### DEDICATION

UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED, OF SHORT PLAT FILE NUMBER 08-104443 SP, AND COASTAL COMMUNITY BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS SHORT PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

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 TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE SHORT PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS 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, AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF PUBLIC WOKS, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS. MANICE I. REYKDAL DAY OF January

GORDON P. REYKDAL

WITNESS WHEREOF, WE SET OUR HANDS ¥ SEALS DAY OF January

COASTAL COMMUNITY BANK acho

## ACKNOWLEDGMENT

OF WASHINGTON }ss

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GORDON P. REYKDAL AND JANICE I. REYKDAL ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED JAN SIGNATURE OF NOTARY PUBLIC MY APPOINTMENT EXPIRES 12/29/2013 (PRINT NAME) KALLI NOTARY PUBLIC IN AND FOR RESIDING AT STOLEN January 100×2 THE STATE OF WASHINGTON Shub



STATE OF OF WASHINGTON SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN J DICKSON PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he signed thin instrument, on Oath Stated that he was authorized to execute the instrument and acknowledged it as the vice president of coastal community bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. John J Dickson IS THE DOED THAT he SIGNED THIS

DATED JAMUAN 16 2013

SIGNATURE OF SIGNATURE OF WASHINGTON RESIDING AT STATE OF WASHING AT STATE OF WA MY APPOINTMENT EXPIRES\_ 12/29/2013

# NATIVE GROWTH PROTECTION AREA/ EASEMENT

IN CONSIDERATION OF SNOHOMISH COUNTY CODE REQUIREMENTS, A NON-EXCLUSIVE NATIVE GROWTH PROTECTION AREA/EASEMENT (NGPA/E) IS HEREBY GRANTED TO THE CITY OF MILL CREEK, ITS SUCCESSORS OR ASSIGNS. SAID EASEMENT AREA IS DEPICTED ON THE SUBDIVISION. THE NATIVE GROWTH PROTECTION AREA/EASEMENT SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION, OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID EASEMENT AREA; EXCEPT THE ACTIVITIES SET FORTH IN MILL CREEK MUNICIPAL CODE ARE ALLOWED, WHEN APPROVED BY THE CITY. SOME ACTIVITIES WHICH MAY BE PERMINTED ARE: (1) UNDERGROUND UTILLITY CROSSINGS AND DRAINAGE DISCHARGE SWALES WHICH UTILIZE THE SHORTEST ALLGNMENT POSSIBLE AND FOR WHICH NO: ALIGNMENT THAT WOULD AVOID SUCH A CROSSING IS FEASIBLE; (2) FENCES, WHEN THE CRITICAL AREA AND ITS BUFFER ARE NOT DETRIMENTALLY AFFECTED; (3) REMOVAL OF HAZARDOUS TREES BY THE PROPERTY OWNER; AND (4) OTHER USES AND DEVELOPMENT ACTIVITY AS ALLOWED BY SAID CODE. THE RIGHT TO USE AND POSSESS THE EASEMENT AREA IS RETAINED, PROVIDED THAT THE USE DOES NOT INTERFERE WITH, OBSTRUCT OR ENDANGER PURPOSE OF SAID EASEMENT.

THE CITY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM THIS EASEMENT AND ACROSS THE ADJACENT PROPERTY IN THIS SUBDIVISION FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NATIVE-GROWTH PROTECTION AREA EASEMENT.

THE LOT OWNER(S) SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RESTORING THE CONDITION THE NGPA/E IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

BY ACCEPTANCE OF THE EASEMENT FOR THE PURPOSES DESCRIBED, THE CITY OF MILL CREEK DOES NOT ACCEPT OR ASSUME ANY LIABILITY FOR ACTS OR OMISSIONS OF THE LOT OWNER, HIS OR HER INVITEES, LICENSEES OR OTHER THIRD PARTIES WITHIN THE EASEMENT AREA. THE LOT OWNER HOLDS MILL CREEK HARMLESS FROM ANY CLAIM OF DAMAGE OR INJURY TO ANY FROPERTY OR PERSON BY ANY PERSON ENTERING THE EASEMENT AREA NOT EXPRESSLY AUTHORIZED TO DO SO THE MILL CREEK. THIS EASEMENT IS CREATED, GRANTED AND ACCEPTED FOR THE BENEFIT OF THIS SUBDIVISION AND THE GENERAL PUBLIC, BUT SHALL NOT BE CONSTRUED TO PROVIDE OPEN OR COMMON SPACE FOR OWNERS WITHIN THE SUBDIVISION OR MEMBERS OF THE PUBLIC.

# DECLARATION OF SHORT SI

(1) THE LAND DESCRIBED BY THIS DECLARATION MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF FOUR PARCELS (OR A TOTAL OF NINE PARCELS IF LOCATED IN THE URBAN GROWTH AREA) BY ANYONE WITHIN FIVE YEARS OF THE ABOVE DATE OF APPROVAL WITHOUT A FINAL PLAT HAVING BEEN FILED FOR RECORD WITH THE AUDITOR OF SNOHOMISH COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER 58.17 RCW, AND THE ORDINANCES OF SNOHOMISH COUNTY, AND SUBJECT TO THE PENALTIES ATTENDANT THERETO.

(2) ALL LANDSCAPED AREAS IN PUBLIC THEIR SUCCESSOR(S) AND MUST BE RED DEEMED NECESSARY FOR COUNTY PURPC

(3) THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE EVERETT SCHOOL DISTRICT NO. 2 TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF SCC 30.66C.010. CREDIT SHALL BE GIVEN FOR ONE EXISTING PARCEL. LOT 2 SHALL RECEIVE CREDIT.

(6) THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO PARK IMPACT FEES IN THE AMOUNT OF \$1,244.49 PER NEWLY APPROVED DWELLING UNIT FOR THE NAKEETA BEACH SERVICE AREA OF THE COUNTY PARK SYSTEM PURSUANT CHAPTER 30.66A SCC. PAYMENT OF THESE MITIGATION FEES IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE; PROVIDED THAT THE BUILDING PERMIT HAS BEEN ISSUED WITHIN FIVE YEARS AFTER THE APPLICATION IS DEEMED COMPLETE. AFTER FIVE YEARS, PARK IMPACT FEES SHALL BE BASED UPON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE DEVELOPER OF THIS SUBDIVISION HAS ELECTED TO DEFER THESE PAYMENT OBLIGATIONS TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THESE MITIGATION PAYMENT OBLIGATIONS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOTS THEREIN. ONCE BUILDING PERMIT HAS BEEN ISSUED ALL MITIGATION PAYMENTS SHALL BE DEEMED PAID.

ENT SHALL BE ALLOWED DIRECT ACCESS TO SEATTLE HILL ROAD.

BE OBTMINED PRIOR TO BUILDING PERMIT ISSUANCE FOR

(11) THE WETLANDS AND BUFFER AREAS S WETLANDS MITICATION PLANS DATED APRIL PROVISIONS CONTAINED IN THE WETLAND A 2012-02-05022-3 SHOWN ON THIS PLAT SHALL BE CONSISTENT WITH THE IL 16, 2008, SUBJECT TO THE TERMS, CONDITIONS AND MITIGATION AGREEMENT RECORDED UNDER RECORDING NO.

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES -SERVING THE SUBJECT BHORT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PAPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SHORT SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY. TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVIGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR

S

DAY OF TOO

AUDITOR'S CERTIFICATE

APPROVED THIS\_

-DAY DE

Rebruss 4

20\_13

PLANNING AND DEVELOPMENT SERVICES APPROVAL I HEREBY APPROVE THIS SHORT SUBDIVISION AND FIND FROM THE FILE THAT THE SHORT PLAT MEETS ALL APPLICABLE ZONING AND LAND USE CONTROLS, AND MAKES APPROPRIATE PROVISIONS FOR THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

3. A 10.00 WIDE PRIVATE SANITARY SIDE SEWER EASEMENT OVER LOT 3 IS HEREBY RESERVED FOR AND GRANTED TO LOT 2 AS SHOWN HEREON.

### HOLD HARMLESS AGREEI

## SURVEYOR'S CERTIFICATE

NORMAN R. WYRICK, P.L.S. - C PROFESSIONAL LAND SURVEYOR MMINCH Ö

116

<u>.</u> <u>N</u>0 2013 0 055002





3409 McDougall Avenue, Suite 104 Everett, WA 98201

IN THE SE1/4, SW1/4, SECTION 33, T28N, R5E, W.M. CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

PREPARED SURVEYED DRAWN FIELD BOOK SCALE REY-4 NRW NR.₩ 1-10-13

# JBDIVISION AND OF COVENANTS

A PORTION OF THE SE1/4, SW1/4, SECTION 33, T28N, R5E, W.M.
CITY OF MILL CREEK,
SNOHOMISH COUNTY, WASHINGTON

SNOHOMISH COUNTY PEN:

08-104443 SP

LETREE WEST SHORT

PLAT

RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER(S) OR DUCED OR ELIMINATED AT THE REQUEST OF THE COUNTY IF OSES.

LOT 1 OF SHORT PLAT NO. 260 (11—82) RECORDED UNDER RECORDING NUMBER 8212210141, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

LEGAL

DESCRIPTION

TREASURERS CERTIFICATE

1 HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE
LEVED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE
BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND
DISCHARGED, INCLUDING 2012 TAXES.

THOMISH COUNTY

(4) CHAPTER SCC TITLE 30.66B MITIGATION HAS BEEN BASED ON THE DEVELOPMENT OF SINGLE-FAMILY STRUCTURES. IN THE EVENT THAT DUPLEX BUILDING PERMITS ARE APPLIED FOR, ADDITIONAL SUBTITLE 30.66B REVIEW AND MITIGATION WILL BE REQUIRED.

(5) LOT 1 IN THIS SHORT SUBDIVISION DOES NOT QUALIFY AS A DUPLEX LOT PER SECTION 30.41B.835 SCC.

(7) CHAPTER 30.66B REQUIRES THE NEW LOT MITIGATION PAYMENTS IN THE AMOUNTS SHOWN BELOW: \$1,730.26 PER LOT FOR MITIGATION OF IMPACTS ON COUNTY ROADS PAID TO THE COUNTY. \$60.60 PER LOT FOR TRANSPORTATION DEMAND MANAGEMENT PAID TO THE COUNTY, \$275.62 PER LOT FOR MITIGATION OF IMPACTS ON STATE HIGHWAYS PAID TO COUNTY.

(9) FLOOD HAZARD PERMITS SHALL BE LOT 1 AND LOT 2. (8) NO LOT WITHIN THIS DEVELOPMENT

DIRECTS

WORKS, CITY ENGINEER

CITY APPROYALS

21-1-13 MANIAM

). Klim Mud 2-5-13

**EXAMINED** 

AND AND

POR THIS 284

DAY OF JAMMAY

(10) ALL LOTS AND TRACTS ARE SUBJECT TO THE DECLARATION OF CONDITIONS AND RESTRICTIONS FOR THE PLAT OF APPLETREE AT THOMAS LAKE AS DISGLOSED BY INSTRUMENT REGORDED UNDER AUDITOR'S FILE NO. 201005120162.

DIRECTOR OF COMMUNITY DEVELOPMENT

₽

APPROVED THIS 28% DAY OF

January

2013.

## EASEMENT PROVISIONS

2...A-PRIVATE WATERLINE EASEMENT OVER THE SOUTHERLY 10.00 FEET OF LOT 2 IS HEREBY RESERVED FOR AND GRANTED TO LOT 1 FOR WATER SERVICE PURPOSES AS SHOWN HEREON.

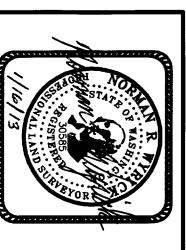
# MENT

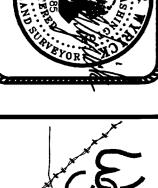
OWNER(S) AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST. HEREBY AGREE THAT THE CITY OF MILL CREEK SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT LAND OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM AND HEREBY WAIVE AND RELEASE THE CITY OF MILL CREEK FROM ANY AND ALL CLAIMS FOR DAMAGES, EXCLUDING DAMAGE CAUSED SOLELY BY AN ACT OR OMISSION OF SAID CITY AND INJUNCTIVE RELIEF WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS MAY THEMSELVES HAVE NOW OR IN THE FUTURE BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM.

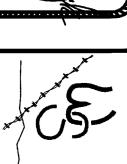
DEPUTY COUNTY AUDITOR

Cavolyn Werkel

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 GORDON REYKDAL IN SEPTEMBER, 2011.







WYRICK SURVEYING

Phone: Email: 425-359-2729 55 norm 77 @ gmail.com

FILE

REY 0004

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