

EAST GATEWAY URBAN VILLAGE

A PORTION OF THE NW 1/4, NE 1/4, SECTION 33, TOWNSHIP 28 N, RANGE 5 EAST, W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
CITY OF MILL CREEK BS 12-63

LEGAL DESCRIPTION

PARCEL A
THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE NORTH 20 FEET CONNECTED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED DATED APRIL 12, 1916 UNDER RECORDING NO. 220116; ALSO
EXCEPT THEREFROM THAT PORTION CONNECTED TO SNOHOMISH COUNTY DOCUMENT RECORDED AUGUST 7, 1992 UNDER RECORDING NO. 9208070366.

TOGETHER WITH THE WEST 80 FEET OF THE SOUTH 200 FEET OF THE NORTH 490 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 5 ACRES THEREOF;

EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE PLAT OF IRISH WOODLANDS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE 249, RECORDS OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON;

EXCEPT THE WEST 150 FEET OF THE NORTH 290 FEET THEREOF;

EXCEPT THE WEST 60 FEET OF THE SOUTH 200 FEET OF THE NORTH 490 FEET THEREOF;

EXCEPT THE NORTH 20 FEET THEREOF CONNECTED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED APRIL 12, 1916 AND APRIL 20, 1992 UNDER RECORDING NOS. 220116 AND 9204200494, BEING A RE-RECORDING OF RECORDING NO. 9203093006, RECORDED MARCH 5, 1992.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S07°05'07"W, ALONG THE WEST LINE OF SAID SUBDIVISION, 605.89 FEET; THENCE S88°54'53"E 12.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N19°25'01"E 76.00 FEET; THENCE S70°34'59"E 40.00 FEET; THENCE S19°25'01"W 72.17 FEET; THENCE N82°08'41"W 19.11 FEET; THENCE N70°34'59"W 21.28 FEET TO THE POINT OF BEGINNING.

PARCEL B
THE WEST 150 FEET OF THE NORTH 290 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD; AND
EXCEPT THAT PORTION CONNECTED TO SNOHOMISH COUNTY FOR ROAD BY INSTRUMENT RECORDED JUNE 19, 1992 UNDER RECORDING NO. 9206190957.

PARCEL C
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S07°05'07"W, ALONG THE WEST LINE OF SAID SUBDIVISION, 605.89 FEET; THENCE S88°54'53"E 12.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N19°25'01"E 76.00 FEET; THENCE S70°34'59"E 40.00 FEET; THENCE S19°25'01"W 72.17 FEET; THENCE N82°08'41"W 19.11 FEET; THENCE N70°34'59"W 21.28 FEET TO THE POINT OF BEGINNING.

PARKING COVENANT

A RECIPROCAL PARKING COVENANT IS HEREBY ASSIGNED TO ALL FUTURE PARKING SPACES LOCATED WITHIN PARCEL A-FUTURE COMMERCIAL DEVELOPMENT GRANTING ACCESS AND USE OF SAID PARKING SPACES TO ALL OTHER COMMERCIALLY DEVELOPED PROPERTIES WITHIN THE ECVU.

PRIVATE STORMWATER FACILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WILL CREEK ELEV, LLC, THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON PARCEL E TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND MAINTAIN THE PRIVATE STORMWATER FACILITIES LOCATED UNDER THE PUBLIC PARK TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD THE STORMWATER FACILITIES AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT. THE CITY SHALL HAVE THE RIGHT TO INSPECT, MAINTAIN, AND/OR OPERATE THE PRIVATE STORMWATER FACILITIES UNDER LAND THAT IS DEDICATED TO THE CITY FOR PUBLIC PURPOSES AT ITS DISCRETION TO ENSURE UNINTERRUPTED FUNCTION OF THE FACILITIES FOR THE PROPOSED DEVELOPMENT.

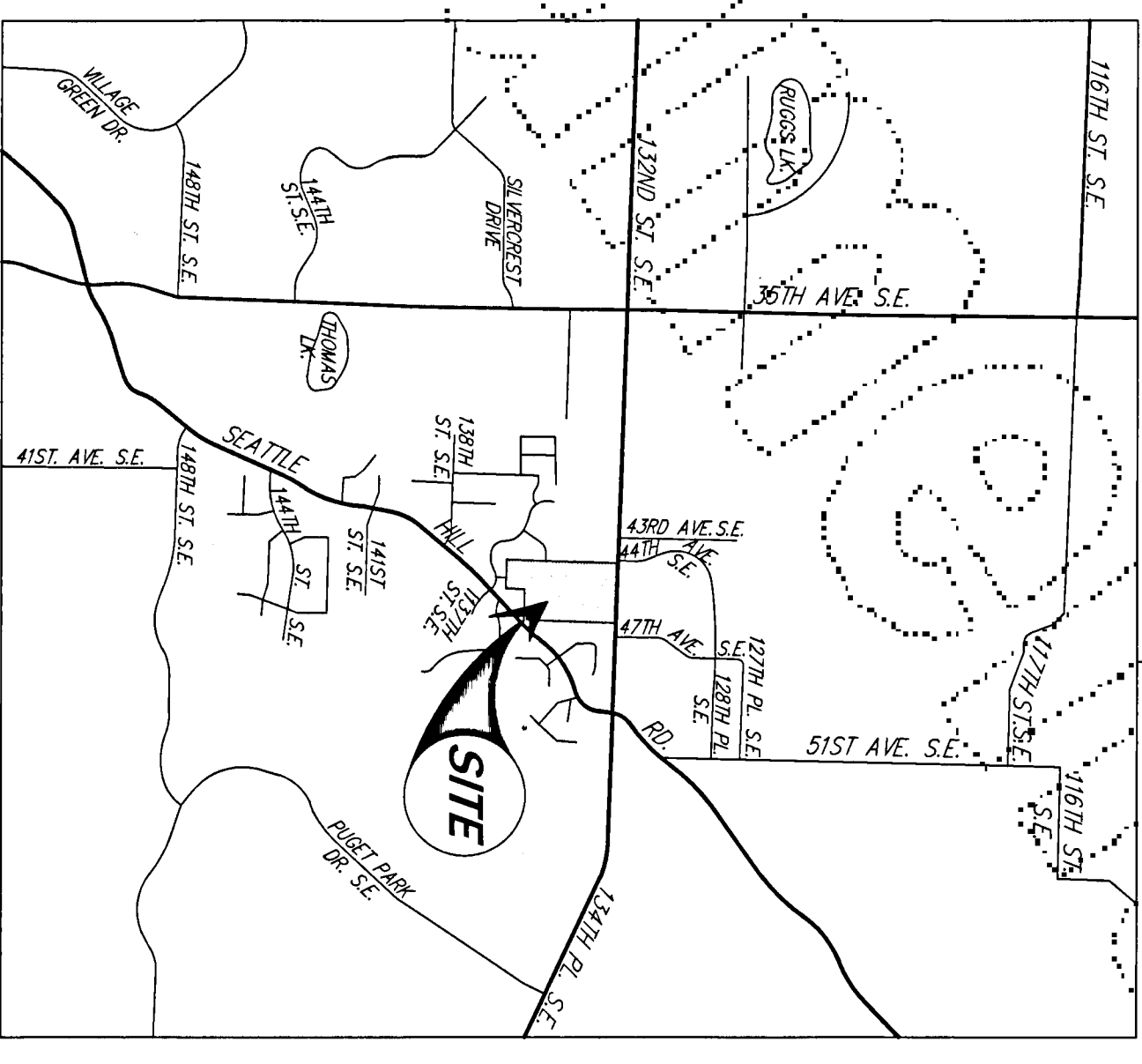
PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK FOR PUBLIC PEDESTRIAN ACCESS TO, OVER AND ACROSS THE SIDEWALKS AND TRAILS AND VEHICULAR ACCESS TO, OVER AND ACROSS THE DRIVE ASIES ALL AS SHOWN HEREON OR AS MAY BE AMENDED UPON THE SUBJECT PROPERTY FOR THE PURPOSE OF CONNECTING ADJACENT NEIGHBORHOODS TO THE PUBLIC PARK (PARCEL E) AS WELL AS OVER SAID FACILITIES IN THE COMMERCIAL AND RESIDENTIAL PORTION OF THE PROJECT INCLUDING WITHOUT LIMITATION SIDEWALKS, PATHS, ROADWAY BUFFER TRACTS A AND B) AND ASSOCIATED 6-FOOT WIDE TRAIL, PLAZAS, INFORMAL SEATING AREAS, ACCESS DRIVES AND PARKING AREAS.

SPECIAL EXCEPTIONS

SCHEDULE B - EXCEPTIONS 1-4 ARE NOT APPLICABLE TO SHOW ON THIS SURVEY.

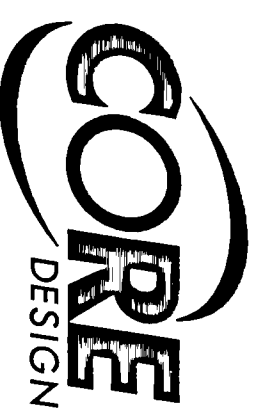
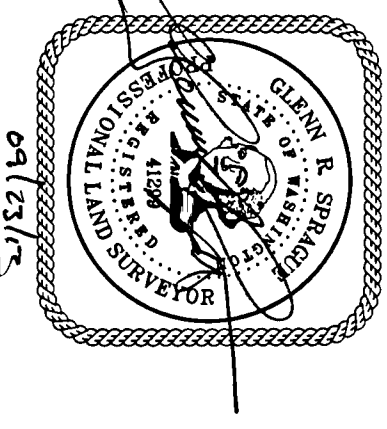
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY FOR A TRANSMISSION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 456846 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF OLYMPIC PIPE LINE COMPANY, A DELAWARE CORPORATION FOR PIPELINE OR PIPELINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1692438 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF OLYMPIC PIPE LINE COMPANY, A DELAWARE CORPORATION FOR PIPELINE OR PIPELINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2266231 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR AN ELECTRIC DISTRIBUTION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2367803 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR AN ELECTRIC DISTRIBUTION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7608909219 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR AN ELECTRIC DISTRIBUTION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8806280053 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RESTRICTIVE COVENANT/EQUITABLE SERVITUDE FOR MAINTENANCE OF DRAINAGE FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8807150485 OF OFFICIAL RECORDS. BLANKET EASEMENT.
- THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCUMBRANCES CONTAINED OR DELIVERED ON THE PAGE OF THE SURVEY RECORDED UNDER RECORDING NO. 910095902.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER DISTRICT, WASHINGTON, A MUNICIPAL FOR SANITARY SEWER LINE OR LINES AND APURTANCES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 911016436 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED LAND USE PERMIT UNDER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 971222007 OF OFFICIAL RECORDS. BLANKET EASEMENT.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED WADSWORTH SHORT SUBDIVISION EXEMPTION FOR WIRELESS COMMUNICATION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200009120291 OF OFFICIAL RECORDS. AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CONJUGALITY CERTIFICATE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200206180143 SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION. NOT PLOTTABLE.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER DISTRICT, WASHINGTON, A MUNICIPAL FOR WATER LINE AND MAINS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200210290001 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN ACCESS EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201302260667 AND RE-RECORDED UNDER RECORDING NO. 201303010425 AS SHOWN.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPER AGREEMENT FOR BS 12-63 (ECVU) AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201304190550. NOT PLOTTABLE.
- THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE RECORDED LOT LINE ADJUSTMENT NO. PL2013-0005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201309055003.



VICINITY MAP
1" = 2,000'

#201309275001

DATE OF SURVEY: SEPTEMBER 23, 2013



14711 NE 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

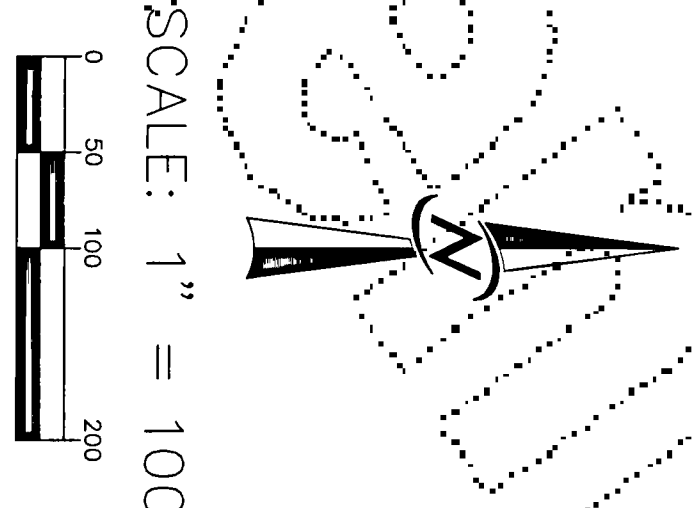
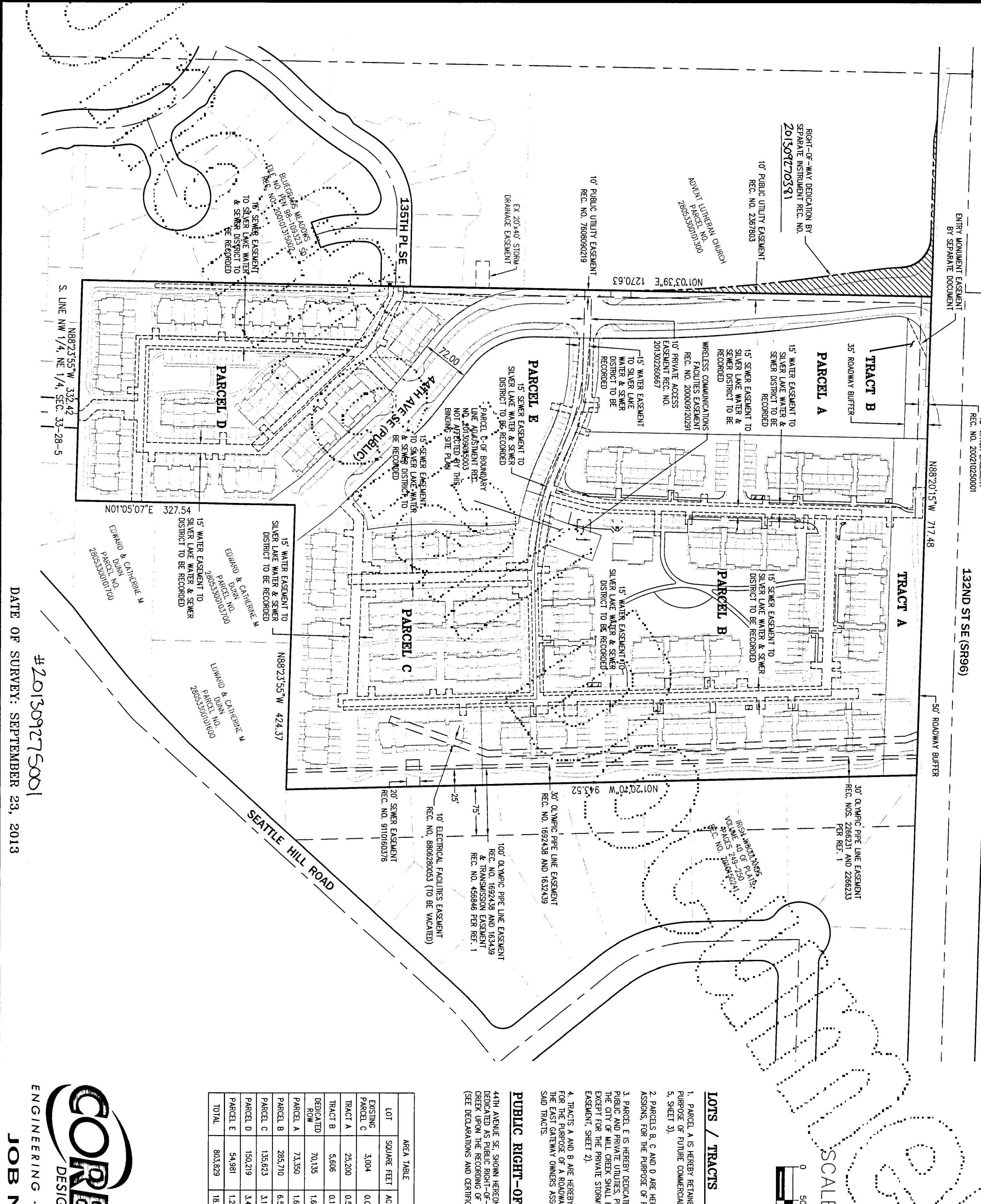
ENGINEERING · PLANNING · SURVEYING
JOB NO. 12053

EAST GATEWAY URBAN VILLAGE

SHEET 3 OF 4

PORTION OF THE NW 1/4, NE 1/4, SECTION 33, TOWNSHIP 28 N, RANGE 5 EAST, W.M.
 CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
 CITY OF MILL CREEK BS 12-63

BINDING SITE PLAN



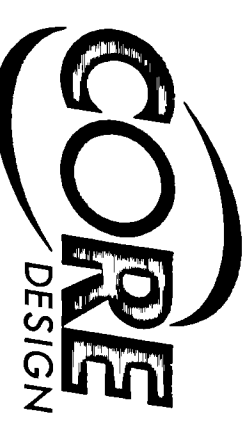
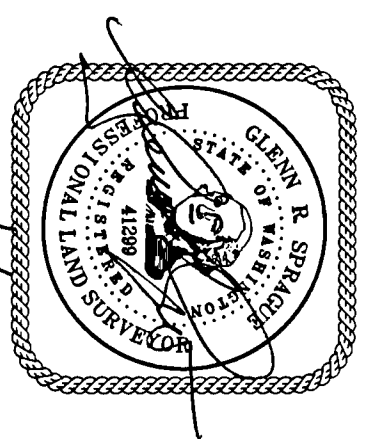
LOTS / TRACTS

1. PARCEL A IS HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE COMMERCIAL DEVELOPMENT (SEE CONDITIONS AND RESTRICTIONS NUMBER 5, SHEET 3).
2. PARCELS B, C AND D ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE RESIDENTIAL DEVELOPMENT.
3. PARCEL E IS HEREBY DEDICATED TO THE CITY OF MILL CREEK FOR THE PURPOSE OF PUBLIC AND PRIVATE UTILITIES, PUBLIC PARK, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. THE CITY OF MILL CREEK SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT E EXCEPT FOR THE PRIVATE STORMWATER FACILITIES (SEE PRIVATE STORMWATER FACILITY EASEMENT, SHEET 2).
4. TRACTS A AND B ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A ROADWAY BUFFER, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE. THE EAST GATEWAY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

PUBLIC RIGHT-OF-WAY DEDICATION

44TH AVENUE SE, SHOWN HEREON AS PUBLIC, IS HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY TO THE CITY OF MILL CREEK UPON THE RECORDING OF THIS BINDING SITE PLAN (SEE DECLARATIONS AND CERTIFICATES ON SHEET 1).

LOT	AREA TABLE	SQUARE FEET	ACRE(S)
EXISTING PARCEL C	3,004	0.0689	
TRACT A	25,200	0.5785	
TRACT B	5,606	0.1287	
DEDICATED ROW	70,135	1.6101	
PARCEL A	73,350	1.6839	
PARCEL B	285,710	6.5590	
PARCEL C	135,623	3.1135	
PARCEL D	150,219	3.4486	
PARCEL E	54,981	1.2622	
TOTAL	803,829	18.4534	



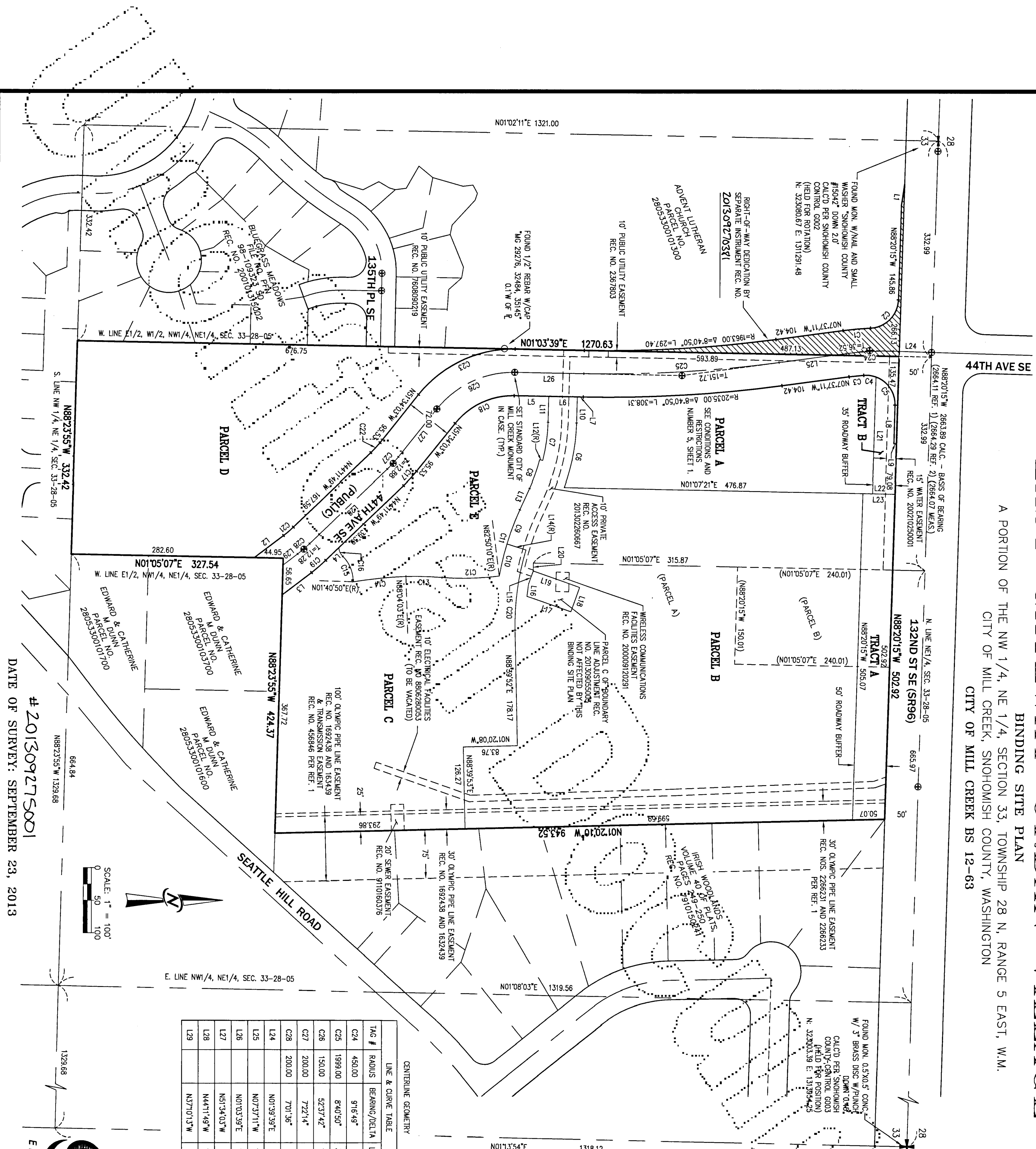
ENGINEERING · PLANNING · SURVEYING
 JOB NO. 12053

14711 NE 29th Pl, Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963

#201309275001
 DATE OF SURVEY: SEPTEMBER 23, 2013

EAST GATEWAY URBAN VILLAGE

BINDING SITE PLAN
 A PORTION OF THE NW 1/4, SECTION 33, TOWNSHIP 28 N, RANGE 5 EAST, W.M.
 CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
 CITY OF MILL CREEK BS 12-63



BASIS OF BEARING
 1. IRISH WOODLANDS VOL. 20, PGS. 249-250, REC. NO. 7910150247
 2. BLUEGRASS MEADOWS, REC. NO. 200101315002
 3. CITY-OF-MILL CREEK BOUNDARY LINE ADJUSTMENT-11-13-76-REC. NO. 201302265001

REFERENCES
 1. IRISH WOODLANDS VOL. 20, PGS. 249-250, REC. NO. 7910150247
 2. BLUEGRASS MEADOWS, REC. NO. 200101315002
 3. CITY-OF-MILL CREEK BOUNDARY LINE ADJUSTMENT-11-13-76-REC. NO. 201302265001

SURVEY NOTES
 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2151478-DATED SEPTEMBER 13, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DESIGN. INC.-HAS REPLIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 2. ALL DISTANCES ARE IN FEET.
 3. THIS IS A FIELD TRAVERSE SURVEY. A SPOKKA FIVE SECOND COGNATED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTED POINTS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
 4. ALL MONUMENTS SHOWN AS FOUND WERE FIELD VISITED IN JUNE, 2012.
 5. PROPERTY AREA = 1803,829 SQUARE FEET (418.4534 ACRES)

CURVE TABLE

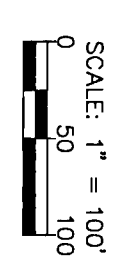
CURVE #	RADIUS	DELTA	LENGTH
C1	486.00	501.55°	42.88
C2	45.00	85.44.56°	6.735
C3	414.00	379.37°	22.83
C4	45.00	241.45°	19.04
C5	45.00	71.52.25°	56.45
C6	318.00	183.72.23°	103.36
C7	274.00	123.70.7°	60.34
C8	269.00	101.22.1°	47.92
C9	431.00	7.35.22°	57.09
C10	431.00	6.48.34°	51.22
C11	431.00	14.23.56°	108.31
C12	436.00	11.38.58°	88.65

CENTRALINE GEOMETRY

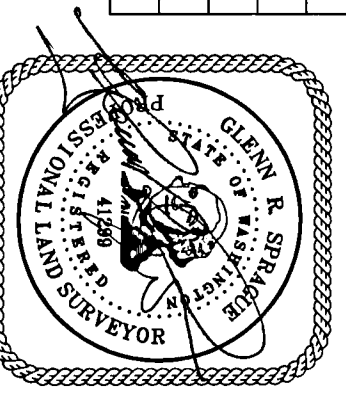
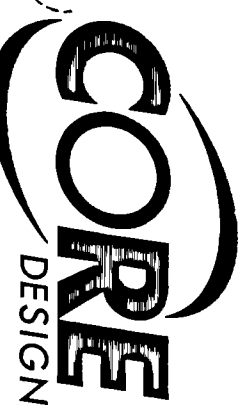
TAG #	RADIUS	BEARING/DELTA	LENGTH
C24	450.00	91.6.49°	72.89
C25	1999.00	8.40.50°	302.86
C26	150.00	52.37.42°	137.78
C27	200.00	7.22.14°	25.73
C28	200.00	7.01.36°	24.53
L24		N01.03.39°E	59.65
L25		N07.37.11°W	104.42
L26		N01.39.45°E	106.76
L27		N51.34.03°W	95.53
L28		N44.11.49°W	167.59
L29		N37.01.13°W	28.14

LINE TABLE

LINE #	BEARING	LENGTH
L1	N81.26.12°W	33.29
L2	N37.01.13°W	56.87
L3	N37.01.13°W	57.06
L4	N44.11.49°W	28.20
L5	N01.03.39°E	53.46
L6	N01.03.39°E	44.00
L7	N01.03.39°E	9.30
L8	N88.20.15°W	60.05
L9	N01.39.45°E	4.00
L10	N88.31.14°W	40.57
L11	N88.31.14°W	40.25
L12	N14.05.53°E	5.00
L13	N65.41.46°W	36.70
L14	N17.23.55°E	31.00



201309275001
 DATE OF SURVEY: SEPTEMBER 23, 2013



14711 NE 29th Pl, Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963

JOB NO. 12053