

THE LAKES
SECTIONS 7 AND 8, T.27N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

MAINTENANCE PROVISIONS

MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF ANY SANITARY SEWER PIPELINE AND APPURTENANCES LOCATED WITHIN THE PRIVATE SANITARY SEWER EASEMENT ACROSS LOT 34, AS SHOWN HEREON, SHALL BE THE SOLE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION BORNE SOLELY BY THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOT 29. THIS EASEMENT SHALL BE FREE FROM ANY ENCROACHMENTS SUCH AS STRUCTURES, OVERHANGS, FOUNDATIONS, ETC.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 12th DAY OF September, 1995.

Debra J. Barry
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 1996 TAXES.

Kirke Lievers
SNOHOMISH COUNTY TREASURER



IN ACCORDANCE WITH RCW 58.08.040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

RESTRICTIONS

NO LOT OR PORTION OF ANY 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. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.

NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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.

NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.

THE LAKES HOMEOWNERS ASSOCIATION IS PROHIBITED FROM CUTTING OR CLEARING TREES IN TRACTS 100 AND 101, AS ROADWAY BUFFER/CUTTING PRESERVE AREAS, AS SHOWN ON THIS PLAT AS WELL AS ON THE APPROVED TREE PRESERVATION PLANS ON FILE WITH THE CITY OF MILL CREEK, EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.

THE OWNERS OF ALL LOTS CONTAINING PROPERTY BUFFERS AS SHOWN ON THE FACE OF THE PLAT, OR WITH TREES IDENTIFIED ON APPROVED TREE PRESERVATION PLANS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID BUFFERS OR AS INDIVIDUALLY IDENTIFIED ON TREE PRESERVATION PLANS, EXCEPT AS MAY BE DEEMED A DANGER OR ARE DISEASED, OR MAY BE REQUIRED FOR THE INSTALLATION OF UTILITIES, AND UPON THE EXPRESS APPROVAL OF THE CITY OF MILL CREEK.

TREES DESIGNATED FOR PRESERVATION THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED AT A RATIO OF 3:1. THE REPLACEMENT TREES SHALL BE A CONIFEROUS SPECIES AND HAVE A MINIMUM HEIGHT AT PLANTING OF 12 FEET. IN ADDITION, A PENALTY OF \$1,000.00 PER TREE MAY BE ASSESSED FOR ANY TREES THAT ARE REMOVED OR DESTROYED WITHOUT THE APPROVAL OF THE CITY OF MILL CREEK. THE CITY MAY AT ITS DISCRETION ISSUE A STOP WORK ORDER FOR CONSTRUCTION ON SUBJECT LOTS UNTIL THE PENALTY IS PAID.

BUILDING PLANS FOR LOTS 14, 15 AND 16 SHALL INCORPORATE TERRAIN ADAPTIVE DESIGNS IN ORDER TO AVOID EXCESSIVE FILLING AND PRESERVE AS MANY TREES AS POSSIBLE.

THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN RESOLUTION NO. 94-180 OF THE MILL CREEK CITY COUNCIL AS ADOPTED ON JUNE 14, 1994.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "ARTICLES OF INCORPORATION OF THE LAKES HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9509150172, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "BYLAWS OF THE LAKES HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9509150173, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LAKES", RECORDED UNDER AUDITOR'S FILE NO. 9509150174, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, ALDERWOOD WATER DISTRICT, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., WASHINGTON NATURAL GAS COMPANY, VIACOM CABLEVISION, AND ANY OTHER UTILITIES SERVING THE SUBJECT PLAT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) 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, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE SERVICE, ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, TELEPHONE SERVICE, GAS SERVICE, CABLE COMMUNICATION SERVICE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION. FURTHERMORE, THE TEN FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS. SAID BENEFICIARIES SHALL BE UNDER AN OBLIGATION TO PROVIDE WRITTEN NOTICE OF INSTALLATION OF UTILITIES IN AN EASEMENT AREA TO THE OWNERS OF THE PROPERTIES TO BE AFFECTED.

ALSO, EACH LOT IS SUBJECT TO AN EASEMENT TWO AND ONE-HALF (2.5) FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR THE PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM SEATTLE HILL ASSOCIATES OF MORE THAN ONE LOT 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 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 OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF THE AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEES OF SEATTLE HILL ASSOCIATES 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. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.

THE LAKES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE EASEMENTS AND WITHIN TRACT 100. THE CITY SHALL RESERVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY SERVICE AND MAINTENANCE COSTS INCURRED.

THE LAKES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE PLAT FRONTAGE ON SEATTLE HILL ROAD. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR SIDEWALK REPAIRS, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY.

THE PEDESTRIAN ACCESS EASEMENT ACROSS TRACT 100, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP ALL SIDEWALK SURFACES CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. THE CITY SHALL HAVE THE RESPONSIBILITY TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD.

THE SANITARY SEWER EASEMENT ACROSS TRACT 100 AND LOT 28, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO ALDERWOOD WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ANY ENCROACHMENTS SUCH AS STRUCTURES, OVERHANGS, FOUNDATIONS, ETC.

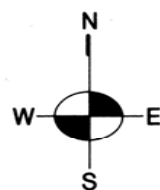
THE PRIVATE SANITARY SEWER EASEMENT ACROSS LOT 34, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 29, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ANY ENCROACHMENTS SUCH AS STRUCTURES, OVERHANGS, FOUNDATIONS, ETC.

9509155003

IN NW 1/4, NW 1/4, SECTION 8 AND
NE 1/4, NE 1/4, SECTION 7, T.27N., R.5E., W.M.
LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W. SUITE 200
LYNNWOOD, WASHINGTON 98036
PHONE: 775-1591



8/16/95



100 300
0 200 400
SCALE: 1" = 200'

THE LAKES

SECTIONS 7 AND 8, T.27N., R.5E., W.M.

CITY OF MILL CREEK

SNOHOMISH COUNTY, WASHINGTON

STATISTICS

EQUIPMENT: LIETZ SET 4 ELECTRONIC TOTAL STATION
METHOD: FIELD TRAVERSE
ACCURACY: CONFORMS TO WAC 332-130-090
MONUMENTS VISITED: MARCH 24, 1994

BASIS OF BEARINGS

NORTH AND WEST LINES OF NE1/4 OF NE1/4 OF SECTION 7, T.27 N., R.5E., W.M., PER RECORD OF SURVEYS IN VOLUME 2, PAGE 109 AND VOLUME 15, PAGE 56, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DATUM

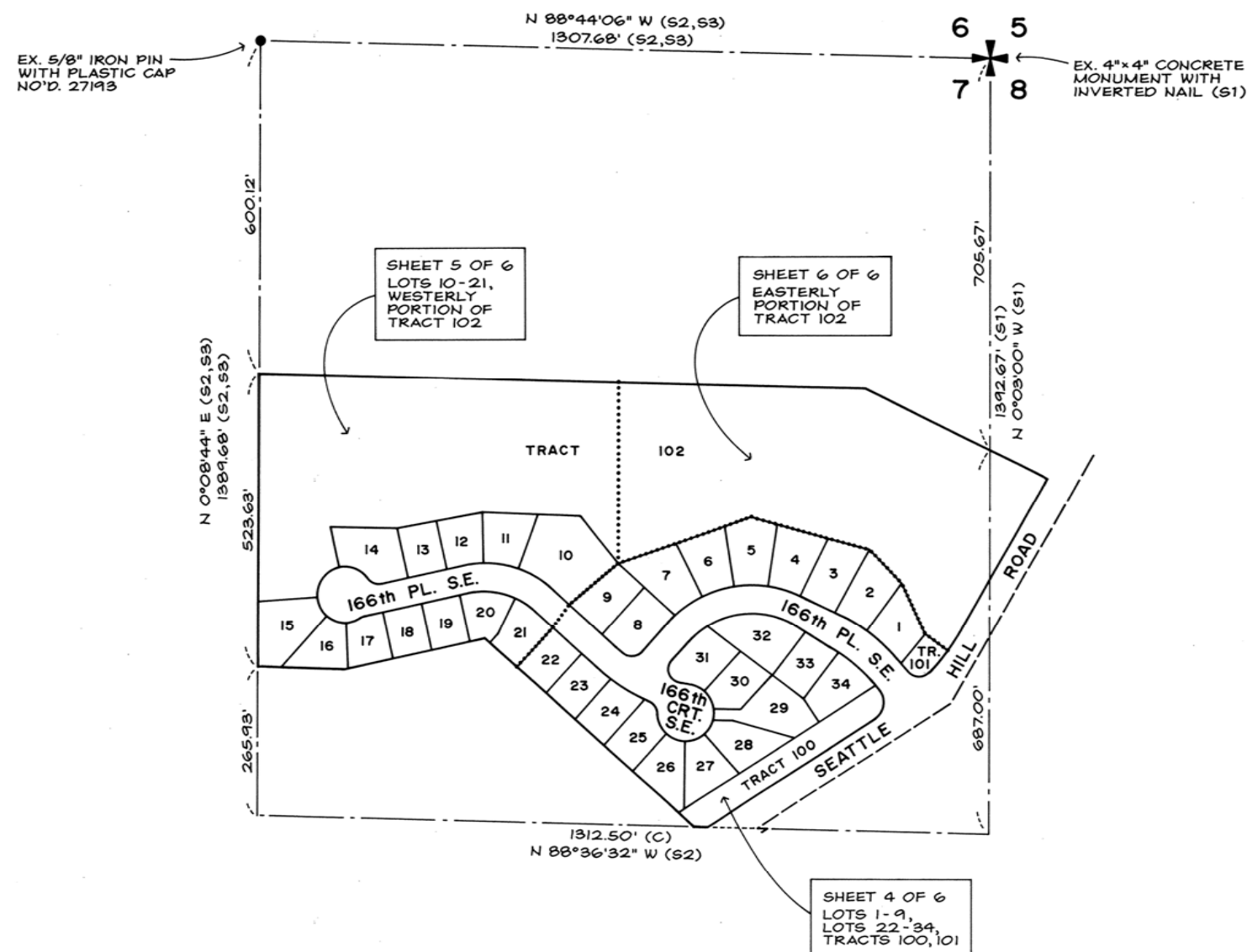
CITY OF MILL CREEK (NGVD 1929)

ORIGINATING BENCHMARK

"x" ON LOWER FLANGE BOLT ON EXISTING FIRE HYDRANT AT THE S.E. CORNER OF INTERSECTION OF SEATTLE HILL ROAD AND MILL CREEK ROAD.

ELEVATION = 422.27

OTHER BENCHMARKS ON TOP OF CONCRETE MONUMENTS AS NOTED.



LEGAL DESCRIPTION

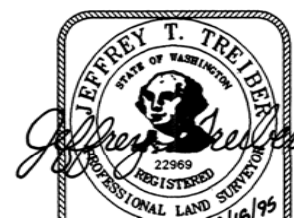
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S 0°03'00" E, ALONG THE EAST LINE THEREOF 705.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 63°31'08" E, 127.94 FEET TO THE WESTERLY MARGIN OF THE SEATTLE HILL ROAD; THENCE S 29°40'19" W, ALONG SAID WESTERLY MARGIN 425.07 FEET; THENCE CONTINUE ALONG SAID WESTERLY MARGIN S 57°08'19" W, 458.13 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE N 88°36'32" W, ALONG SAID SOUTH LINE 42.06 FEET TO THAT LINE DESCRIBED IN QUIT CLAIM DEEDS TO RAGNAR PETTERSSON AND SEATTLE HILL ASSOCIATES, RECORDED UNDER AUDITOR'S FILE NO'S. 9506130236 AND 9506130237, RESPECTIVELY, OF THE DEED RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE ALONG SAID LINE N 48°30'00" W, 506.60 FEET; THENCE S 77°32'12" W, 256.75 FEET; THENCE N 87°55'37" W, 148.18 FEET; THENCE S 86°50'39" W, 9.96 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 0°08'44" E, ALONG SAID SECTION LINE 523.63 FEET; THENCE S 88°44'06" E, 1,088.13 FEET; THENCE S 63°31'08" E, 247.62 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGEND

- (C) = CALCULATED BEARING AND/OR DIMENSION
- (S1) = BEARING AND/OR DIMENSION PER RECORD OF SURVEY (VOLUME 1, PAGE 80)
- (S2) = BEARING AND/OR DIMENSION PER RECORD OF SURVEY (VOLUME 2, PAGE 109)
- (S3) = BEARING AND/OR DIMENSION PER RECORD OF SURVEY (VOLUME 15, PAGE 56)



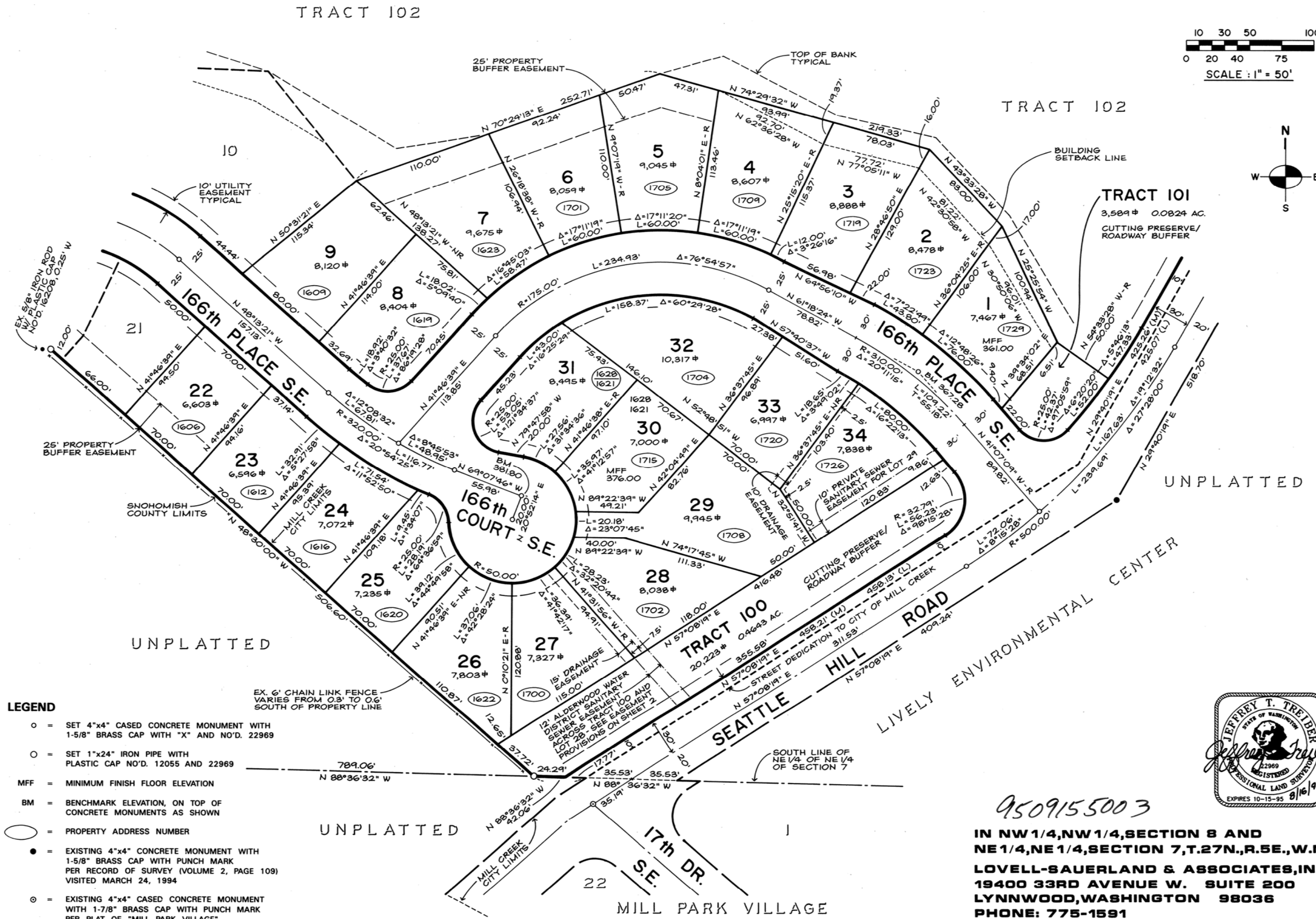
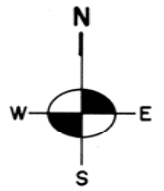
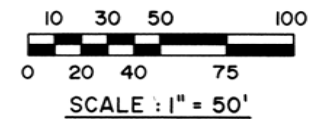
9509155003

IN NW 1/4, NW 1/4, SECTION 8 AND
NE 1/4, NE 1/4, SECTION 7, T.27N., R.5E., W.M.
LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W. SUITE 200
LYNNWOOD, WASHINGTON 98036
PHONE: 775-1591

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

NOTES
DEVELOPMENT ON LOTS 1, 14, 15 AND 30 SHALL BE CONSTRUCTED TO A MINIMUM FINISHED FLOOR ELEVATION OF NO LESS THAN THAT SHOWN ON SAID LOTS IN THIS PLAT UNLESS OTHERWISE APPROVED BY ALDERWOOD WATER DISTRICT.

THE LAKES
SECTIONS 7 AND 8, T.27N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON



LEGEND

- = SET 4"x4" CASED CONCRETE MONUMENT WITH 1-5/8" BRASS CAP WITH "X" AND NO.D. 22969
- = SET 1"x24" IRON PIPE WITH PLASTIC CAP NO.D. 12055 AND 22969
- MFF = MINIMUM FINISH FLOOR ELEVATION
- BM = BENCHMARK ELEVATION, ON TOP OF CONCRETE MONUMENTS AS SHOWN
- = PROPERTY ADDRESS NUMBER
- = EXISTING 4"x4" CONCRETE MONUMENT WITH 1-5/8" BRASS CAP WITH PUNCH MARK PER RECORD OF SURVEY (VOLUME 2, PAGE 109) VISITED MARCH 24, 1994
- = EXISTING 4"x4" CASED CONCRETE MONUMENT WITH 1-7/8" BRASS CAP WITH PUNCH MARK PER PLAT OF "MILL PARK VILLAGE"



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EX. 5/8" IRON PIN
W/ PLASTIC CAP
NO'D. 27193

EMERALD HEIGHTS DIV. 2
VOL 47 PGS 127-130

MARTHA LAKE GARDEN TRACTS
VOL 8 PG 51

MILL CREEK CITY LIMITS

SW CORNER OF
NE 1/4 OF NE 1/4
OF SECTION 7

EX. 3/4" IRON PIPE W/ PLASTIC CAP
"MGA 7374", 0.83' N AND 0.32' E
EX. IRON ROD WITH PLASTIC CAP
"PLS 16208", 0.37' N AND 1.47' E
EX. 3/4" IRON PIPE W/ PLASTIC CAP
"ORA 19583", 0.67' S AND 0.16' E

WETLAND BOUNDARY AS DELINEATED
ON WILSEY & HAM PACIFIC
SITE TOPOGRAPHY

APPROXIMATE
WETLAND BOUNDARY
FROM OTHER SOURCES

25' PROPERTY
BUFFER EASEMENT

TOP OF BANK
TYPICAL

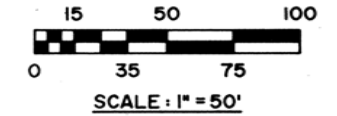
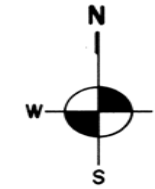
25' PROPERTY
BUFFER EASEMENT

EX. 6" CHAIN LINK FENCE
VARIES FROM 0.1' TO 0.5'
SOUTH OF PROPERTY LINE

TRACT 102

390,429 # 8.9630 ACRES

TO BE DEDICATED TO THE
CITY OF MILL CREEK FOR
PARK AND OPEN SPACE
UPON RECORDING OF THIS PLAT



LEGEND

- = SET 4"x4" CASED CONCRETE MONUMENT WITH 1-5/8" BRASS CAP WITH "X" AND NO'D. 22969
- = SET 1"x24" IRON PIPE WITH PLASTIC CAP NO'D. 12055 AND 22969
- MFF = MINIMUM FINISH FLOOR ELEVATION
- BM = BENCHMARK ELEVATION, ON TOP OF CONCRETE MONUMENTS AS SHOWN
- = PROPERTY ADDRESS NUMBER

NOTES

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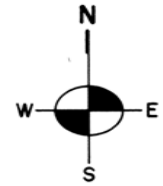
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THE LAKES
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CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

15 50 100
0 35 75
SCALE: 1" = 50'



UNPLATTED

UNPLATTED

UNPLATTED

TRACT 102

390,429 ± 8.9630 ACRES
TO BE DEDICATED TO THE
CITY OF MILL CREEK FOR
PARK AND OPEN SPACE
UPON RECORDING OF THIS PLAT

LEGEND

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- = EXISTING 4"x4" CONCRETE MONUMENT WITH 1-5/8" BRASS CAP WITH PUNCH MARK PER RECORD OF SURVEY (VOLUME 2, PAGE 109) VISITED MARCH 24, 1994



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SECTION 7, T.27 N., R.5 E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER IN FEE SIMPLE AND MORTGAGEE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, DRIVES, PLACES AND EASEMENTS OR WHATEVER PUBLIC PROPERTY SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS, DRIVES AND PLACES OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE OF THE ROADS, DRIVES AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 6th DAY OF October, 1996.

JOHN F. BUCHAN CONSTRUCTION, INC., A WASHINGTON CORPORATION

John F. Buchan
JOHN F. BUCHAN,
C.E.O.

U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION

R.A. Florida VP
R.A. FLORIDA,
VICE PRESIDENT

EASEMENT PROVISIONS

EACH LOT IS SUBJECT TO AN EASEMENT TWO AND ONE-HALF (2.5) FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT FOR THE PURPOSES STATED ABOVE. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM JOHN F. BUCHAN CONSTRUCTION, 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 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 OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF THE AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF JOHN F. BUCHAN CONSTRUCTION, 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 AUDITOR'S FILE NO. 9509155003. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES SO CREATED.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 25th DAY OF October, 1996.

Rebecca J. Larry
TREASURER, CITY OF MILL CREEK

APPROVALS

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 25th DAY OF October, 1996.

Kathy Niska
MAYOR, CITY OF MILL CREEK

Rebecca J. Larry
ATTEST: CITY CLERK

EXAMINED AND ACCEPTED THIS 25 DAY OF October, 1996.

Craig Stampler
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 25th DAY OF October, 1996.

William J. Schmitt
DIRECTOR OF COMMUNITY DEVELOPMENT

RESTRICTIONS

NO LOT OR PORTION OF ANY LOT IN THIS PLAT SHALL BE 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 IT IS LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.

NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC OR PRIVATE 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.

NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TV, 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.

DEVELOPMENT OF THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN ORDINANCE NO. 96-392 OF THE MILL CREEK CITY COUNCIL AS ADOPTED ON AUGUST 13, 1996.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN PLAT OF "THE LAKES", RECORDED IN VOLUME 60 OF PLATS, PAGES 7 THROUGH 12, INCLUSIVE, UNDER AUDITOR'S FILE NO. 9509155003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "ARTICLES OF INCORPORATION OF THE LAKES HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9509150172, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "BYLAWS OF THE LAKES HOMEOWNERS ASSOCIATION", RECORDED UNDER AUDITOR'S FILE NO. 9509150173 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LAKES", RECORDED UNDER AUDITOR'S FILE NO. 9509150174, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

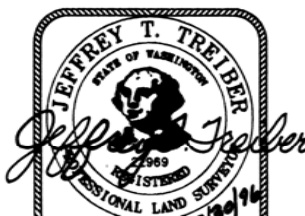
IN ACCORDANCE WITH RCW 58.08.040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

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 DISCHARGED, INCLUDING 1997 TAXES.

Bob Dantini
SNOHOMISH COUNTY TREASURER

BY: TR Bryson
Ronda J. Wheeler
DEPUTY SNOHOMISH COUNTY TREASURER
October 24, 1996
Nov. 4, 1996



ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS.
COUNTY OF King

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF October, 1996, BEFORE ME PERSONALLY APPEARED JOHN F. BUCHAN, TO ME KNOWN TO BE THE C.E.O. OF JOHN F. BUCHAN CONSTRUCTION, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Brenda K. Osborne
Brenda K. Osborne
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Buckeye
COMMISSION EXPIRES 9-30-98



STATE OF WASHINGTON) SS.
COUNTY OF King

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF October, 1996, BEFORE ME PERSONALLY APPEARED R.A. Florida AND President TO ME KNOWN TO BE THE Vice AND, RESPECTIVELY, OF U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND ON OATH STATED THAT He WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Brenda K. Osborne
Brenda K. Osborne
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Buckeye
COMMISSION EXPIRES 9-30-98



9611045004 28/26SF

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LOVELL-SAUERLAND & ASSOCIATES, INC. THIS 4th DAY OF November, 1996, AT 57 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 62 OF PLATS, PAGES 157 AND 158, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger BY: Julie Shoen
SNOHOMISH COUNTY AUDITOR DEPUTY SNOHOMISH COUNTY AUDITOR

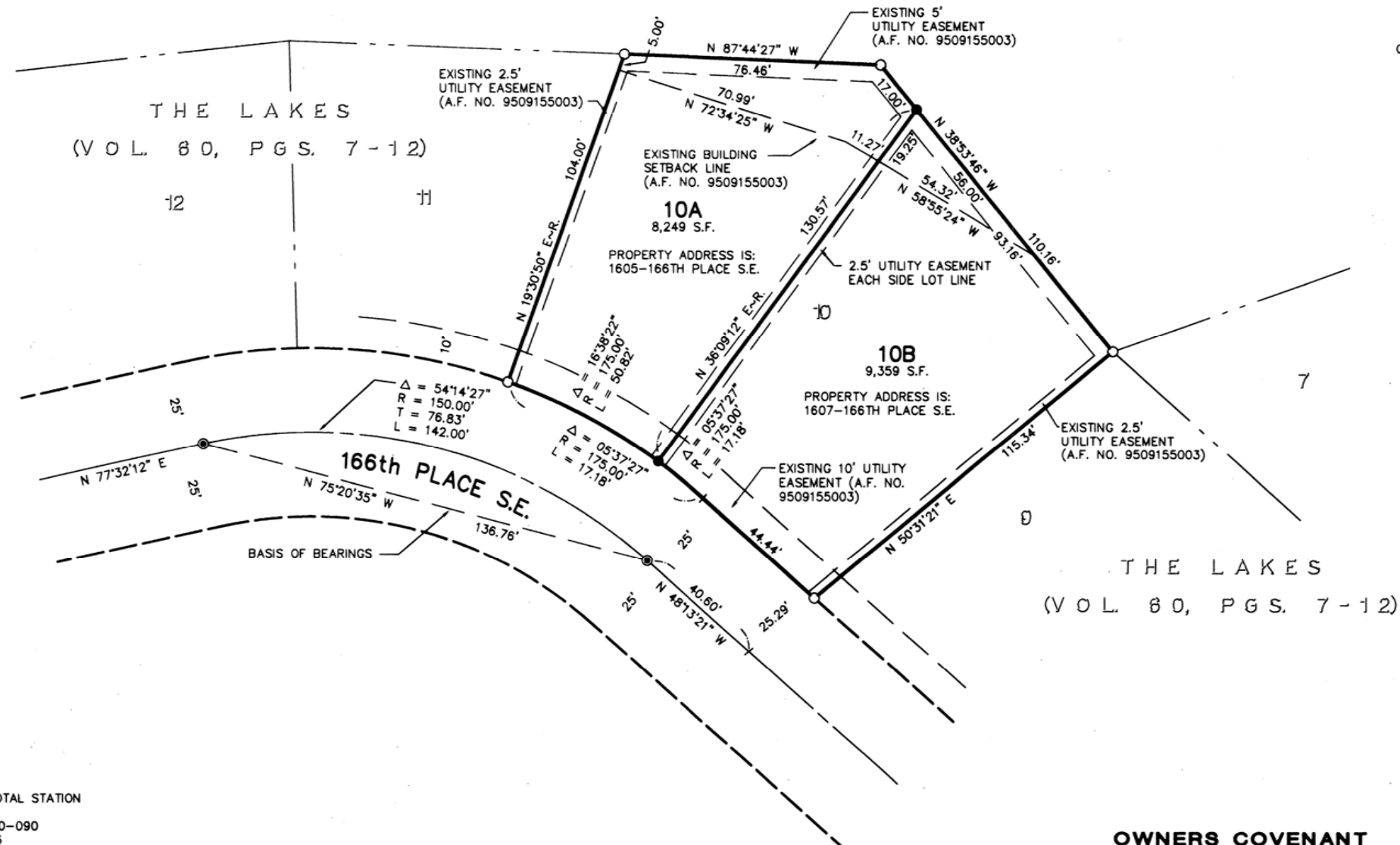
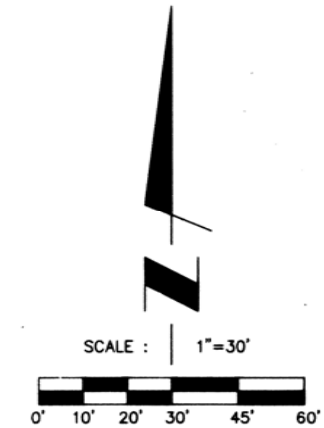
Originally platted under AF * 9509155003

ALTERATION OF LOT 10, THE LAKES
(VOLUME 60, PAGES 7 THROUGH 12, INCLUSIVE)
IN NE1/4, NE1/4 OF SECTION 7, T.27 N., R.5 E., W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W. SUITE 200
LYNNWOOD, WASHINGTON 98036 PH: 775-1591

SECTION 7, T.27 N., R.5 E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

CITY OF MILL CREEK PARK



STATISTICS

EQUIPMENT : LIETZ SET 4 ELECTRONIC TOTAL STATION
METHOD : FIELD TRAVERSE
ACCURACY : CONFORMS TO WAC 332-130-090
MONUMENTS VISITED SEPTEMBER 23, 1996

LEGAL DESCRIPTION

LOT 10, THE LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGES 7 THROUGH 12, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

LEGEND

- = EXISTING 4"X 4" CONCRETE MONUMENT W/1-5/8" BRASS CAP IN CASING PER PLAT OF "THE LAKES" (VOLUME 60, PAGES 7-12)
- = EXISTING IRON PIN WITH PLASTIC CAP NO'D 12055 AND 22969 PER PLAT OF "THE LAKES" (VOLUME 60, PAGES 7-12)
- = SET IRON PIN WITH PLASTIC CAP NO'D 12055/22969

BASIS OF BEARINGS

CENTERLINE OF 166TH PLACE S.E. PER PLAT OF "THE LAKES" (VOL. 60, PGS. 7-12)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "PLAT ALTERATION AT THE LAKES" IS BASED UPON THE AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES, THAT THE COURSES, ANGLES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOTS, BLOCK AND TRACT CORNERS HAVE BEEN SET CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Jeffrey T. Treiber
JEFFREY T. TREIBER
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 22969
DATE: 9/30/96



OWNERS COVENANT

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNERS MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16 OF THE CITY OF MILL CREEK MUNICIPAL CODE.

**ALTERATION OF LOT 10, THE LAKES
(VOLUME 60, PAGES 7 THROUGH 12, INCLUSIVE)
IN NE1/4, NE1/4 OF SECTION 7, T.27 N., R.5 E., W.M.**

LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W. SUITE 200
LYNNWOOD, WASHINGTON 98036

PH: 775-1591

THE LAKES
SECTIONS 7 AND 8, T.27N., R.5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE, AND MORTGAGEE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER TRACT 102, ALL ROADS, DRIVES, PLACES AND EASEMENTS OR WHATEVER PUBLIC PROPERTY SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS, DRIVES AND PLACES OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS, DRIVES AND PLACES SHOWN HEREON.

SEATTLE HILL ASSOCIATES, IN DEDICATING THIS PLAT OF THE LAKES, HAS DESIGNATED TRACTS 100 AND 101 AS CUTTING PRESERVE/ROADWAY BUFFER TRACTS FOR THE HOMEOWNERS IN THE PLAT OF THE LAKES. THE CITY OF MILL CREEK IS HEREBY RESERVED AND CONVEYED THE RIGHT TO ENTER UPON SAID TRACT 100 FOR THE PURPOSE OF EMERGENCY MAINTENANCE.

THESE TRACTS SO DESIGNATED ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE HEREBY DEEDED TO THE LAKES HOMEOWNERS ASSOCIATION, AS MORE FULLY PROVIDED IN THE ARTICLES OF INCORPORATION OF THE LAKES HOMEOWNERS ASSOCIATION, BYLAWS OF THE LAKES HOMEOWNERS ASSOCIATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LAKES, APPLICABLE HERETO AND RECORDED UNDER AUDITOR'S FILE NUMBERS 9509150172 AND 9509150173 AND 9509150174, RESPECTIVELY, ALL IN THE RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH DOCUMENTS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 21st DAY OF August, 1995.

SEATTLE HILL ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP

John W. Mills Zelda M. Mills
JOHN W. MILLS, PARTNER ZELDA M. MILLS, PARTNER
BY JOHN W. MILLS, AS
HER ATTORNEY IN FACT
PER A.F. NO. 1540460

THE ECHELBERGER COMPANY, INC., A WASHINGTON CORPORATION, PARTNER

Lindsey Echelberger
LINDSEY ECHELBERGER,
SECRETARY-TREASURER

LOVELL SAUERLAND & ASSOCIATES, INC., A WASHINGTON CORPORATION, PARTNER

Jurgen P. Sauerland Robert S. Jones
JURGEN P. SAUERLAND, PRESIDENT ROBERT S. JONES,
SECRETARY-TREASURER

FIRST INTERSTATE BANK OF WASHINGTON, N.A.

Kathleen S. Herdlein
KATHLEEN S. HERDLEIN,
VICE-PRESIDENT

APPROVALS

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 12th DAY OF SEPTEMBER, 1995.

Thomas L. Anderson Debra J. Barry
MAYOR, CITY OF MILL CREEK ATTEST: CITY CLERK

EXAMINED AND APPROVED THIS 13TH DAY OF SEPTEMBER, 1995.

William D. Jinn
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 13TH DAY OF SEPTEMBER, 1995.

William D. Jinn
DIRECTOR OF COMMUNITY DEVELOPMENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF August, 1995, BEFORE ME PERSONALLY APPEARED JOHN W. MILLS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR HIMSELF AND AS ATTORNEY IN FACT FOR ZELDA M. MILLS, ALSO THEREIN DESCRIBED, AND AS PARTNERS OF SEATTLE HILL ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ZELDA M. MILLS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID ZELDA M. MILLS IS NOW LIVING, AND ON OATH FURTHER STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Karen M. Schroeder
Karen M. Schroeder
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Lynnwood
COMMISSION EXPIRES 11-11-95

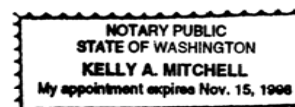


STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF August, 1995, BEFORE ME PERSONALLY APPEARED KATHLEEN S. HERDLEIN, TO ME KNOWN TO BE THE VICE-PRESIDENT OF FIRST INTERSTATE BANK OF WASHINGTON, N.A., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kelly A. Mitchell
KELLY A. MITCHELL
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Everett
COMMISSION EXPIRES Nov. 15, 1998



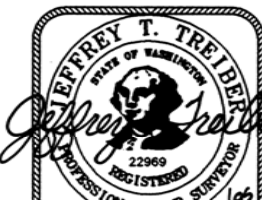
OWNER'S COVENANT

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16 OF THE MILL CREEK MUNICIPAL CODE.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "THE LAKES" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE COURSES, ANGLES, AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT, BLOCK AND TRACT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Jeffrey T. Treiber
JEFFREY T. TREIBER
PRO. LAND SURVEYOR
CERTIFICATE NO. 22969
DATE 8/16/95



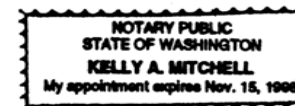
ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF August, 1995, BEFORE ME PERSONALLY APPEARED LINDSEY ECHELBERGER, TO ME KNOWN TO BE THE SECRETARY-TREASURER OF THE ECHELBERGER COMPANY, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND ON OATH FURTHER STATED THAT SAID CORPORATION IS A PARTNER OF SEATTLE HILL ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, AND THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Kelly A. Mitchell
KELLY A. MITCHELL
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Everett
COMMISSION EXPIRES Nov. 15, 1998



STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF August, 1995, BEFORE ME PERSONALLY APPEARED JURGEN P. SAUERLAND AND ROBERT S. JONES, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF LOVELL SAUERLAND & ASSOCIATES, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND ON OATH FURTHER STATED THAT SAID CORPORATION IS A PARTNER OF SEATTLE HILL ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, AND THAT SAID CORPORATION WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, AND THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Karen M. Schroeder
Karen M. Schroeder
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Lynnwood
COMMISSION EXPIRES 11-11-95



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Lovell-Sauerland
THIS 15th DAY OF Sept, 1995, AT 35 MINUTES PAST 11:00AM.
AND RECORDED IN VOLUME 601 OF PLATS, PAGES 7-12 INCLUSIVE, RECORDS
OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
SNOHOMISH COUNTY AUDITOR

BY: Kathy Carlson
DEPUTY SNOHOMISH COUNTY AUDITOR

9509155003

IN NW 1/4, NW 1/4, SECTION 8 AND
NE 1/4, NE 1/4, SECTION 7, T.27N., R.5E., W.M.
LOVELL SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W. SUITE 200
LYNNWOOD, WASHINGTON 98036
PHONE: 775-1591

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE