

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

DEDICATION

Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby 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 set our hands and seals.

WILLIAM E. BUCHAN, INC. A WASHINGTON CORPORATION

BY: William E. Buchan
ITS: CHAIRMAN

BY: Deanna Buchan
ITS: SECRETARY

THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION

BY: Kel V. Munro
ITS: VICE PRESIDENT

BY: _____
ITS: _____

ACKNOWLEDGEMENTS

State of Washington ss
County of Snohomish
This is to certify that on this 14th day of DECEMBER, 1990, before me the undersigned a Notary Public, personally appeared William E. Buchan and _____, the President and Secretary respectively 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.

Janice A. Eastman Notary Public in and for the State of Washington

Residing at Seattle my commission expires 10/19/92

State of Washington
County of Snohomish
I certify that I know or have satisfactory evidence that KIRK JOHNSON and _____ signed this instrument, on oath stating that (he/she) was authorized to execute the instrument and acknowledged it as VICE PRESIDENT of THE BANK OF CALIFORNIA, N.A., A NATIONAL BANKING ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Janice A. Eastman Notary Public in and for the State of Washington

Residing at Seattle my Commission expires 10/19/92

OWNER'S COVENANT

The owner shall grant the City a covenant releasing, and indemnifying and holding the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction, operation and maintenance of the improvements.

JOB NO. 88-237

TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206) 821-8448

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 9th day of JANUARY, 1991.

City of Mill Creek Mayor Simon W. Eschler

Attest City Clerk Michelle Schutz

Examined and approved this 9th day of JANUARY, 1991.

Mill Creek City Engineer John P. De

Examined and approved this 9th day of JANUARY, 1991.

Director of Community Development William D. Jones

TREASURER'S CERTIFICATE

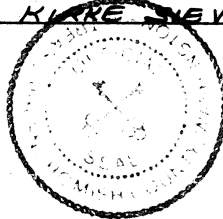
I hereby certify that there are not delinquent special assessments and that all special assessments on any of the property herein contained dedicated as streets, alleys, or other public use are paid in full.

This 9th day of JANUARY, 1991.

Michelle Schutz
City of Mill Creek Treasurer

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 1991 taxes. 1-10-91

KIRK JOHNSON BY: Daniel L. Solo
Treasurer, Snohomish County Deputy Treas



41.50
26°58'F

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Parkside is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.



Gustav B. Osterback 12/3/90
Gustav B. Osterback, Professional Land Surveyor
Certificate No. 18094
Triad Associates
11415 Northeast 128th Street, Kirkland, Wa. 98034
(206) 821-8448

RECORDING CERTIFICATE

Filed for record at the request of William E. Buchan, Inc., a Washington Corporation, this 10th day of JANUARY, 1991, at 10 minutes past 2 P.M., and recorded in Volume 51 of Plats, pages 199 through 205 inclusive, records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

Deanna A. Melina
Deputy Snohomish County Auditor

Portion of the southwest quarter of the northeast quarter and of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, Willamette Meridian, all in the City of Mill Creek, Snohomish County, Washington.

SHEET 1 OF 7 SHEETS

9101105002

PARKSIDE PLAT 292

VOL./PG.

PARKSIDE PLAT 292

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the southwest quarter of the northeast quarter and of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington, lying northwesterly of Seattle Hill Road described as follows:

Beginning at the northwest corner of the southwest quarter of the northeast quarter of Section 5, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington; thence South 87°40'25" East along the north line of said southwest quarter 1336.35 feet to the northeast corner of said southwest quarter and the TRUE POINT OF BEGINNING; said point being the southeast corner of Lot 26, Mill Creek 3 as recorded in Volume 37 of Plats, pages 73 through 76, records of Snohomish County, Washington; thence North 87°40'25" West 623.72 feet to the southwest corner of Lot 32 of said plat; thence South 03°10'25" West 332.49 feet to the southeast corner of Lot 87 of said plat; thence North 87°46'28" West along the most southerly line of said plat 679.80 feet to the southwest corner of Tract 227 of said plat of Mill Creek 3 and the easterly margin of Village Green Drive per the plat of Mill Creek 1 as recorded in Volume 35 of Plats, pages 11 through 16, records of Snohomish County, Washington; thence South 02°08'32" West along said easterly margin 608.96 feet to a point of curve; thence along said easterly margin on a curve to the right, having a radius of 430.00 feet, through a central angle of 05°47'36", an arc distance of 43.48 feet to a point on the westerly margin of a 40-foot strip of land as disclosed by Statutory Warranty Deed recorded under Recording Number 1582068, records of Snohomish County, Washington; thence South 01°53'37" West along said westerly margin 386.96 feet to a point on the north line of Short Plat 431 (8-78), recorded under Recording Number 7901120264, records of Snohomish County, Washington; thence South 88°40'18" East along said north line 0.52 feet to the northeast corner of said Short Plat; thence South 02°08'32" West along the east line of said Short Plat 418.12 feet to a point on a curve in the northerly margin of Seattle Hill Road from which the radius point bears South 23°03'55" East 746.78 feet distant; thence northeasterly along said northerly margin and curve to the right through a central angle of 00°21'49" an arc distance of 4.74 feet to a point of tangency; thence along said margin North 67°17'54" East 384.00 feet to a point of curve; thence along said margin on a curve to the left, having a radius of 543.69 feet, through a central angle of 30°30'00" an arc distance of 289.42 feet; thence along said margin North 36°47'54" East 931.50 feet to a point of curve; thence along said margin on a curve to the right, having a radius of 1462.69 feet, through a central angle of 08°02'00", an arc distance of 205.08 feet; thence along said margin North 44°49'54" East 125.38 feet to a point on the east line of the southwest quarter of the northeast quarter of said Section 5; thence North 01°29'17" East along said east line 420.98 feet to the TRUE POINT OF BEGINNING.

EASEMENT PROVISIONS

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 Viacom Cable and Washington Natural Gas, their respective successors and assigns, under and upon the exterior ten (10) feet parallel with and adjoining the Public Street frontage for 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.

Furthermore, the ten foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills.

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 which adjoin another lot.

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 William E. Buchan, 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 or abut platted lot or tract 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. Subsequent transferees from the grantees of William E. Buchan, 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.

RESTRICTIONS

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.

All common areas noted are subject to public utility easement provisions for the purpose of serving this subdivision and any other property with electric, telephone, cable television, natural gas, water, sewer and storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

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

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. 9101100228

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

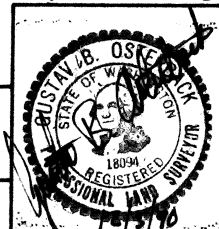
GENERAL NOTES:

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. TRACT 100 OPEN SPACE IS DEDICATED TO THE CITY OF MILL CREEK.
3. TRACT 101 (WETLAND AND RETENTION) SHALL BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
4. TRACTS 103 AND 105 ARE PEDESTRIAN TRACTS AND ARE TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
5. TRACT 104 IS FOR PEDESTRIAN ACCESS AND EMERGENCY VEHICLE INGRESS AND EGRESS, FOR THE BENEFIT OF P.U.D., AND FOR THE BENEFIT OF ALDERWOOD WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A WATER LINE. SAID TRACT IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
6. TRACT 106 IS FOR PEDESTRIAN ACCESS AND STORM DRAINAGE MAINTENANCE AND IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
7. THE LANDSCAPE EASEMENT ON LOT 1 AND TRACT 102 IS TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
8. PLANTER ISLANDS WITHIN THE CUL-DE-SACS OF 27TH DRIVE SOUTHEAST, 29TH DRIVE SOUTHEAST, AND 154TH STREET SOUTHEAST ARE TO BE OWNED AND MAINTAINED BY THE PARKSIDE HOMEOWNERS ASSOCIATION.
9. THE REAR OF LOTS 33 THROUGH 38 AND 46 THROUGH 51 ARE SUBJECT TO A 35-FOOT CUTTING PRESERVE AREA.
10. THERE SHALL BE A 50-FOOT CUTTING PRESERVE AREA ADJACENT TO VILLAGE GREEN DRIVE ON LOTS 1 AND 2 AND TRACTS 100, 101 AND 102.
11. THERE SHALL BE A 50-FOOT CUTTING PRESERVE AREA ALONG SEATTLE HILL ROAD WITHIN LOTS 9 THROUGH 33 SET BACK 1 FOOT FROM THE EDGE OF SEATTLE HILL ROAD RIGHT-OF-WAY.
12. THE REAR 20 FEET OF LOTS 53 THROUGH 58 SHALL BE PLANTED WITH NATIVE PLANTING ASSOCIATED WITH WETLAND AREAS AS RECOMMENDED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
13. NO STRUCTURE SHALL BE LOCATED WITHIN 50 FEET OF THE WETLAND EDGE.
14. THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 1 THROUGH 16, 48 THROUGH 50, 54 THROUGH 66, AND 70 THROUGH 79, SHALL BE BASED ON THE BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE AND 22ND COURT SOUTHEAST (ELEVATION 410.30 FEET).
15. SUBJECT TO MINERAL RESERVATIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 2200268.
16. NO VEHICULAR ACCESS WILL BE PERMITTED UNTO SEATTLE HILL ROAD FROM LOTS 9 THROUGH 11, LOTS 14 THROUGH 26, NOR FROM LOTS 29 THROUGH 33 INCLUSIVE.
17. NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF RIGHT-OF-WAY AND THE WATER METER WHICH RESTRICTS ACCESS TO THE WATER METERS BY THE ALDERWOOD SEWER AND WATER DISTRICT.
18. AN EASEMENT FOR EGRESS AND INGRESS IS DEDICATED TO THE PUBLIC ON THAT PORTION ON TRACTS 101, 103, 104, 105, AND 106 ON WHICH A SIDEWALK OR TRAIL EXISTS.
19. AN EASEMENT FOR EGRESS AND INGRESS IS DEDICATED TO THE PUBLIC ON THOSE PORTIONS OF SIDEWALKS EXISTING ON PRIVATE PROPERTY WHICH CONNECT TO AND LINK THE SIDEWALK SYSTEM WITHIN THE PUBLIC RIGHT-OF-WAY.
20. NO CLEARING SHALL BE ALLOWED OR BUILDING PERMITS ISSUED PRIOR TO THE SUBMITTAL AND APPROVAL OF A TREE PRESERVATION PLAN FOR EACH LOT. INDIVIDUAL TREE PRESERVATION PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE TREE SURVEY ON FILE WITH THE CITY OF MILL CREEK.
21. THIS PLAT SHALL CONFORM TO CONDITIONS CONTAINED IN THE CITY OF MILL CREEK CITY COUNCIL RESOLUTION NUMBER 89-105 AND TO THE CITY'S STANDARD PLANS.
22. TRACT 102, OPEN SPACE (FOR FUTURE DEVELOPMENT) TO BE RETAINED BY THE OWNER.
23. ALL TREES OVER 8 INCHES IN DIAMETER LOCATED IN THE CUTTING PRESERVE ON LOTS 33 THROUGH 38, AND LOTS 46 THROUGH 51 SHALL BE PRESERVED.
24. ALL TREES AND UNDERSTORY VEGETATION, I.e.: SALAL; VINE MAPLE; SWORD FERNS; OREGON GRAPES; ETC... IN THE CUTTING PRESERVE ADJACENT TO SEATTLE HILL ROAD ON LOTS 9 THROUGH 11, LOTS 14 THROUGH 26, LOTS 29 THROUGH 33, AND ADJACENT TO VILLAGE GREEN DRIVE ON LOTS 1 AND 2 SHALL BE PRESERVED.

JOB NO. 88-237

TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448

SHEET 2 OF 7



PARKSIDE PLAT 293

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

FOUND BRASS
SURFACE MON.
S0.12' & W0.48'
FROM PC OF CURVE

DETAIL

LANDSCAPE
EASEMENT
SEE NOTE 7
ON SHEET 2

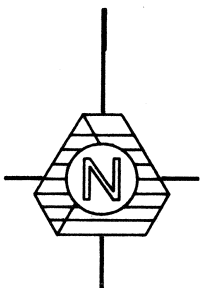
VILLAGE GREEN DRIVE

UNPLATTED

C1/4 CORNER
SEC. 5-27-5

DETAIL

SP NO. 431 (8-78)
REC. NO.
7901120264



0 25' 50' 100'

SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE"
BOOK 1 PAGE 169
R.O.S. VOL. 20 PAGE 36
RECORDS OF SNOHOMISH
COUNTY

LEGEND

● SET SNOHOMISH COUNTY
STANDARD CONCRETE
MON IN CASE
F.F. FINISHED FLOOR

Δ = 00°00'28"
R = 758.78'
L = 0.10'

EXIST.
MON. & CASE

DETAIL

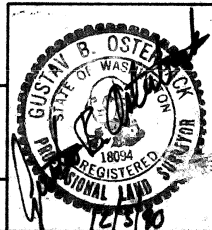
EXIST. REBAR W/CAP
LS 9435

LINE	DIRECTION	DISTANCE
L1	N 02°08'32" E	11.04'
L2	N 19°45'28" E	10.65'
L3	N 07°44'06" E	10.00'
L4	N 47°02'44" E	38.86'
L5	N 45°54'45" E	10.85'
L6	N 67°17'54" E	16.50'
L7	N 67°17'54" E	16.43'
L8	N 88°03'03" W	0.53'
L9	N 01°53'37" E	12.37'
L10	N 88°40'18" W	0.52'

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SHEET 4 OF 7



VOL./PG.

PARKSIDE PLAT 295

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7

TRACT 102

LOT 60

LOT 64

LOT 70

LOT 63
10,160 sq. ft.
MIN. F.F. ELEV.
429.0

LOT 71

LOT 62
11,463 sq. ft.
MIN. F.F. ELEV.
428.5

LOT 72
8,412 sq. ft.
MIN. F.F. ELEV.
427.5

LOT 73
10,389 sq. ft.
MIN. F.F. ELEV.
427.5

LOT 19

LOT 18

LOT 17
12,576 sq. ft.

LOT 16
13,905 sq. ft.
MIN. F.F. ELEV.
426.0

LOT 15
17,566 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 14
18,752 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 13
9,021 sq. ft.
MIN. F.F. ELEV.
425.0

LOT 12
10,343 sq. ft.
MIN. F.F. ELEV.
425.0

LOT 11
15,115 sq. ft.
MIN. F.F. ELEV.
426.5

LOT 10
12,817 sq. ft.
MIN. F.F. ELEV.
424.5

LOT 9
16,128 sq. ft.
MIN. F.F. ELEV.
424.5

LOT 8
9,430 sq. ft.
MIN. F.F. ELEV.
424.5

LOT 7
10,351 sq. ft.
MIN. F.F. ELEV.
424.5

LOT 6
8,650 sq. ft.
MIN. F.F. ELEV.
425.0

LOT 5
9,052 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 4
8,504 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 3
9,038 sq. ft.
MIN. F.F. ELEV.
426.0

LOT 2
9,622 sq. ft.
MIN. F.F. ELEV.
426.5

LOT 1
9,626 sq. ft.
MIN. F.F. ELEV.
427.0

LOT 79
11,933 sq. ft.
MIN. F.F. ELEV.
427.0

LOT 61
14,392 sq. ft.
MIN. F.F. ELEV.
428.0

LOT 78
10,699 sq. ft.
MIN. F.F. ELEV.
426.5

LOT 77
9,966 sq. ft.
MIN. F.F. ELEV.
426.0

LOT 75
13,173 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 76
10,916 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 74
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MIN. F.F. ELEV.
426.5

LOT 79
11,933 sq. ft.
MIN. F.F. ELEV.
427.0

LOT 78
10,699 sq. ft.
MIN. F.F. ELEV.
426.5

LOT 77
9,966 sq. ft.
MIN. F.F. ELEV.
426.0

LOT 75
13,173 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 76
10,916 sq. ft.
MIN. F.F. ELEV.
425.5

LOT 74
10,895 sq. ft.
MIN. F.F. ELEV.
426.0

LOT 72
8,412 sq. ft.
MIN. F.F. ELEV.
427.5

LOT 73
10,389 sq. ft.
MIN. F.F. ELEV.
427.5

LOT 71
11,463 sq. ft.
MIN. F.F. ELEV.
428.5

LOT 63
10,160 sq. ft.
MIN. F.F. ELEV.
429.0

LOT 60
14,392 sq. ft.
MIN. F.F. ELEV.
428.0

LOT 64
11,463 sq. ft.
MIN. F.F. ELEV.
428.5

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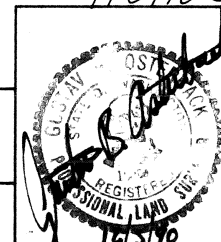
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ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 6 OF 7

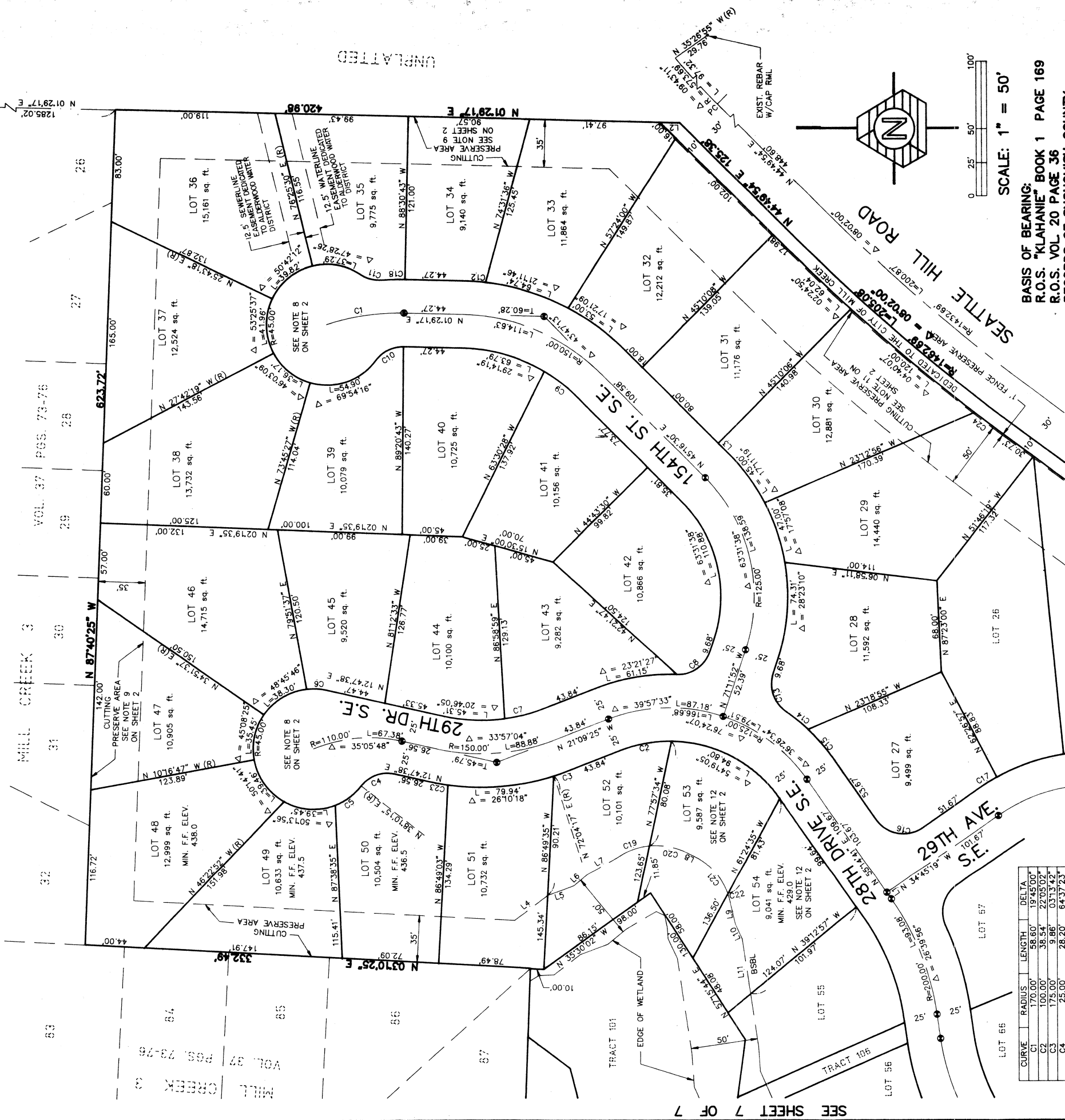


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PARKSIDE PLAT 296

PARKSIDE
POR NE1/4 & SE1/4 SEC. 5, TWP. 27N., RGE. 5E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

1/16 CORNER
NORTH LINE
N 88°12'22" W
SEC. 5-27-5



CURVE	RADIUS	LENGTH	DELTA
C1	170.00'	98.60'	19.4500
C2	100.00'	36.34'	22.0302
C3	173.00'	8.86'	03.1374
C4	23.00'	28.20'	64.3723
C5	43.00'	24.40'	31.0421
C6	43.00'	15.06'	19.1015
C7	125.00'	28.76'	13.1099
C8	25.00'	32.03'	73.2394
C9	125.00'	31.74'	14.3284
C10	25.00'	24.06'	55.0901
C11	25.00'	16.41'	37.3628
C12	173.00'	16.00'	05.1416
C13	25.00'	32.03'	73.2394
C14	150.00'	21.38'	08.1429
C15	150.00'	27.04'	10.1936
C16	25.00'	39.27'	90.0000
C17	150.00'	15.33'	05.5115
C18	193.00'	17.69'	05.1146
C19	50.00'	21.51'	24.3902
C20	50.00'	28.53'	32.4120
C21	50.00'	5.94'	08.4837
C22	173.00'	13.90'	04.3304
C23	173.00'	13.90'	04.3304
C24	1472.89'	24.44'	00.5703

LINE	DIRECTION	DISTANCE
L1	N 55°14'17\"	6.00'
L2	N 01°28'17\"	11.57'
L3	N 01°28'17\"	31.20'
L4	N 35°16'17\"	31.20'
L5	N 20°29'07\"	21.01'
L6	N 39°04'02\"	12.98'
L7	N 30°28'56\"	36.13'
L8	N 26°51'59\"	6.78'
L9	N 77°21'59\"	7.65'
L10	N 63°04'04\"	12.21'
L11	N 81°28'20\"	41.29'

- LEGEND
- SET SNOHOMISH COUNTY STANDARD CONCRETE MON IN CASE
 - BSBL BUILDING SETBACK LINE
 - F.F. FINISHED FLOOR

SEE SHEET 5 OF 7

SCALE: 1" = 50'

BASIS OF BEARING:
R.O.S. "KLAHANIE" BOOK 1 PAGE 169
R.O.S. VOL 20 PAGE 36
RECORDS OF SNOHOMISH COUNTY

NOTE:
BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE
AT THE CENTERLINE INTERSECTION OF VILLAGE GREEN DRIVE
AND 22ND COURT SOUTHEAST ELEV. 410.30 FEET.

JOB NO. 88-237
TRIAD ASSOCIATES
11415 NE 128TH ST.
KIRKLAND, WA. 98034
(206)821-8448

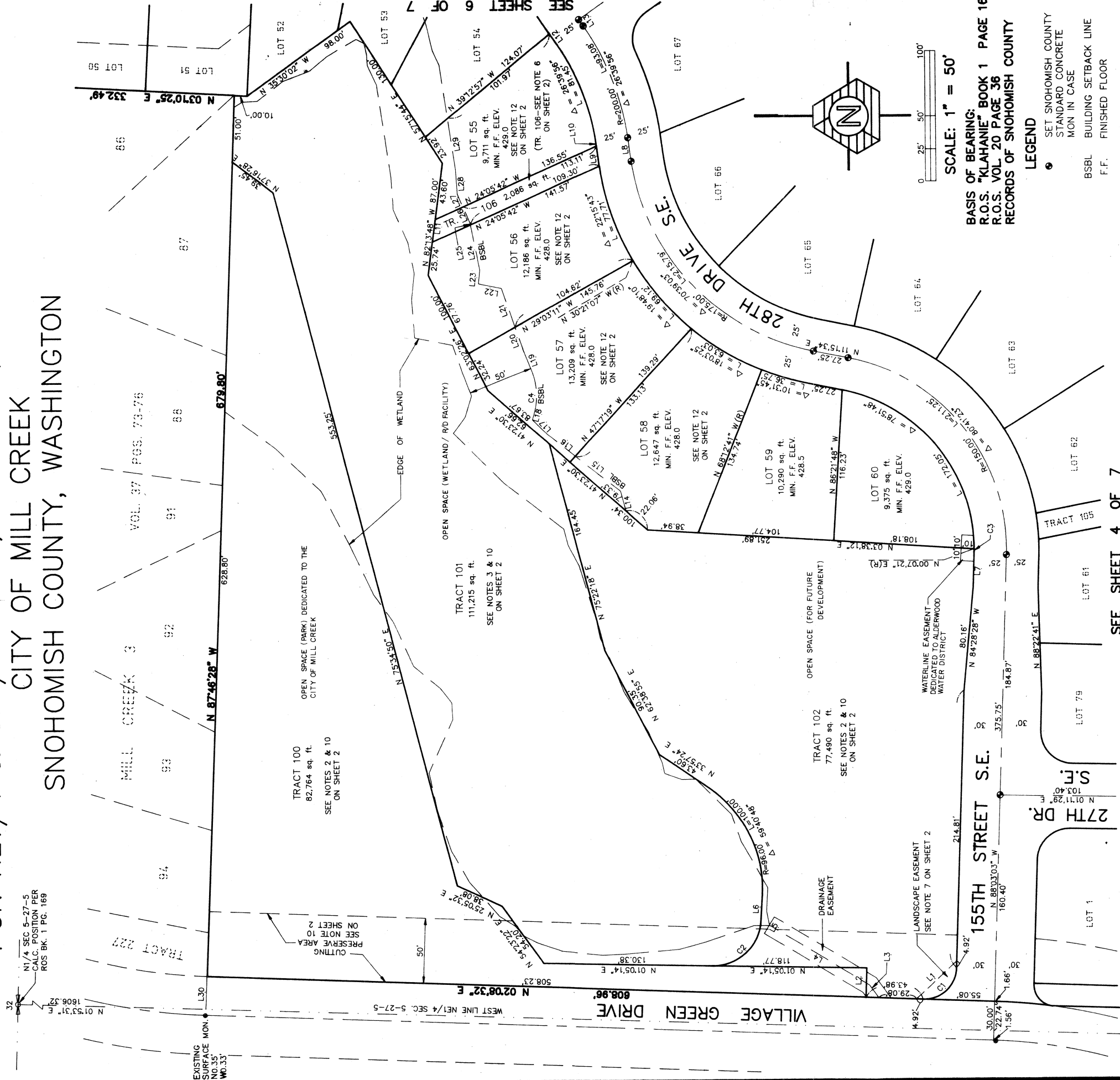
VOL./PG.

910110 5002



PARKSIDE
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

POR NE1/4 & SE1/4 SEC 5, TWP. 27N., RGE. 5E., W.M.



LINE	DIRECTION	DISTANCE
L1	N 42°57'16" W	42.35'
L2	N 87°51'28" W	22.69'
L3	N 54°06'32" E	12.00'
L4	N 31°08'32" E	90.00'
L5	N 58°51'28" W	15.00'
L6	N 86°21'48" W	19.93'
L7	N 88°03'03" W	25.27'
L8	N 81°54'37" E	18.26'
L9	N 81°54'37" E	15.60'
L10	N 81°54'37" E	2.66'
L11	N 82°13'48" W	17.66'
L12	N 55°14'41" E	10.03'
L13	N 55°14'41" E	6.00'
L14	N 75°14'17" E	15.79'
L15	N 37°58'11" E	44.10'

LINE	DIRECTION	DISTANCE
L16	N 37°58'11" E	27.25'
L17	N 44°43'09" E	16.04'
L18	N 72°18'44" W	3.53'
L19	N 68°34'29" E	18.76'
L20	N 71°01'10" E	20.27'
L21	N 71°01'10" E	31.51'
L22	N 11°20'09" E	17.99'
L23	N 83°40'34" W	10.58'
L24	N 78°43'36" E	35.94'
L25	N 78°43'36" E	1.58'
L26	N 66°32'39" E	13.46'
L27	N 66°32'39" E	10.71'
L28	N 86°19'46" E	18.95'
L29	N 81°28'20" E	39.41'
L30	N 87°51'28" W	25.39'

CURVE	RADIUS	LENGTH	DELTA
C1	23.00'	39.35'	90°11'35"
C2	36.38'	55.86'	87°27'02"
C3	75.00'	3.98'	01°49'35"
C4	50.00'	34.13'	39°06'47"

NOTE:
BENCH MARK LOCATED AT THE NORTH TOP MONUMENT CASE
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9101105002

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