LEGAL DESCRIPTION TRACTS I AND 2- MILL CREEK -21, AGCORDING TO THE PLAT THEREOF RECORDED IN VOLUME-63 OF PLATS, PAGES 222 AND 223, AUDITOR'S FIL NO. 9705015002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON. **APPROVALS** FORTH BY THE MILL CREEK CITY COUNCIL -THE DEDICATIONS AND EASEMENTS MADE HEREON ARE ACCEPTED AND THE PLAT IS DULY APPROVED THIS 24 DAY OF October, 2000. Jul m mandey MILL CREEK CITY ENGYNEER EXAMINED AND APPROVED THIS 25th DAY OF OCTUBER. 2000 DIRECTOR OF COMMUNITY DEVELOPMENT CITY TREASURER'S CERTIFICATE AS DEDICATED STREETS, ALLEYS OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 27th DAY OF PARTY., 2000. TREASURER, CITY OF MILL CREEK TREASURER'S CERTIFICATE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2001 TAXES. OCT. 30, 2000 Bob Dartini TREASURER, SNOHOMISH COUNTY BY: BRUSON DEPUTY COUNTY TREASURER IN ACCORDANCE WITH RCW 58 08.040, ANY PERSON RECORDING A PLAT AFTER TOR THE NEXT YEAR AUDITOR'S CERTIFICATE November, 20 00, at 59 minutes past // M. and recorded in Volume ____ of Plats, pages ___, records of Snohomish County, Washington.

TRACTS 1 & 2, MILL CREEK 21, VOL. 63, PGS. 222-223 NW1/4, NE1/4 SEC. 6, T. 27 N., R. 5 E., W.M. CITY OF MILL CREEK

SNOHOMISH COUNTY, WASHINGTON

OWNER'S COVENANT

DEDICATION OF COMMON AREAS:

RELATED ACTIVITIES.

THE-MEMBERS OF THE-MILL CREEK COMMUNITY ASSOCIATION AS MORE FULL MHLL CREEK, DATED 21 APRIL, 1975 AND RECORDED UNDER AUDITOR 800609Q130, 8207095009, 8305160277, 8505010054, 8604250170 AND 9510060003. - SATED DEDICATION OF RESTRICTIVE COVENANTS IS HEREBY -INCORPORATED AND MADE A PART OF THIS PLAT.

320 IS HEREBY RESERVED BY THE DEVELOPER OF THIS PROPERTY - FOR FUTURE ACCESS-TO THE ADJOINING PROPERTY TO THE NORTH.

DEDICATION

SLOPES FOR CUTS AND FILLS, IN THE ORIGINAL REASONABLE GRADING DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY TRACTS ... LOT LOTS. WHERE WATER MIGHT TAKE A -NATURAL - COURSE-

NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED : OF ANY LOT. SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER:

THE LAND HEREBY PLATTED AND SHALL BE BINDING ON ALL SUBSEQUENT

N WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 2300 DAY OF October, 2000.

UNITED DEVELOPMENT CORPORATION

TITLE: Senior Vice President PRINTED NAME: Nobykazy Kawasaki

ACKNOWLEDGMENTS

STATE OF Washington)

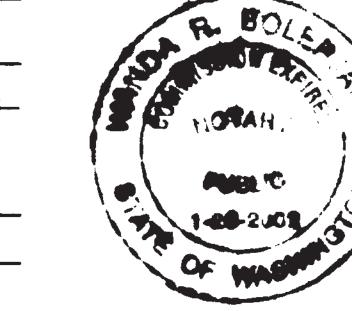
COUNTY OF Snohomish

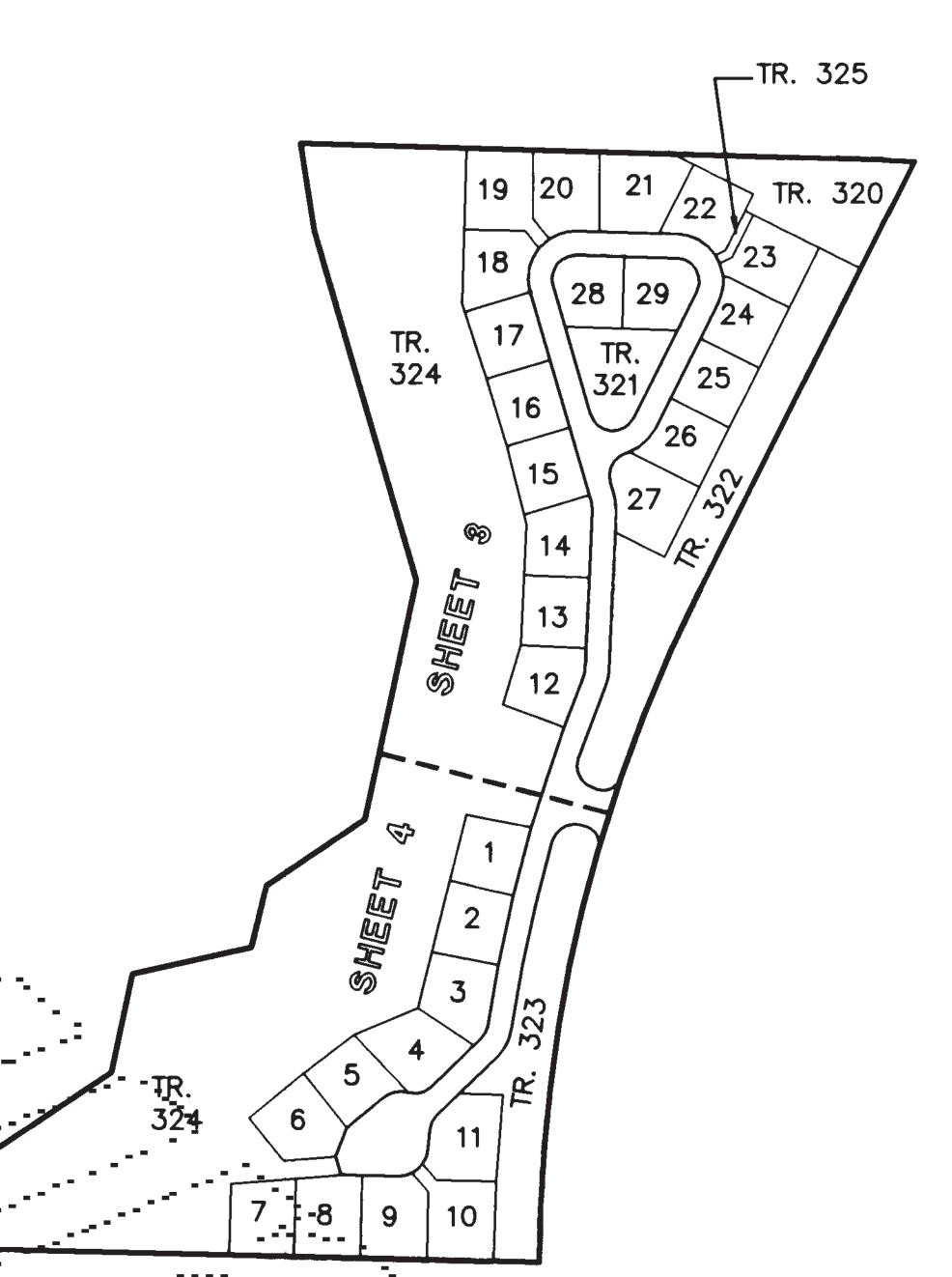
SAID PERSON ACKNOWLEDGED THAT He SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE.

TO BE THE FREE AND VOLUNTARY INSTRUMENT.

10-23-00

RESIDING AT Bothell





SCALE: 1"=200'

INDEXING DATA: TR. 1 & 2, MILL CREEK-21, VOL. 62, PGS. 222-223; NWI/4, NE1/4 SEC. 6, TWP. 27 N., R. 5 E., W.M.

GROUP FOUR, Inc.

16030 JUANITA-WOODINVILLE WAY NE

JOB NO.: 98-8006

200011015003

EXPIRES: JAN. 1

LAND SURVEYOR'S CERTIFICATE

MILL CREEK-23 governing platting.

MILL CREEK-23

SNOHOMISH COUNTY, WASHINGTON

CONSTRUCTION, SIDEWALK MAINTENANCE AND SIGHT/VISIBILITY

PURPOSES FOR THE REMOVAL OF VEGETATION OVER 3.5 FEET TALL

ALDERWOOD WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING

FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM /

STRUCTURES; I.E. COVERED PARKING, DECKS, OVERHANGS, SHEDS

A PERMANENT, APPURTENANT, NON-EXCLUSIVE EASEMENT IS HEREBY

HEIRS, SUCCESSORS AND ASSIGNS OF LOT 7 AND THE PUBLIC HEREIN

POND SERVICE AND MAINTENANCE PURPOSES AND USES ON, OVER,

ACROSS: AND UPON THAT BURDENED PORTION OF TRACT 324 HEREIN,

FURTHER, ALL COSTS OF DRIVEWAY MAINTENANCE, REPAIR AND/OR

-RECONSTRUCTION OF THE EASEMENT AREA SHALL BE BORNE BY THE

OWNERS. THE TR-HEIRS, SUCCESSORS AND ASSIGNS OF LOT 7 EXCEPT

THAT THE OWNERS THEIR HEIRS. SUCCESSORS AND ASSIGNS OF LOT

7 SHALL BE- RESPONSIBLE FOR ANY DRIVEWAY REPAIRS

MAINTENANCE, AND/OR RECONSTRUCTION WESTERLY OF THE EASEMENT

AND _ - MAINTAINT ALL DRAINAGE FACILITIES LOCATED ON ANY

RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE

THE RESPONSIBILITY OF-THE HOMEOWNERS ASSOCIATION TO

AND MAINTENANCE ON THESE DRAINAGE FAC-IL TITLES -- NECESSARY

INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY.

PEDESTRIAN ACCESS-EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC

ON ANY AND ALL HARD SURFACE PATHS ... STDEWALKS .- AND TRAILS

RESPONSIBILITY OF THE HOMEOWNERS ASSOCIAT-FON TO KEEP ALL

AND ANY ORGANICS. THE CITY---- HAS--THE RIGHT TO REPAIR

PATHS, SIDEWALKS AND TRAIL SURFACES CLEAN AND FREE OF DEBRI

HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO PROVIDE

SERVICE AND MAINTENANCE TO THE BACK OF THE CURB AND GUTTER

REIMBURSE THE CITY FOR ANY-COST INCURRED, -IF APPLICABLE.

LOCATED ON TRACTS 322, 323, 324-AND 325. IT- 15

ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY-HAZARD.

ALONG THE PLAT FRONTAGE ON MILL GREEK BOULEVARD

RESPONSIBLE TO SERVICE

RESERVES THE

TRACTS 1 & 2, MILL CREEK 21, VOL. 63, PGS. 222-223 NW1/4, NE1/4 SEC. 6, T. 27 N., R. 5 E., W.M. CITY OF MILL CREEK

AND USE OF SAID SIDEWALK BY THE PUBLIC

AS-SHOWN_ON THE FACE OF THIS PLAT.

TAREA-ACCESS POINT IN FACT-FOR LOT 7.

- DRAINAGE - EASEMENTS AND TRACTS. THE CITY

EASEMENT PROVISIONS.

- PUBLIC -- THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY, ALDERWOOD WATER DISTRICT, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. .--- PUGET SOUND ENERGY, ATAT 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 AND UPON THE FRONT NORTHERLY TEN (10) FEET- OF LOTS 7 AND 8-IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDULTS. CABLES ._ PIPES AND WIRES - WI-THL 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, __-GABLE COMMUNICATION SERVICE AND ANY OTHER - UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL - SUBDI-VISION. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AT ALL TIMES FOR THE PURPOSES- HEREIN STATED. 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 WHICH -- ADJOIN ANOTHER LOT. AND FIVE (5) FEET IN WIDTH. PARALLEL WITH AND ADJOINING ALL REAR LOT LINES.
- 2. FURTHERMORE, THE TEN FOOT STRIP MAY BE UTILIZED BY THE CITY OF MILL CREEK FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, PUBLIC SIDEWALKS AND SIGHT/VISIBILITY PURPOSES OR THE REMOVAL OF VEGETATION OVER 3.5 FEET TALL.
- 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 THE UNITED DEVELOPMENT CORPORATION 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 PURPOSE 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 UNITED DEVELOPMENT CORPORATION SHALL HAVE THE SAME RIGHTS WITH RESPECT TO PROPERTY WHICH IS HELD ON A CONTINUOUS 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.
- 4. 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.
- 5. ALL COMMON AREAS NOTED ARE SUBJECT TO PUBLIC UTILITY EASEMENT PROVISIONS FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CABLE TELEVISION, COMMUNICATIONS, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, PROVIDED HOWEVER, THAT THIS EASEMENT SHALL NOT PREVENT THE PLACEMENT OF LANDSCAPE STRUCTURES IN AREAS NOT UTILIZED FOR THE ABOVE MENTIONED PURPOSES.
- GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVICED BY THEM. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE SEWER OR DRAIN USED IN COMMON, SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PORTION ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN, OR RECONSTRUCT THE STORM DRAIN, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

RESTRICTIONS

- 1. 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.
- 2. THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED UNDER AUDITOR'S FILE NO. 2382420 AND AS AMENDED UNDER AUDITOR'S FILE NOS. 8006090130, 8108120217, 8207095009, 8305160277, 8505010054, 8604250170 AND 9510060003.
- THIS PLAT IS NOT SUBJECT TO THE AMENDMENT OF SAID RESTRICTIVE COVENANTS AS RECORDED UNDER AUDITOR'S FILE NO. 7603090126, VOLUME 951 O.R. PAGES 194-196.
- 4. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE MADE WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
- 5. PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE OR UTILITY EASEMENT OR DELINEATED FLOOD PLAIN AREA.
- THIS PLAT COMPLIES WITH THE CONDITIONS OF APPROVAL SET FORTH IN RESOLUTION 99-265 OF THE CITY OF MILL CREEK, ADOPTED ON THE 8TH DAY OF JUNE, 1999.
- 7. LOT DEVELOPMENT AND RESIDENTIAL CONSTRUCTION IS SUBJECT TO THE PREPARATION OF A TREE RETENTION PLAN TO BE REVIEWED AND APPROVED BY THE CITY OF MILL CREEK.
- THE OWNERS OF ALL LOTS CONTAINING PROPERTY BUFFERS (LOTS 7 THROUGH 10 AND 19 THROUGH 22, 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 PROPERTY BUFFERS OR AS INDIVIDUALLY IDENTIFIED ON TREE PRESERVATION PLANS, EXCEPT AS MAY BE DEEMED A DANGER OR ARE DISEASED, AND THEN UPON EXPRESS PRIOR APPROVAL OF THE CITY OF MILL CREEK. FURTHER, 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.
- NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE WATER METER, WHICH RESTRICTS ACCESS TO THE WATER METER BY ALDERWOOD WATER DISTRICT.
- SUBJECT TO COVENANTS, DEDICATION, EASEMENTS AND RESTRICTIONS

 AS CONTAINED ON THE FACE OF THE FINAL PLAT OF MILL CREEK-21

 -RECORDED IN VOLUME 63 OF PLATS, PAGES 222 AND 223, RECORDS

 OF SNOHOMISH COUNTY, WASHINGTON.

JOB NO.: 98-8006



21 GROUP FOUR, Inc

T 16030 JUANFIA - WOODINVILLE WAY
BOTHELL, WASHINGTON 98011 581 \$ (208)382-4244 * FAY(208)382-381

DATE: 5-4-00 __- SHEET: - 2 OF 4

SURVEYING -ENGINEERING PLANNING MANAGE

AUDITOR'S FILE NO.: 2000-110150-0

