

DECLARATION

Know all people by these presents that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this short plat to be the graphic representation of the subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon, and dedicate the use thereof for all public purposes, not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity identified and for the purpose stated.

This subdivision and dedication is made with the free consent and in accordance with the desires of said owners.

In witness whereof, we set our hands and seals this 19 day of JUNE, 1995.

[Signature]
Michael D. Echelbarger

[Signature]
Kathleen A. Echelbarger

UTILITY EASEMENT

An easement is reserved for and granted to SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO 1, GENERAL TELEPHONE OF THE NW, WASHINGTON NATURAL GAS CO., and OTHER UTILITIES, their respective successors and assigns, under and upon the exterior ten (10) feet parallel with and adjoining the PRIVATE ROAD frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe, and wires with necessary facilities and other equipment for the purpose of serving this short subdivision and other property with electric, telephone and utility service; together with the right to enter upon the lots at all times for the purposes herein stated. Said easements shall be restored to the condition existing prior to entrance by the utility.

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

APPROVALS

Examined and approved this 19 day of JUNE, 1995.
[Signature]
City Engineer

Examined and approved this 19 day of JUNE, 1995.
[Signature]
City Manager

CITY OF MILL CREEK ACCEPTANCE

Road dedications and declarations of easements made herein and shown on the final short plat map have been accepted by the Mill Creek City Council on the 19 day of JUNE, 1995.

[Signature]
City of Mill Creek

LEGAL DESCRIPTION

Lot 4, Block 1, Burley's Garden Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 1, records of Snohomish County, Washington;

EXCEPT that portion lying within Seattle Hill Road, York Road (35th Ave SE), 152nd St SE, 35th Ave SE, 33rd Ave SE and Thomas Lake Road; and

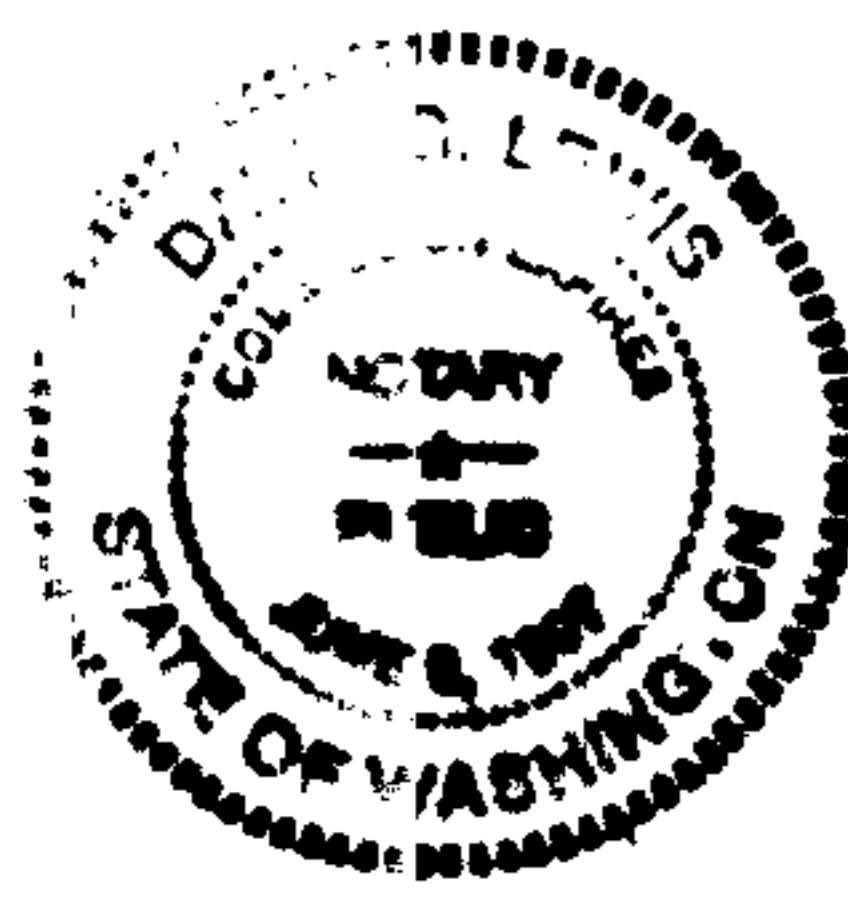
EXCEPT that portion conveyed to the City of Mill Creek by Deed recorded July 14, 1993 under Recording No 9307140777.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss Individual
COUNTY OF SNOHOMISH)

On this day personally appeared before me Michael D. Echelbarger and Kathleen A. Echelbarger, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19 day of JUNE, 1995.



[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing at
[Address]
My commission expires 6-1-97

DRAINAGE, WALKWAY AND MAINTENANCE NOTE:

The homeowners within the limits of the short plat shall be responsible to service and maintain all drainage facilities. 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 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 within the limits of the short plat. It shall be the responsibility of the homeowners 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 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.

SURVEYOR'S CERTIFICATE

I hereby certify that this map of Mill Creek Short Plat 94-03 is a correct representation thereof and is based upon an actual survey as required by State statutes; that the courses, distances and angles are shown thereon correctly; that lot corners, as required by the City Engineer, have been staked correctly on the ground; that I have fully complied with provisions of State and local statutes and regulations governing platting.

[Signature]
Vern L. Bower, Professional Land Surveyor
Certificate Number 17658



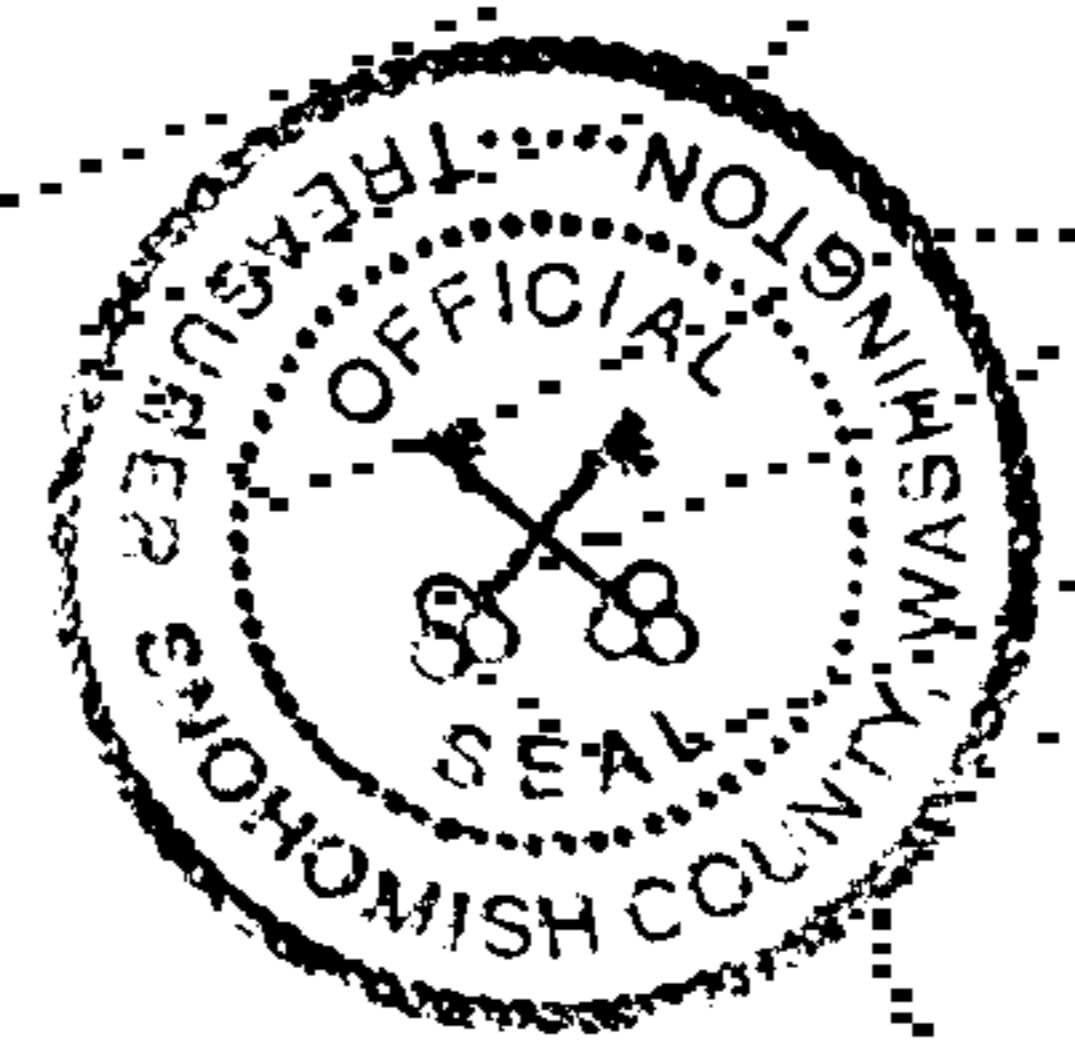
TREASURER'S CERTIFICATE

I hereby certify that all state, county and city 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.

Records examined this 19th day of JUNE, 1995.

[Signature]
Kirke Sieves
Treasurer, Snohomish County

[Signature]
Deputy Treasurer, Snohomish County



EHELBARGER SHORT SUBDIVISION 94-03
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

AF # 9506195004

BASIS OF BEARINGS: Centerline of 33rd Ave SE
N 1° 17' 44" E, Plat of Sunrise at Mill Creek

EQUIPMENT & ACCURACY: Wild T-16 Theodolite and DI 1000 EDM used for field traverse.
Accuracy meets or exceeds WAC 332-130-090.

BURLEY'S GARDEN TRACTS, BLOCK 1

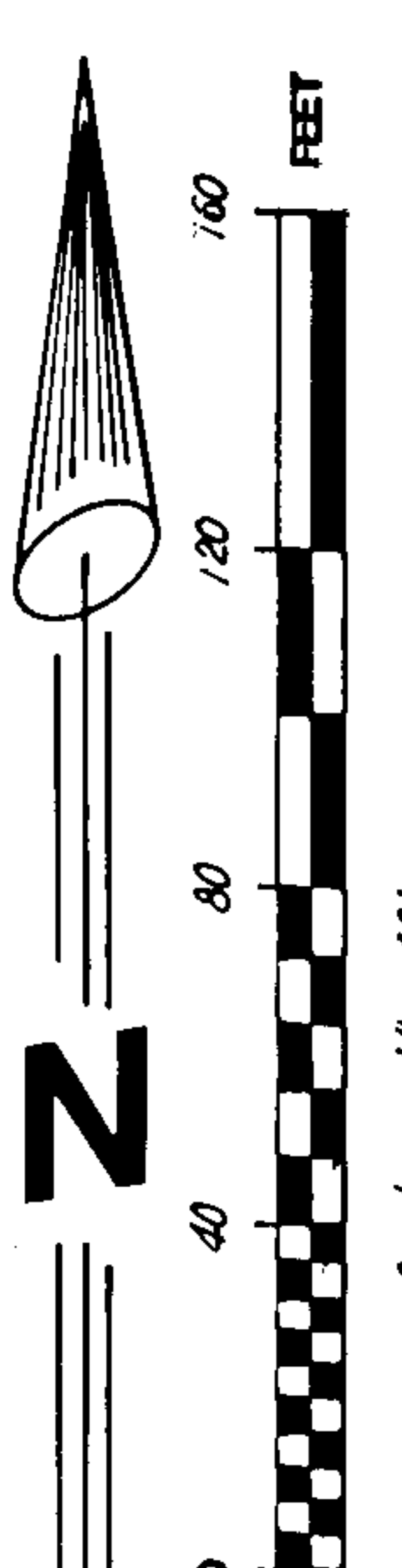
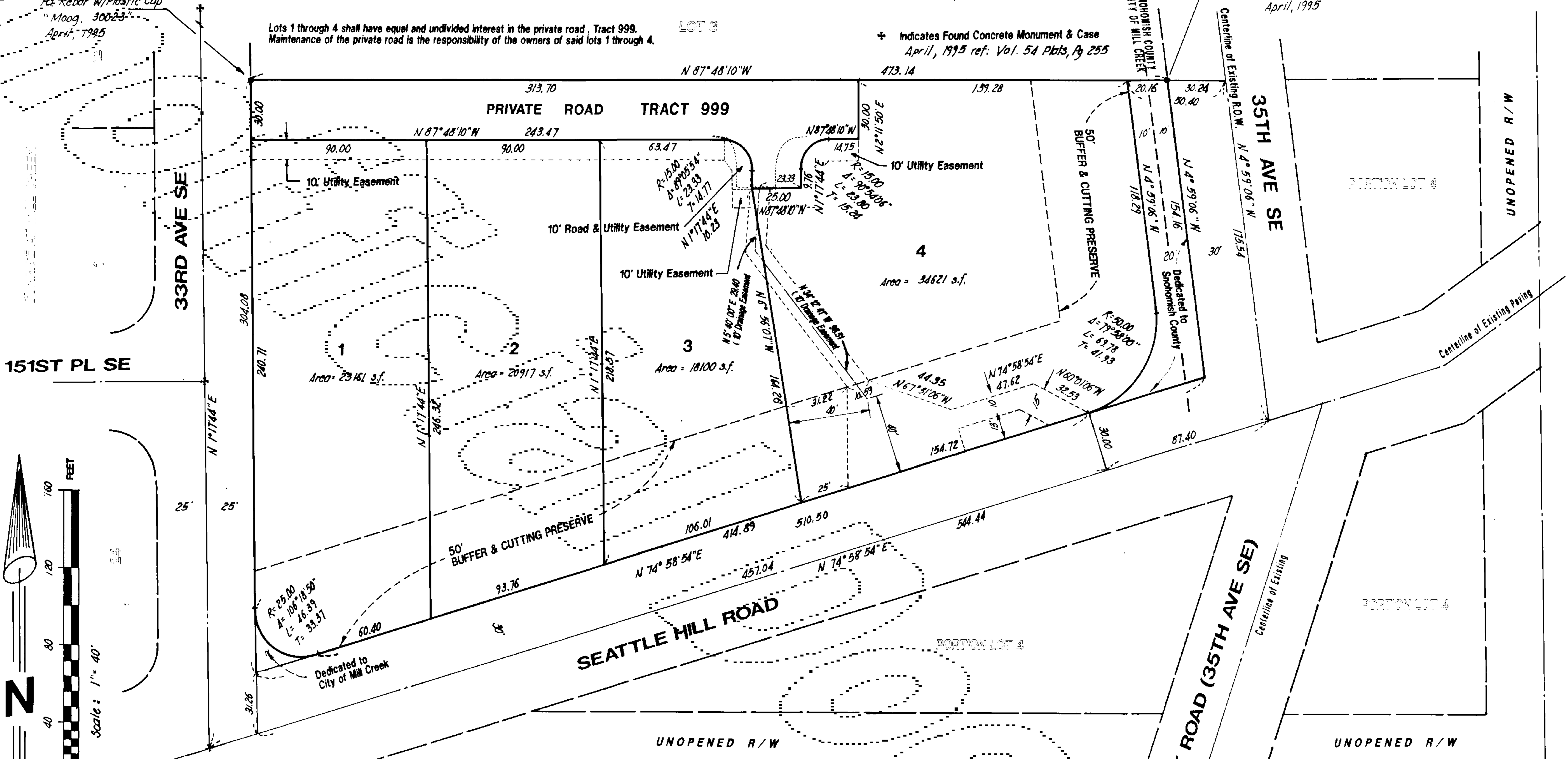
Set 1/2" x 24" long Rebar w/Plastic Cap
"INTENSUS", 17658 at lot corners

Fd Rebar w/Plastic Cap
"Moog, 30023"
April, 1995

Lots 1 through 4 shall have equal and undivided interest in the private road, Tract 999.
Maintenance of the private road is the responsibility of the owners of said lots 1 through 4.

LOT 3

+ Indicates Found Concrete Monument & Case
April, 1995 ref: Vol. 54 Plats, Pg 255



NOTES:

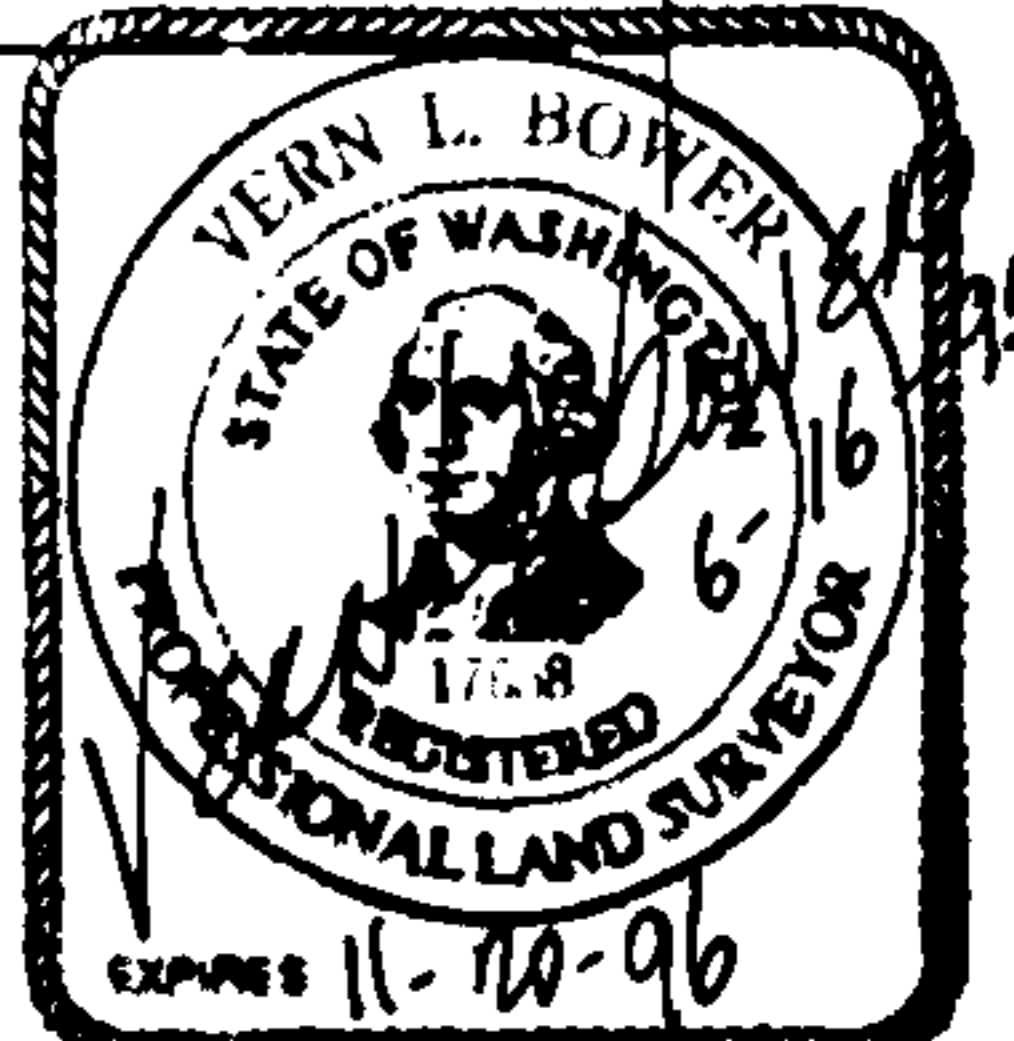
1. Tree cutting and clearing shall be limited to that which is necessary for driveway construction and drainfield installation. Specific tree preservation plans shall be submitted for review and approval at the time of building permit application.
2. No clearing or other disruptions are permitted in the Buffer and Cutting Preserve without the express written approval of the City of Mill Creek. Fences shall not be constructed in the Roadway Buffer/Cutting Preserve adjacent to Seattle Hill Road and 35th Ave SE.
3. The 50 foot Buffer and Cutting Preserve along 35th Ave SE (York Road) shall provide a trail easement to the City of Mill Creek for public access.

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

No lot within this short subdivision may be further subdivided within 5 years of the date of recording without filing a subdivision final plat.

AF #: 9506195004

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



AUDITOR'S CERTIFICATE

Filed for record at the request of Vern L. Bower, this 19 day of June, 1995, at 13 minutes past 2 p.m., and recorded in Volume 2 of Short Plats, Pages 111 thru 112 records of Snohomish County, Washington.

Bob Terwilliger Auditor
Diana L. Mix Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Michael Echelbarger in May, 1995.

Vern L. Bower
Vern L. Bower
Certificate No. 17658

INTENSUS

ENGINEERING • SURVEYING

15425 BROADWAY AVE SE
PO BOX 1488, SNOHOMISH, WA 98290
(206) 481-7282 • (206) 668-7534

ECHELBARGER SHORT SUBDIVISION 94-03

CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DWN BY <u>V.B.</u>	DATE <u>3/30/95</u>	JOB NO. <u>05.2705.01</u>
CHKD BY <u>V.B.</u>	SCALE <u>1" = 40'</u>	SHEET <u>2 OF 2</u>