

MILL CREEK HIGHLANDS

PORTIONS OF THE SE 1/4 & SW 1/4 SEC. 5, T. 27N., R. 5E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.
APRIL 1988

EASEMENTS:

An easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and the Franchised Television Cable Company and Washington Natural Gas, their respective successors and assignees, under and upon the exterior seven (7) feet, parallel with and adjoining the Public Street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines, and five (5) feet in width, parallel with and adjoining all rear lot lines.

Furthermore, the seven-foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills, and walkways and trails.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event transferees from Countrywood Homes, Inc. of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of constructing buildings thereon, which buildings would cross platted lot ~~lines~~ lines such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Provided further, no utilities or lines shall be installed by the beneficiaries of the easement in the side lot areas or rear lot areas without first obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of Countrywood Homes, Inc. shall have the same rights with respect to property which is held on a contiguous basis in the event that such easement areas have not been utilized by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguously held properties within the plat.

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

Drainage easements designated on the plat are hereby reserved for and granted to City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

RESTRICTIONS:

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

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. _____.

No further subdivision of any lot without resubmitting for formal plat procedure.

This plat shall comply with the conditions of approval set forth in Resolution #88-74 of the City of Mill Creek, adopted on the 22nd day of March, 1988.

RECORDING CERTIFICATE: 8810055003

Filed for record at the request of Countrywood Homes, Inc. this 5 day of October, 1988 at 31 minutes past 11 P.M. and recorded in Volume of Plats, pages 228 through 229 inclusive, records of Snohomish County, Washington.

Dean V Williams
Snohomish County Auditor

Elizabeth Cox
Deputy Snohomish County Auditor

LEGAL DESCRIPTION

That portion of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 27 North, Range 5 East, W.M., Snohomish County, Washington, and the West half of the Southeast quarter of said Section 5, described as follows:

Commencing at the South quarter corner of said Section 5; thence North 05°56'33" East 538.18 feet; thence North 01°43'20" East 19.28 feet; thence North 88°04'28" West 20.00 feet to the Point of Beginning; thence North 88°04'28" West 680.35 feet; thence North 01°44'10" East 328.92 feet; thence South 88°19'40" East 680.27 feet; thence South 01°43'20" West 331.93 feet to the Point of Beginning;

(Also known as Tract 42, Elwood Little Farms, according to the unrecorded plat thereof);

Except the West 25 feet conveyed to Snohomish County for road purposes under Auditor's File No. 1150645.

Together with the following described parcel:

Beginning at the above described Point of Beginning; thence South 01°43'20" West 60.00 feet; thence North 88°04'28" West 650.37 feet to the East margin of 25th avenue Southeast as conveyed to Snohomish County by quit claim deed recorded under Recording No. 1153223, records of said County; thence North 01°44'10" East along said margin 60.00 feet; thence South 88°04'28" East 650.35 feet to the Point of Beginning.

LAND SURVEYOR'S CERTIFICATE

I, Robert C. Hermann, Professional Land Surveyor, do hereby certify that the plat of Mill Creek Highlands is based on an actual survey and that the distances, courses, and angles are shown thereon correctly and that monuments will be set and lot corners staked correctly on the ground and that I have fully complied with provisions of the platting regulations.

Robert C. Hermann
Robert C. Hermann
LS 18904



OWNER'S COVENANT:

The owner releases, indemnifies, and holds the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction and maintenance of the public improvements throughout the term of the owner's maintenance obligation as described in Chapter 16.16 of the Mill Creek Municipal Code.

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 23rd day of AUGUST, 1988.

City of Mill Creek Mayor Kim Dyer

Attest: City Clerk Michelle Schutz

Examined and approved this 27th day of September, 1988.

Mill Creek City Engineer W. Allan Newbell

Examined and approved this 27th day of SEPTEMBER, 1988.

Department of Community Development Director William H. Jann

COUNTY TREASURER'S CERTIFICATE

I, Kirke Sievers, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year 1988 October 4, 1988.

Snohomish County Treasurer Kirke Sievers by Valerie D. ... Deputy

CITY TREASURER'S CERTIFICATE

I hereby certify that there are not 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 12th day of September, 1988.

City of Mill Creek Treasurer Michelle Schutz

DEDICATION:

KNOW all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, declare this plat and dedicate to the public forever all roads, ways and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

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. Any enclosing of drainage water 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.

IN WITNESS WHEREOF we have set our hands and seals.

COUNTRYWOOD HOMES, INC.

Chris Koff

SEATTLE FIRST NAT'L BANK

Nancy A. ...

AWD

ACKNOWLEDGEMENT:

State of Washington)
County of King) ss

This is to certify that on this 23rd day of August, 1988, before me the undersigned, a Notary Public, personally appeared Nancy A. ... of the Countrywood Homes, Inc. corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Shirley L. Condon

Notary Public in and for
the State of Washington

Residing at Seattle, Washington
My Commission expires 1-3-90

ACKNOWLEDGEMENT:

State of Washington)
County of King) ss

This is to certify that on this 23 day of August, 1988, before me the undersigned, a Notary Public, personally appeared Venus Kahlke of the The President corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Michael E. Miller

Notary Public in and for
the State of Washington

Residing at Woodinville
My Commission expires 12-2-91



MILL CREEK HIGHLANDS

PORTIONS OF THE SE 1/4 & SW 1/4 SEC. 5, T. 27N., R. 5E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.
APRIL 1988

SCALE: 1"=50'



Legend

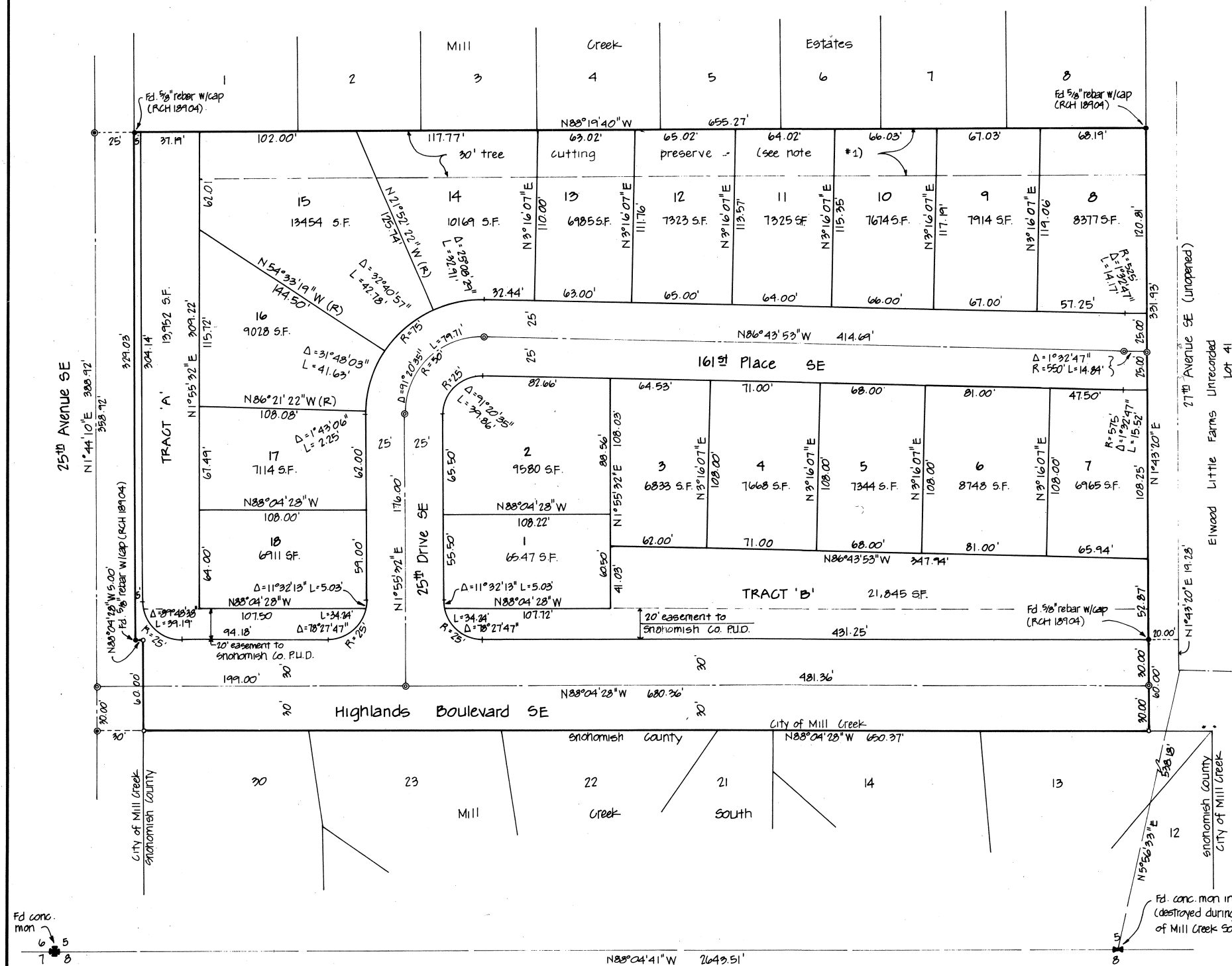
- ⊙ Fd. monument in case
- ⊙ Set std. monument and case
- Fd. rebar as noted
- Set 5/8" rebar w/cap (RCH 18904)

Basis of Bearings

Record of Survey recorded in Book 26 of Surveys at page 76 under Recording No. 8801195004, Records of Snohomish County, Washington.

Notes

1. The trees within the tree cutting preserve may not be cut, pruned, covered by fill, removed or damaged unless they are dead, diseased or hazardous to life and/or property. In the event that trees are removed consistent with the foregoing, they shall be replaced with coniferous or deciduous trees 6' to 8' in height as measured after installation.
2. Side yard setback shall be a minimum of 5' both sides.
3. Tracts 'A' & 'B' are subject to an easement for public pedestrian access.
4. Tracts 'A' & 'B' to be dedicated to Homeowners Association.



8810055003

Sheet 2 of 2

HIGHLANDS PLAT 177

MILL CREEK HIGHLANDS - DIV. II

PORTIONS OF THE SE 1/4 & SW 1/4 SEC. 5, T. 27 N., R. 5 E., W. M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.

SEPTEMBER 1988

EASEMENTS:

An easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and the Franchised Television Cable Company and Washington Natural Gas, their respective successors and assignees, under and upon the exterior seven (7) feet, parallel with and adjoining the Public Street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines, and five (5) feet in width, parallel with and adjoining all rear lot lines.

Furthermore, the seven-foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills, and walkways and trails.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event, transferees from Countrywood Homes, Inc. of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of constructing buildings thereon, which buildings would cross platted lot lines such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Provided further, no utilities or lines shall be installed by the beneficiaries of the easement in the side lot areas or rear lot areas without first obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of Countrywood Homes, Inc. shall have the same rights with respect to property which is held on a contiguous basis in the event that such easement areas have not been utilized by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguously held properties within the plat.

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

Drainage easements designated on the plat are hereby reserved for and granted to City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

RESTRICTIONS:

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

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 881210405.

No further subdivision of any lot without resubmitting for formal plat procedure.

This plat shall comply with the conditions of approval set forth in Resolution 88-36 of the City of Mill Creek, adopted on the 27th day of Nov. 1988.

RECORDING CERTIFICATE:

Filed for record at the request of Countrywood Homes, Inc. this 11th day of January, 1989 at 54 minutes past 2 P.M. and recorded in Vol. 49 of Plats, pages 12 through 13 inclusive, records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

Betty Danielson
Deputy Snohomish County Auditor

LEGAL DESCRIPTION

That portion of the East half of the Southeast quarter of the Southwest quarter of Section 5, Township 27 North, Range 5 East, W.M., Snohomish County, Washington, and the West half of the Southeast quarter of said Section 5, described as follows:

Commencing at the South quarter corner of said Section 5; thence South 85°24'47" East along the South line of said West half 62.72 feet to the Point of Beginning; thence North 01°18'46" East 499.08 feet; thence North 88°04'28" West 39.47 feet; thence North 01°43'20" East 384.12 feet; thence South 88°16'40" East 62.00 feet; thence North 76°57'15" East 168.94 feet; thence South 76°30'00" East 209.00 feet; thence North 13°30'00" East 123.00 feet to the beginning of a curve, concave to the Southeast, having a radius of 320.00 feet; thence in a Northeasterly direction along the arc of said curve, passing thru a central angle of 19°31'09" a distance of 109.02 feet; thence South 05°27'37" West 165.01 feet; thence South 42°30'00" East 131.88 feet; thence East 136.88 feet; thence North 78°34'54" East 72.13 feet; thence South 80°12'30" East 105.00 feet; thence North 86°35'02" East 51.29 feet; thence South 81°23'31" East 136.99 feet; thence South 28°14'51" West 71.14 feet; thence South 10°23'04" West 48.94 feet; thence South 62°13'02" West 67.00 feet; thence South 01°48'39" West 106.37 feet; thence South 06°49'42" East 40.06 feet; thence South 04°05'35" East 111.00 feet; thence South 83°32'05" West 65.29 feet; thence North 67°52'56" West 55.00 feet; thence South 25°31'37" West 116.70 feet; thence South 59°23'26" West 59.57 feet; thence South 28°48'22" West 113.25 feet; thence South 22°07'53" West 64.00 feet; thence South 44°15'55" West 99.17 feet; thence North 51°00'00" West 120.00 feet to a point of non-radial intersection with a curve, concave to the East the center of which bears South 51°08'41" East 25.00 feet distant; thence in a Southerly direction along the arc of said curve, passing thru a central angle of 62°08'31" a distance of 27.12 feet to the beginning of a curve, concave to the Southwest, having a radius of 175.00 feet; thence in a Southerly direction along the arc of said curve thru a central angle of 24°25'32" a distance of 74.60 feet; thence South 01°08'20" West 76.35 feet to the South line of Section 5; thence along said line North 85°24'47" West 515.83 feet to the Point of Beginning.

OWNER'S COVENANT:

The owner releases, indemnifies, and holds the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction and maintenance of the public improvements throughout the term of the owner's maintenance obligation as described in Chapter 16.16 of the Mill Creek Municipal Code.

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 22nd day of November, 1988.

City of Mill Creek Mayor Samuel R. Olson

Attest: City Clerk Michele Schatz

Examined and approved this 10th day of January, 1988.

Mill Creek City Engineer J. Allan Newhill

Examined and approved this 10th day of January, 1988.

Department of Community Development Director William L. J. J. J.

COUNTY TREASURER'S CERTIFICATE

I, Kirke J. J. J., Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year 1988.

Snohomish County Treasurer Doreen J. J. J.
Deputy Treasurer 1/11/89

CITY TREASURER'S CERTIFICATE

I hereby certify that there are not 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 11th day of January, 1988.

City of Mill Creek Treasurer Michele Schatz

DEDICATION:

KNOW all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, declare this plat and dedicate to the public forever all roads, ways and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

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. Any enclosing of drainage water 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. Tract 'F' to be dedicated to the City of Mill Creek for park, recreation, open space and right-of-way purposes. In the event the City vacates all or a portion of Tract 'F', the vacated portion shall revert to the Mill Creek Highlands Homeowners Association. Tract 'D' to be dedicated to the City of Mill Creek for use as a park.

IN WITNESS WHEREOF we have set our hands and seals.
COUNTRYWOOD HOMES, INC.

Chokkopp

Seattle - First National Bank
By Terrence R. Mackle V.P.

ACKNOWLEDGEMENT:

State of Washington)
County of King) ss

This is to certify that on this 20th day of December, 1988, before me the undersigned, a Notary Public, personally appeared Terrence R. Mackle, Vice President of Seattle First National Bank, Inc. corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Susan E. J. J.
Notary Public in and for
the State of Washington

Residing at Seattle
My Commission expires 9/26/90

ACKNOWLEDGEMENT:

State of Washington)
County of King) ss

This is to certify that on this 23 day of December, 1988, before me the undersigned, a Notary Public, personally appeared Dennis Kahlert, President of Countrywood Homes, Inc. the corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

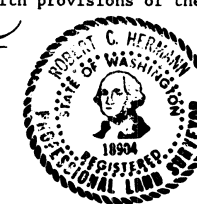
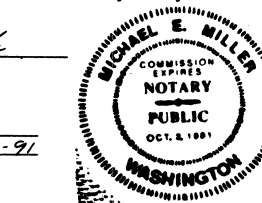
Michael C. Miller
Notary Public in and for
the State of Washington

Residing at Woodinville
My Commission expires 10-2-91

LAND SURVEYOR'S CERTIFICATE

I, Robert C. Hermann, Professional Land Surveyor, do hereby certify that the plat of Mill Creek Highlands Div. II is based on an actual survey and that the distances, courses, and angles are shown thereon correctly and that monuments will be set and lot corners staked correctly on the ground and that I have fully complied with provisions of the platting regulations.

Robert C. Hermann
Robert C. Hermann
LS 18904



MILL CREEK HIGHLANDS - DIV. II

PORTIONS OF THE SE 1/4 & SW 1/4 SEC. 5, T. 27N., R. 5E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.
SEPTEMBER 1988

SCALE: 1"=100'

Basis of Bearings

Record of Survey recorded in Book 26 of Surveys
at page 76 under Recording No. 880115004, Records
of Snohomish County, Washington



CURVE TABLE

D	R	L
① 20°04'39"	150.00'	52.56'

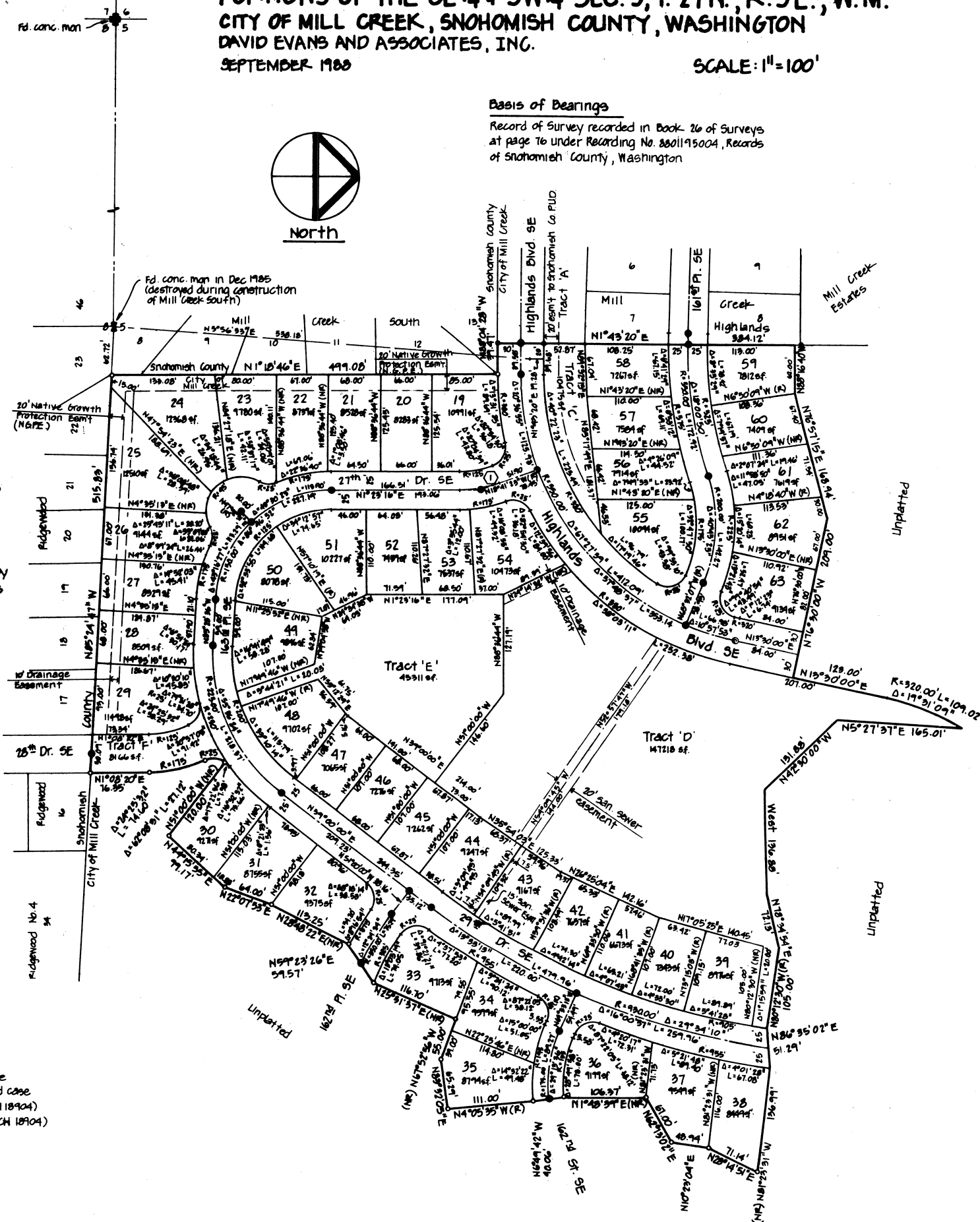
Tracts 'C' & 'E' to be dedicated to
Mill Creek Highlands Homeowners
Association as open space.
Tract 'D' - dedicated to the City of
Mill Creek for use as a park.

Tracts 'C' & 'E' to be maintained by
Mill Creek Highlands Homeowners
Association

Tract 'F' - dedicated to the City of
Mill Creek for park, recreation,
open space and right-of-way
purposes. In the event the City
vacates all or a portion of Tract
'F', the vacated portion shall revert
to the Mill Creek Highlands
Homeowners Association.

Legend

- Rd. monument in case
- Set bld. monument and case
- Rd 3/8" rebar w/cap (RCH 18904)
- Set 3/8" rebar w/cap (RCH 18904)



Note:

- All conifer trees within the NGPE may not be cut, pruned, covered by fill, removed or damaged unless they are dead, diseased or hazardous to life and/or property. In the event that trees are removed consistent with the foregoing, they shall be replaced with coniferous or deciduous trees 6' to 8' in height as measured after installation.
- Tract 'E' - (Detention Pond) - City has the right but not the obligation to maintain detention pond and to bill the Mill Creek Highlands Homeowners Association for any costs incurred by the City for said maintenance.

890115003
Sheet 2 of 2

HIGHLANDS PLAT 179

MILL CREEK HIGHLANDS - DIV. III

PORTION OF THE SOUTH 1/2 OF SEC. 5, T. 27 N., R. 5 E., W. M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.
OCTOBER 1988

EASEMENTS:

An easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and the Franchised Television Cable Company and Washington Natural Gas, their respective successors and assignees, under and upon the exterior seven (7) feet, parallel with and adjoining the Public Street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines, and five (5) feet in width, parallel with and adjoining all rear lot lines.

Furthermore, the seven-foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills, and walkways and trails.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event transferees from Countrywood Homes, Inc. of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of constructing buildings thereon, which buildings would cross platted lot lines such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Provided further, no utilities or lines shall be installed by the beneficiaries of the easement in the side lot areas or rear lot areas without first obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of Countrywood Homes, Inc. shall have the same rights with respect to property which is held on a contiguous basis in the event that such easement areas have not been utilized by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguously held properties within the plat.

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

RESTRICTIONS:

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

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 8812120405

No further subdivision of any lot without resubmitting for formal plat procedure.

All conditions imposed by Resolution No. approving the final plat of Mill Creek Highlands Div. III are hereby incorporated into this final plat approval.

OWNER'S COVENANT:

The owner releases, indemnifies, and holds the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction and maintenance of the public improvements throughout the term of the owner's maintenance obligation as described in Chapter 16.16 of the Mill Creek Municipal Code.

LEGAL DESCRIPTION

That portion of the South half of Section 5, Township 27 North, Range 5 East, W.M., Snohomish County, Washington, being more particularly described as follows:

Commencing at the South quarter corner of said Section 5; thence South 85°24'47" East along the South line of said Section 5 a distance of 62.72 feet to the West line of the plat of MILL CREEK HIGHLANDS DIV. II; thence along said West line North 01°18'46" East 499.08 feet; thence North 88°04'28" West 39.47 feet; thence North 01°43'20" East 384.12 feet to the Point of Beginning; thence continuing North 01°43'20" East 1158.10 feet to the Southerly margin of Seattle Hill Road and a point of non-radial intersection with a curve, concave to the Southeast, the center of which bears South 25°55'47" East 686.73 feet distant; thence in a Northeasterly direction along the arc of said curve and margin passing thru a central angle of 03°13'41" a distance of 38.69 feet; thence continuing along said margin North 67°17'54" East 5.75 feet; thence South 01°43'20" West 839.53 feet; thence South 88°17'19" East 310.70 feet; thence North 03°21'55" East 336.57 feet; thence South 88°14'40" East 120.45 feet; thence South 88°17'19" East 198.29 feet; thence South 22°54'26" East 47.99 feet; thence North 84°48'43" East 112.50 feet; thence North 78°46'57" East 40.23 feet; thence North 85°05'14" East 110.24 feet; thence North 02°08'27" West 55.26 feet; thence South 88°33'59" East 97.73 feet; thence South 01°26'01" West 165.00 feet; thence South 34°59'53" West 64.05 feet; thence South 12°03'15" West 64.18 feet; thence South 09°50'00" East 207.33 feet; thence South 84°06'19" West 22.26 feet; thence South 01°45'00" West 271.71 feet to the Northern line of said plat of MILL CREEK HIGHLANDS DIV. II; thence along said line North 81°23'31" West 89.43 feet; thence South 86°35'02" West 51.29 feet; thence North 80°12'30" West 105.00 feet; thence South 78°34'54" West 72.13 feet; thence North 90°00'00" West 136.88 feet; thence North 42°30'00" West 131.88 feet; thence North 05°27'37" East 165.01 feet to a point of non-radial intersection with a curve, concave to the Southeast, the center of which bears South 56°58'51" East 320.00 feet distant; thence in a Southerly direction along the arc of said curve, passing thru a central angle of 19°31'09" a distance of 109.02 feet; thence South 13°30'00" West 123.00 feet; thence North 76°30'00" West 209.00 feet; thence South 76°57'15" West 168.94 feet; thence North 88°16'40" West 62.00 feet to the Point of Beginning.

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 14th day of FEBRUARY, 1988.⁹

City of Mill Creek Mayor Kenneth Long

Attest: City Clerk Nicholas Schuty

Examined and approved this 22nd day of February, 1988.⁹

Mill Creek City Engineer W. Allan Newbill

Examined and approved this 14th day of FEBRUARY, 1988.⁹

Department of Community Development Director William H. Jinn

COUNTY TREASURER'S CERTIFICATE

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year 1988, 1989, February 8, 1989
Snohomish County Treasurer KIRKE SIEVERS by William H. Jinn deputy

CITY TREASURER'S CERTIFICATE

I hereby certify that there are not 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 14th day of February, 1988.⁹

City of Mill Creek Treasurer Nicholas Schuty

RECORDING CERTIFICATE: 8902165005 25/26

Filed for record at the request of Countrywood Homes, Inc. this 16 day of February, 1988 at 08 minutes past 11, P.M. and recorded in Vol. 48 of Plats, pages 48 through 49 inclusive, records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

Elizabeth Cox
Deputy Snohomish County Auditor

LAND SURVEYOR'S CERTIFICATE

I, Robert C. Hermann, Professional Land Surveyor, do hereby certify that the plat of Mill Creek Highlands Div. III is based on an actual survey and that the distances, courses, and angles are shown thereon correctly and that monuments will be set and lot corners staked correctly on the ground and that I have fully complied with provisions of the platting regulations.

Robert C. Hermann
Robert C. Hermann
LS 18904



DEDICATION:

KNOW all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, declare this plat and dedicate to the public forever all roads, ways and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

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. Any enclosing of drainage water 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.

IN WITNESS WHEREOF we have set our hands and seals.

COUNTRYWOOD HOMES, INC.

Chris Ruff

Seattle-First National Bank
by: Lawrence R. Mackle
V.P.

ACKNOWLEDGEMENT:

State of Washington)
County of King)ss

This is to certify that on this 7 day of February, 1988,⁹ before me the undersigned, a Notary Public, personally appeared Dennis Kahloff, President of Countrywood Homes, Inc., the corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Michael E. White
Notary Public in and for
the State of Washington

Residing at Woodinville
My Commission expires 10/2/91



ACKNOWLEDGEMENT:

State of Washington)
County of King)ss

This is to certify that on this 8th day of February, 1988,⁹ before me the undersigned, a Notary Public, personally appeared Lawrence R. Mackle, V.P. of Seattle-First National Bank, the corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Connie M. Lovell
Notary Public in and for
the State of Washington

Residing at Kirkland
My Commission expires 7-18-90

MILL CREEK HIGHLANDS - DIV. III

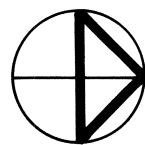
PORTION OF THE SOUTH 1/2 OF SEC. 5, T. 27N., R. 5E., W. M.

CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DAVID EVANS AND ASSOCIATES, INC.

OCTOBER 1988

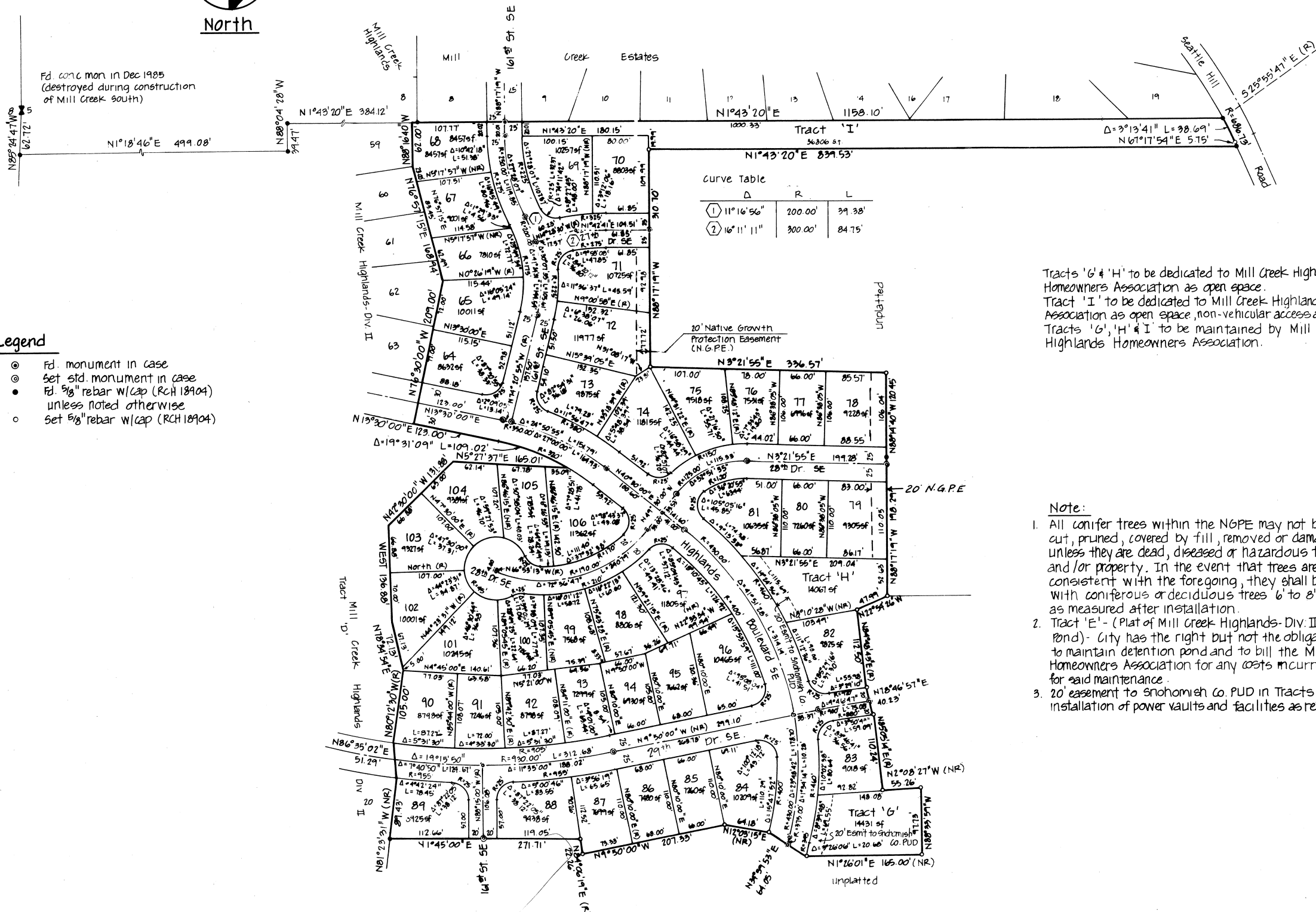
SCALE: 1" = 100'



North

Basis of Bearings

Record of Survey recorded in Book 26 of Surveys at page 76 under Recording No. 8801195004, Records of Snohomish County, Washington.



8902165005

Sheet 2 of 2

HIGHLANDS PLAT 181

MILL CREEK HIGHLANDS - DIV. IV
PORTION OF THE SOUTH 1/2 OF SEC. 5, T. 27N., R. 5E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.
APRIL 1989

EASEMENTS:

An easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest, Inc., and the Franchised Television Cable Company and Washington Natural Gas, their respective successors and assignees, under and upon the exterior seven (7) feet, parallel with and adjoining the Public Street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines, and five (5) feet in width, parallel with and adjoining all rear lot lines.

Furthermore, the seven-foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills, and walkways and trails.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event transferees from Countrywood Homes, Inc. of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of constructing buildings thereon, which buildings would cross platted lot lines such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Provided further, no utilities or lines shall be installed by the beneficiaries of the easement in the side lot areas or rear lot areas without first obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of Countrywood Homes, Inc. shall have the same rights with respect to property which is held on a contiguous basis in the event that such easement areas have not been utilized by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguously held properties within the plat.

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

Drainage easements designated on the plat are hereby reserved for and granted to City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

RESTRICTIONS:

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

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. _____.

No further subdivision of any lot without resubmitting for formal plat procedure.

All conditions imposed by Resolution 87-6A approving the preliminary plat of Foxglove are hereby incorporated into this final plat approval except as they may be specifically modified herein.

OWNER'S COVENANT:

The owner releases, indemnifies, and holds the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction and maintenance of the public improvements throughout the term of the owner's maintenance obligation as described in Chapter 16.16 of the Mill Creek Municipal Code.

LEGAL DESCRIPTION:

That portion of the South half of Section 5, Township 27 North, Range 5 East, W.M., Snohomish County, Washington, being more particularly described as follows:

Commencing at the South quarter corner of said Section 5; thence South 85°24'47" East along the South line of said Section 5 a distance of 578.55 feet to the corner of the plat of MILL CREEK HIGHLANDS DIV. II and the Point of Beginning; thence along the East line of said plat North 1°08'20" East 76.35 feet to the beginning of a curve, concave to the Southwest, having a radius of 175.00 feet; thence in a Northerly direction along the arc of said curve, passing thru; a central angle of 24°25'32" a distance of 74.60 feet to the beginning of a curve concave to the East, having a radius of 25.00 feet; thence in a Northerly direction along the arc of said curve, passing thru a central angle of 62°08'31" a distance of 27.12 feet; thence South 51°00'00" East 120.00 feet; thence North 44°15'55" East 99.17 feet; thence North 22°07'53" East 64.00 feet; thence North 28°48'22" East 113.25 feet; thence North 59°23'26" East 59.57 feet; thence North 25°31'37" East 116.70 feet; thence South 67°52'56" East 55.00 feet; thence North 83°32'05" East 65.29 feet; thence North 4°05'35" West 111.00 feet; thence North 6°49'42" West 40.06 feet; thence North 1°48'39" East 106.37 feet; thence North 62°13'02" East 67.00 feet; thence North 10°23'04" East 48.94 feet; thence North 28°14'51" East 71.14 feet to the Northern line of said plat of MILL CREEK HIGHLANDS DIV. II; thence along said line North 81°23'31" West 47.56 feet to the Southeast corner of the plat of MILL CREEK HIGHLANDS DIV. III; thence along the Easterly line of said plat of MILL CREEK HIGHLANDS DIV. III North 1°45'00" East 271.71 feet; thence North 84°06'19" East 22.26 feet; thence North 9°50'00" West 207.33 feet; thence North 12°03'15" East 64.18 feet; thence North 34°59'53" East 64.05 feet; thence North 1°26'01" East 165.00 feet to the Northeast corner of said plat of MILL CREEK HIGHLANDS DIV. III; thence along the Northerly line of said plat North 88°33'59" West 97.73 feet thence South 2°08'27" East 55.26 feet; thence South 85°05'14" West 110.24 feet; thence South 78°46'57" West 40.23 feet; thence South 84°48'43" West 112.50 feet; thence North 22°54'26" West 47.99 feet; thence North 1°43'20" East 933.79 feet to the Southerly margin of Seattle Hill Road; thence along said margin North 36°47'54" East 69.61 feet; thence South 1°43'20" West 367.24 feet; thence South 86°27'51" East 616.91 feet; thence South 1°26'01" West 2226.98 feet to the South line of said Section 5; thence North 85°24'47" West along said South line 789.67 feet to the Point of Beginning.

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 23rd day of AUGUST, 1989.

City of Mill Creek Mayor Samuel D. Long

Attest: City Clerk Michelle Schutz

Examined and approved this 23 day of AUGUST, 1989.

Mill Creek City Engineer Richard S. Miller

Examined and approved this 23rd day of AUGUST, 1989.

Department of Community Development Director William A. Schum

COUNTY TREASURER'S CERTIFICATE

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year 1982 1990.

Snohomish County Treasurer KIRKE SIEVERS
By: Nanci K. Salo, DEPUTY TREASURER 8-30-89

CITY TREASURER'S CERTIFICATE

I hereby certify that there are not 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 29th day of August, 1989.

City of Mill Creek Treasurer Michelle Schutz

RECORDING CERTIFICATE:

Filed for record at the request of Countrywood Homes, Inc. this 30 day of August, 1989 at 04 minutes past 12 P.M. and recorded in Volume 44 of Plats, pages 191 through 192 inclusive, records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

Elizabeth Lys
Deputy Snohomish County Auditor

LAND SURVEYOR'S CERTIFICATE

I, Robert C. Hermann, Professional Land Surveyor, do hereby certify that the plat of Mill Creek Highlands Div. IV is based on an actual survey and that the distances, courses, and angles are shown thereon correctly and that monuments will be set and lot corners staked correctly on the ground and that I have fully complied with provisions of the platting regulations.

Robert C. Hermann
Robert C. Hermann
LS 18904



DEDICATION:

KNOW all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, declare this plat and dedicate to the public forever all roads, ways and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

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. Any enclosing of drainage water 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.

IN WITNESS WHEREOF we have set our hands and seals.

COUNTRYWOOD HOMES, INC.

D. Kapp

Puget Sound Bank
Monica R. Pleas

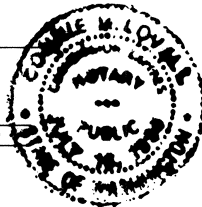
ACKNOWLEDGEMENT:

State of Washington)
County of King)ss

This is to certify that on this 10th day of August, 1989, before me the undersigned, a Notary Public, personally appeared Dennis Kolbeff, President of Countrywood Homes, Inc., a corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Connie M. Lovell
Notary Public in and for
the State of Washington



Residing at Kirkland
My Commission expires 7-19-90

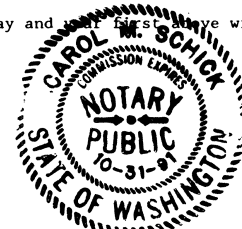
ACKNOWLEDGEMENT:

State of Washington)
County of King)ss

This is to certify that on this 21st day of August, 1989, before me the undersigned, a Notary Public, personally appeared Monica R. Pleas, an Asst. Vice President of the corporation that 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 that on oath stated that they were authorized to execute said dedication and that 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.

Carol M. Schick
Notary Public in and for
the State of Washington



Residing at Kent
My Commission expires 10/31/91

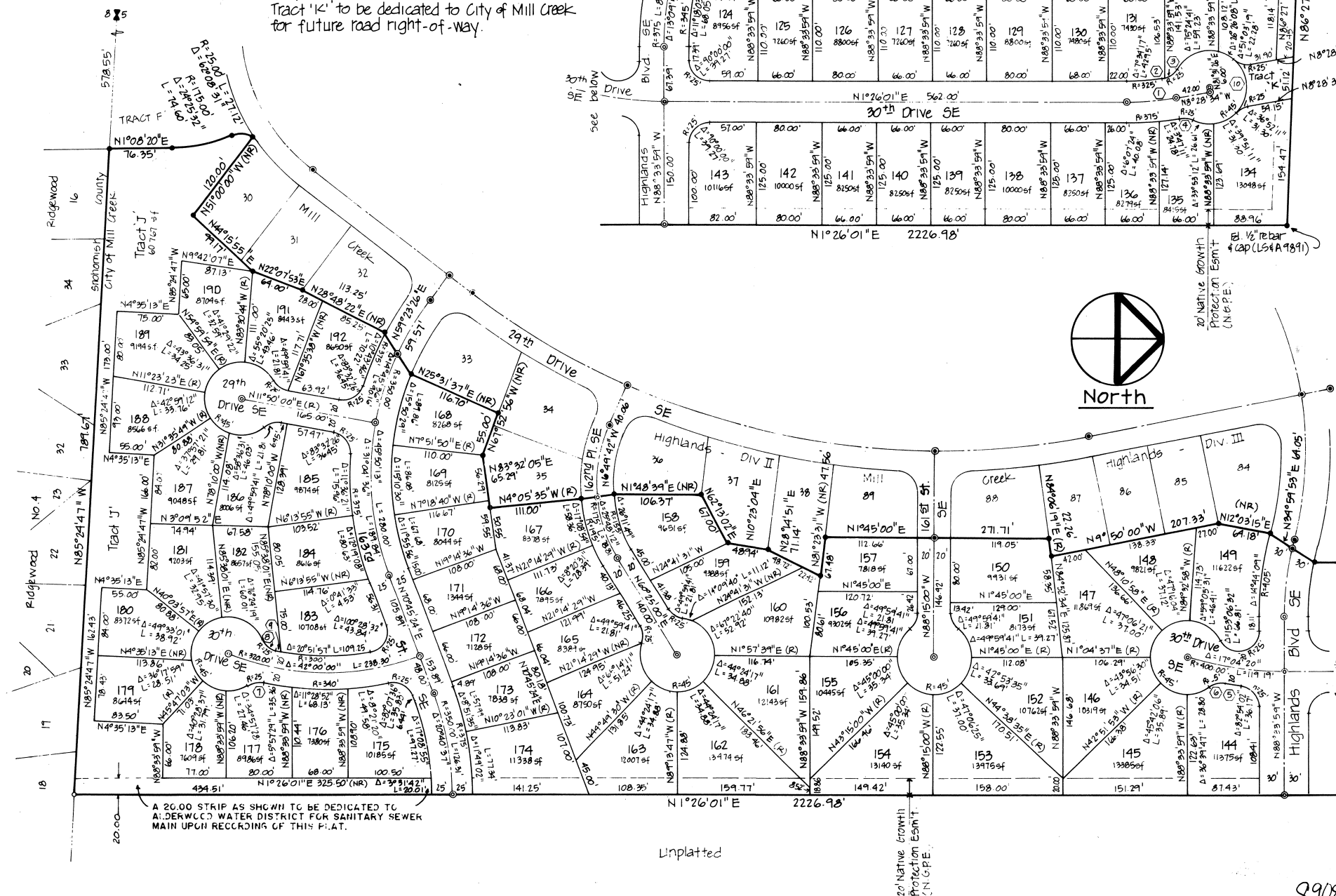
MILL CREEK HIGHLANDS - DIV. IV

PORTION OF THE SOUTH 1/2 OF SEC. 5, T. 27N., R. 5E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON
DAVID EVANS AND ASSOCIATES, INC.
APRIL 1989

SCALE: 1" = 100'

Note:

- All conifer trees within the N6PE may not be cut, pruned, covered by fill, removed or damaged unless they are dead, diseased or hazardous to life and/or property. In the event that trees are removed consistent with the foregoing, they shall be replaced with coniferous or deciduous trees 6' to 8' in height as measured after installation.
- Tract 'E' - (Plat of Mill Creek Highlands - Div. II - Detention Pond) - City has the right but not the obligation to maintain detention pond and to bill the Mill Creek Highlands Homeowners Association for any cost incurred by the City for said maintenance. In addition, the City has the right, but not the obligation to maintain the drainage facilities within easements and open space tracts and to bill the Mill Creek Highlands Homeowners Association for any cost incurred for said maintenance.
- Tract 'G' to be dedicated to and maintained by Mill Creek Highlands Homeowners Association as open space and pedestrian access.
Tract 'J' to be dedicated to and maintained by Mill Creek Highlands Homeowners Association as open space.
Tract 'K' to be dedicated to City of Mill Creek for future road right-of-way.



Curve Table

R	Δ	L
① 350.00'	9°54'53"	60.54'
② 25.00'	7°25'59"	3.24'
③ 25.00'	45°41'49"	19.44'
④ 25.00'	36°52'12"	16.09'
⑤ 420.00'	2°41'10"	19.69'
⑥ 25.00'	46°26'55"	20.27'
⑦ 25.00'	45°38'37"	19.92'
⑧ 25.00'	55°22'36"	21.16'
⑨ 300.00'	0°57'17"	5.00'
⑩ 45.00'	92°04'30"	72.32'
⑪ 45.00'	12°45'31"	10.02'

Legend

- ⊙ Fd. monument in case
- ⊙ Set std. monument in case
- Fd. 5/8" rebar & cap (RCH 18904) unless noted otherwise
- Set 5/8" rebar & cap (RCH 18904)

8908305002

Sheet 2 of 2

HIGHLANDS PLAT 183