

A PORTION OF THE N.W.1/4, N.E.1/4, SEC.32, T.28 N. R.5E., W.M.
SNOHOMISH COUNTY, WASHINGTON.

DECLARATION OF SHORT SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NO. SP 13-13 ON THIS 28 DAY OF May, 2015, BY CITY OF MILL CREEK, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

1. THE LAND DESCRIBED BY THIS DECLARATION MAY NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF FOUR PARCELS (OR A TOTAL OF NINE PARCELS IF LOCATED IN THE URBAN GROWTH AREA) BY ANYONE WITHIN FIVE YEARS OF THE ABOVE DATE OF APPROVAL WITHOUT A FINAL PLAT HAVING BEEN FILED FOR RECORD WITH THE AUDITOR OF SNOHOMISH COUNTY, PURSUANT TO THE PROVISIONS OF CHAPTER 58.17 RCW, AND THE ORDINANCE OF SNOHOMISH COUNTY, AND SUBJECT TO THE PENALTIES ATTENDANT THERETO;
2. THE OWNERS OF ANY LOT WITHIN THIS PLAT SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF CURB, INCLUDING STREET TREES, ALONG THE ROADWAY FRONTAGE PER MILL CREEK MUNICIPAL CODE. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL CREEK.
3. THE PROPERTY OWNERS SHALL BE OBLIGATED TO OWN, MAINTAIN AND OPERATE THE STORMWATER SYSTEM OUTSIDE THE PUBLIC RIGHT-OF-WAY. THE CITY OF MILL CREEK SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY INSPECTION, SERVICE AND MAINTENANCE ON THESE FACILITIES NECESSARY TO ENSURE THAT THE DRAINAGE AND DETENTION FACILITIES ARE OPERATING PROPERLY. THE HOMEOWNERS OF LOTS 1-4 SHALL REIMBURSE THE CITY FOR ANY EXPENSE INCURRED BY SUCH SERVICE AND MAINTENANCE.
4. THE OWNERS OF LOTS 1, 3 AND 4 INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THEIR INDIVIDUAL RANGARDENS. NO CHANGES ARE TO BE MADE TO SAID RANGARDENS INCLUDING FILLING IN AND RE-LANDSCAPING WITHOUT PRIOR APPROVAL OF THE CITY.
5. IN ACCORDANCE WITH THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MILL CREEK AND THE EVERETT SCHOOL DISTRICT, PROOF OF PAYMENT OF MITIGATION FEES TOTALING \$5,679.00 SHALL BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 28 DAY OF May, 2015

LANDSVERK QUALITY HOMES, INC., A WASHINGTON CORPORATION

Duane Landsverk
DUANE LANDSVERK, PRESIDENT

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT LANDSVERK QUALITY HOMES, INC., A WASHINGTON CORPORATION THE UNDERSIGNED OWNERS(S), IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED, OF SHORT PLAT FILE NUMBER SP 13-13, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WATERWAY PUBLIC PROPERTY THERE IS SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS SHORT PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON, ALSO, THE RIGHT TO DRAIN ALL STREETS-OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE SHORT PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING A CULVERT PERMIT FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 28 DAY OF May, 2015

LANDSVERK QUALITY HOMES, INC., A WASHINGTON CORPORATION

Duane Landsverk
DUANE LANDSVERK, PRESIDENT

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
COUNTY OF Snohomish) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DUANE LANDSVERK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF LANDSVERK QUALITY HOMES, INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

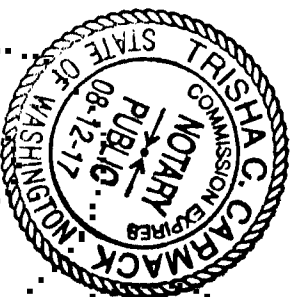
DATE: May 28, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT: Lake Stevens

MY APPOINTMENT EXPIRES: 8/12/17



EASEMENT PROVISION:

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

2. THE 15 FOOT WIDE SANITARY SEWER EASEMENT OVER AND ACROSS LOT 3 OF THIS SHORT PLAT IS FOR THE BENEFIT OF SILVER LAKE WATER AND SEWER DISTRICT.

3. THE 15 FOOT WIDE WATERLINE EASEMENT OVER AND ACROSS LOTS 2 AND 3 OF THIS SHORT PLAT IS FOR THE BENEFIT OF SILVER LAKE WATER AND SEWER DISTRICT.

4. THE 10 FOOT UTILITY EASEMENT OVER AND ACROSS LOTS 1 AND 2 OF THIS SHORT PLAT IS FOR THE BENEFIT OF SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT.

5. LOT 1 IS SUBJECT TO DECLARATION OF EASEMENT AND JOINT MAINTENANCE AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NUMBER 8404200028, LOTS 2, 3 AND 4 ARE EXCLUDED FROM THIS.

6) PRIMARY ACCESS FOR LOT 1 IS LIMITED TO 135TH PL. S.E.

LEGAL DESCRIPTION:

LOT 4 OF SNOHOMISH COUNTY SHORT PLAT NO. SP-236(10-82) RECORDED UNDER RECORDING NO. 8303080252, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., EXCEPT THE NORTHERLY 1062.00 FEET THEREOF;

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN THE FOLLOWING DESCRIBED TRACT: THE EASTERLY 30.00 FEET OF THE SOUTHERLY 1017.00 FEET OF THE NORTHERLY 1062.00 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

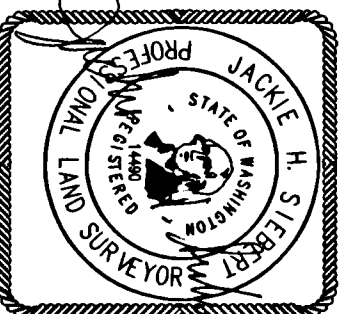
HOLD HARMLESS AGREEMENT:

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

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DUANE LANDSVERK IN April, 2015

Jackie H. Siebert
JACKIE H. SIEBERT
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 14490
DATE: 4/23/15



AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF JACKIE H. SIEBERT, P.L.S. THIS 29th DAY OF May, 2015, AT 07:19 MINUTES PAST 4 M., AND RECORDED IN VOL. --- OF SHORT PLATS, PAGE(S) --- RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: Carolyn Weikel
DEPUTY COUNTY AUDITOR

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 \$015 TAXES.

BY: Frank Jund DATE: 5-29-15
DEPUTY TREASURER

CITY APPROVALS:

EXAMINED AND APPROVED THIS 22nd DAY OF May, 2015

CITY ENGINEER

Don Smith

EXAMINED AND APPROVED THIS 26th DAY OF May, 2015

DIRECTOR OF COMMUNITY DEVELOPMENT

Debra M. W.

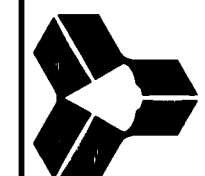
CITY CLERK, ATTEST

EXAMINED AND APPROVED THIS 27th DAY OF May, 2015

Janet M. Jund
CITY MANAGER

A.F. NO. 201505295001

SP 13-13



Tri-County
Land Surveying Company
4610 200th St. S.W., Suite A
Lynnwood, Wa. 98036 (425) 776-2926 Fax: 776-2850

DRAWN BY B.H.

DATE MARCH, 2015

JOB NO. 14-015

CHECKED BY R.S.

SCALE N/A

SHEET

1 OF 2



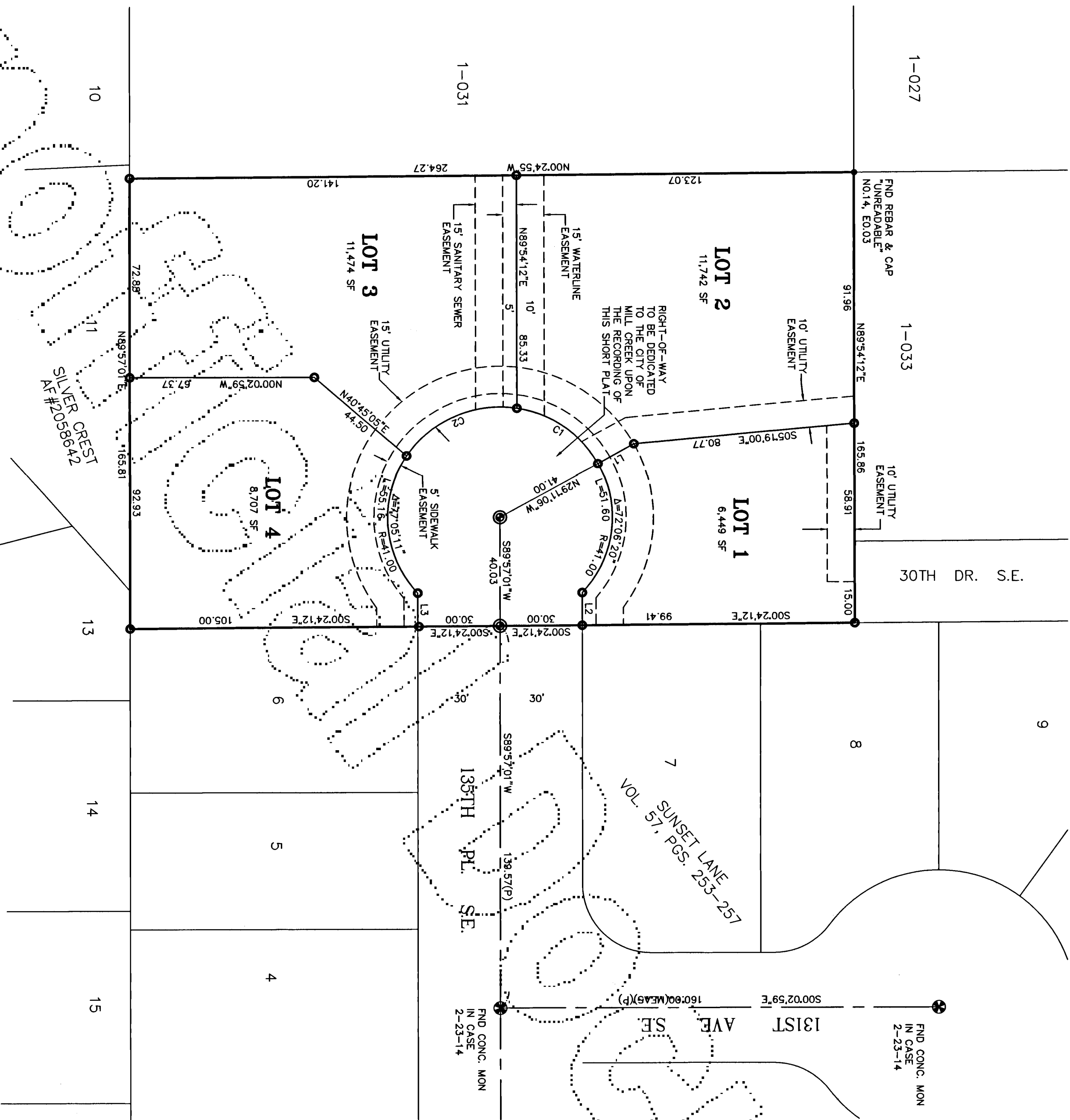
Mill Creek
WASHINGTON

MCDOWELL SHORT PLAT

N.W.1/4, N.E.1/4, SEC. 32, T.28 N., R.5E., W.M.

SNOHOMISH CO., WASHINGTON

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SNOHOMISH COUNTY, WASHINGTON.

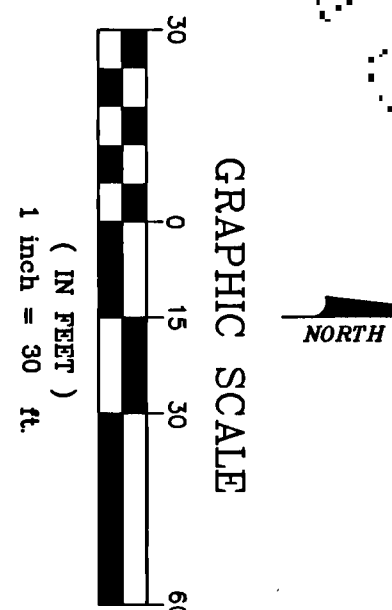
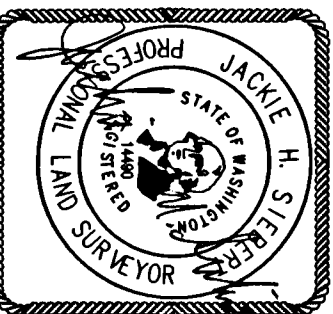


INSTRUMENTATION NOTE:

INSTRUMENTATION FOR THIS SURVEY WAS A ONE SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

BASIS OF BEARINGS:

THE PLAT OF SUNSET LANE AS RECORDED IN VOLUME 57, PAGES 253-257



LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND CORNER AS DESCRIBED
- SET REBAR & CAP LS#14490
- SET CONC. MON W/2" BRASS DISC IN CA "TRI-COUNTY L.S. NO. 14490"
- (P) DENOTES PLAT OF SUNSET LANE VOL. 57, PGS. 253-257
- (MEAS) DENOTES MEASURED DISTANCE

LINE TABLE			
LINE	LENGTH	BEARING	
L1	15.00	S29°11'06"E	
L2	11.89	S89°57'01"W	
L3	12.26	S89°57'01"W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	37.26	41.00	52°04'07"
C2	46.28	41.00	64°40'48"

A.F. NO. 201505295001

SP 13-13

Tri-County Land Surveying Company
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Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850



McDOWELL SHORT PLAT
N.W.1/4, N.E.1/4, SEC. 32, T.28 N., R.5E., W.M.

SNOHOMISH CO., WASHINGTON