WILDFLOWER PARK

SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

Parcel D-1 of Large Tract Segregation 21 (6-81), according to the plat thereof recorded in Volume 15 of Surveys, page 56, under Auditor's File No. 8112075004; (Being a portion of the southwest quarter of Section 5, Township 27 North, Range 5 East, W.M.)

Situate in the County of Snohomish, State of Washington.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever, all streets, avenues and places 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, avenues and places shown hereon.

WILDFLOWER - NORTHWARD HOMES, L.P.

BY: Richard A. Gilkey

PACIFIC FIRST FEDERAL SAVINGS BANK

BY: Teri D. Sederstrom

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

This is to certify that on this 4th day of JANUARY, 1989, before me the undersigned, a Notary Public, personally appeared RICHARD A. GILKEY and _____, to me known to be the PARTNER and _____ respectively of WILDFLOWER - NORTHWARD HOMES, L.P., a Washington Limited Partnership, the partnership that executed the within dedication and acknowledged to me that signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned therein and on oath, stated that they were authorized to do so on behalf of said partnership.

WITNESS my hand and seal the day and year in this certificate first above written.

George Stewart
Notary Public in and for the State of Washington.
My commission expires 8-7-90

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

This is to certify that on this 4TH day of JANUARY, 1989, before me the undersigned, a Notary Public, personally appeared TERI D. SEDERSTROM and _____, to me known to be the VICE PRESIDENT and _____ respectively of PACIFIC FIRST FEDERAL SAVINGS BANK, a WASHINGTON Corporation, the corporation that executed the within dedication and acknowledged to me that signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned therein and on oath, stated that they were authorized to do so on behalf of said corporation.

WITNESS my hand and seal the day and year in this certificate first above written.

George Stewart
Notary Public in and for the State of Washington.
My commission expires 8-7-90

LAND SURVEYOR'S CERTIFICATE

I, William J. Shipley, Professional Land Surveyor, do hereby certify that this Plat of *WILDFLOWER PARK* is based on an actual survey, that the distances and courses are shown correctly hereon and that the monuments will be set and the lot corners (or appropriately marked offsets thereto) will be staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.

William J. Shipley
William J. Shipley, P.L.S.
Washington Certificate No. 21559

WILLIAM J. SHIPLEY
STATE OF WASHINGTON
21559
REGISTERED
PROFESSIONAL LAND SURVEYOR

EASEMENT PROVISIONS

An easement is hereby reserved 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 Company of the Northwest, their respective successors and/or assigns, under and upon the exterior seven (7) 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 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 a residential subdivision. Furthermore, the (7) 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 obtain written consent for installation of utilities in an easement area from the ownerships of the properties to be affected.

Also, each lot, including tracts A, B, C and D is subject to an easement 2.5 feet in width parallel 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 the purposes stated above. Provided however, the grant of easements along said rear and side lot lines is subject to the condition that in the event transferees from Wildflower - Northward Homes, L.P. 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 existence 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 ownership and a building permit applied for. 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 or rear lot areas without first obtaining from owners of lots in the plat holding contiguous lots, written consent to such installing. Subsequent transferees from the grantees of Wildflower - Northward Homes, L.P. 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 extinguish 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.

All common areas noted are subject to public utility easement provisions for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, and storm drainage, and any other utility which is reasonable and necessary for a residential subdivision.

Members of the community, as more fully described in the Declaration of Restrictive Covenants dated 21 April 1975, and recorded under Auditor's File No. 2382420, and as amended thereafter, have the responsibility for operation and maintenance of all drainage and detention facilities within Tracts C and D, as shown on Sheet 4 of 4. In the event they neglect to perform the maintenance on the drainage and detention facilities, the City of Mill Creek reserves the right, but not the obligation, to perform said maintenance. The City is hereby granted the right of ingress and egress to and from the said Tracts C and D for the purpose of performing said maintenance.

The cost for drainage maintenance performed by the City of Mill Creek shall be borne by the members of the community as described above, and shall include all costs and expenses of said maintenance, including any attorney's fees incurred by the City in connection therewith. The City is hereby granted the right to file a lien upon all tracts for monies due the City pursuant to these covenants and shall be entitled to use any means permitted by law to enforce and collect monies due and owing.

The sanitary sewer easement over Lots 11 and 12, and the water easement over Lots 24, 25 and tract B, as depicted on this plat, are hereby granted to the Alderwood Water District, its successors and/or assigns.

The power easement over Lot 34and tract B, as depicted hereon, is hereby granted to Public Utility District No. 1 of Snohomish County, its successors and/or assigns.

8901175001

Unofficial Copy

WILDFLOWER PARK

SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

OWNER'S COVENANT

The owner releases, indemnifies and holds the City harmless from any and all claims for damages or injunctive relief of whatever nature from construction and maintenance of the public improvements throughout the term of the owner's maintenance obligation as described in Chapter 16.16 of the Mill Creek Municipal Code.

DEDICATION OF COMMON AREAS

The undersigned Owners, in recording this Plat of *WILDFLOWER PARK*, have designated as common areas certain tracts of land shown as Tracts A, B, C and D intended for use by members of the community in Mill Creek for recreation and other related activities.

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment and benefit of the members of the community as more fully provided in the Declaration of Restrictive Covenants applicable to Mill Creek dated 21 April 1975 and recorded under Auditor's File No. 2382420 and as amended under Auditor's File Nos. 8006090130, 8207095009, 8305160277, 8505010054 and 8604250170. Said Declaration of Restrictive Covenants is hereby incorporated and made part of this Plat.

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. Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 2382420 (as amended under Auditor's File Nos. 8006090130, 8207095009, 8305160277, 8505010054 and 8604250170) and restrictions contained on the plat of Large Tract Segregation 21 (6-81) as recorded in book 16 of Surveys, page 56, under Auditor's File No. 8112075004 on a covenant recorded under Auditor's File No. 8112070192 as amended by Auditor's File No. 8112110138.

No further subdivision of any lot is permitted without re-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 water in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

This plat shall comply with the conditions of approval set forth in Resolution No. 89-88 of the City of Mill Creek, adopted on the 10th day of January, 1989.

The owners of Tracts A, B, C and D and all lots containing a cutting preserve as shown on Sheets 3 of 4 and 4 of 4, are prohibited from cutting or clearing trees in said Tract or cutting preserve area except as the same may be deemed a danger to residential improvements, or as the same may become diseased, or as cutting or clearing may be required for the installation or maintenance of utilities. In the event that any trees are removed for the foregoing reasons, they shall be replaced with coniferous or deciduous trees six to eight feet in height as measured after installation. The Mill Creek Community Association, as created under the Declaration of Restrictive Covenants dated 21 April 1975 and recorded under Auditor's File No. 2382420, and as amended thereafter, shall administer these provisions relating to Tracts A, B, C and D and the cutting preserves.

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and that all special assessments on any of the property herein contained as dedicated streets, alleys or for other public purposes are paid in full this 10th day of January, 1989.

Michele Schatz
Treasurer, City of Mill Creek

COUNTY TREASURER'S CERTIFICATE

I hereby certify that all state and county taxes heretofore levied against any of the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1989 taxes.

1-13-89

Kirke Sievers
Snohomish County ~~Assessor~~ Treasurer

BY: Pat Warner
Deputy ~~Assessor~~ Treasurer

OFFICIAL SEAL TREASURER SNOHOMISH COUNTY WASHINGTON

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 10th day of January, 1989.

Kenneth D. Ong
City of Mill Creek Mayor

Attest: Michele Schatz
City Clerk

Examined and approved this 10th day of January, 1989.

H. Allan Newbill
Mill Creek City Engineer

Examined and approved this 10TH day of JANUARY, 1989.

William L. Trimm
Director of Community Development

RECORDING CERTIFICATE 8901175001 25⁰⁰/26⁰⁰

Filed for record at the request of the *CITY OF MILL CREEK* this 17 day of Jan, 1989, at 27 minutes past 9 A.m. and recorded in Volume 49 of Plats, pages 16 through 19, records of Snohomish County, Washington.

Dean V Williams
Snohomish County Auditor

By: Elizabeth Cox
Deputy Snohomish County Auditor

WILDFLOWER PARK

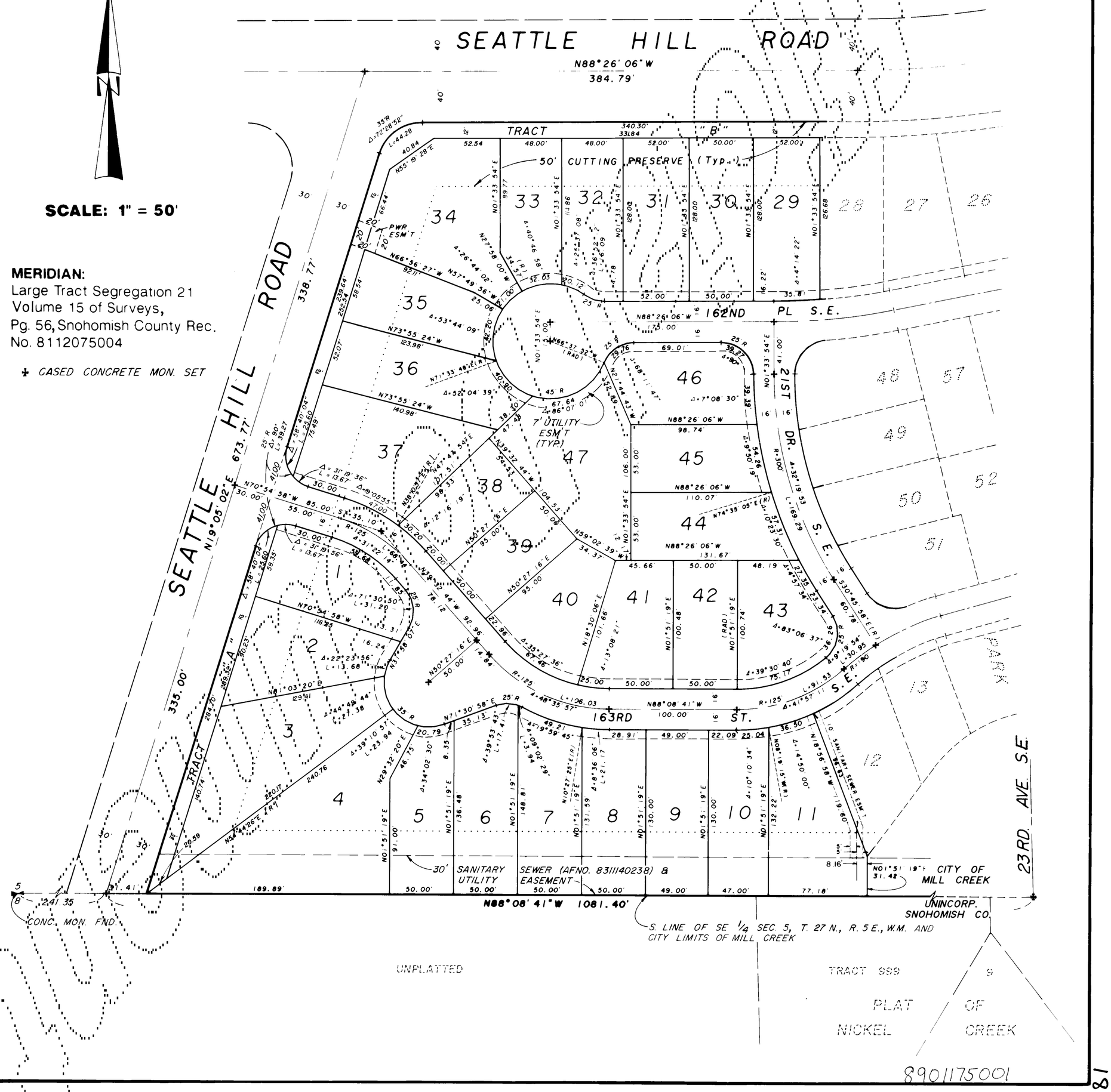
SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

SCALE: 1" = 50'

MERIDIAN:
Large Tract Segregation 21
Volume 15 of Surveys,
Pg. 56, Snohomish County Rec.
No. 8112075004

✚ CASED CONCRETE MON. SET



890175001

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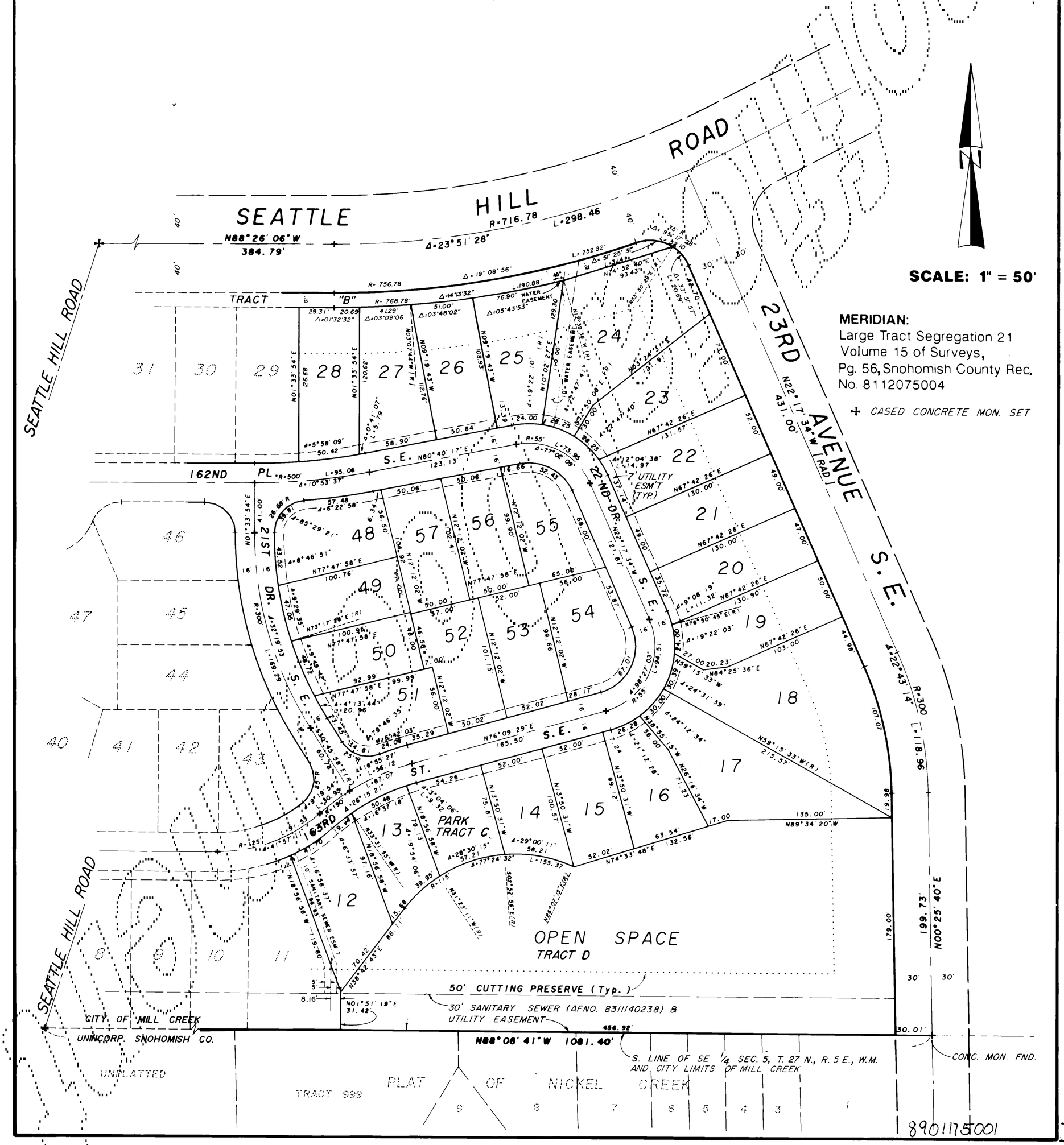
WILDFLOWER PARK

SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON