FAIRWOO REENS

PORTION OF THE SW 1/4 SEC CITY MIL CREEK 32. TWN. 28N, RGE 5E, W.M.

SNOHOMISH COUNTY, WASHINGTON

Know all men by these presents that we, the undersigned own of the land hereby platted, hereby declare this plat and do of the public forever all easements shown hereon and the upublic purposes with the right to drain all private street any lot or lots where water might take a natural course afstreets are graded. Also, the owner hereby releases, indee the City harmless from any and all claims for damages or inwhatever nature from the construction, operation and maint the undersigned owners are this plat and dedic and across

We further declare that Tracts 98 through 101 are hereby dedicated to the Home-owner's Association. Tracts 98 and 99 are designated as Open Space except for the area shown as a Water Easement to the Alderwood Water District. Tract 100 is designated as a Private Road Easement for ingress, egress, and utilities as described hereon. Tract 101 is a Golf Cart Path and Utility Easement.

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 any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the City Engineer 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

IN WITNESS WHERE OF We set our hands and seals this

lashington Mutual Savings Bank igma Development, & (president) Pres.

PLAT APPROVALS

Examined and approved this

Examined and approved this

day of

of Mill Creek Planning Commission Chairman

Examined and approved this

19 8

TREASURER CERTIFICATE

I hereby certify that all city and local taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged.

acted this Sauday of DECEMEN -, 19 86

Snohomish County CARSE DEATY

EASEMENT PROVISIONS

Snohomish County P.U.D. No. 1, Washington Natural Gas Company, General Telephone Company of the Northwest, Inc., any cable television company and their respective successors and assigns, under and upon the front fifteen (15) feet parallel with and adjoining the street frontage of all lots except Lots 26 and 28 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, water, telephone, gas and sewer service together with the right to enter upon the lots at all times for the purposes herein stated. In the case of Lots 26 and 28 said easement to be 7 feet parallel to and adjoining their street frontage. 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 or cable television shall be underground or in conduit attached to a building.

? An Easement shall be reserved for and granted to Alderwood Water District over and under Private Road Tract 100 in which to install, lay, construct, renew, operate, and maintain underground pipes with necessary facilities and other equipment for the purpose of serving this subdivision together with the right to enter upon the lots shown hereon to service, maintain, and replace the meters, fire hydrants, valves, and detector check meters associated with the water lines in the easements shown hereon. The Alder-purposes across Lots 14 and 15 as shown on the plat and across that portion of Tract 99 as shown on the plat.

Drainage Easements as designated on the Plat are hereby reserved for and granted to the Homeowner's Association for the right of ingress and egress to maintain and operate Stormwater Facilities, should the Homeowner's Association fail to properly maintain the Stormwater Facilities, the City of Mill Creek has the right to make any necessary repairs or maintenance of

The 10' Storm Drainage Easement shown along the West Boundary of the plat is hereby reserved for and granted to the City of Mill Creek for the right of ingress and egress to maintain and operate Stormwater Facilities.

The Homeowner's Association shall be responsible for maintenance and repairs of the Private:Road within this plat, including landscaped areas within said road. In the event that the Homeowner's Association fails to perform adequate maintenance and repairs of the Private Road, the City of Mill Creek is hereby granted the right, but not the obligation, to perform such

23 and 24 are subject to joint access easements.

PLAT RESTRICTIONS

No-further subdivision of any lot within this plat permitted without resubmitting for formal plat procedure.

No lot or a portion of this plat shall be divided ship changed or transferred whereby the ownership shall contain less than the area required for the divided and sold or resold or owner-wnership of any portion of this plat for the use District in which located.

Prior approval must be obtained from the City of any structures, fill, or obstructions, including any drainage easement. Mill Creek Engineer before fences are located within

This subdivision is subject to the covenants, conditions, restrictions, easements and assessments contained in instruments recorded under A. F. No.s 2382420, 7603090126, 8006090130, 81080120217, 8305160277 and 8505010054.

The Golf Cart Path designated as Tract 101 shall Assocation. be maintained by the Homeowner's

There is No Public Road Dedication in this plat.

RECORDING CERTIFICATION 861205500

72650

JF 1350

Filed for record at the minutes page of Kussel Homes Inc. at of block of m. on this day of Recorded in Volume of 7 of Plats, records of Snohomish County. Washington ish County, Washington.

Snohomish County Auditor

The Danielan

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss

This is to certify that on the 242 day of November, 19 de, before me, the undersigned, a Notary Public, personally appeared the corporation, 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.

STATE OF WASHINGTON) ss

This is to certify that on the 24th day of November, 19 & before me, the undersigned, a Notary Public, personally appeared frencth G. Rysel the Resident to 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.

Notary Public and for the State of Washington residing at formula 7/27/89

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss

This is to certify that on the 24 day of November, 19 december, a Notary Public, personally appeared the Vice Frederic Letter respectively, of Securify Reduce the Whom 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.

Notary Public and for the State of Washington residing at Barbal

CKNOWLEDGEMENT 7/29/89

STATE OF WASHINGTON)
COUNTY OF) SS

This is to certify that on the 24th day of Murnus, 1980, before me, the undersigned, a Notary Public, personally appeared Donald Buck the President respectively, of Signa Denelon ment and the seal affixed (if any) is the corporate same as the voluntary act and deed for the uses and purposes therein ment 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.

Motary Public and for the State of Washington residing at Acatta

Commission Frpines: 83/8/2

SHEET 1 OF 2

