

17200 MILLCREEK, LLC BINDING SITE PLAN & RECORD OF SURVEY  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 7, TWP. 27 N., R. 5 E. W.M.,  
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 7, TWP. 27 N., R. 5 E. W.M.,  
SNOHOMISH COUNTY, WASHINGTON

DECLARATIONS AND CONDITIONS

- KNOW ALL PERSONS BY THESE PRESENTS THAT 17200 MILL CREEK LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND CONTAINED WITHIN AND HEREBY BOUND BY THIS BINDING SITE PLAN WITH RECORD OF SURVEY, HEREBY DECLARE THIS BINDING SITE PLAN WITH RECORD OF SURVEY SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND REQUIREMENTS:
- A. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY LAWFULLY BE AMENDED WITH THE APPROVAL OF THE CITY OF MILL CREEK, WASHINGTON, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF.
- B. NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.
- C. THE SALE OF LESS THAN A WHOLE LOT HEREIN IS EXPRESSLY PROHIBITED.
- D. FOLLOWING COMPLETION OF THE ORIGINAL GRADING OF PARKING AREAS, ROADS AND WAYS SHOWN 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 RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY, THE OWNER OF ANY LOT(S) MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF MILL CREEK FOR SAID ALTERATION. ANY ENCLOSURE OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT(S) AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT(S) SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.
- E. THE COST OF CONSTRUCTION AND MAINTENANCE OF ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND/OR BENEFICIARIES THEREOF AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY PERSON(S), CORPORATION(S) OR OTHER LEGAL ENTITY IN WHICH TITLE OF THE ROADS MAY BE HELD. THE OBLIGATION FOR PRIVATE ROAD MAINTENANCE AND THE ABILITY TO PLACE LIENS AGAINST OWNERS NOT FULFILLING THEIR MAINTENANCE OBLIGATION SHALL CONSTITUTE A COVENANT THAT TOUCHES AND CONCERNS THE PROPERTY AND RUNS WITH THE LAND AND SHALL BE BINDING ON ALL OF THE OWNERS AND/OR BENEFICIARIES OF THE PRIVATE ROAD AND THEIR ASSIGNS AND SUCCESSORS. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY SHALL PETITION THE CITY TO INCLUDE THESE ROADS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHT-OF-WAY, PRIOR TO ACCEPTANCE BY THE CITY.
- IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

17200 MILL CREEK LLC, A WASHINGTON  
LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF 17200 MILL CREEK LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE: \_\_\_\_\_  
(PRINT NAME) \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

LEGAL DESCRIPTION

TRACT 7, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9205220328, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONDITIONS & RESTRICTIONS

1. BINDING EFFECT

THIS BINDING SITE PLAN, ??????????????, AS CONDITIONED AND APPROVED BY THE HEARING EXAMINER OF THE CITY OF MILL CREEK ON MONTH DAY, YEAR (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS) SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN, THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ALL ITS INTEREST IN THE LAND; PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE FULLY OBLIGATED HEREUNDER.

2. OWNER RELEASE

THE OWNER(S) AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND THE ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY RELEASE, INDEMNIFY, AND HOLD THE CITY HARMLESS FROM ALL CLAIMS FOR INJURIES, DAMAGES, LIABILITIES, PENALTIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM (1) THE DESIGN, CONSTRUCTION AND MAINTENANCE OBLIGATIONS AS DESCRIBED IN THE MILL CREEK MUNICIPAL CODE, AND (2) THE DESIGN, CONSTRUCTION, OPERATION AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORMWATER SYSTEM ON-SITE AND HEREBY WAIVE AND RELEASE THE CITY FROM ANY AND ALL SUCH CLAIMS EXCEPT TO THE EXTENT JUDICIALLY DETERMINED TO RESULT FROM A NEGLIGENT ACT OR OMISSION OF THE CITY.

THE OWNER(S) SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE BINDING SITE PLAN. THE CITY RESERVES THE RIGHT BUT SHALL NOT HAVE THE OBLIGATION TO PERFORM ANY INSPECTIONS, SERVICE AND MAINTENANCE NECESSARY TO ENSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) TO PROMPTLY REIMBURSE THE CITY FOR ALL COSTS AND EXPENSES INCURRED IN MAINTAINING OR SERVING THE DRAINAGE FACILITIES.

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.

3. UTILITIES AND ROADWAYS

ALL ACCESS ROADS AND PARKING AREAS SHALL BE MAINTAINED FOR THE TENANTS OF BUILDING AND THEIR SUCCESSORS AND ASSIGNS BY THE OWNER(S) OF THE PROPERTY OR THEIR SUCCESSORS AND ASSIGNS.

ALL UTILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH APPROVALS ISSUED BY THE CITY OF MILL CREEK AND THE APPROPRIATE UTILITY DISTRICT OR PURVEYOR.

ALL UTILITY EASEMENTS FOR SANITARY SEWERS, WATER AND STORM DRAINAGE HAVE BEEN PREPARED AND RECORDED WITH SNOHOMISH COUNTY IN ACCORDANCE WITH THE GENERAL LOCATIONS SHOWN ON THE PLAN.

4. UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

5. POSSIBLE SITE SPECIFIC RESTRICTIONS

A. WETLAND BUFFER/TRAIL  
THE WETLAND BUFFER AREA SHALL BE LEFT PERMANENTLY UNDISTURBED, EXCEPT FOR CONSTRUCTION AND MAINTENANCE OF THE PEDESTRIAN TRAIL. NO CLEARING, FILLING, BUILDING CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES UPON EXPRESS APPROVAL OF THE CITY OF MILL CREEK.

B. LANDSCAPE AND OPEN SPACE  
WALKWAYS SUFFICIENT TO PROVIDE REASONABLE INGRESS AND EGRESS BETWEEN THE UNITS AND ADJOINING PAVED AREAS HAVE BEEN INSTALLED WITHIN OR ADJOINING EACH OF THE BUILDING ENVELOPES AS SHOWN ON THE BINDING SITE PLAN.

ALL LAND AREA NOT OCCUPIED BY BUILDINGS, PAVED SURFACES OR VISIBLE UTILITIES HAVE BEEN LANDSCAPED AND MECHANICALLY IRRIGATED WHERE REQUIRED.

6. FRONTAGE IMPROVEMENTS/MAINTENANCE

THIS COVENANT SHALL RUN WITH THE LAND AND BIND ALL SUBSEQUENT OWNERS. THE OWNERS SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE BINDING SITE PLAN FRONTAGE. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS IN THE PUBLIC RIGHT-OF-WAY, OR WITHIN ROADWAY BUFFERS IF A PUBLIC PEDESTRIAN EASEMENT HAS BEEN GRANTED, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.

GENERAL CONDITIONS

LOT 1 HAS BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRES IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORMWATER SYSTEM.

WETLAND NOTES

WETLAND DELINEATED BY FACET ON WETLAND BUFFER MAP AND REPORT AS DATED OCTOBER 10, 2024.

UTILITY EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT BSP/ROS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE BSP/ROS ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF MILL CREEK, EXCEPT THOSE DESIGNATED ON THE BSP/ROS AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT

MATTERS OF RECORD PER TITLE

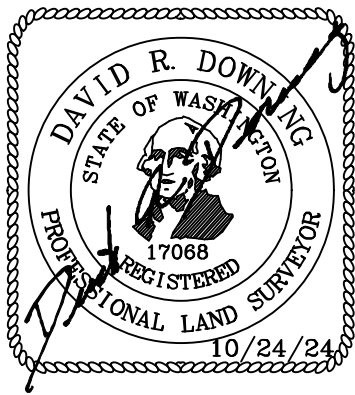
LEGAL DESCRIPTION FOR PROPERTY WAS OBTAINED FROM EQUITY TITLE OF WASHINGTON, LLC COMMITMENT FILE NUMBER 24-119397, DATED SEPTEMBER 12, 2024.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.
4. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
5. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS OR MEDICAL ASSISTANCE HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
7. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY.
8. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA OR THE STATE OF WASHINGTON.
9. TERMS OF EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND OTHER MATTERS AS SET FORTH ON THE PLAT OF TWIN VALLEY GARDEN TRACTS.
10. AN EASEMENT FOR WATERLINE, AND THE TERMS AND CONDITIONS THEREOF, GRANTED TO ALDERWOOD WATER DISTRICT, RECORDED UNDER RECORDING NUMBER 2104937.
11. AN EASEMENT FOR HIGHWAY SLOPES, AND THE TERMS AND CONDITIONS THEREOF, GRANTED TO STATE OF WASHINGTON, RECORDED UNDER RECORDING NUMBER 9205220328.
12. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 9602085001, 200404055350, 202312195008.
13. PROPERTY TAXES AND CHARGES:  
TAX YEAR: 2023 TAX TYPE: COUNTY TAX ID NO.: 00602000000700  
TAXING ENTITY: SNOHOMISH COUNTY TREASURER
14. PROPERTY TAXES AND CHARGES:  
TAX YEAR: 2024 TAX TYPE: COUNTY TAX ID NO.: 00602000000700  
TAXING ENTITY: SNOHOMISH COUNTY TREASURER
15. LIABILITY FOR SUPPLEMENTAL TAXES FOR IMPROVEMENTS WHICH MAY HAVE RECENTLY BEEN CONSTRUCTED ON THE LAND. LAND IMPROVEMENTS ARE NOT PRESENTLY ASSESSED, BUT MAY APPEAR ON FUTURE TAX ROLLS.
16. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT YOUR TITLE OFFICER IMMEDIATELY FOR FURTHER REVIEW.
17. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION, AND UNRECORDED LIEN RIGHTS FOR LABOR AND MATERIAL, IF ANY, THE DISPOSITION OF WHICH WILL BE FURNISHED BY SUPPLEMENTAL REPORT.
18. WE ARE INFORMED THAT 17200 MILL CREEK LLC, A WASHINGTON LIMITED LIABILITY COMPANY IS A LIMITED LIABILITY COMPANY (LLC). A COPY OF THE FILED LLC CERTIFICATE OF FORMATION, THE LLC AGREEMENT, AND ALL SUBSEQUENT MODIFICATIONS OR AMENDMENTS MUST BE SUBMITTED TO THE COMPANY FOR REVIEW.

TRACT NOTES

TRACT 999  
WETLAND - NGPA RESTRICTIONS.

WETLAND AND REQUIRED BUFFER AREAS ARE TO BE LEFT PERMANENTLY UNDISTURBED, NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES UPON EXPRESS APPROVAL OF THE CITY OF MILL CREEK. THE WETLAND AND BUFFER AREAS AS SHOWN ON THIS BINDING SITE PLAN SHALL BE MAINTAINED CONSISTENT WITH THE APPROVED CRITICAL AREAS REPORT.



CITY OF MILL CREEK APPROVALS

EXAMINED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH CONDITIONS OF APPROVAL OF BINDING SITE PLAN ????????????????

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED PUBLIC WORKS DIRECTOR, HEREBY CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED, INSPECTED, AND APPROVED OR THAT A BOND IN THE AMOUNT AND IN A FORM APPROVED BY THE CITY HAS BEEN OBTAINED ASSURING COMPLETION OF SAID IMPROVEMENTS.

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED MAYOR, ON BEHALF OF THE CITY OF MILL CREEK, HEREBY ACCEPT SUCH DEDICATIONS AND EASEMENTS AS MAY BE INCLUDED THEREON.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS OF ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TREASURER, CITY OF MILL CREEK \_\_\_\_\_

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 \_\_\_\_\_ TAXES.

TREASURER, SNOHOMISH COUNTY \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY TREASURER, SNOHOMISH COUNTY

TAX PARCEL NUMBER

00602000000700

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., AND RECORD IN VOL. \_\_\_\_\_ OF BINDING SITE PLANS, PAGE(S) \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 5 EAST, WM., AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTE AND REGULATIONS GOVERNING PLATTING.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF 17200 MILL CREEK LLC, A WASHINGTON LIMITED LIABILITY COMPANY ON OCTOBER 15, 2024.

*David R. Downing* 17068  
REGISTERED PROFESSIONAL LAND SURVEYOR

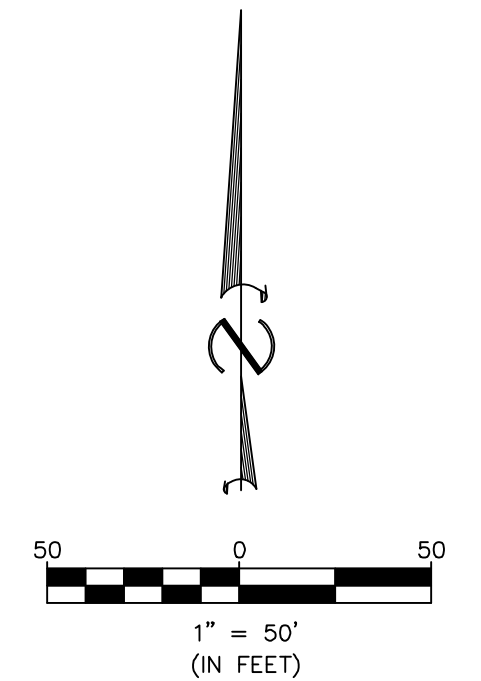
10/24/24  
REGISTRATION NO. DATE

A.F. NO.

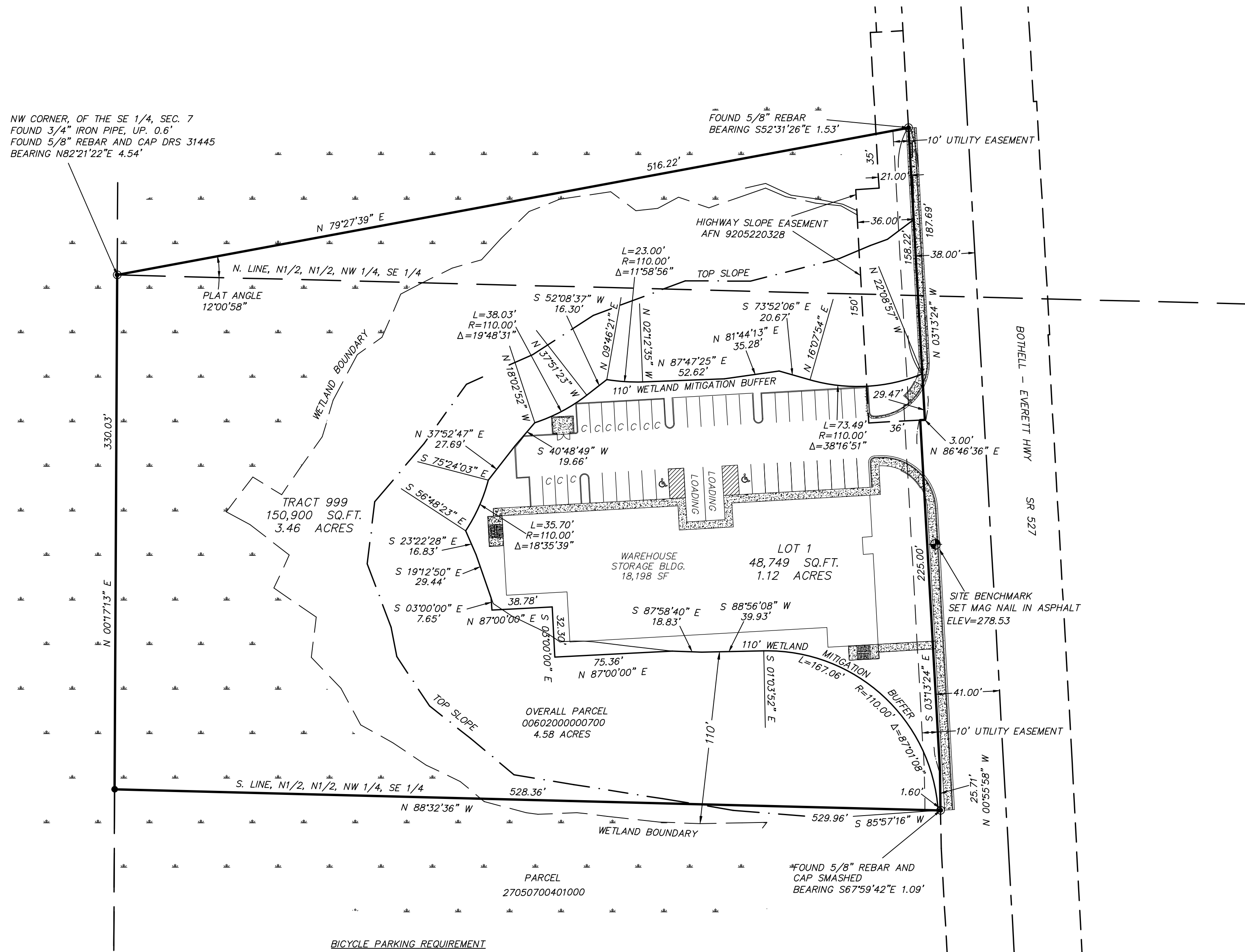
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 7, TWP. 27 N., R. 5 E. W.M., AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 7, TWP. 27 N., R. 5 E. W.M., SNOHOMISH COUNTY, WASHINGTON

SURVEYOR: D. R. DOWNING LAND SURVEYING INC PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		SHEET 1 OF 2
JOB NO.	23-007	DATE 10/24/24

17200 MILLCREEK, LLC BINDING SITE PLAN & RECORD OF SURVEY  
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 7, TWP. 27N., R. 5E. W.M.,  
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 7, TWP. 27N., R. 5E. W.M.,  
SNOHOMISH COUNTY, WASHINGTON



NW CORNER, OF THE SE 1/4, SEC. 7  
FOUND 3/4" IRON PIPE, UP. 0.6'  
FOUND 5/8" REBAR AND CAP DRS 31445  
BEARING N82°21'22"E 4.54'



DATUM:  
NAVD 88  
PROJECT BENCHMARK  
WSDOT CONTROL POINT GP31527-4AZ, FOUND  
BRASS DISK SET IN ROUND CONCRETE  
MONUMENT. ELEVATION= 303.73  
SITE BENCHMARK  
SET MAG NAIL IN ASPHALT SHOULDER  
ELEVATION=278.53

LEGEND  
● SET 1/2" X 24" IRON ROD WITH CAP NO. 17068  
◎ FOUND MONUMENT AS NOTED

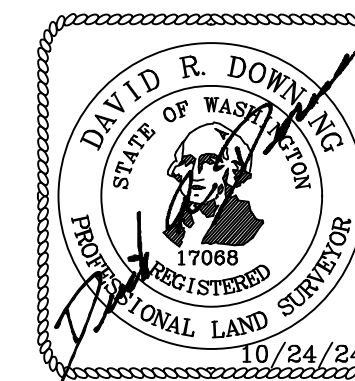
- NOTES:
1. INSTRUMENT DATA -  
TOTAL STATION - LEICA TCPR1205  
GPS - CARLSON BRX6
  2. FIELD METHOD USED - TRAVERSE & GPS OBSERVATIONS
  3. METHOD OF ADJUSTMENT - WASHINGTON NORTH GRID TO GROUND  
DISTANCE CONVERSION. COMBINED GRID FACTOR 0.999945074.
  4. MONUMENTS VISITED - 3/22/23
  5. BASIS OF BEARING - SOUTH LINE OF THE SOUTH WEST QUARTER  
SECTION 1 S87°29'15"E PER ROS AFN 200211205001
  6. PRECISION OF TRAVERSE CLOSURE MEETS OR EXCEEDS  
STANDARDS REQUIRED BY WAC-332-130-090
  7. REFERENCE MATERIALS -  
R.O.S. RECORDED IN AFN 202312195008

PARKING COUNT:  
PER CITY OF MILL CREEK MUNICIPAL CODE, 17.27.020.D  
WAREHOUSE (LEVEL 1) = 18,198 SF  
OFFICE (LEVEL 2) = 17,726 SF  
PARKING REQUIRED FOR OFFICE  
WITHOUT PROVIDING ON-SITE CUSTOMER SERVICE OR 23 STALLS  
PARKING REQUIRED FOR WAREHOUSE  
1 SPACE PER EMPLOYEE, 18,198 SF STORAGE WAREHOUSE @ 1/ EMPLOYEE  
EQUALS 17 EMPLOYEES ALLOWED.  
TOTAL REQUIRED PARKING STALLS = 17 + 23 = 40  
TOTAL PROVIDED PARKING STALLS = 41  
PER 17.27.040 -  
UP TO 25% OF ALL REQUIRED SPACES MAY BE DESIGNATED  
AND MARKED FOR COMPACT CARS.  
25% OF 41 STALLS = 10 STALLS  
THE COMPACT STALLS ARE MARKED ON THE SITE PLAN.  
SIZE OF REGULAR STALL = 8'-6" X 19'-0"  
SIZE OF COMPACT STALL = 8'-0" X 16'-0"

BICYCLE PARKING REQUIREMENT  
PER CITY OF MILL CREEK MUNICIPAL CODE, 17.27.030  
1. ENCOURAGED IN ALL DEVELOPMENTS.  
2. BICYCLE PARKING SHALL BE A BIKE RACK OR LOCKER-TYPE PARKING FACILITIES  
UNLESS OTHERWISE SPECIFIED.  
3. BICYCLE FACILITIES FOR PATRONS, WHEN REQUIRED, SHALL BE LOCATED WITHIN 100  
FEET OF THE BUILDING ENTRANCE AND SHALL BE DESIGNED TO ALLOW EITHER A  
4. BICYCLE FRAME OR WHEELS TO BE LOCKED TO A STRUCTURE ATTACHED TO THE  
PAVEMENT  
5. ALL BICYCLE PARKING AND STORAGE SHALL BE LOCATED IN SAFE, VISIBLE AREAS  
THAT DO NOT IMPEDE PEDESTRIAN OR VEHICLE TRAFFIC FLOW AND SHALL BE WELL  
LIT FOR NIGHTTIME USE.

ZONING SUMMARY:  
ZONING CODE FOR BP - BUSINESS PARK (MCMC 17.20)  
MIN. / MAX. LOT COVERAGE: NONE  
SETBACKS: FRONT, SIDE AND REAR YARD: NONE  
BUFFER: 50 FEET FROM A ROADWAY  
MAX. HEIGHT: 50 FEET  
FAR: NONE  
LANDSCAPE: NONE, MIN. 20 FT DEPTH OF LANDSCAPE IF  
ABUTTING RESIDENTIAL OR COMMERCIAL ZONE

OCCUPANCY AND EGRESS SUMMARY:  
PER CITY OF 2021 WASHINGTON STATE BUILDING CODE. TABLE 1004.5  
MAXIMUM FLOOR AREA PER OCCUPANT:  
WAREHOUSE : 500 SF (GROSS)  
OFFICE= 150 SF (GROSS)  
OCCUPANT LOAD:  
WAREHOUSE: 18,101 SF / 500 = 36.2 OCC.  
OFFICE: 17,646 SF / 150 = 117.6 OCC.  
TOTAL BUILDING OCCUPANT LOAD =  
MINIMUM NUMBER OF EXITS REQUIRED (PER WBC 1006.3) = 2  
NUMBER OF EXITS PROVIDED AT EACH LEVEL = 2



A.F. NO.		SHEET  2  OF  2
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 7, TWP. 27N., R. 5E. W.M., AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 7, TWP. 27N., R. 5E. W.M., SNOHOMISH COUNTY, WASHINGTON		
SURVEYOR:  D. R. DOWNING LAND SURVEYING INC PROFESSIONAL LAND SURVEYOR 4229 76th ST. N.E. MARYSVILLE, WA. 98270 (360) 653-5385		
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