



A Portion of the S.E. 1/4 of Sec. 31.

T. 28 N., R. 5 E., W. M.

Snohomish County

Washington

DESCRIPTION:

All that certain real property situate in the County of Snohomish, State of Washington, being a portion of the S.E. 1/4 of Sec. 31, T. 28 N., R. 5 E., W. M. and being more particularly described as follows:

BEGINNING at the southwest corner of the N.E. 1/4 of the S.E. 1/4 of Sec. 31; thence from said POINT OF BEGINNING along the west line of said N.E. 1/4 of the S.E. 1/4, and its northerly prolongation N01°22'49"E 388.00 feet; thence N31°07'10"W 111.91 feet; thence N75°24'01"E 389.50 feet; thence from a tangent that bears S20°04'06"E, along the arc of a curve to the left having a radius of 930.00 feet and a central angle of 12°00'20", an arc length of 194.87 feet; thence tangent to the preceding curve S32°04'26"E 608.28 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 84°23'27", an arc length of 51.55 feet, to a point of reverse curvature; thence tangent to the preceding curve along the arc of a curve to the left having a radius of 630.00 feet and a central angle of 03°24'22", an arc length of 37.45 feet; thence tangent to the preceding curve S48°54'39"W 539.68 feet; thence S41°05'21"E 60.00 feet; thence S48°54'39"W 473.16 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 970.00 feet and a central angle of 22°15'47", an arc length of 376.91 feet; thence radial to the preceding curve N63°21'08"W 60.00 feet; thence S26°38'52"W 154.86 feet to a point on the southerly line of said Sec. 31; thence along said southerly line N88°20'37"W 149.61 feet to a point on a line that is parallel with and 30 rods (495 feet) westerly of the east line of the S.W. 1/4 of the S.E. 1/4 of said Sec. 31; thence along said said parallel line N01°22'49"E 787.73 feet; thence N88°27'47"W 797.46 feet to a point on a line that is parallel with and 30.00 feet easterly of the west line of the S.W. 1/4 of the S.E. 1/4 of said Sec. 31; thence along said parallel line N01°32'13"E 246.00 feet more or less to the southwest corner of a tract conveyed to Wallace Anderson by deed recorded in Vol. 814 of Deeds, Page 62 (A.F. #1612232); thence S88°27'47"E 796.79 feet along the southerly line of said Anderson tract to a point on a line that is parallel with and 60 rods (495.00 feet) westerly of the east line of the S.W. 1/4 of the S.E. 1/4 of said Sec. 31; thence along last said parallel line N01°22'49"E 274.38 feet to a point on the north line of the S.W. 1/4 of the S.E. 1/4 of said Sec. 31; thence along last said north line S88°13'39"E 495.01 feet to the POINT OF BEGINNING and containing 32.434 acres of land more or less.

LAND SURVEYOR'S CERTIFICATE

I, Fred Garey, Professional Land Surveyor, do hereby certify that the Plat of Milk Creek-9 is based on an actual survey and that the distances, courses, and angles are shown thereon correctly and that monuments will be set and lot corners staked correctly on the ground and that I have fully complied with provisions of the platting regulations.

Fred W. Garey
L.S. 11568



EASEMENTS:

An Easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and the Franchised Television Cable Company, their respective successors and assigns, under and upon the exterior seven (7) feet, parallel with and adjoining the Public Street frontage for all lots and tracts, 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 T.V., water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Furthermore, the seven foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills, and walkways and trails.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines which adjoin another lot, and five (5) feet in width, parallel with and adjoining all rear lot lines which adjoin another lot.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this Plat is subject to the condition that in the event transferred from the United Development Corporation 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 plat lines or tract 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. 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 installation. Subsequent transfers from the grantees of United Development Corporation 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, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownership of contiguous held properties within the plat.

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.

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 T.V., water, sewer and storm drainage, and any other utility which is reasonable and necessary for a residential subdivision.

RESTRICTIONS:

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 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 Number 2382420.

Further that said plat is not subject to the amendment of said restrictive covenants as recorded under Auditor's File No. 7603090126, Vol. 951 O.R. Pgs 194-196.

No further subdivision of any lot without resubmitting for formal plat procedure.

Prior approval must be obtained from the Director of Public Works before any structures, fill or obstructions, including fences, are located within any drainage easement or delineated flood plain area.

W & H WILSEY & HAM LINC.
ENGINEERING - PLANNING - SURVEYING
- ENVIRONMENTAL ANALYSIS -

For reference only, not for re-sale

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A Portion of the SE 1/4 of Sec. 31,

T. 28 N., R. 5 E., W. M.

Snohomish County

Washington

DEDICATION OF COMMON AREAS

The undersigned Owners, in recording this Plat of MILL CREEK-9, have designated as common areas certain tracts of land shown as Tracts 273, 278, 282 & 283 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 21st April 1975 and recorded under AF No. 2382420. Said Declaration of Restrictive Covenants is hereby incorporated and made part of this Plat.

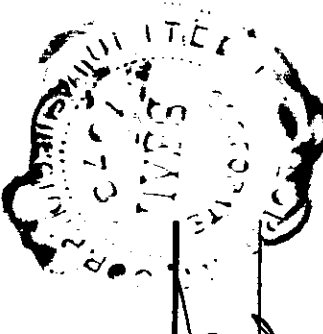
DEDICATION:

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 public forever all roads, ways, and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we have set our hands and seals.

UNITED DEVELOPMENT CORPORATION



Tamara O'Connor
Executive Vice-President
Patricia Cant
Treasurer

ACKNOWLEDGEMENTS:

State of Washington
County of Snohomish

This is to certify that on this 27th day of September, 1982, before me the undersigned a Notary Public, personally appeared Tamara O'Connor and Patricia Cant, the Executive Vice-President and Treasurer respectively of the corporation that executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and that on oath stated that they were authorized to execute said dedication, and that the seal affixed is the corporate seal of said corporation.

WITNESS, my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at Seaside
My Commission expires 1-18-82

TREASURER'S CERTIFICATE:

I, Freda Seward Treasurer of Snohomish County, Washington, do hereby certify that all taxes of the above described tract of land have been paid up to and including the year 1983.

Snohomish County Treasurer Freda Seward
By Deputy Snohomish County Treasurer Edith Swiftshell

RECORDING CERTIFICATE:

Filed for record at the request of United Development Corporation, this 8 day of October, 1982, at 16 minutes past 3 P. M., and recorded in Volume 43 of Plats, pages 429 through 431 inclusive, records of Snohomish County, Washington.

Henry B. Whalen Deputy Snohomish County Auditor
Betty Davidson Deputy Snohomish County Auditor

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Snohomish County Planning Commission and is duly approved this 20th day of September, 1982.

Director Arthur R. Campbell for Bruce E. Slavin, Jr.

Examined and approved this 1st day of December, 1980,
Snohomish County Engineer Donald E. Wood

Examined and approved this 29th day of September, 1982
Chairman of County Council Cliff Bailey

Examined and approved this 29th day of September, 1982
Snohomish County Executive William D. Tucker

W & H WILSEY & HAMMING
ENGINEERING • PLANNING • SURVEYING
• ENVIRONMENTAL ANALYSIS •

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Sheet 2 of 3 Sheets

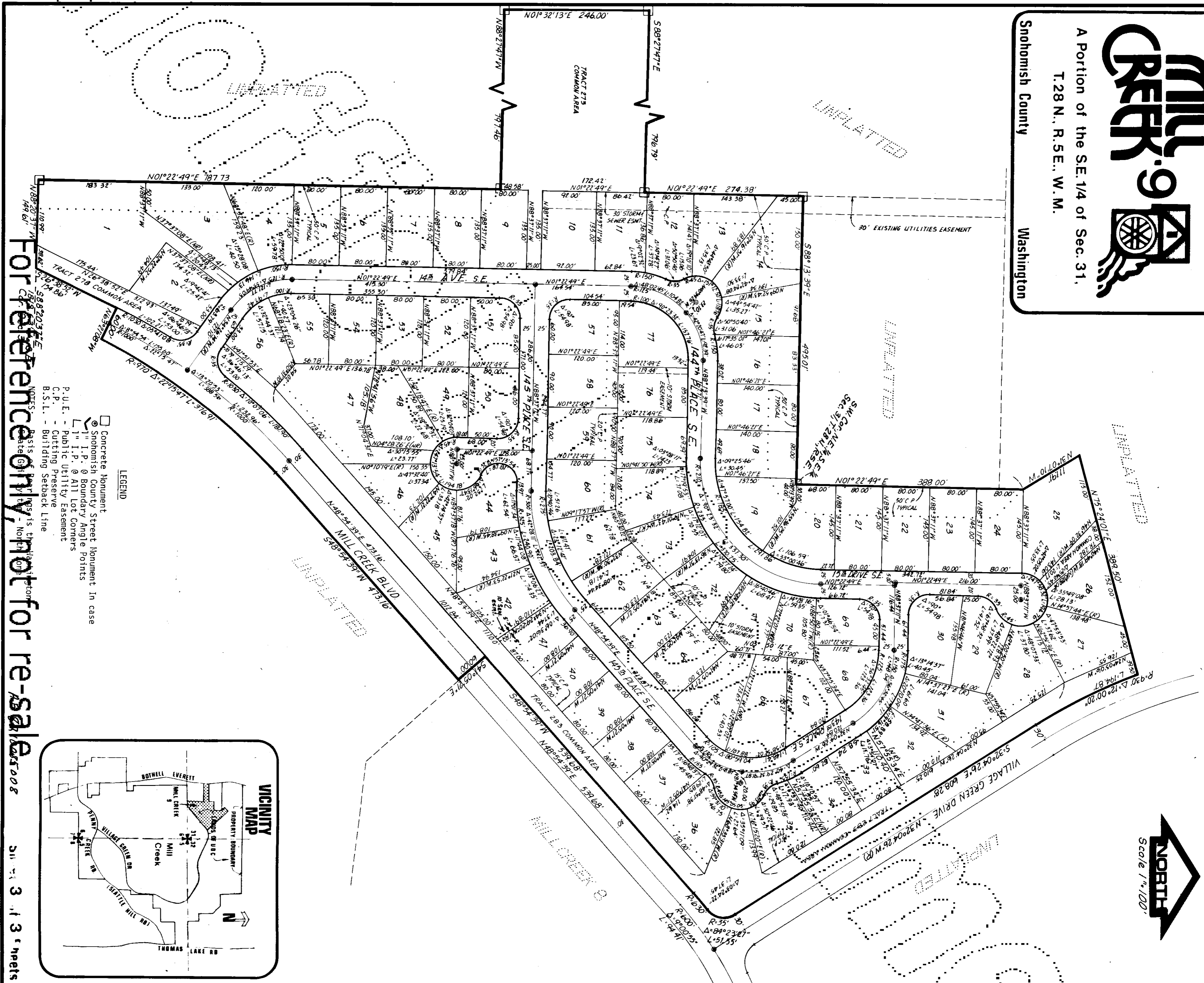
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- Concrete Monument
- Snohomish County Street Monument In case
- I.P.P. @ Boundary Angle Points
- I.P.P. @ All Lot Corners
- Public Utility Easement
- C.P. - Cutting Presence
- B.S.L. - Building Setback Line

LEGEND

