EASEMENT PROVISIONS:

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.
2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFEREES FROM COUNTRYWOOD HOMES, INC. OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFEREES FROM THE GRANTEES OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.
3. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO ALDERWOOD WATER DISTRICT ABOVE, THE WATER EASEMENTS ON LOTS 125 THRU 130, 132 AND 133 ARE ALSO GRANTED TO ALDERWOOD WATER DISTRICT. THE EASEMENTS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES. SAID EASEMENTS ARE 5.00' FROM AND PARALLEL WITH THE RIGHT-OF-WAY LINE AND 5.00' FROM AND PARALLEL WITH ADJACENT LOT LINES OR AS NOTED.
4. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO ALDERWOOD WATER DISTRICT ABOVE, ALDERWOOD WATER DISTRICT IS HEREBY GRANTED AN EASEMENT OVER ALL OF TRACT N. THE EASEMENT HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES.
5. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.
6. PEDESTRIAN ACCESS EASEMENTS SHALL BE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACT O. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON 35TH AVENUE S.E.. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.

### RESTRICTIONS:

1. NO LOT OR PORTION OF ANY 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.
4. THE OWNERS OF ALL LOTS CONTAINING A RESTRICTED TREE CUTTING EASEMENT AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.
5. IN THE EVENT THAT ANY TREES INDICATED FOR PRESERVATION ON THE TREE PRESERVATION PLANS ARE UNAVOIDABLY DAMAGED OR DESTROYED, THEY SHALL BE REPLACED WITH THREE TREES FOR EVERYONE LOST. REPLACEMENT TREES SHALL BE AN EVERGREEN SPECIES WITH A MINIMUM HEIGHT AT PLANTING OF 12 FEET. IN ADDITION, A PENALTY OF \$1000 PER TREE MAY BE ASSESSED FOR ANY TREES REMOVED OR DESTROYED WITHOUT THE EXPRESS APPROVAL OF THE CITY. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.
6. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO.93-170, ADOPTED ON THE 14TH OF DECEMBER, 1993.

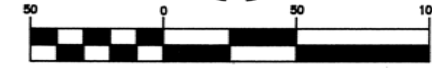


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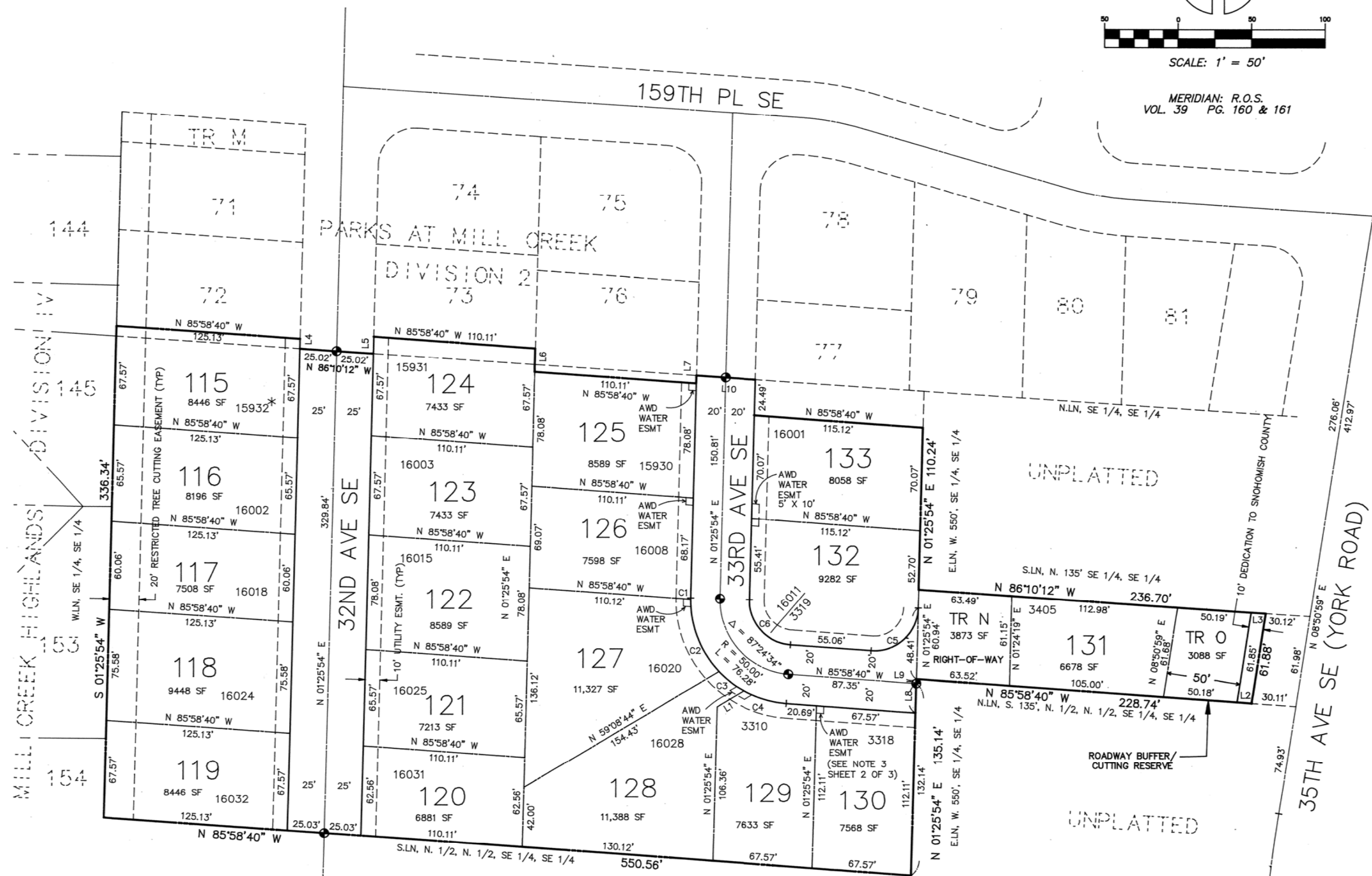
# THE PARKS AT MILL CREEK

DIVISION 4  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

MERIDIAN: R.O.S.  
VOL. 39 PG. 160 & 161



\* STREET ADDRESS (TYPICAL)

**LEGEND:**

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- AWD = ALDERWOOD WATER DISTRICT
- NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

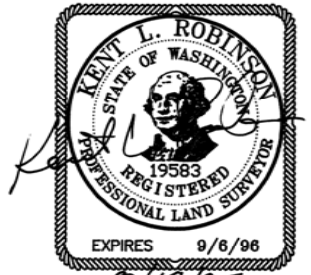
LINE	DIRECTION	DISTANCE
L1	N 59°08'44" E	21.22'
L2	N 85°58'40" W	10.04'
L3	N 86°10'12" W	10.04'
L4	N 01°25'54" E	6.58'
L5	N 01°25'54" E	11.42'
L6	N 01°25'54" E	18.08'
L7	N 01°25'54" E	5.40'
L8	N 01°25'54" E	20.03'
L9	N 01°25'54" E	3.00'
L10	N 86°10'12" W	40.03'

CURVE	RADIUS	LENGTH	DELTA
C1	70.00'	0.90'	00°44'11"
C2	70.00'	54.16'	44°19'36"
C3	70.00'	21.60'	17°40'44"
C4	70.00'	30.14'	24°40'03"
C5	30.00'	48.48'	92°35'26"
C6	30.00'	45.77'	87°24'34"

**SURVEY PROCEDURES:**

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING.  
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE CITY OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

SE 1/4 OF SE 1/4 AND NE 1/4 OF SE 1/4

# THE PARKS AT MILL CREEK

## DIVISION 5

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

### LEGAL DESCRIPTION

THE WEST 304 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY WASHINGTON, LYING WESTERLY OF YORK ROAD;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, THROUGH AND ACROSS THE NORTH 30 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, LYING WESTERLY OF YORK ROAD, AS ESTABLISHED.

EXCEPTING THE WEST 304 FEET THEREOF, ALSO EXCEPT THE EASTERLY 25 FEET DEDICATED TO THE PUBLIC FOR ROAD,

(ALSO KNOWN AS LOT 1 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 8403150199).

TOGETHER WITH A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF, THENCE S 86°45'06" E, ALONG THE NORTH LINE OF SAID SOUTH HALF, FOR 111.66 FEET TO A POINT ON A 320.00 FOOT RADIUS CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS S 87°00'44" E; THENCE SOUTHERLY, ALONG SAID CURVE, FOR 14.56 FEET WHILE CONSUMING A CENTRAL ANGLE OF 2°36'25"; THENCE N 86°45'06" W, PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF, FOR 111.60 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH HALF; THENCE N 1°25'54" E, ALONG SAID WEST LINE, FOR 14.56 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE S 86°56'50" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR 29.36 FEET; THENCE S 1°25'54" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, FOR 190.00 FEET; THENCE S 20°18'15" W FOR 90.72 FEET TO A POINT ON SAID WEST LINE; THENCE N 1°25'54" E, ALONG SAID WEST LINE, FOR 276.67 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS LOT B OF CITY OF MILL CREEK LOT LINE ADJUSTMENT RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE, ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

COUNTRYWOOD HOMES, INC.  
[Signature] 1-3-97  
DATE

SEATTLE-FIRST NATIONAL BANK *As Lender Only and Not as Owner*  
Vice Lawrence R. Mackle 1-3-97  
PRESIDENT DATE  
VICE PRESIDENT DATE

OWNER'S COVENANT:  
THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.1.6 OF THE MILL CREEK MUNICIPAL CODE.

STATE OF WASHINGTON }  
COUNTY OF KING } SS  
THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF JANUARY, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DENNIS KOHLHOFF AND Lawrence R. Mackle AND TO ME KNOWN TO BE THE PRESIDENT AND Vice President RESPECTIVELY, OF COUNTRYWOOD HOMES, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND AN OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Stephanie R. DeLuz  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN KING COUNTY  
MY APPOINTMENT EXPIRES 9/24/2000



STATE OF WASHINGTON }  
COUNTY OF KING } SS  
THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF JANUARY, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Lawrence R. Mackle AND Vice President AND TO ME KNOWN TO BE THE Vice President AND Vice President RESPECTIVELY, OF SEATTLE-FIRST NATIONAL BANK, THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND AN OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Gil E. Biondolio  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Seattle  
MY APPOINTMENT EXPIRES 5/21/98



### APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 15th DAY OF February, 1997.

Kathy Nelson MAYOR, CITY OF MILL CREEK  
Debra Perry ATTEST CITY CLERK

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 13th DAY OF February, 1997.

Craig Stepha  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 17th DAY OF FEBRUARY, 1997.

William Jimu  
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 \_\_\_ DAY OF \_\_\_ 1996.

Debra Perry  
TREASURER, CITY OF MILL CREEK

### 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 ~~1996~~ TAXES. 2-14-97

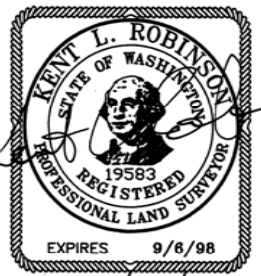
Linda Peterson TREASURER, SNOHOMISH COUNTY  
Bob Dantini DEPUTY TREASURER

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK DIVISION 5 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 LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTE AND REGULATIONS GOVERNING PLATTING.

Kent L. Robinson  
KENT L. ROBINSON, PLS 19583



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

9702145007

### AUDITOR'S CERTIFICATE

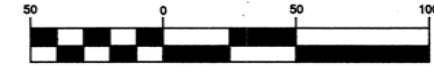
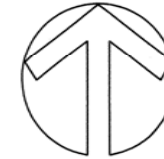
FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC. THIS 14th DAY OF Feb, 1997, AT 38 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 62 OF PLATS, PAGES 300-301, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger COUNTY AUDITOR  
Julie Sloan DEPUTY COUNTY AUDITOR

COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

# THE PARKS AT MILL CREEK

DIVISION 5  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

BASIS OF BEARINGS: NORTH LINE NE 1/4, SE 1/4, SEC 5, T 27N, R 5E, W.M. R.O.S. VOL. 45 PG. 174 & 180

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	40.45'	92°42'19"
C2	25.00'	36.37'	83°21'01"
C3	270.00'	32.79'	06°57'31"
C4	320.00'	14.56'	02°36'25"
C5	295.00'	35.69'	06°55'56"
C6	1000.00'	16.34'	00°56'10"

**SURVEY PROCEDURES:**

LIEZT SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING. LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE CITY OF MILL CREEK LOT LINE ADJUSTMENT AS RECORDED IN VOLUME 45 OF SURVEYS, PAGES 174-180, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

LINE	DIRECTION	DISTANCE
L1	N 09°53'53" E	14.23'
L2	N 04°02'31" E	11.59'
L3	N 35°24'36" W	13.02'

\* STREET ADDRESS (TYPICAL)

**LEGEND:**

- SET STANDARD CONCRETE MONUMENT & CASE
- ⊕ SET STANDARD CONCRETE MONUMENT AND CASE PER THE PARKS AT MILL CREEK, DIVISIONS 1 & 2

NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.



12/13/96  
OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

A PORTION OF THE NE 1/4 SE 1/4

**EASEMENT PROVISIONS:**

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.

2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM COUNTRYWOOD HOMES, INC. OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.

3. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.

4. PRIVATE SIDE SEWER EASEMENT OVER LOT 136 IS HEREBY RESERVED FOR THE USE AND BENEFIT OF LOT 135. IT IS AGREED THAT THE COST OF REPAIR AND MAINTENANCE, REPAIR OR RECONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE LOT BENEFITED AND WHEN NECESSARY TO REPAIR, CLEAR OR RECONSTRUCT THE SEWER, THE OWNERS OF LOT 135 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

5. STORM DRAIN EASEMENT OVER LOT 138 IS FOR THE USE AND BENEFIT OF THE PROPOSED PLAT OF THE PARKS AT MILL CREEK, DIVISION 6.

**RESTRICTIONS:**

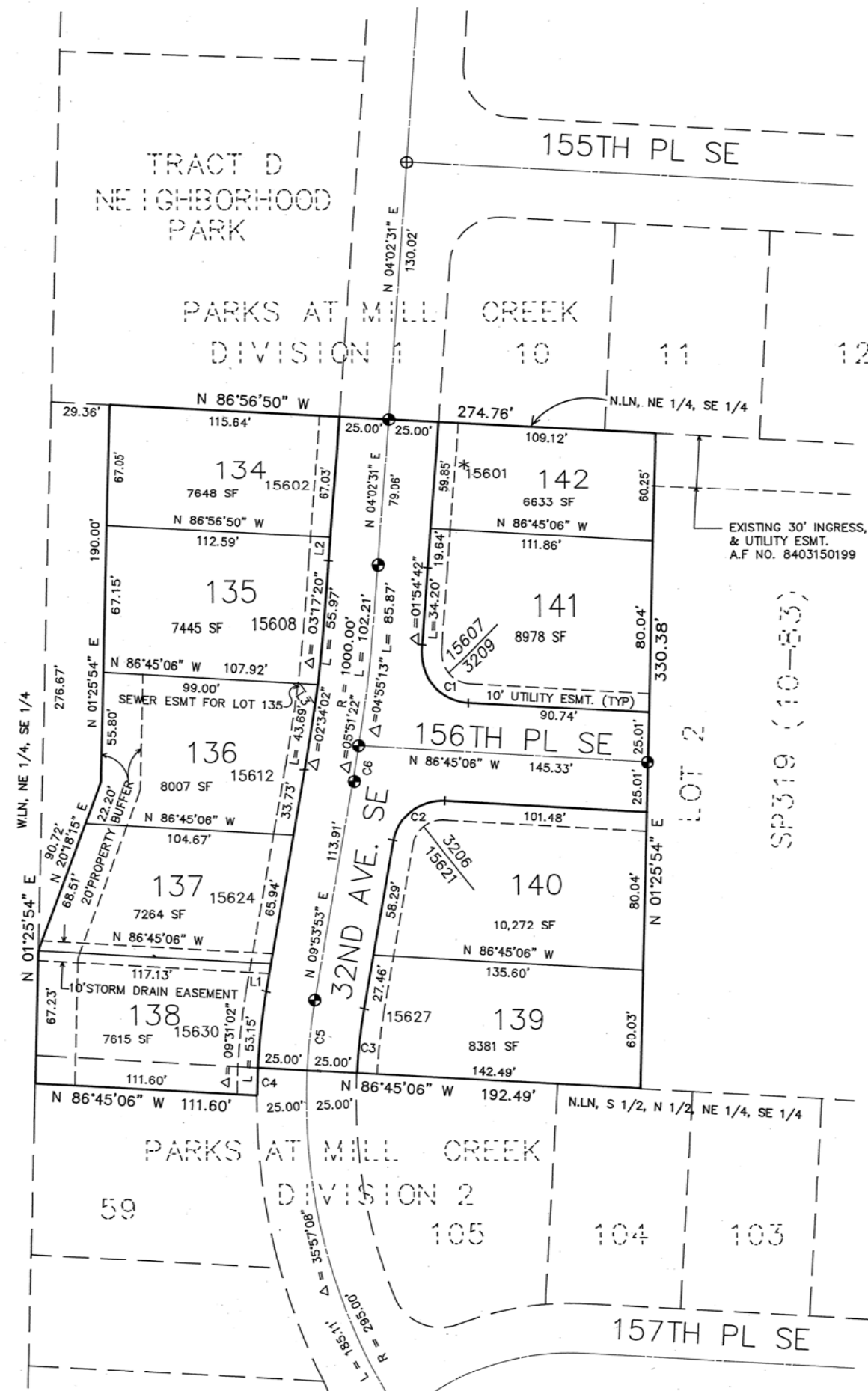
1. NO LOT OR PORTION OF ANY LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL CONTAIN LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.
4. THE OWNERS OF ALL LOTS CONTAINING A PROPERTY BUFFER AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.

5. IN THE EVENT THAT ANY TREES INDICATED FOR PRESERVATION ON THE TREE PRESERVATION PLANS ARE UNAVOIDABLY DAMAGED OR DESTROYED, THEY SHALL BE REPLACED WITH THREE TREES FOR EVERYONE LOST. REPLACEMENT TREES SHALL BE AN EVERGREEN SPECIES WITH A MINIMUM HEIGHT AT PLANTING OF 12 FEET. IN ADDITION, A PENALTY OF \$1000 PER TREE MAY BE ASSESSED FOR ANY TREES REMOVED OR DESTROYED WITHOUT THE EXPRESS APPROVAL OF THE CITY. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.

6. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY

UNPLATTED PROPOSED PARKS AT MILL CREEK DIVISION 6

702145007



# THE PARKS AT MILL CREEK

## DIVISION 6

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 370603 DATED AUGUST 20, 1997 THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE S 86°56'50" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR 29.36 FEET; THENCE S 1°25'54" W FOR 190.00 FEET; THENCE S 20°18'15" W FOR 90.72 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE S 1°25'54" W, ALONG SAID WEST LINE, FOR 131.09 FEET; THENCE N 86°29'46" W FOR 416.71 FEET; THENCE N 1°44'33" E FOR 659.40 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF SEATTLE HILL ROAD; THENCE N 36°47'54" E, ALONG SAID SOUTHEASTERLY MARGIN, FOR 425.75 FEET TO THE BEGINNING OF A 1399.70 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG SAID CURVE AND SOUTHEASTERLY MARGIN, FOR 196.13 FEET WHILE CONSUMING A CENTRAL ANGLE OF 8°01'43"; THENCE N 44°49'37" E, ALONG SAID SOUTHEASTERLY MARGIN, FOR 62.42 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S 1°29'17" W, ALONG SAID EAST LINE, FOR 810.72 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND DRIVES SHOWN HEREON FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE STREETS, AVENUES, PLACES AND DRIVES SHOWN HEREON.

TRACT A IS HEREBY DEDICATED TO THE CITY OF MILL CREEK.

TRACTS B, C AND E ARE HEREBY DEDICATED AS COMMON OPEN SPACE AND CUTTING PRESERVES TO THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION.

### OWNER'S COVENANT:

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

COUNTRYWOOD AT MILL CREEK III, INC.

C. K. Kopp 8/25/97  
DATE

U.S. BANK OF WASHINGTON, INC. A WASHINGTON CORPORATION

R A Florida VP  
NAME TITLE

STATE OF WASHINGTON }  
COUNTY OF King } SS

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF August, 1997 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dennis Kohloff AND [Signature] TO ME KNOWN TO BE THE President AND [Title] AND RESPECTIVELY, OF COUNTRYWOOD AT MILL CREEK III, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Lisa M. Baker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Belleveille  
MY APPOINTMENT EXPIRES 7-16-00



STATE OF WASHINGTON }  
COUNTY OF King } SS

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF August, 1997 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard A. Florida AND [Signature] TO ME KNOWN TO BE THE Vice President AND [Title] AND RESPECTIVELY, OF U.S. BANK OF WASH. INC. THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Lisa M. Baker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Belleveille  
MY APPOINTMENT EXPIRES 7-16-00



### APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 24th DAY OF ~~September~~ 1997

Kathy Neuba Mayor, City of Mill Creek  
Melba J. Perry Attest City Clerk

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 23rd DAY OF Sept. 1997

Craig Stephens  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 24th DAY OF SEPT. 1997

William J. Danner  
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 24th DAY OF Sept. 1997

Melba J. Perry  
TREASURER, CITY OF MILL CREEK

### 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 1998 TAXES. 8-28-97

Bob Dantini Treasurer, Snohomish County  
Valerie J. [Signature] Deputy Treasurer

IN ACCORDANCE WITH RCW 36.06.040, ANY PERSON RECORDING A PLAT AFTER MAY MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.



### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK DIVISION 6 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 LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Carl H. Sorenson  
CARL H. SORENSON, PLS 18924



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(425) 259-6445 (425) 827-5854

### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC. THIS 25th DAY OF August 1997 AT 21 MINUTES PAST 5 P. M. AND RECORDED IN VOLUME OF PLATS, PAGES, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger County Auditor  
Beverly Case Deputy County Auditor

COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

# THE PARKS AT MILL CREEK

## DIVISION 6

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

### EASEMENT PROVISIONS:

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.
2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM COUNTRYWOOD AT MILL CREEK III OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.
3. WATER AND/OR SEWER EASEMENTS ARE HEREBY GRANTED TO THE ALDERWOOD WATER DISTRICT ACROSS ALL OF TRACTS C,D AND F AND ACROSS LOTS 222,223 AND 225 AS SHOWN ON SHEET 5 OF 5 FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING, ETC. THE WATER AND SEWER MAINS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. ALL EASEMENTS HEREBY GRANTED SHALL REMAIN FREE FROM ALL PERMANENT STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS TO THESE EASEMENTS SHALL REMAIN UNOBSTRUCTED BY FENCES. NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED BETWEEN THE EDGE OF RIGHT-OF-WAY AND WATER METERS OR FIRE HYDRANTS WHICH RESTRICT ACCESS BY ALDERWOOD WATER DISTRICT.
4. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.
5. PEDESTRIAN ACCESS EASEMENTS ARE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACTS B, C AND E. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON SEATTLE HILL RD. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.
6. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY ABOVE, THE SAME RIGHTS ARE GRANTED OVER ALL OF TRACT D AND TRACT F.
7. TRACT D IS HEREBY RESERVED FOR A PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 230 AND 231 WITH EACH HAVING AN EQUAL AND UNDIVIDED OWNERSHIP AND AN EQUAL AND UNDIVIDED OBLIGATION TO MAINTAIN THE SURFACE IMPROVEMENTS THEREON.
8. TRACT F IS HEREBY RESERVED FOR A PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 222 AND 223 WITH EACH HAVING AN EQUAL AND UNDIVIDED OWNERSHIP AND AN EQUAL AND UNDIVIDED OBLIGATION TO MAINTAIN THE SURFACE IMPROVEMENTS THEREON.
9. ALL EASEMENT RIGHTS GRANTED IN EASEMENT NOTE 1, ABOVE, ARE ALSO HEREBY GRANTED OVER ALL OF TRACTS D AND F.

### RESTRICTIONS:

1. NO LOT OR PORTION OF ANY 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.
4. THE OWNERS OF ALL LOTS CONTAINING A RESTRICTED TREE CUTTING EASEMENT AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID EASEMENT AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.
5. 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. IN ADDITION, A PENALTY OF \$1,000.00 PER TREE MAY BE ASSESSED FOR ANY TREES THAT ARE REMOVED OR DESTROYED BY THE APPLICANT OR HIS AGENT WITHOUT EXPRESS APPROVAL OF THE CITY. THE CITY MAY, AT ITS DISCRETION, ISSUE A STOP WORK ORDER FOR THE CONSTRUCTION ON THE SUBJECT LOTS UNTIL THE PENALTY IS PAID. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.
6. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO.94-188, ADOPTED ON THE 22ND OF NOVEMBER, 1994.

### COVENANTS:

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

THE MAINTENANCE OF THE COMMON TRACTS AND ALL PRIVATELY OWNED FACILITIES INCLUDING LANDSCAPE ISLANDS AND MEDIANS IS THE RESPONSIBILITY OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION.

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# THE PARKS AT MILL CREEK

## DIVISION 6

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 100'

BASIS OF BEARING: PLAT OF THE PARKS AT MILL CREEK,  
DIVISION 1, VOL. 57, PG. 245-249  
N 01°29'17" E ALONG THE EAST LINE OF THE SW 1/4, NE 1/4, SEC 5, TWP 27N, RGE 5E, W.M.

**LEGEND:**

- ⊕ FND. SNOHOMISH COUNTY STANDARD CONC. MON. & CASE
- SET 3/4" FINNED PIPE AT PLAT BOUNDARY CORNERS (TYP)

NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

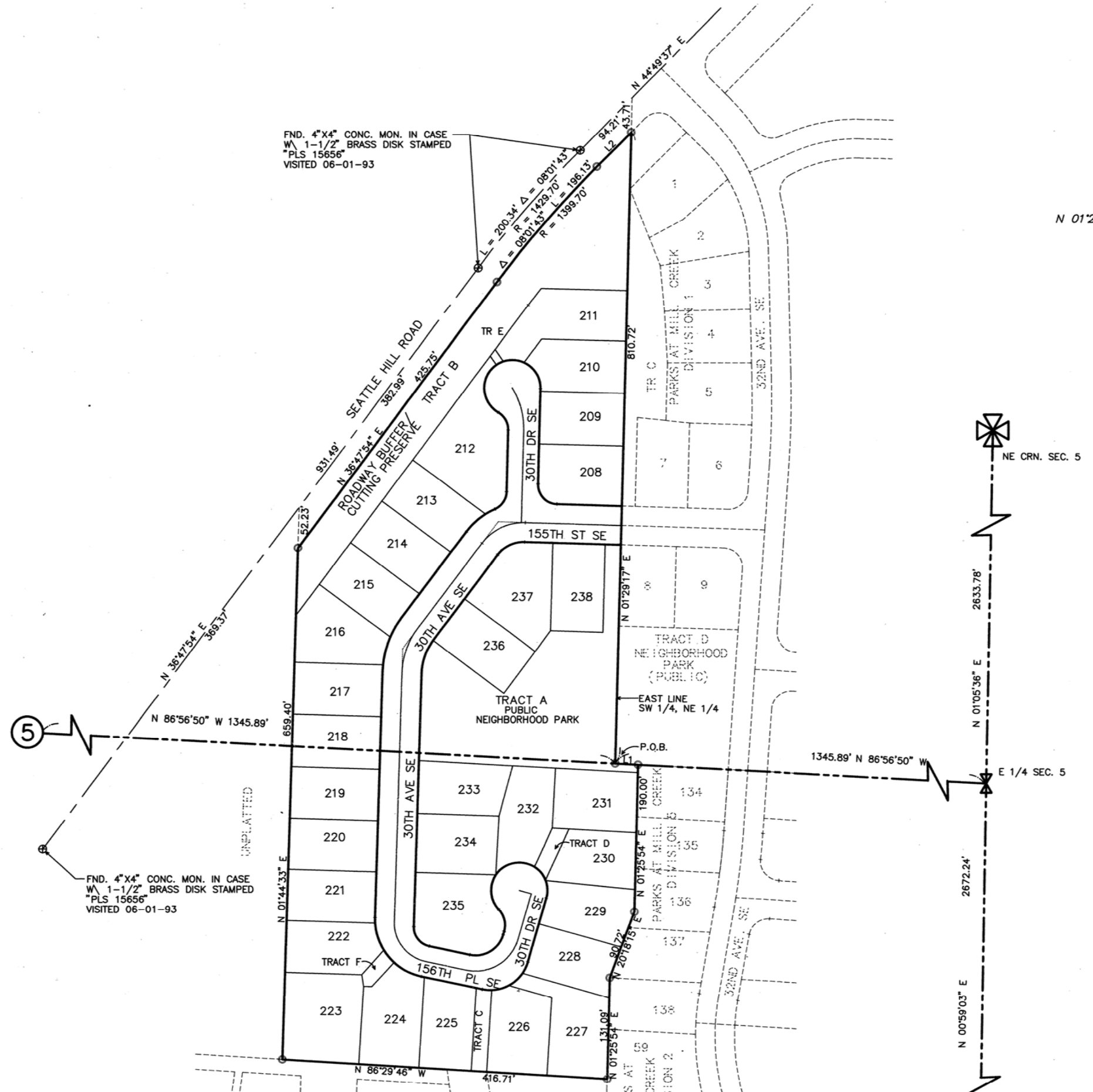
**SURVEY PROCEDURES:**

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING. LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE THE PLAT OF THE PARKS AT MILL CREEK, DIVISION ONE, AS RECORDED IN VOLUME 57 OF PLATS, PAGES 245-249, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NOTE: FOR ADDITIONAL BOUNDARY INFORMATION REFER TO RECORD OF SURVEY, VOL. 44, PG. 258-259 AND CITY OF MILL CREEK B.L.A. VOL. 45 PG. 174-180

LINE	DIRECTION	DISTANCE
L1	N 86°56'50" W	29.36'
L2	N 44°49'37" E	62.42'



FND. 4"x4" CONC. MON. IN CASE  
W 1-1/2" BRASS DISK STAMPED  
PLS 15656  
VISITED 06-01-93

FND. 4"x4" CONC. MON. IN CASE  
W 1-1/2" BRASS DISK STAMPED  
PLS 15656  
VISITED 06-01-93

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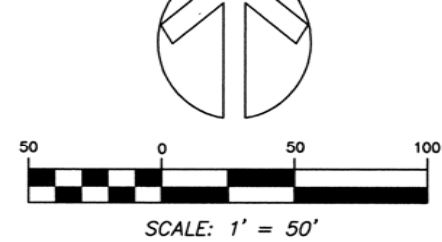


8/25/97

OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(425) 259-6445 (425) 827-5854

SW 1/4, NE 1/4 & NW 1/4, SE 1/4

DIVISION 6  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



BASIS OF BEARING: PLAT OF THE PARKS AT MILL CREEK,  
DIVISION 1, VOL. 57, PG. 245-249  
N 01°29'17" E ALONG THE EAST LINE OF THE SW 1/4, NE 1/4, SEC 5, TWP 27N, RGE 5E, W.M.

LEGEND:

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- SET 3/4" FINNED PIPE AT PLAT BOUNDARY CORNERS (TYP)
- AWD = ALDERWOOD WATER DISTRICT

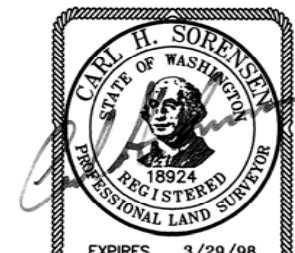
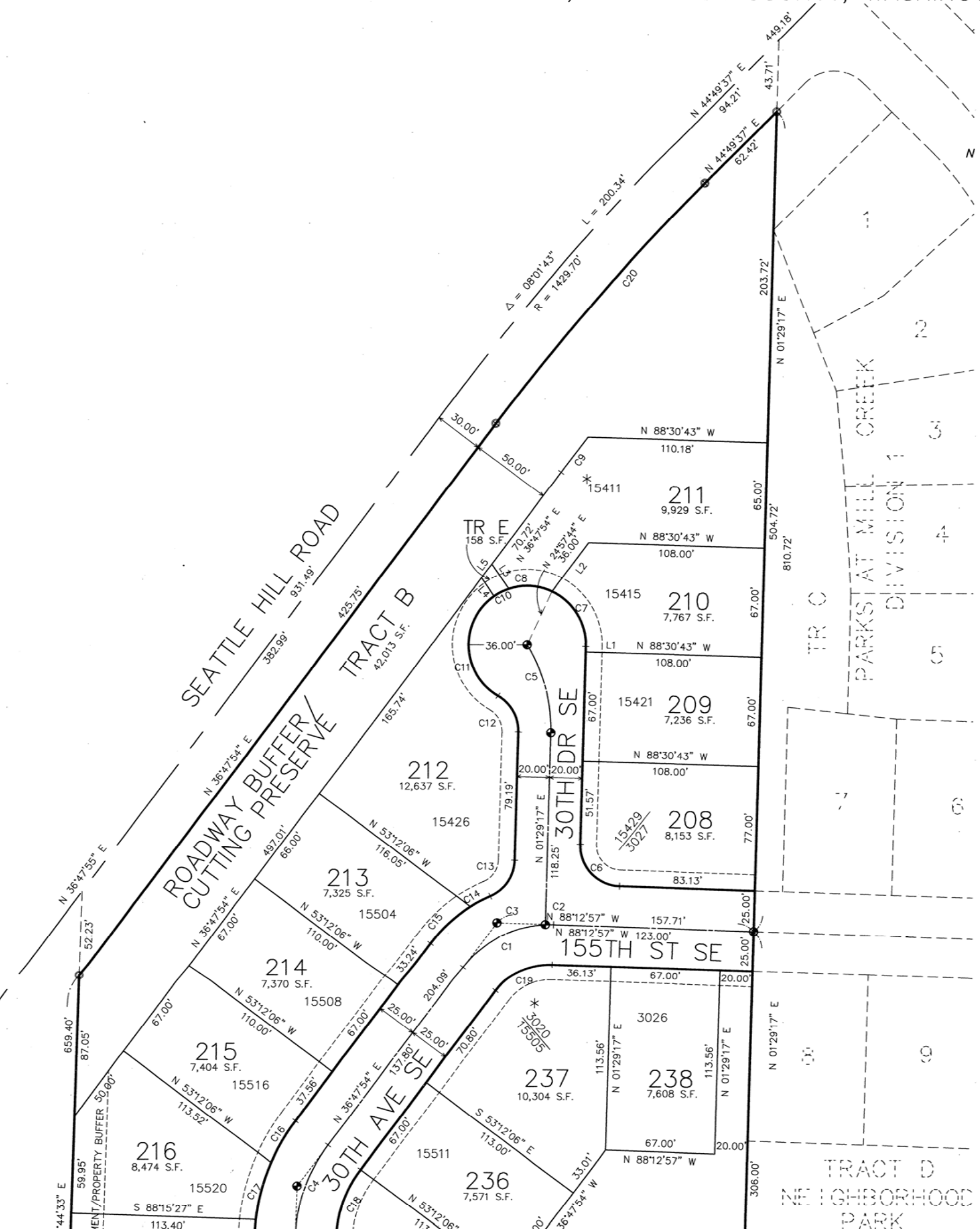
NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

\* STREET ADDRESS (TYPICAL)

LINE	DIRECTION	DISTANCE
L1	N 01°29'17" E	3.40'
L2	N 36°47'54" E	37.47'
L3	N 34°34'26" W	18.39'
L4	N 34°34'26" W	13.61'
L5	N 36°47'54" E	10.55'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	66.70'	64.01'	54°59'09"	34.71'
C2	66.70'	5.00'	04°17'54"	
C3	66.70'	59.01'	50°41'13"	
C4	100.00'	61.18'	35°03'21"	31.58'
C5	98.00'	56.79'	33°12'11"	
C6	25.00'	39.14'	89°42'14"	
C7	36.00'	41.80'	66°31'33"	
C8	36.00'	27.28'	43°24'59"	
C9	1349.70'	27.38'	01°09'45"	
C10	36.00'	10.13'	16°07'39"	
C11	36.00'	72.60'	115°32'39"	
C12	25.00'	26.88'	61°36'50"	
C13	25.00'	28.28'	64°49'04"	
C14	91.70'	13.73'	8°34'35"	
C15	91.70'	33.50'	20°55'52"	
C16	125.00'	29.72'	13°37'27"	
C17	125.00'	36.75'	16°50'35"	
C18	75.00'	45.89'	35°03'21"	
C19	41.70'	40.02'	54°59'09"	
C20	1399.70'	196.13'	08°01'43"	

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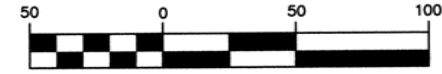
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SW 1/4, NE 1/4 & NW 1/4, SE 1/4  
OF SEC 5, TWP. 27N, RGE 5E, W.M.

# THE PARKS AT MILL CREEK

## DIVISION 6

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

BASIS OF BEARING: PLAT OF THE PARKS AT MILL CREEK, DIVISION 1, VOL. 57, PG. 245-249  
N 01°29'17" E ALONG THE EAST LINE OF THE SW 1/4, NE 1/4, SEC 5, TWP 27N, RGE 5E, W.M.

**LEGEND:**

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- SET 3/4" FINNED PIPE AT PLAT BOUNDARY CORNERS (TYP)
- AWD = ALDERWOOD WATER DISTRICT

NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 19583" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

\* STREET ADDRESS (TYPICAL)

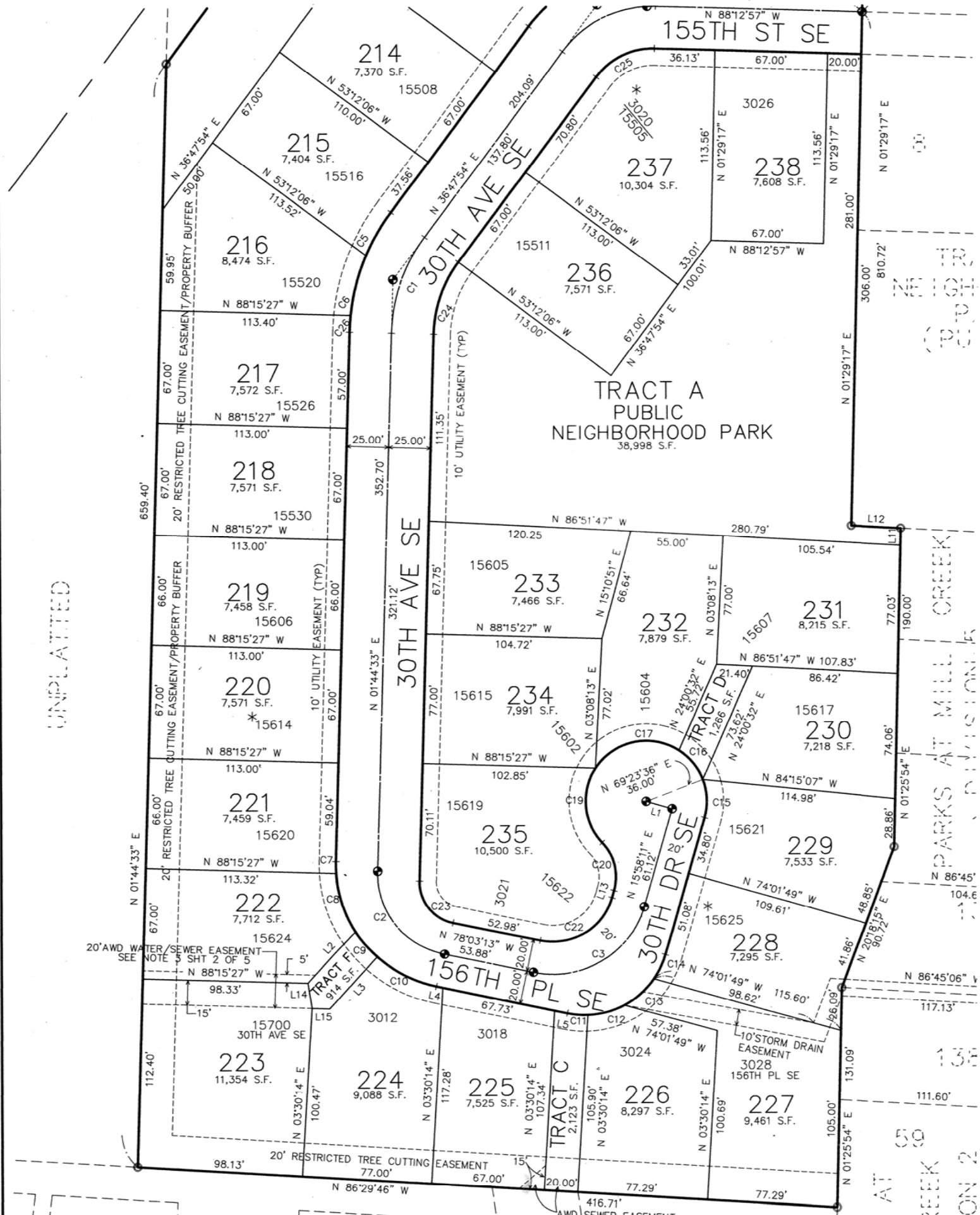
LINE	DIRECTION	DISTANCE
L1	N 74°01'49" W	16.00'
L2	N 42°18'59" E	42.22'
L3	N 42°18'59" E	42.12'
L4	S 78°03'13" E	4.01'
L5	S 78°03'13" E	7.80'
L6	N 60°38'27" E	27.70'
L7	N 03°08'13" E	30.28'
L8	N 86°51'47" W	20.00'
L9	N 60°38'27" E	37.65'
L10	N 03°08'13" E	23.81'
L11	N 01°25'54" E	10.05'
L12	N 86°56'50" W	29.36'
L13	N 15°58'11" E	4.55'
L14	N 08°59'02" W	15.27'
L15	N 88°15'27" W	10.64'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	100.00'	61.18'	35°03'21"	31.58'
C2	50.00'	69.64'	79°47'46"	
C3	56.56'	84.87'	85°58'36"	
C5	125.00'	29.72'	13°37'27"	
C6	125.00'	36.75'	16°50'35"	
C7	75.00'	6.97'	5°19'35"	
C8	75.00'	37.48'	28°38'02"	
C9	75.00'	20.24'	15°27'57"	
C10	75.00'	39.75'	30°22'12"	
C11	50.00'	12.32'	14°07'15"	
C12	50.00'	22.64'	25°56'29"	
C13	50.00'	23.87'	27°21'15"	
C14	50.00'	16.20'	18°33'37"	
C15	36.00'	22.98'	36°34'35"	
C16	36.00'	22.87'	36°23'37"	
C17	36.00'	56.37'	89°42'40"	
C19	36.00'	47.95'	76°18'40"	
C20	30.00'	30.89'	58°59'32"	
C22	36.56'	54.86'	85°58'36"	
C23	25.00'	34.82'	79°47'46"	
C24	75.00'	45.89'	35°03'21"	
C25	41.70'	40.02'	54°59'09"	
C26	125.00'	10.01'	4°35'19"	



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SW 1/4, NE 1/4 & NW 1/4, SE 1/4  
OF SEC 5, TWP 27N, RGE 5E, W.M.



UNPLATTED

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# THE PARKS AT MILL CREEK

## DIVISION 7

### CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 371279  
DATED AUGUST 20, 1997

THE PARKS AT MILL CREEK, DIVISION 7, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 63 OF PLATS, PAGES 197-201, RECORDS OF  
SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF  
THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF  
THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT  
INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE  
RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE, ORIGINAL  
GRADING OF THE STREETS AND AVENUES SHOWN HEREON.  
TRACTS A, B, C AND D ARE DEDICATED TO THE PARKS AT MILL CREEK  
HOMEOWNERS ASSOCIATION.

#### OWNER'S COVENANT:

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

#### APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE  
MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 24<sup>th</sup> DAY OF September 1997

Latho Nelson  
MAYOR, CITY OF MILL CREEK

Victoria S. Long  
ATTEST CITY CLERK

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 23<sup>rd</sup> DAY OF Sept. 1997

Craig Stepha  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF SEPT. 1997

William S. Juma  
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 24<sup>th</sup> DAY OF September 1997

Victoria S. Long  
TREASURER, CITY OF MILL CREEK

#### 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 1998 TAXES. August 28, 1997 9/25/97

Bob Dantini  
TREASURER, SNOHOMISH COUNTY

Valerie Di  
DEPUTY TREASURER

IN ACCORDANCE WITH RCW 86A.0100  
ANY PERSON WHO SIGNS A PLAT OR  
MAY BE HELD AS A SIGNER THEREOF  
FOR THE NEXT YEAR.

#### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE REPLAT OF THE PARKS AT MILL CREEK DIVISION 7 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 LOT AND BLOCK CORNERS SHALL  
BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS  
OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Carl H. Sorensen  
CARL H. SORENSEN, PLS 18924



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

8/25/97

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC.  
THIS 25<sup>th</sup> DAY OF September 1997, AT 27 MINUTES PAST 3<sup>rd</sup> M. AND  
RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGES \_\_\_\_\_, RECORDS OF  
SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger  
COUNTY AUDITOR

Beverly Case  
DEPUTY COUNTY AUDITOR

COUNTRYWOOD AT MILL CREEK III, INC. DATE

Os Kiapp 8/25/97  
DATE

KEY BANK OF WASHINGTON AKA KeyBANK NATIONAL ASSOCIATION DATE

Rebecca Pardue  
PRESIDENT ASST. VICE PRESIDENT

VICE PRESIDENT

STATE OF WASHINGTON }  
COUNTY OF King }SS

THIS IS TO CERTIFY THAT ON THIS 25<sup>th</sup> DAY OF August, 1997, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED  
AND SWORN, PERSONALLY APPEARED Dennis Kohler AND  
TO ME KNOWN TO BE THE President AND  
RESPECTIVELY, OF COUNTRYWOOD AT MILL CREEK III, INC., THE WASHINGTON CORPORATION THAT EXECUTED  
THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE  
FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES  
THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID  
INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID  
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE  
WRITTEN.

Lisa M. Baker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Bellevue  
MY APPOINTMENT EXPIRES 7-16-00



STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ }SS

THIS IS TO CERTIFY THAT ON THIS 26<sup>th</sup> DAY OF August, 1997, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED  
AND SWORN, PERSONALLY APPEARED Rebecca Pardue AND  
TO ME KNOWN TO BE THE Vice President AND  
RESPECTIVELY, OF KEY BANK OF WASHINGTON, THE WASHINGTON CORPORATION THAT EXECUTED  
THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE  
FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES  
THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID  
INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID  
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE  
WRITTEN.

Lisa M. Baker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Bellevue  
MY APPOINTMENT EXPIRES 7-16-00



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ORIGINAL ON FILE IN THE  
COUNTY AUDITOR'S OFFICE

# THE PARKS AT MILL CREEK

## DIVISION 7

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

### EASEMENT PROVISIONS:

1. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, AND GENERAL TELEPHONE AND ELECTRONICS NORTHWEST, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJOINING THE PUBLIC RIGHTS-OF-WAY AS DEDICATED 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE TEN (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS. SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.
2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM COUNTRYWOOD AT MILL CREEK III OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF COUNTRYWOOD HOMES, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION. ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.
3. WATER AND/OR SEWER EASEMENTS ARE HEREBY GRANTED TO THE ALDERWOOD WATER DISTRICT ACROSS ALL OF TRACTS D, E AND F AND ACROSS TRACTS B AND C AND ACROSS THE SOUTH 4.00 FEET OF LOT 156 AND ACROSS THE NORTH 2.00 FEET OF LOT 157 AS SHOWN FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING, ETC. THE WATER AND SEWER MAINS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THE EASEMENTS HEREBY GRANTED SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, FENCES, SHEDS, ETC. ACCESS ACROSS TRACT D SHALL REMAIN UNOBSTRUCTED BY FENCES. NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED BETWEEN THE EDGE OF RIGHT-OF-WAY AND WATER METERS WHICH RESTRICTS ACCESS BY ALDERWOOD WATER DISTRICT.
4. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS AND TRACT C. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED.
5. PEDESTRIAN ACCESS EASEMENTS ARE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACTS A, B, C AND D. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD.
6. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON 35TH AVENUE S.E.. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.
7. TRACT E IS HEREBY RESERVED FOR A PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 164 AND 165 WITH EACH HAVING AN EQUAL AND UNDIVIDED OWNERSHIP AND AN EQUAL AND UNDIVIDED OBLIGATION TO MAINTAIN THE SURFACE IMPROVEMENTS THEREON.
8. TRACT F IS HEREBY RESERVED FOR A PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 172 AND 173 WITH EACH HAVING AN EQUAL AND UNDIVIDED OWNERSHIP AND AN EQUAL AND UNDIVIDED OBLIGATION TO MAINTAIN THE SURFACE IMPROVEMENTS THEREON.
9. IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY ABOVE, THE SAME RIGHTS ARE GRANTED OVER ALL OF TRACTS D, E AND F.
10. SIDE SEWER EASEMENT ACROSS LOT 154 IS HEREBY RESERVED FOR THE USE AND BENEFIT OF LOT 155. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE SEWER SHALL BE BORNE BY THE OWNERS OF THE BENEFITED LOT, AND WHEN NECESSARY TO REPAIR, CLEAR OR RECONSTRUCT THE SEWER, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
11. SIGHT DISTANCE/VISIBILITY EASEMENTS ACROSS LOTS 152, 180, 181, 192, 193 AND 207 AND TRACT A ARE TO REMAIN FREE OF ANY OBSTRUCTIONS, AND ARE HEREBY GRANTED TO THE CITY OF MILL CREEK.
12. ALL EASEMENT RIGHTS GRANTED IN EASEMENT NOTE 1, ABOVE, ARE ALSO HEREBY GRANTED OVER ALL OF TRACTS D, E AND F.
13. SIDE SEWER EASEMENT ACROSS LOTS 163 AND 164 IS FOR THE BENEFIT OF LOTS 163, 164 AND 165. FOR THE PURPOSE OF INSTALLING, REPAIRING ETC. A SIDE SEWER. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE SEWER USED IN COMMON SHALL BE BORNE IN EQUAL SHARES EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THAT PART OF THE SEWER ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR CLEAN OR RECONSTRUCT HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE.
14. A SANITARY SEWER EASEMENT OVER A PORTION OF 32ND AVE SE, EAST OF LOTS 153-156 AND EAST OF TRACT D, HAS BEEN GRANTED TO THE ALDERWOOD WATER DISTRICT. REFER TO A.F. NO. 9412270204
15. SIGNAGE EASEMENT IN TRACT A AND B FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.

### RESTRICTIONS:

1. NO LOT OR PORTION OF ANY 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.
4. THE OWNERS OF ALL LOTS CONTAINING A RESTRICTED TREE CUTTING EASEMENT AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID EASEMENT AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.
5. 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. IN ADDITION, A PENALTY OF \$1,000.00 PER TREE MAY BE ASSESSED FOR ANY TREES THAT ARE REMOVED OR DESTROYED BY THE APPLICANT OR HIS AGENT WITHOUT EXPRESS APPROVAL OF THE CITY. THE CITY MAY, AT ITS DISCRETION, ISSUE A STOP WORK ORDER FOR THE CONSTRUCTION ON THE SUBJECT LOTS UNTIL THE PENALTY IS PAID. CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND SOD.
6. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO.96-212, ADOPTED ON THE 14TH OF MAY, 1996.

### COVENANTS:

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

THE MAINTENANCE OF THE COMMON TRACTS AND ALL PRIVATELY OWNED FACILITIES INCLUDING LANDSCAPE ISLANDS AND MEDIANS IS THE RESPONSIBILITY OF THE PARKS AT MILL CREEK HOMEOWNER'S ASSOCIATION.

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COUNTY AUDITOR'S OFFICE



8/25/97

# THE PARKS AT MILL CREEK

## DIVISION 7

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1' = 100'

BASIS OF BEARINGS: PLAT OF THE PARKS AT MILL CREEK, DIVISION 1, VOL. 57, PG. 245-249 THE EAST LINE OF THE SE 1/4, SEC 5, TWP 27N, RGE 5E, W.M.

### LEGEND:

- SET 3/4" FINNED PIPE AT PLAT BOUNDARY CORNERS (TYP.)
  - P1 = PLAT OF MILL CREEK HIGHLANDS DIV IV, VOL 49, PGS. 191-192
  - P2 = PLAT OF RIDGEWOOD NO.5 VOL 42, PGS 183-184
  - BSBL = BUILDING SETBACK LINE
- NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 18924" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

### SURVEY PROCEDURES:

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING. LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE THE PLAT OF THE PARKS AT MILL CREEK, DIVISION ONE, AS RECORDED IN VOLUME 57 OF PLATS, PAGES 245-249, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NOTE: REFER TO RECORD OF SURVEYS VOL. 45, PAGE 75 AND 76 AND VOL. 45, PAGE 77 AND 78 OF SURVEYS FOR LOCATION OF SURVEY REBARS AND PIPES FOR ADJOINING PROPERTIES. ALL ORIGINAL REBARS AND PIPES ESTABLISHING THE LOTS AND TRACTS FOR THIS SUBDIVISION ARE TOPPED WITH CAPS MARKED "ORA 19583".



6/25/97

OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854

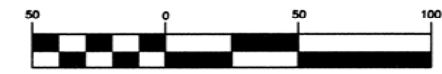


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SE 1/4 SE 1/4

# THE PARKS AT MILL CREEK

DIVISION 7  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

BASIS OF BEARINGS: PLAT OF THE PARKS AT MILL CREEK,  
DIVISION 1, VOL. 57, PG. 245-249  
THE EAST LINE OF THE SE 1/4, SEC 5, TWP 27N, RGE 5E, W.M.

**LEGEND:**

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
  - SET 3/4" FINNED PIPE AT PLAT BOUNDARY CORNERS (TYP.)
- P1 = PLAT OF MILL CREEK HIGHLANDS DIV IV, VOL 49, PGS. 191-192  
P2 = PLAT OF RIDGEWOOD NO.5 VOL 42, PGS 183-184  
BSBL = BUILDING SETBACK LINE  
AWD = ALDERWOOD WATER DISTRICT  
\* STREET ADDRESS (TYPICAL)
- NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 18924" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

LINE	DIRECTION	DISTANCE
L1	S 86°24'20" E	10.43'
L2	N 04°35'40" E	20.72'
L3	N 40°24'45" W	17.21'
L4	S 40°24'45" E	20.43'
L5	N 40°24'45" W	19.96'
L6	N 40°24'45" W	15.54'
L7	N 04°35'40" E	20.72'
L8	N 85°24'20" W	20.00'
L9	S 01°25'54" W	1.56'
L10	N 46°58'53" W	14.19'
L11	N 01°25'54" E	7.54'
L12	N 13°36'12" W	14.29'
L13	S 83°19'36" E	10.19'
L14	N 13°36'12" W	10.51'
L15	S 38°30'58" W	11.73'
L16	S 85°47'10" E	10.18'
L17	N 81°08'57" E	37.00'
L18	N 74°51'51" E	50.00'
L19	N 82°08'14" E	50.00'
L20	N 40°24'45" W	4.89'
L21	N 17°00'42" W	3.16'
L22	N 17°00'42" W	4.53'
L23	N 01°25'54" E	5.66'
L24	N 04°35'40" E	10.00'

CURVE	RADIUS	LENGTH	DELTA
C1	330.00'	90.51'	15°42'51"
C2	244.87'	35.02'	08°11'39"
C3	244.87'	35.02'	08°11'39"
C4	55.00'	83.36'	86°50'14"
C5	55.00'	99.32'	103°27'19"
C6	450.00'	80.84'	101°7'33"
C7	215.00'	56.42'	15°02'06"
C8	55.00'	49.65'	51°43'39"
C9	55.00'	49.66'	51°43'40"
C10	36.00'	20.54'	32°41'01"
C11	36.00'	23.77'	37°49'36"
C12	25.00'	19.64'	45°00'25"
C13	45.00'	35.35'	45°00'25"
C14	36.00'	20.51'	32°38'56"
C15	426.00'	6.21'	00°50'08"
C16	426.00'	59.29'	07°58'28"
C17	426.00'	8.82'	01°11'11"
C18	25.00'	40.48'	92°46'56"
C19	25.00'	38.06'	87°13'04"
C20	239.00'	35.19'	08°26'06"
C21	239.00'	27.53'	06°36'01"
C22	25.00'	11.57'	26°31'01"
C23	25.00'	4.92'	11°16'03"
C24	37.00'	49.49'	76°38'27"
C25	37.00'	20.89'	32°20'51"
C26	37.00'	21.42'	33°10'06"
C27	37.00'	29.34'	45°26'05"
C28	25.00'	13.65'	31°16'33"
C29	191.00'	29.69'	8°54'22"
C30	191.00'	20.43'	06°07'44"
C31	25.00'	38.12'	87°21'56"
C32	355.00'	32.29'	05°12'44"
C33	355.00'	26.07'	04°12'30"
C34	25.00'	38.05'	87°12'42"
C35	305.00'	52.18'	09°48'07"
C36	305.00'	25.14'	04°43'22"
C37	25.00'	38.95'	89°16'26"
C38	37.00'	43.90'	67°58'39"
C39	1522.69'	91.13'	03°25'45"
C40	1522.69'	53.06'	01°59'47"
C41	1522.69'	45.08'	01°41'47"
C42	1522.69'	11.69'	00°26'24"
C43	1522.69'	200.97'	07°33'43"
C44	25.00'	2.84'	06°30'31"
C45	1472.69'	76.92'	02°59'33"
C46	1472.69'	44.26'	01°43'19"
C47	1522.69'	70.04'	02°38'08"
C48	1522.69'	73.02'	02°44'51"
C49	1472.69'	44.32'	01°43'27"

NOTE: REFER TO RECORD OF SURVEYS VOL. 45, PAGE 75 AND 76 AND VOL. 45, PAGE 77 AND 78 OF SURVEYS FOR LOCATION OF SURVEY REBARS AND PIPES FOR ADJOINING PROPERTIES.  
ALL ORIGINAL REBARS AND PIPES ESTABLISHING THE LOTS AND TRACTS FOR THIS SUBDIVISION ARE TOPPED WITH CAPS MARKED "ORA 19583".



8/25/97

**SURVEY PROCEDURES:**

LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING.  
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

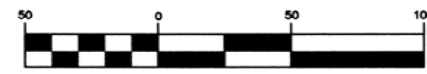
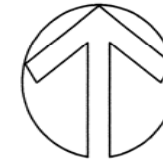
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COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

# THE PARKS AT MILL CREEK

DIVISION 7  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 50'

BASIS OF BEARINGS: PLAT OF THE PARKS AT MILL CREEK,  
DIVISION 1, VOL. 57, PG. 245-249  
THE EAST LINE OF THE SE 1/4, SEC 5, TWP 27N, RGE 5E, W.M.

**LEGEND:**

- SET SNOHOMISH COUNTY STANDARD CONC. MON & CASE
- SET 3/4" FINNED PIPE AT PLAT BOUNDARY CORNERS (TYP.)
- P1 = PLAT OF MILL CREEK HIGHLANDS DIV IV, VOL 49, PGS. 191-192
- P2 = PLAT OF RIDGEWOOD NO.5 VOL 42, PGS 183-184
- BSBL = BUILDING SETBACK LINE
- AWD = ALDERWOOD WATER DISTRICT
- PSS = PRIVATE SIDE SEWER EASEMENT

NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 18924" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.

\* STREET ADDRESS (TYPICAL)

LINE	DIRECTION	DISTANCE
L1	N 01°25'54" E	10.01'
L2	N 03°31'04" E	10.00'
L3	N 01°25'54" E	13.48'
L4	N 29°58'42" E	34.45'
L5	N 04°35'40" E	49.94'
L6	N 85°47'10" W	20.00'
L7	N 29°58'42" E	26.59'
L8	N 85°24'20" W	2.14'
L9	S 85°24'20" E	10.43'
L10	N 46°23'37" W	14.19'
L11	S 40°24'45" E	17.21'
L12	S 04°35'40" W	20.72'
L13	N 88°34'06" W	2.50'
L14	N 01°25'54" E	2.58'

CURVE	RADIUS	LENGTH	DELTA
C1	330.00'	90.51'	15°42'51"
C2	244.87'	35.02'	08°11'39"
C3	244.87'	35.02'	08°11'39"
C4	55.00'	83.36'	86°50'14"
C5	55.00'	99.31'	103°27'19"
C6	450.00'	80.84'	101°17'33"
C7	79.00'	37.21'	26°59'25"
C8	79.00'	24.30'	17°37'17"
C9	79.00'	20.33'	14°44'28"
C10	79.00'	33.03'	23°57'29"
C11	36.00'	23.77'	37°49'36"
C12	25.00'	19.64'	45°00'25"
C13	31.00'	46.98'	86°50'14"
C14	25.00'	40.48'	92°46'56"
C15	25.00'	38.06'	87°13'04"
C16	31.00'	55.97'	103°27'19"
C17	474.00'	1.67'	00°12'05"
C18	474.00'	55.64'	06°43'32"
C19	474.00'	27.84'	03°21'56"
C20	25.00'	38.06'	87°13'04"
C21	55.00'	49.65'	51°43'39"
C22	55.00'	49.66'	51°43'40"
C23	79.00'	4.86'	03°31'35"

NOTE:  
REFER TO RECORD OF SURVEYS VOL. 45, PAGE 75 AND 76 AND VOL. 45, PAGE 77 AND 78 OF SURVEYS FOR LOCATION OF SURVEY REBARS AND PIPES FOR ADJOINING PROPERTIES.  
ALL ORIGINAL REBARS AND PIPES ESTABLISHING THE LOTS AND TRACTS FOR THIS SUBDIVISION ARE TOPPED WITH CAPS MARKED "ORA 19583".

**SURVEY PROCEDURES:**

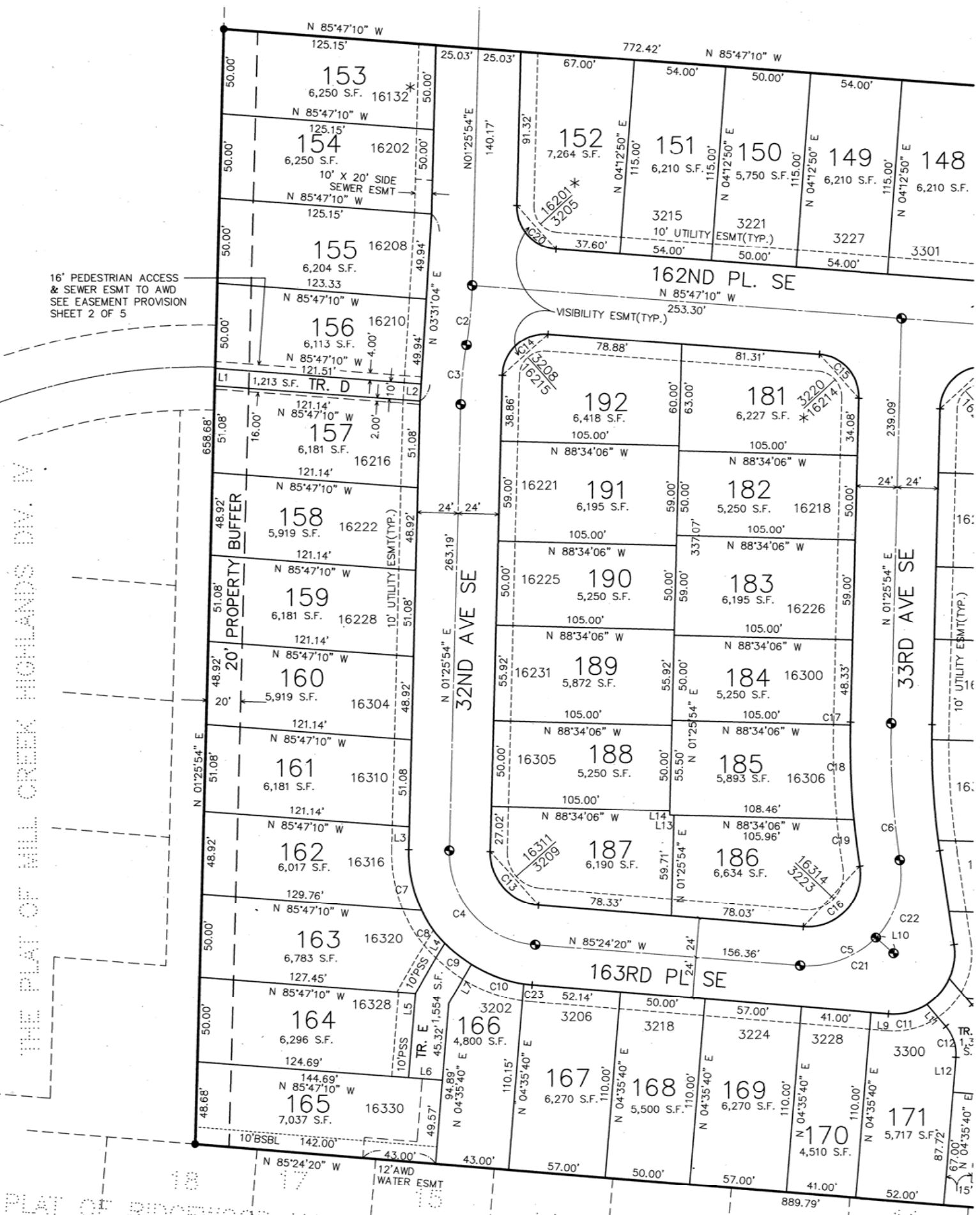
LIETZ SET 3 1" TOTAL STATION USED FOR CONTROL, PLAT MONUMENTATION AND LOT STAKING.  
LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-130-090.

FOR SECTION BREAKDOWN SEE THE PLAT OF THE PARKS AT MILL CREEK, DIVISION ONE, AS RECORDED IN VOLUME 57 OF PLATS, PAGES 245-249, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



8/25/97

OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(206) 259-6445 (206) 827-5854



COPY ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

PLAT OF RIDGEWOOD NO. 5

SE 1/4 SE 1/4 OF SEC 5, TWP 27N, RGE 5E, W.M.

199907285001

PLAT OF  
THE PARKS AT MILL CREEK DIVISION 8  
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 371645

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF YORK ROAD; EXCEPT THE WEST 304 FEET THEREOF, AND EXCEPT THE EAST 25 FEET DEDICATED TO PUBLIC FOR ROAD BY SHORT PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 8403150199; (ALSO KNOWN AS LOTS 2 AND 3 OF SNOHOMISH COUNTY SHORT PLAT NUMBER SP-319(10-83) RECORDED UNDER AUDITOR'S FILE NO. 8403150199 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION:  
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON. TRACTS 998 AND 999 ARE DEDICATED TO THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION.

OWNERS' COVENANT:  
THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJURIES OR RELIEF OF WHATSOEVER NATURE FROM CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.16 OF THE MILL CREEK MUNICIPAL CODE.

COUNTRYWOOD AT MILL CREEK III, INC.  
DATE 7/6/99  
BANK ONE, ARIZONA, NA  
DATE 7/15/99  
LEAH A. MOST  
VICE PRESIDENT

STATE OF WASHINGTON  
COUNTY OF KING }  
THIS IS TO CERTIFY THAT ON THIS 6th DAY OF July, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED TO ME KNOWN TO BE Dennis Kohoff, RESPECTIVELY, OF COUNTRYWOOD AT MILL CREEK III, INC., THE WASHINGTON CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
Leah A. Most  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Bellingham WA-00  
MY APPOINTMENT EXPIRES 7-16-00



STATE OF ARIZONA  
COUNTY OF Maricopa }  
THIS IS TO CERTIFY THAT ON THIS 13th DAY OF JULY, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA, DULY COMMISSIONED TO ME KNOWN TO BE John A. Most, PRESIDENT OF BANK ONE, ARIZONA, NA, THE ARIZONA CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND YEAR FIRST ABOVE WRITTEN.  
John A. Most  
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA  
RESIDING IN Phoenix AZ-00  
MY APPOINTMENT EXPIRES 7-7-99



APPROVALS:  
I HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 15th DAY OF July, 1999.  
Charles W. ...  
MAYOR, CITY OF MILL CREEK  
ATTEST CITY CLERK:  
...

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 15th DAY OF July, 1999.  
...  
MILL CREEK CITY ENGINEER  
EXAMINED AND APPROVED THIS 15th DAY OF July, 1999.  
William ...  
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 15th DAY OF July, 1999.  
TREASURER, CITY OF MILL CREEK

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 1999 TAXES 7-27-99.  
Bob Dantini  
TREASURER, SNOHOMISH COUNTY  
DEPUTY TREASURER ...

LAND SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE PLAT OF THE PARKS AT MILL CREEK DIVISION 8 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 SURVEYING COURSE AND BENCH MARKS SHALL BE RECORDED CORRECTLY ON THE GROUND AND THAT FIELDY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.  
Carl H. Sorensen  
CARL H. SORENSEN, PLS 18924



OSTERGAARD-ROBINSON AND ASSOC.  
3630 COLBY AVE. EVERETT, WA. 98201  
(425) 259-6445 (425) 827-5854  
A.F. No. 199907285001  
AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF OSTERGAARD-ROBINSON & ASSOC., INC. THIS 28th DAY OF July, 1999, AT 21 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME ... OF PLATS, PAGES ..., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Rob Terwilliger  
COUNTY AUDITOR  
DEPUTY COUNTY AUDITOR ...  
NE 1/4, SE 1/4  
SEC 5, TWP 27N, RGE 5E, W.M.  
SHEET 1 OF 3

**PLAT OF**  
**THE PARKS AT MILL CREEK CREEK DIVISION 8**  
**CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON**

**199907285001**

**EASEMENT PROVISIONS:**

1. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MILL CREEK, SNOHOMISH COUNTY, PUEBT SOUND ENERGY COMPANY, ALDERWOOD WATER DISTRICT, SNOHOMISH COUNTY TELEVISION CABLE COMPANY AND GENERAL TELEPHONE AND ELECTRIC UTILITIES THROUGHOUT THE RESPECTIVE SUCCESSORS AND/OR ASSIGNS UNDER AND UPON THE EXTERIOR OF ANY LOT OR TRACTS PARALLEL WITH AND ADJOINING THE PUBLIC RIGHT-OF-WAY OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR RESIDENTIAL SUBDIVISION. FURTHERMORE, THE TEN (10) FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS. SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.
2. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDES AND CORNER LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJOINING TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT WITH THE PROPOSED STRIP ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERS FROM COUNTRYWOOD AT MILL CREEK III, INC. OF MORE THAN ONE LOT IN THIS PLAT TO ANOTHER PERSON, WHOM OR WHOD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, SAID BUILDINGS WOULD CROSS PLATED LOT LINES, SUCH CONSTRUCTION SHALL BE REPEATED UNLESS IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERS FROM THE GRANTEES OF COUNTRYWOOD AT MILL CREEK III, INC. 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 FIRST PARAGRAPH. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNLESS PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, SAID EASEMENT IS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.
3. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SERVICE AND MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED ON TRACTS 999 AND THE EAST 3 OF LOT 7, AS SHOWN ON SHEET 3 OF THIS PLAT. THE CITY OF MILL CREEK SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE OF THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. THE CITY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ALL COST INCURRED. THE CITY SHALL ALSO RESERVE THE RIGHT BUT NOT THE OBLIGATION TO ASSUME OWNERSHIP AND CONTROL OF THESE DRAINAGE FACILITIES AT ITS DISCRETION AND WITHOUT PROVIDING COMPENSATION.
4. PEDESTRIAN ACCESS EASEMENTS ARE GRANTED TO THE PUBLIC ON ANY AND ALL HARD SURFACE PATHS, SIDEWALKS, AND TRAILS LOCATED ON TRACTS 998 AND 999. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL PATHS, SIDEWALKS, AND TRAIL SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANIC MATTER AFTER APPROPRIATE NOTICE. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD ON THE TRAIL ALONG 35TH AVENUE S.E..
5. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND CUTTER THE TRAIL FROM THE FRONTAGE ON 35TH AVENUE S.E. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR CERTAIN SIDEWALK REPAIRS WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.
6. ALL EASEMENT RIGHTS GRANTED IN EASEMENT NOTE 1, ABOVE, ARE ALSO HEREBY GRANTED OVER ALL OF TRACTS 998 AND 999.
7. SIGNAGE EASEMENT IN LOT 1 AND 18 FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. THE 10' PRIVATE DRAINAGE EASEMENT ACROSS LOTS 9-15 AND TRACT 998, IS FOR THE BENEFIT OF LOTS 8-16, AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 8-16.
9. THE 10' PRIVATE DRAINAGE EASEMENT ACROSS LOTS 2-7 IS FOR THE BENEFIT OF LOTS 1-7, AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1-7.

**RESTRICTIONS:**

1. NO LOT OR PORTION OF ANY LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD 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 LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
2. NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THE NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WEATHERS IN CURBS 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 SAID OWNER.
3. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV OR FIBER OPTIC SIGNALS OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED ON ANY LOT OR TRACT OUTSIDE THE BUILDING THEREON, UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.
4. THE OWNERS OF ALL LOTS CONTAINING A RESTRICTED TREE CUTTING EASEMENT AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS FOR INDIVIDUAL LOTS ON THE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID EASEMENT AREAS EXCEPT AS THE SAME MAY BE REMOVED AS A DANGER AND/OR AS THE SAME MAY BECOME DISEASED OR AS CUTTING OR CLEARING IS REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON EXPRESS PRIOR APPROVAL BY THE CITY OF MILL CREEK. THIS RESTRICTION APPLIES TO LOTS 1 - 7 AND LOTS 9 - 16.
5. TREES DESIGNATED FOR PRESERVATION THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED AT A RATIO OF 3:1. THE REPLACEMENT TREES SHALL BE A COMEQUENT SPECIES AND HAVE A MINIMUM HEIGHT AT PLANTING OF 12 FEET. IN ADDITION, A PENALTY OF \$1,000.00 PER TREE MAY BE ASSESSED FOR ANY TREES THAT ARE REMOVED OR DESTROYED BY THE APPLICANT OR HIS AGENT WITHOUT EXPRESS PRIOR APPROVAL OF THE CITY. THE CITY MAY AT ITS DISCRETION, ISSUE A STOP WORK ORDER FOR THE CONSTRUCTION ON THE SUBJECT LOTS UNTIL THE PENALTY IS PAID AND CLEARING AND GRUBBING OF UNDERSTORY VEGETATION IN THE PROPERTY BUFFER IS PERMISSIBLE WHEN PROMPTLY REPLACED WITH SUPPLEMENTAL INDIGENOUS PLANTINGS AND / OR SOO.
6. THE WETLAND AND ASSOCIATED BUFFER LOCATED IN TRACT 999 AND IN A PORTION OF TRACT 998, AS SHOWN ON THE FACE OF THE PLAT, ARE TO BE LEFT PERMANENTLY UNDISTURBED EXCEPT FOR WALKWAYS, UTILITIES AND UTILITY ACCESS ROADS. STAKEPLACES APPROVED BY THE CITY OF MILL CREEK, NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR EASEMENT OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES UPON EXPRESS PRIOR APPROVAL OF THE CITY OF MILL CREEK. THE WETLAND BUFFER SHALL BE MAINTAINED CONSISTENT WITH THE FINAL BUFFER ENHANCEMENT PLAN IN ACCORDANCE WITH SECTION 18.06.1209g WAC MUNICIPAL CODE.

THIS PLAT COMPLIES WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO. ~~1899-0201~~ **1899-0201** ADOPTED ON THE ~~11th~~ **28th** DAY OF ~~November~~ **March**, 1999.

**COVENANTS:**

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION AS RECORDED UNDER AUDITOR'S FILE NO. ~~199907285001~~ **199907285001** RECORDS OF SNOHOMISH COUNTY, WASHINGTON. THE MAINTENANCE OF THE COMMON TRACTS AND ALL PRIVATELY OWNED FACILITIES INCLUDING LANDSCAPE DESIGN AND MEDIANE IS THE RESPONSIBILITY OF THE PARKS AT MILL CREEK HOMEOWNERS ASSOCIATION.

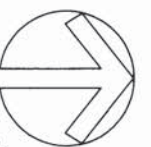


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NE 1/4, SE 1/4  
 SEC 5, TWP 27N, RGE 5E, W.M.  
 SHEET 2 OF 3 A.F. NO. **199907285001**

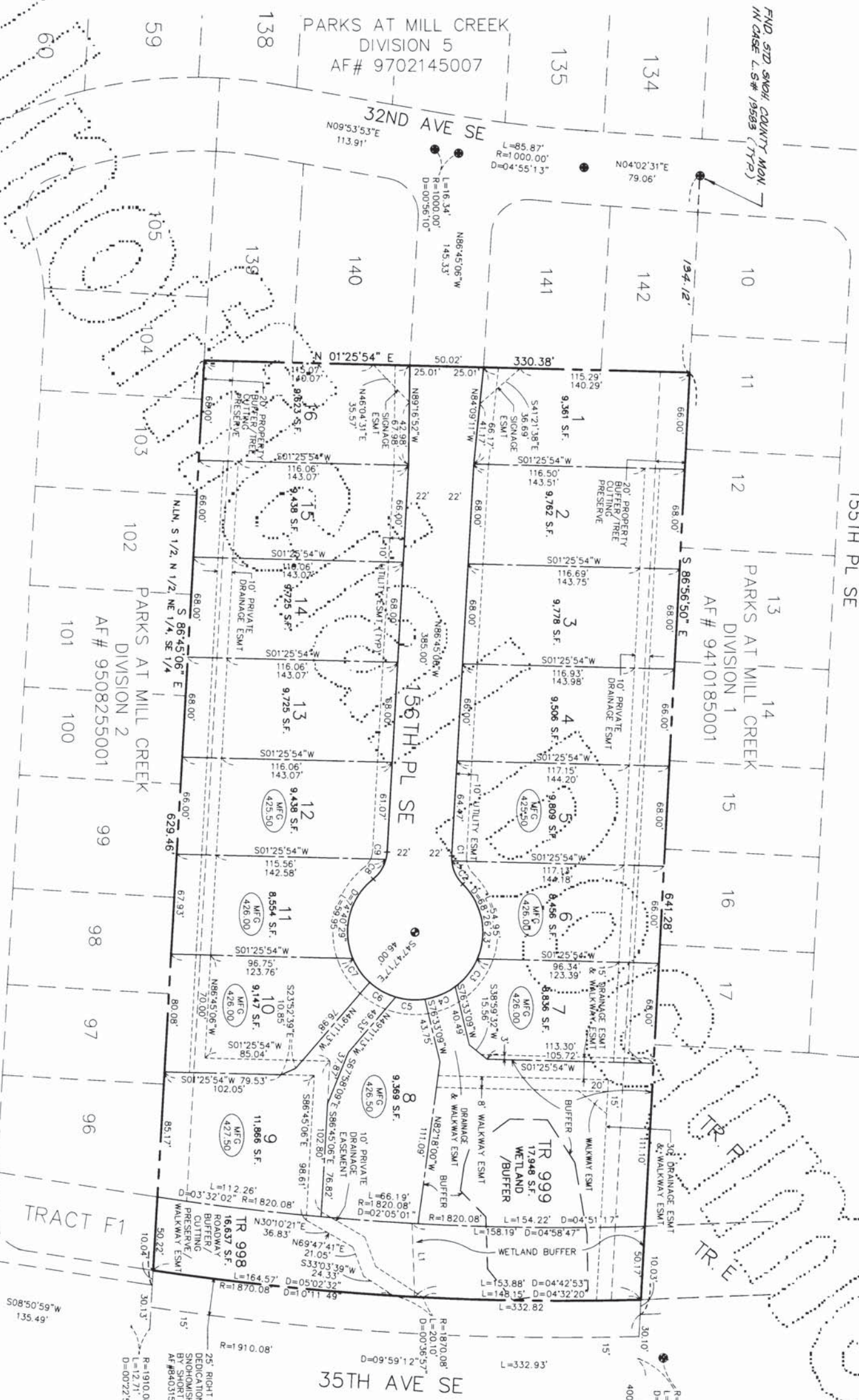
PLAT OF  
**THE PARKS AT MILL CREEK DIVISION 8**  
 CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

199907285001

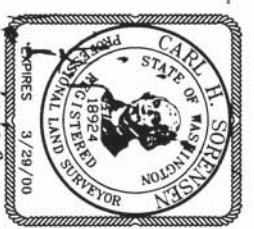


BASIS OF BEARINGS: PART OF THE PARKS AT MILL CREEK, DIVISION 1 VOL. 57, PG. 243-249 THE EAST LINE OF THE 1/4, SEC. 5, TWP. 27N, RGE. SE, W.M.

FIND STD. SMOK. COUNTY MON. IN CASE L.S.# 19583 (TRP)



E 1/4 SECTION 5  
 FND 5"X5" CONC MON  
 W/ INVERTED NAIL  
 (VISITED 5/28/93)



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NE 1/4, SE 1/4  
 OF SEC 5, TWP 27N, RGE SE, W.M.  
 SHEET 3 OF 3 A.F. NO. 199907285001

**LEGEND:**  
 SET SNOHOMISH COUNTY STANDARD CONC MON AND CASE  
 NOTE: SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED "ORA 18924" AT REAR CORNERS AND ANGLE POINTS. SET NAIL IN CURB AT LOT LINES EXTENDED.  
 MFG = MINIMUM FINISH GRADE ELEVATION REQUIRED TO OBTAIN GRAVITY SEWER

**SURVEY PROCEDURES:**  
 LETZ SET 3 1" TOTAL STATION USED FOR CONTROL. PLAT MONUMENTATION AND LOT STAKING. LINEAR AND ANGULAR CLOSURE MEETS OR EXCEEDS STANDARDS SET IN WAC 332-150-090.  
 FOR SECTION BREAKDOWN SEE THE PLAT OF THE PARKS AT MILL CREEK, DIVISION ONE, AS RECORDED IN VOLUME 57 OF PLATS, PAGES 243-249, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CURVE TABLE			LINE TABLE		
#	RADIUS	LENGTH	DELTA	#	LENGTH BEARING
C1	25.00	3.54	08°07'00"	L1	50.19 N88°08'06"E
C2	25.00	17.64	40°25'59"	L2	102.05 S01°25'54"W
C3	46.00	24.50	30°31'19"	L3	111.10 S01°25'54"W
C4	46.00	22.49	28°00'18"	L4	113.30 S01°25'54"W
C5	46.00	20.00	24°54'40"	L5	105.72 S01°25'54"W
C6	46.00	20.57	25°37'57"	L6	102.05 S01°25'54"W
C7	46.00	20.00	24°54'40"	L7	102.05 S01°25'54"W
C8	25.00	16.20	37°07'55"	L8	117.15 S01°25'54"W
C9	25.00	4.98	11°25'03"	L9	117.15 S01°25'54"W

PH01 93129 - 981977.DWG PLOTTED 7/2/99