
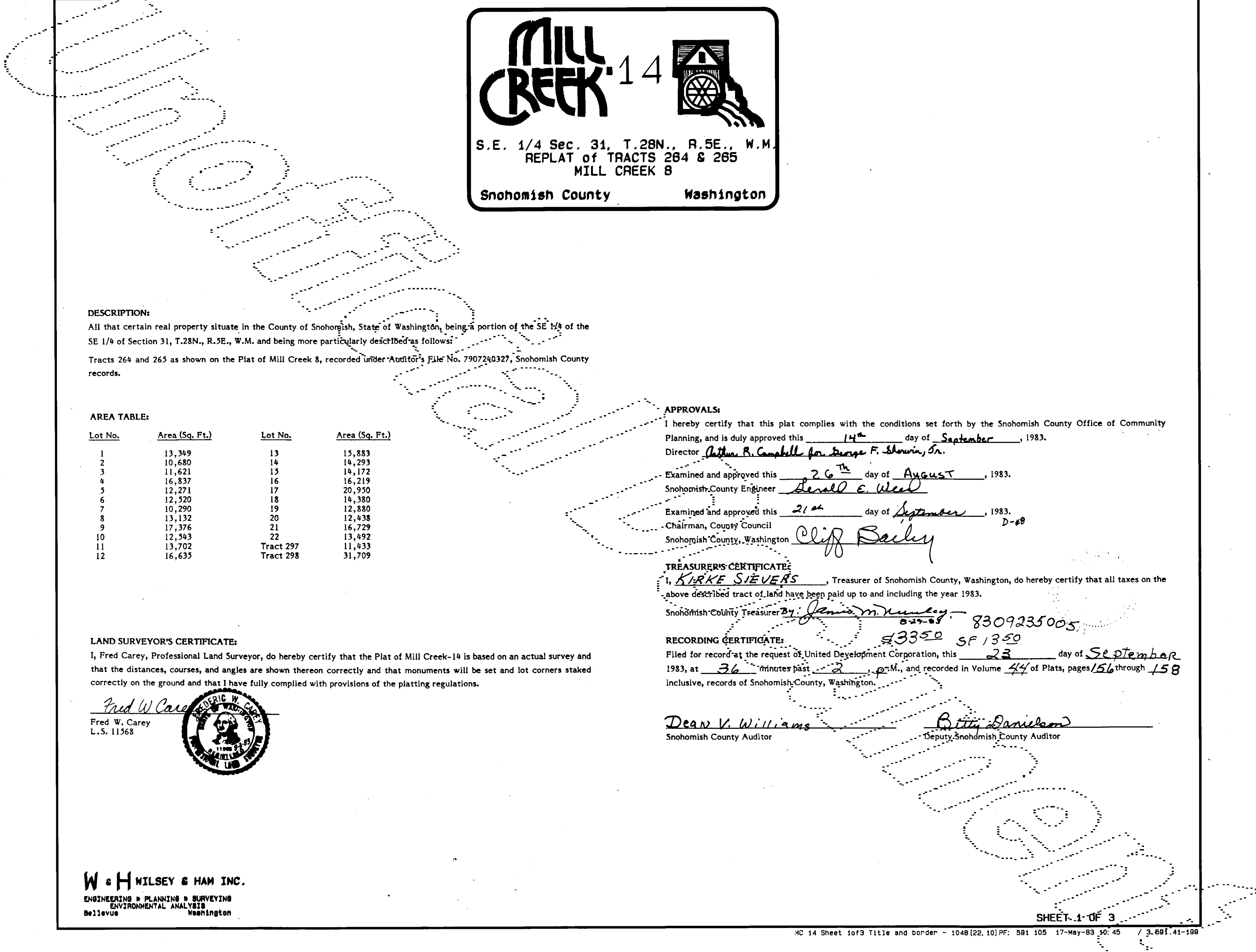


**MILL CREEK 14** 

S.E. 1/4 Sec. 31, T.28N., R.5E., W.M.  
 REPLAT of TRACTS 264 & 265  
 MILL CREEK 8

Snohomish County Washington



**DESCRIPTION:**

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

Tracts 264 and 265 as shown on the Plat of Mill Creek 8, recorded under Auditor's File No. 7907240327, Snohomish County records.

**AREA TABLE:**

Lot No.	Area (Sq. Ft.)	Lot No.	Area (Sq. Ft.)
1	13,349	13	15,883
2	10,680	14	14,293
3	11,621	15	14,172
4	16,837	16	16,219
5	12,271	17	20,950
6	12,520	18	14,380
7	10,290	19	12,880
8	13,132	20	12,438
9	17,376	21	16,729
10	12,543	22	13,492
11	13,702	Tract 297	11,433
12	16,635	Tract 298	31,709

**APPROVALS:**

I hereby certify that this plat complies with the conditions set forth by the Snohomish County Office of Community Planning, and is duly approved this 14<sup>th</sup> day of September, 1983.

Director Arthur R. Campbell for George F. Shwin, Sr.

Examined and approved this 26<sup>th</sup> day of August, 1983.

Snohomish County Engineer Gerald E. Weed

Examined and approved this 21<sup>st</sup> day of September, 1983.

Chairman, County Council Cliff Barclay D-48

Snohomish County, Washington

**TREASURER'S CERTIFICATE:**

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

Snohomish County Treasurer by Janis M. Nunley 8-27-83 8309235005

**RECORDING CERTIFICATE:**

Filed for record at the request of United Development Corporation, this 23 day of September 1983, at 36 minutes past 2 P.M., and recorded in Volume 44 of Plats, pages 156 through 158 inclusive, records of Snohomish County, Washington.

Dean V. Williams  
 Snohomish County Auditor

Betty Danielson  
 Deputy Snohomish County Auditor

**LAND SURVEYOR'S CERTIFICATE:**

I, Fred Carey, Professional Land Surveyor, do hereby certify that the Plat of Mill Creek-14 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. Carey  
 Fred W. Carey  
 L.S. 11568



**W & H WILSEY & HAM INC.**  
 ENGINEERING • PLANNING • SURVEYING  
 ENVIRONMENTAL ANALYSIS  
 Bellevue Washington



**MILL CREEK-14**



S.E. 1/4 Sec. 31, T.28N., R.5E., W.M.  
REPLAT of TRACTS 264 & 265  
MILL CREEK 8

Snohomish County      Washington

**DEDICATION OF COMMON AREAS:**

The undersigned Owners, in recording this Plat of Mill Creek-14, have designated as common areas certain tracts of land shown as Tracts 297 and 298 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 AF No. 2382420 and amended under Auditor's File Numbers 8006090130 and 8207095009. 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 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.

IN WITNESS WHEREOF we have set our hands and seals.


**UNITED DEVELOPMENT CORPORATION**

 President  
 Vice President

**ACKNOWLEDGEMENTS:**

State of Washington  
County of Snohomish ss  
This is to certify that on this 4<sup>th</sup> day of August, 1983, before me the undersigned a Notary Public, personally appeared Ryokichi Kunieda and Tetsuya Onobe, the President and Vice President 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 an oath stated that they were authorized to execute said dedication and that the seal affixed (if any) 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 Bethell my Commission expires 12-1-84.

**W & H WILSEY & HAM INC.**  
ENGINEERING • PLANNING • SURVEYING  
ENVIRONMENTAL ANALYSIS  
Bellevue      Washington



**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 and Washington Natural Gas, 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 television, natural gas, 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 transferees 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 platted lot 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 transferees 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 ownerships of contiguously 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.

**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 No. 2382420 and amended under Auditor's File Nos. 8006090130 and 8207095009.

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. pages 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.

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.

Drainage easements designated on the plat are hereby reserved for and granted to Snohomish County for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

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SHEET 2 OF 3



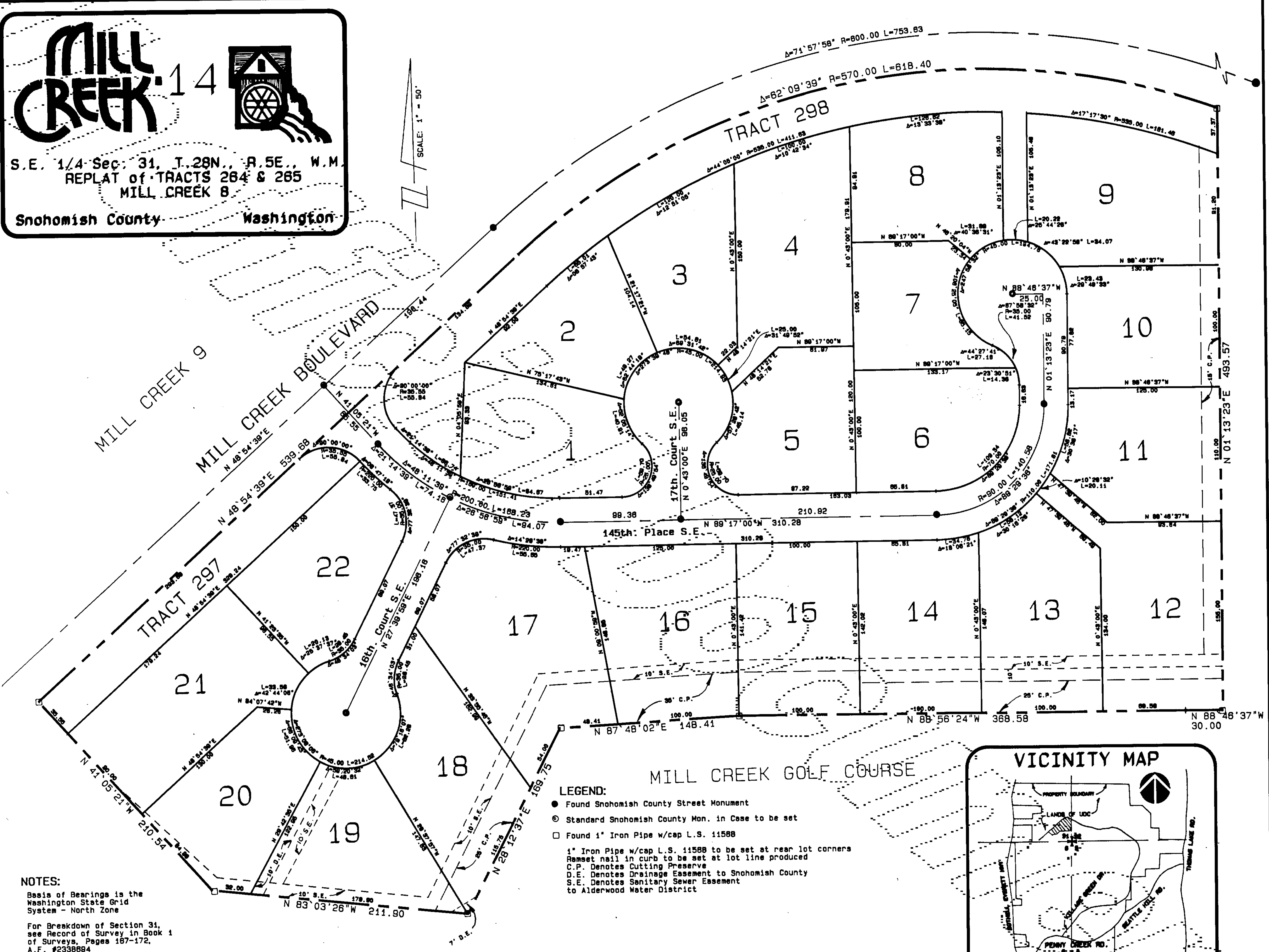
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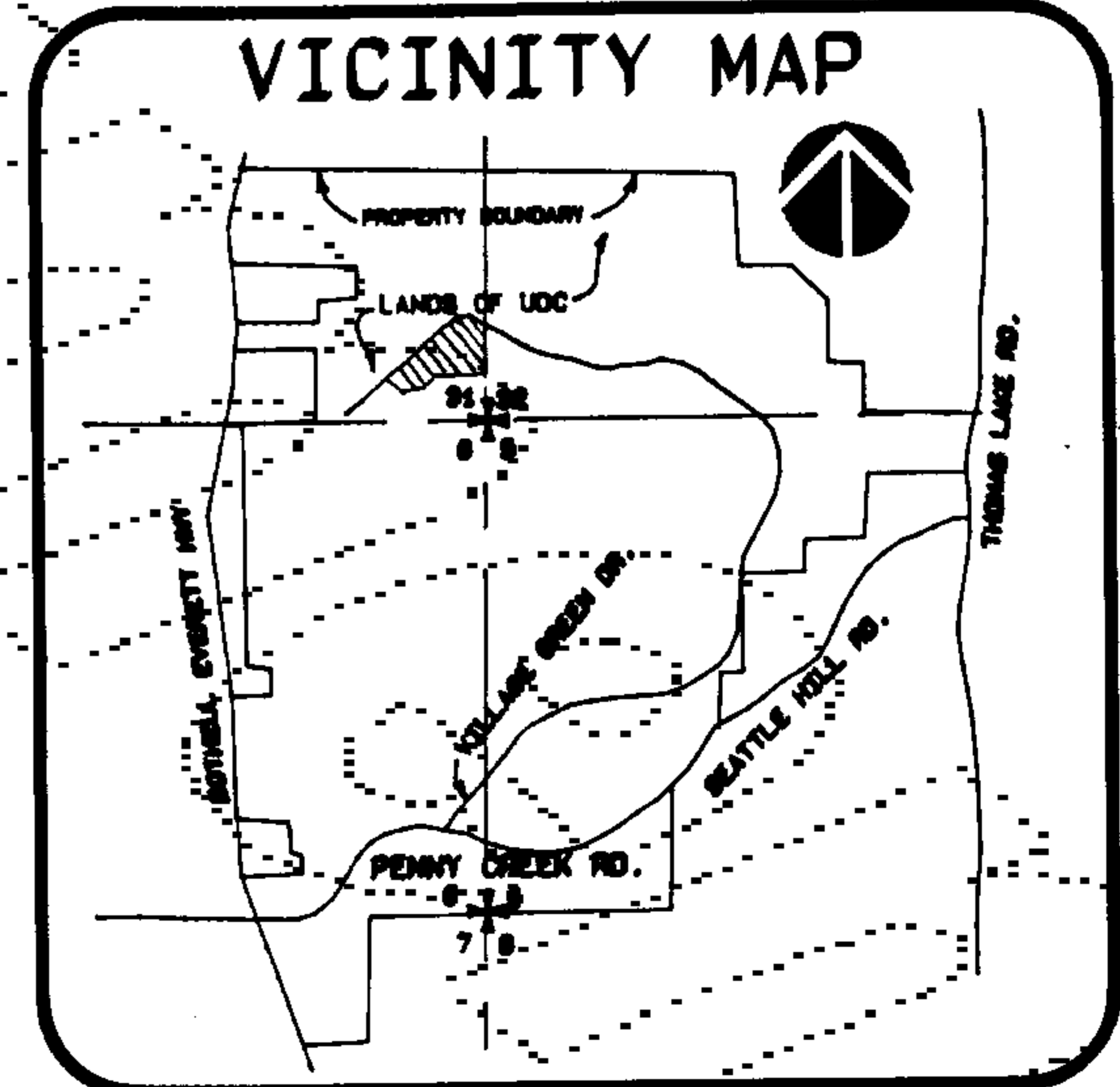
Snohomish County Washington

SCALE: 1" = 50'



**NOTES:**  
Basis of Bearings is the Washington State Grid System - North Zone  
For Breakdown of Section 31, see Record of Survey in Book 1 of Surveys, Pages 167-172, A.F. #2338884

**LEGEND:**  
● Found Snohomish County Street Monument  
⊙ Standard Snohomish County Mon. in Case to be set  
□ Found 1" Iron Pipe w/cap L.S. 11588  
1" Iron Pipe w/cap L.S. 11588 to be set at rear lot corners  
Remset nail in curb to be set at lot line produced  
C.P. Denotes Cutting Preserve  
D.E. Denotes Drainage Easement to Snohomish County  
S.E. Denotes Sanitary Sewer Easement to Alderwood Water District



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8309235005 SHEET 3 OF 3