

OWNER'S COVENANT.

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM THE 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:

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 ROAD 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 BLOKGED 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

Yasuo Miyazawa PRESIDENT
Chris Castaneda SECRETARY

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF March, 1997, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED YASUO MIYAZAWA AND CHRIS CASTANEDA, THE PRESIDENT AND SECRETARY 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 (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

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

Elizabeth A. Novilla
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mill Creek MY COMMISSION EXPIRES 2-1-98



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, OVER, UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, 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 A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

FURTHERMORE, THE TEN-FOOT STRIP MAY BE UTILIZED BY THE PUBLIC FOR NECESSARY ROADWAY SLOPES, CUTS AND FILLS, AND WALKWAYS AND TRAILS.

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.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF MILL CREEK FOR THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING AND OPERATING STORMWATER FACILITIES.

COUNTY TREASURER'S CERTIFICATE

I, Bob Terwilliger 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 1997.

Bob Terwilliger
SNOHOMISH COUNTY TREASURER

CITY TREASURER'S CERTIFICATE:

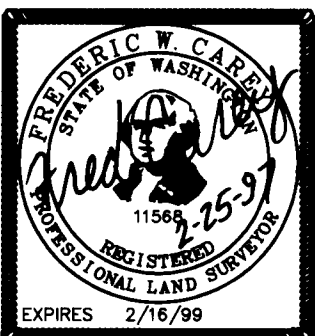
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 23rd DAY OF April, 1997.

Rebecca St. Larry
CITY OF MILL CREEK TREASURER

LAND SURVEYOR'S CERTIFICATE

I, FRED CAREY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF MILL CREEK-21 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.



WHPACIFIC
3025-112th Avenue N.E.
P.O. Box C-97304
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Phone: (206) 827-0220 Fax: (206) 822-5341
Planning * Engineering * Surveying
Landscape Architecture * Environmental Services

MILL CREEK-21

A PORTION OF THE N.W. 1/4, N.E. 1/4, SEC. 6, T.27N., R.5E., W.M.

CITY OF MILL CREEK

SNOHOMISH COUNTY WASHINGTON

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 AS AMENDED UNDER AUDITOR'S FILE NOS. 8006090130, 8207095009, 8305160277, 8505010054 AND 8604250170.

FURTHER THAT SAID PLAT IS NOT SUBJECT TO THE AMENDMENT OF SAID RESTRICTIVE COVENANTS AS RECORDED UNDER AUDITOR'S FILE NO. 7603090126, VOLUME 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 CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, AREA LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.

THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN RESOLUTION #96-223 OF THE CITY OF MILL CREEK, ADOPTED ON THE 26TH DAY OF NOVEMBER, 1996.

NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE WATER METER, WHICH RESTRICTS ACCESS TO THE WATER METER BY ALDERWOOD WATER DISTRICT.

SIDEWALKS MAY BE PROVIDED ALONG THE MILL CREEK BLVD. FRONTAGES OF TRACTS 1 AND 2 AT TIME OF FUTURE SUBDIVISION, ACCORDING TO THE MILL CREEK MUNICIPAL CODE.

THERE SHALL BE ONE ACCESS ONTO MILL CREEK BOULEVARD PER TRACT, ACCORDING TO THE MILL CREEK MUNICIPAL CODE.

FUTURE DEVELOPMENT OR SUBDIVISION OF TRACT 2 MAY INCLUDE DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION OF RESIDENTIAL ACCESS ROAD FROM MILL CREEK BOULEVARD TO THE NORTH PROPERTY LINE OF THIS PLAT TO SERVE ADJACENT FUTURE DEVELOPMENT, AND A PLANNED NEIGHBORHOOD PARK, ACCORDING TO 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 23RD DAY OF

April, 1997.

Kathy Nielsen
CITY OF MILL CREEK MAYOR

Rebecca St. Larry
ATTEST: CITY CLERK

EXAMINED AND APPROVED THIS 23RD DAY OF APRIL, 1997.

Craig Stangor
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 23RD DAY OF April, 1997.

William J. Smith
MILL CREEK COMMUNITY DEVELOPMENT DIRECTOR

RECORDING CERTIFICATE:

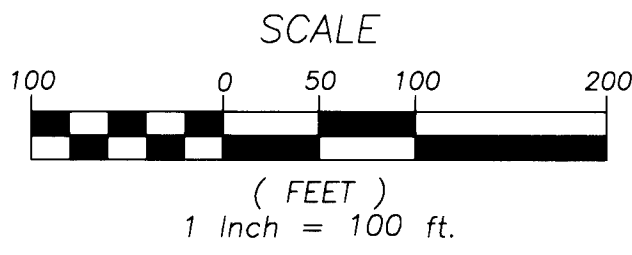
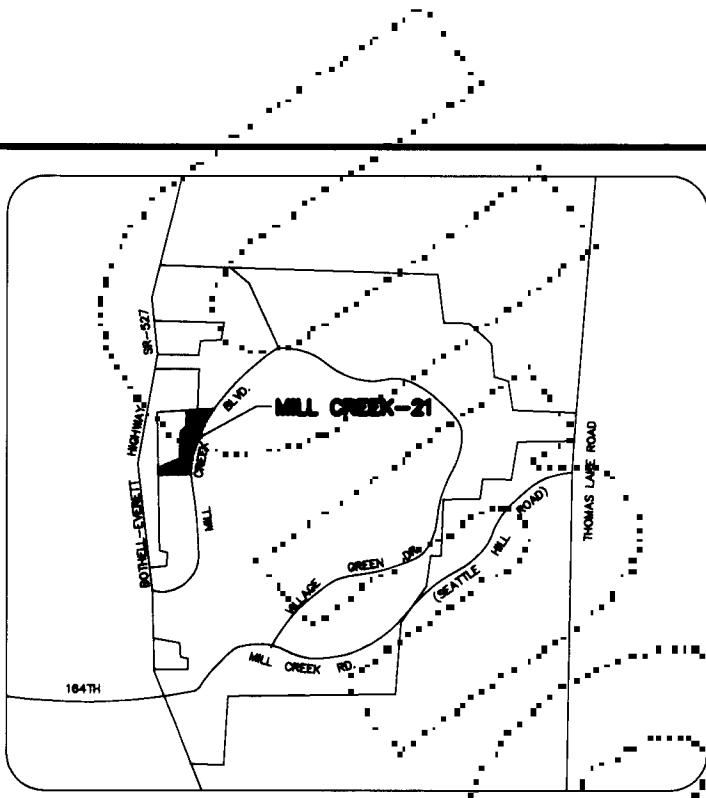
FILED FOR RECORD AT THE REQUEST OF UNITED DEVELOPMENT CORPORATION, THIS 1st DAY OF May, 1997, AT 57 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 63 OF PLATS, PAGES 222 THROUGH 223 INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
SNOHOMISH COUNTY AUDITOR

Kathy Carlson
DEPUTY SNOHOMISH COUNTY AUDITOR

INDEX IN: N.W. 1/4, N.E. 1/4, SEC. 6, T.27N., R.5E., W.M.

222



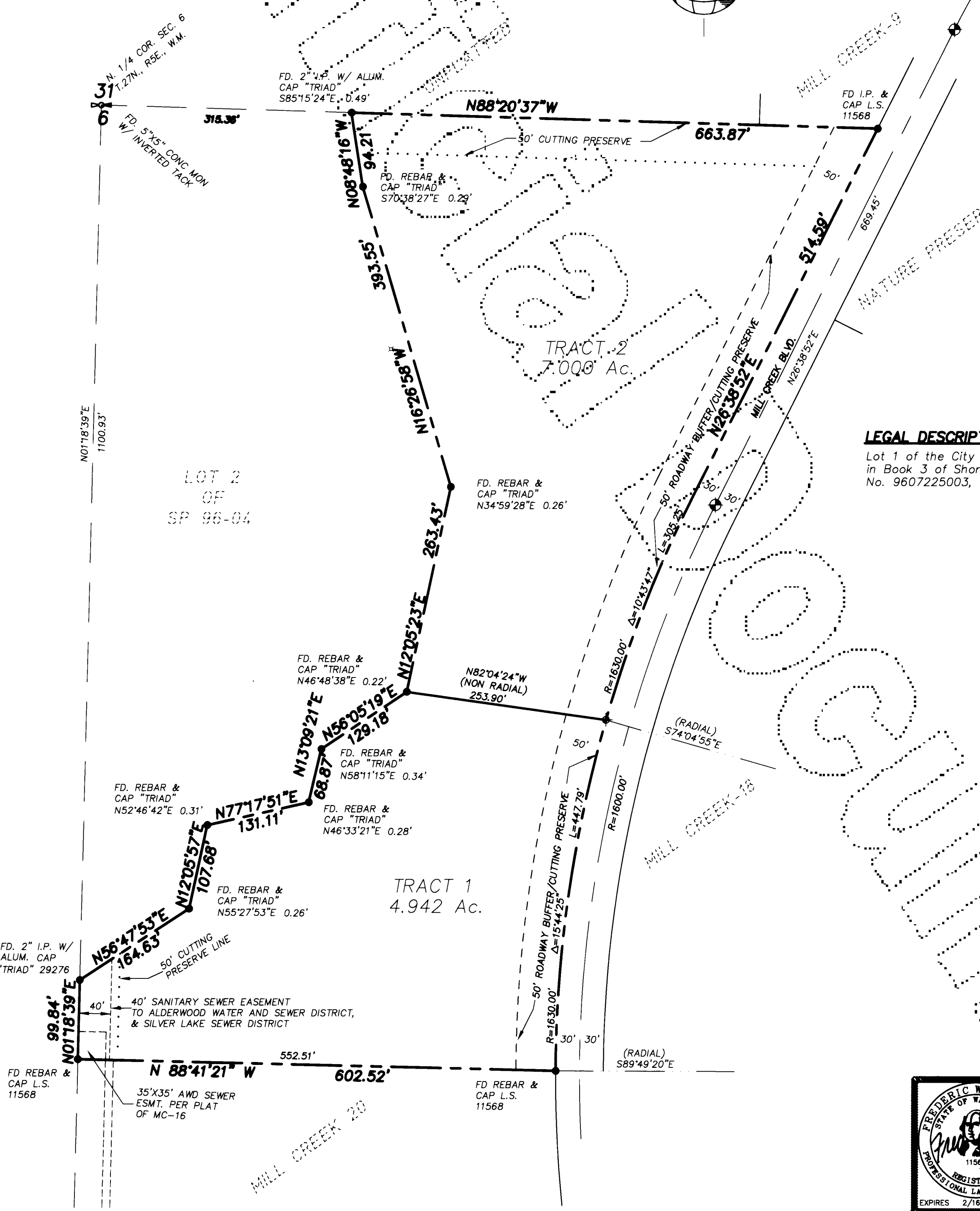
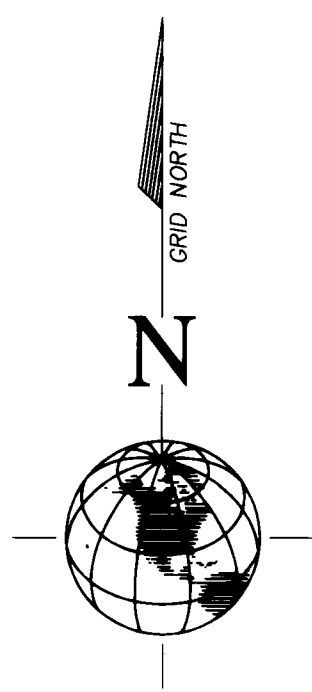
MILL CREEK-21

A PORTION OF THE N.W. 1/4, N.E. 1/4, SEC. 6, T.27N., R.5E., W.M.

CITY OF MILL CREEK

SNOHOMISH COUNTY

WASHINGTON



LEGAL DESCRIPTION

Lot 1 of the City of Mill Creek Short Plat No. SP 96-04, recorded in Book 3 of Short Plats; at pages 86 & 87, under Recording No. 9607225003, Snohomish County Records.

LEGEND

- ⊕ FOUND CITY OF MILL CREEK MON. IN CASE
- FOUND SURVEY MARKER AS SHOWN
- ⊕ SET 5/8" REBAR AND CAP, L.S. 11568

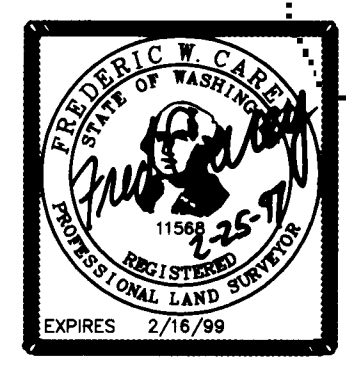
NOTES

BASIS OF BEARINGS IS THE WASHINGTON STATE GRID SYSTEM - NORTH ZONE (NAD-27)

FOR BREAKDOWN OF SECTIONS, SEE RECORD OF SURVEY, BOOK 1 OF SURVEYS, PAGES 167-172, UNDER-RECORDING NO. 2338694, SNOHOMISH COUNTY RECORDS.

FIELD MEASUREMENTS FOR THIS PLAT PERFORMED WITH A WILD J610 TOTAL STATION OR A SOKKIA SET 2 TOTAL STATION, BY TRAVERSE METHODS, AND MEET OR EXCEED ACCURACY STANDARDS OF 1:15,000. ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST ONE YEAR.

223



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