

PLAT OF PEMBROOK AT MILL CREEK

SEC. 32, TWP. 28 N., RGE. 5 E., W.M.

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACT 262, MILL CREEK NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGES 72 THROUGH 77, INCLUSIVE RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID TRACT BEING SITUATED IN THE CITY OF MILL CREEK, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT 262; THENCE N. 30°52'37" E., 355.00 FEET; THENCE S. 59°07'23" E., 463.36 FEET; THENCE S. 02°55'53" E., 11.65 FEET; THENCE S. 03°22'26" E., 161.02 FEET; THENCE S. 11°21'35" E., 275.27 FEET; THENCE S. 05°50'13" W., 9.29 FEET; THENCE N. 59°07'23" W., 749.44 FEET TO THE POINT OF BEGINNING. CONTAINING 4.88 ACRES, MORE OR LESS.

RESTRICTIONS

NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CITY OF MILL CREEK SUBDIVISION CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CITY OF MILL CREEK SUBDIVISION CODE.

RESERVATIONS AND/OR EXCEPTIONS, AND PROTECTIVE COVENANTS AND/OR EASEMENTS CONTAINED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 2324622, 2382420, 7807280273, 7910040107, 8108120217, 8305160277, 8505010054, 8607020334, AS WELL AS EASEMENT PROVISIONS AND RESTRICTIONS THAT APPEAR ON THE FACE OF THE PLAT OF MILL CREEK NO. 8.

PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF MILL CREEK ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES ARE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.

APPROVALS

EXAMINED AND APPROVED THIS 23rd DAY OF September, 1986

H. Allan Newhill
CITY OF MILL CREEK ENGINEER

EXAMINED AND APPROVED THIS 10th DAY OF October, 1986

[Signature]
PLANNING COMMISSION CHAIRMAN

EXAMINED AND APPROVED THIS 9th DAY OF December, 1986

ATTEST: Michele Schatz CITY CLERK
Lid Hansen CITY OF MILL CREEK MAYOR

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 10th DAY OF October, 1986

Michele Schatz
CITY OF MILL CREEK TREASURER

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1987 TAXES.

Kinke Sievers
TREASURER, SNOHOMISH COUNTY
by Pat Verner - Deputy

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Mill Creek Associates
THIS 29 DAY OF December, 1986, AT 14 MINUTES PAST 12 PM, AND RECORDED IN VOLUME 47 OF PLATS, PAGES 136-138 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

2650
1350
SF

Alean Williams
AUDITOR

BY: Micki Lubrin
DEPUTY COUNTY AUDITOR

DEDICATION AND DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT TO BE A TRUE GRAPHIC REPRESENTATION OF THE SUBDIVISION HEREBY PLATTED. WE GRANT TO THE LOT OWNERS WITHIN THIS PLAT THE NON-EXCLUSIVE RIGHT TO THE PRIVATE STREETS AS PLATTED FOR PRIVATE ROADWAY AND UTILITY PURPOSES. FURTHER, EACH LOT WITHIN THIS PLAT IS HEREBY GRANTED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACTS "A" AND "B" AS PLATTED FOR OPEN SPACE PURPOSES SUBJECT TO EXISTING RESTRICTIONS AND EASEMENT RIGHTS AS DELINEATED ON THE FACE OF THE PLAT AND AS SET FORTH UNDER THE HEADING "RESTRICTIONS", AND SUBJECT TO EASEMENT RIGHTS CREATED UNDER THE HEADING "EASEMENT PROVISIONS". WE HEREBY COVENANT THAT WE RELEASE, INDEMNIFY AND HOLD THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF OF WHATEVER NATURE CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ANY IMPROVEMENTS. MAINTENANCE OF THE PRIVATE STREETS, THE STORM DRAINAGE SYSTEM, AND THE OPEN SPACE TRACTS IS THE RESPONSIBILITY OF THE PEMBROOK AT MILL CREEK HOMEOWNERS ASSOCIATION.

OWNERS:

MILL CREEK ASSOCIATES, A JOINT VENTURE COMPOSED OF MILL CREEK NUMBER ONE, INC., A WASHINGTON CORPORATION AND MILL CREEK NUMBER TWO, INC., A WASHINGTON CORPORATION.

BY: MILL CREEK NUMBER ONE, INC.
A WASHINGTON CORPORATION, MANAGING PARTNER

SEATTLE - FIRST NATIONAL BANK

[Signature]
RICHARD A. GILROY, PRESIDENT

[Signature]
TERRENCE R. MACKLE, V.P.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THE 13th DAY OF August, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD A. GILROY, PRESIDENT OF MILL CREEK NUMBER ONE, INC., A WASHINGTON CORPORATION, MANAGING PARTNER OF MILL CREEK ASSOCIATES, A JOINT VENTURE COMPOSED OF MILL CREEK NUMBER ONE, INC., A WASHINGTON CORPORATION, AND MILL CREEK NUMBER TWO, INC., A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

George Stewart
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KIRKLAND

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THE 13th DAY OF August, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TERRENCE R. MACKLE AND N/A THE VICE PRESIDENT AND N/A RESPECTIVELY OF SEATTLE - FIRST NATIONAL BANK, TO ME KNOWN TO BE THE INDIVIDUAL(S) WHO 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 ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND 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.

George Stewart
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT KIRKLAND

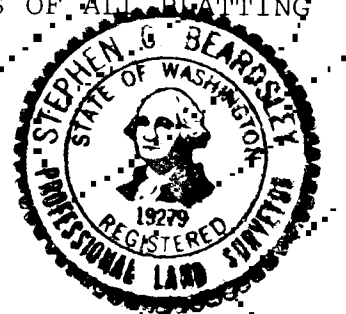
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1, ALDERWOOD WATER DISTRICT, WASHINGTON NATURAL GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., VIACOM CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE PRIVATE STREETS AND UNDER AND UPON THE FRONT SEVEN FEET PARALLEL WITH AND ADJOINING THE PRIVATE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE, TELEVISION, 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PEMBROOK AT MILL CREEK IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT ALL BOUNDARY AND LOT CORNERS WILL BE OR HAS BEEN MONUMENTED ON THE GROUND AS SHOWN; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF ALL PLATTING AND SUBDIVISION REGULATIONS.

[Signature]
STEPHEN BEARDSLEY, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 19279

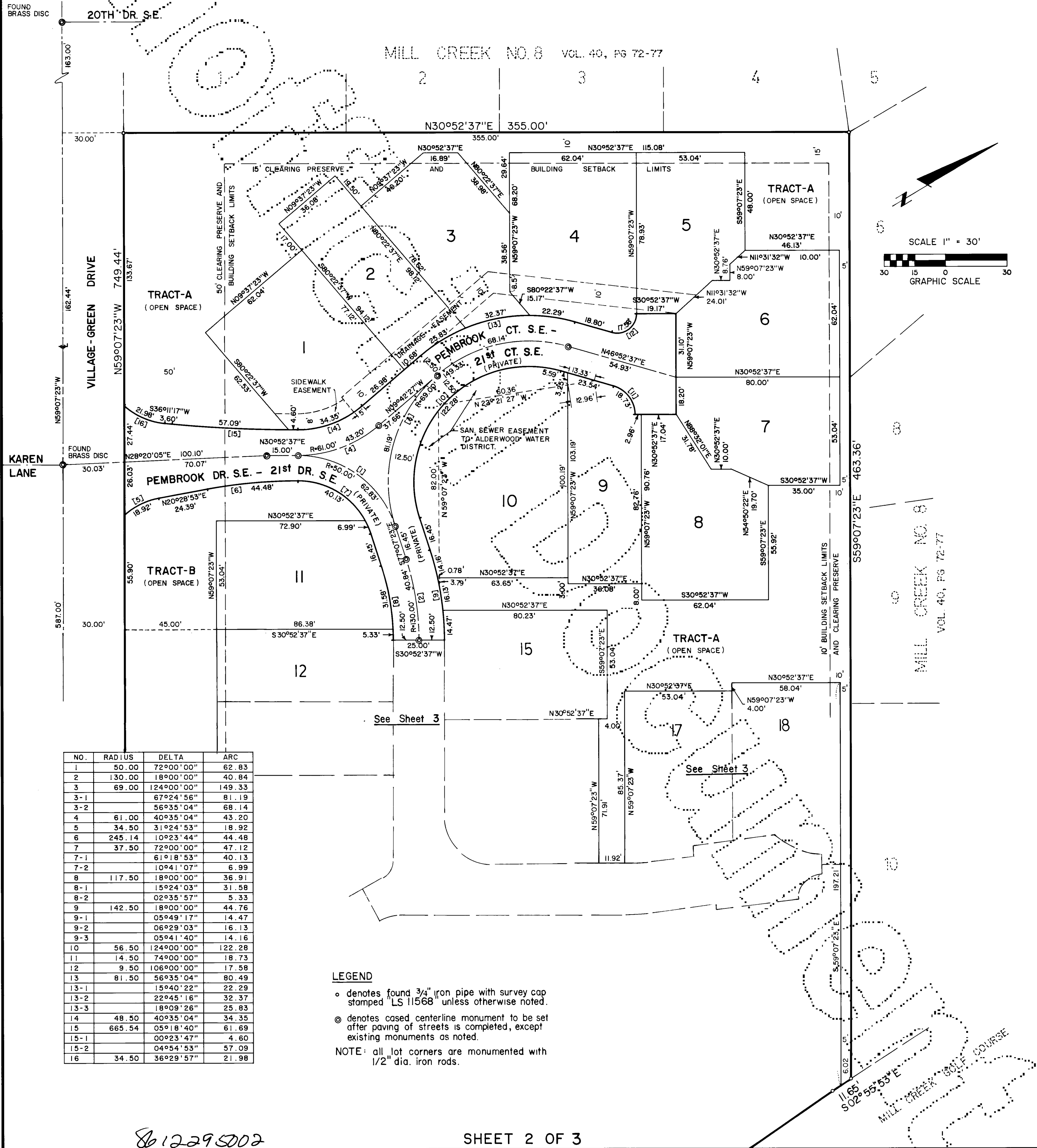


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CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



NO.	RADIUS	DELTA	ARC
1	50.00	72°00'00"	62.83
2	130.00	18°00'00"	40.84
3	69.00	124°00'00"	149.33
3-1		67°24'56"	81.19
3-2		56°35'04"	68.14
4	61.00	40°35'04"	43.20
5	34.50	31°24'53"	18.92
6	245.14	10°23'44"	44.48
7	37.50	72°00'00"	47.12
7-1		61°18'53"	40.13
7-2		10°41'07"	6.99
8	117.50	18°00'00"	36.91
8-1		15°24'03"	31.58
8-2		02°35'57"	5.33
9	142.50	18°00'00"	44.76
9-1		05°49'17"	14.47
9-2		06°29'03"	16.13
9-3		05°41'40"	14.16
10	56.50	124°00'00"	122.28
11	14.50	74°00'00"	18.73
12	9.50	106°00'00"	17.58
13	81.50	56°35'04"	80.49
13-1		15°40'22"	22.29
13-2		22°45'16"	32.37
13-3		18°09'26"	25.83
14	48.50	40°35'04"	34.35
15	665.54	05°18'40"	61.69
15-1		00°23'47"	4.60
15-2		04°54'53"	57.09
16	34.50	36°29'57"	21.98

LEGEND

- o denotes found 3/4" iron pipe with survey cap stamped "LS 11568" unless otherwise noted.
 - ⊙ denotes cased centerline monument to be set after paving of streets is completed, except existing monuments as noted.
- NOTE: all lot corners are monumented with 1/2" dia. iron rods.

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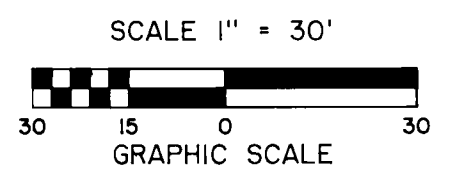
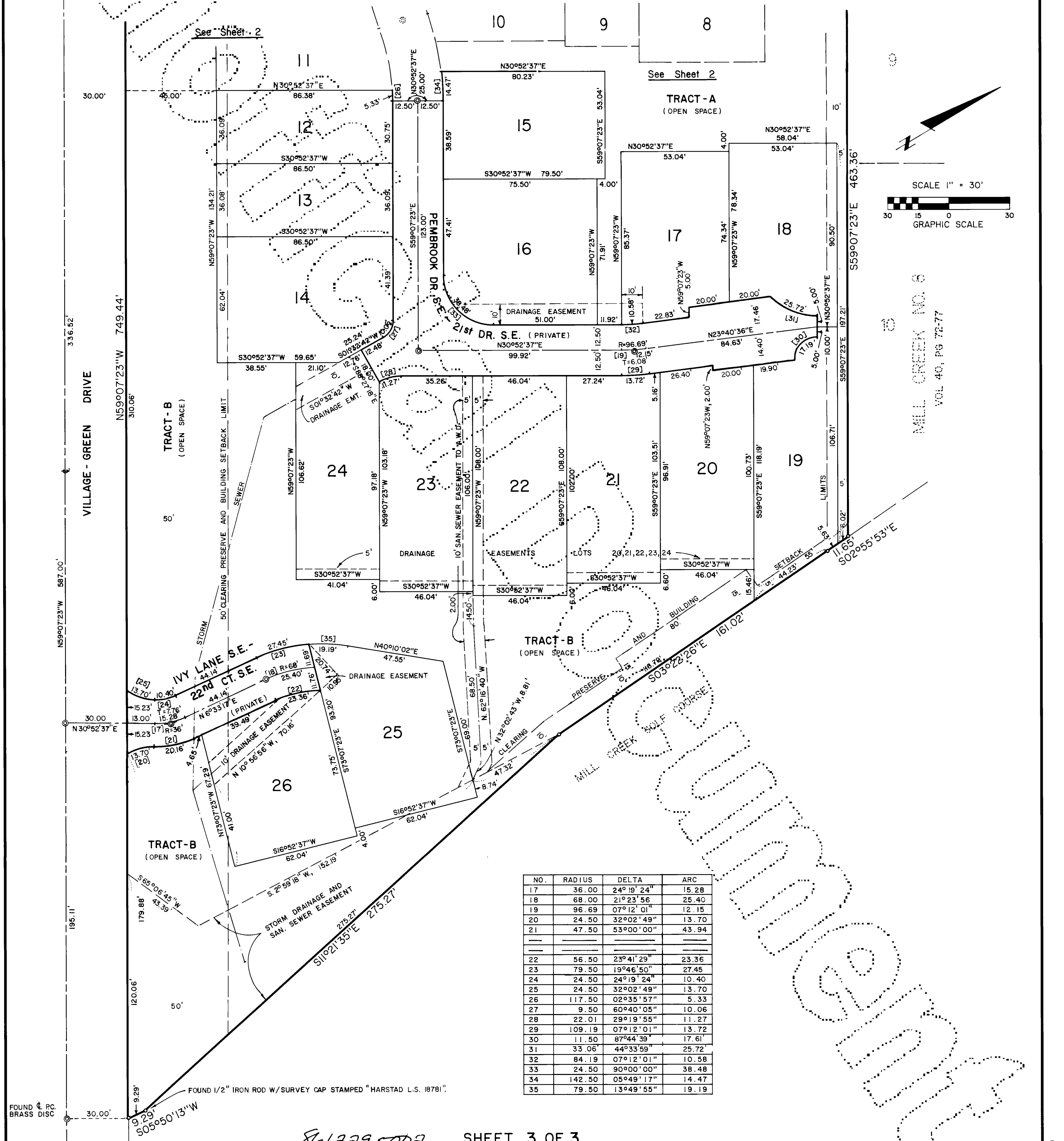
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FOUND \odot BRASS DISC
@ KAREN LANE

FOUND \odot P.C. BRASS DISC



MILL CREEK NO. 6
VOL. 40, PG. 72-77

NO.	RADIUS	DELTA	ARC
17	36.00	24° 19' 24"	15.28
18	68.00	21° 23' 56"	25.40
19	96.69	07° 12' 01"	12.15
20	24.50	32° 02' 49"	13.70
21	47.50	53° 00' 00"	43.94
22	56.50	23° 41' 29"	23.36
23	79.50	19° 46' 50"	27.45
24	24.50	24° 19' 24"	10.40
25	24.50	32° 02' 49"	13.70
26	117.50	02° 35' 57"	5.33
27	9.50	60° 40' 05"	10.06
28	22.01	29° 19' 55"	11.27
29	109.19	07° 12' 01"	13.72
30	11.50	87° 44' 39"	17.61
31	33.06	44° 33' 59"	25.72
32	84.19	07° 12' 01"	10.58
33	24.50	90° 00' 00"	38.48
34	142.50	05° 49' 17"	14.47
35	79.50	13° 49' 55"	19.19