

SUNRISE at MILL CREEK

N.E. 1/4, SEC. 5, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

COPY

ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this plat of "Sunrise at Mill Creek" is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W. M., as required by State Statutes; that the distances, courses and angles are shown correctly thereon; that the monuments shall be set and lot and tract corners shall be staked correctly on the ground; and that I have fully complied with the provisions of the State and Local Statutes and Regulations governing platting.

Hugh G. Goldsmith 1-11-93
Date
Hugh G. Goldsmith
Certificate No. 6422
Renewal No. 5140089770



LEGAL DESCRIPTION:

The South half of Lot 3, Block 2, Plat of Burley's Garden Tracts, as per Plat recorded in Volume 9 of Plats, Page 1, records of Snohomish County, Washington; EXCEPT the East 15 feet thereof conveyed to the County of Snohomish by deed recorded under Auditor's File Number 2299046; ALSO Lot 4, Block 2, Burley's Garden Tracts, as per plat recorded in Volume 9 of Plats, Page 1, records of Snohomish County, Washington, EXCEPT the East 15 feet thereof conveyed to Snohomish County by deed recorded under Auditor's File Number 8006160204; TOGETHER WITH that portion of the North half of the vacated 152nd Street S.E. which would attach by operation of law.

Situate in the County of Snohomish, State of Washington.

SURVEY PROCEDURE AND PRECISION:

Surveying performed in conjunction with this plat utilized the following equipment and procedures:

1. Subdivision and Control Traverses:
6" Topcon GTS2B Geodetic Total Station and/or
10" Topcon GTS3C Geodetic Total Station
 2. Interior lot surveys:
Same as above plus Wild Theodolite with 300 foot chrome-clad tape.
 3. Lot and Tract Corner Designations:
Rear Corners=1/2" dia. 24" long rebar with cap LS 6422.
Front Corners=Lead and Tack in concrete curb on property line extended.
 4. All field work complies with current field traverse standards as outlined in WAC 332-130-170, 180, 190.
 5. Basis of Bearing: N. section line between N.E. corner section 5 and N. quarter corner of section 5.
 6. Date of Survey: 1991
- Instruments are maintained to manufacturers' specifications as required by WAC 332-130-100.

CITY TREASURER'S CERTIFICATE:

I hereby certify that there are no delinquent special assessments and that all special assessments on any of the property herein contained as dedicated streets, alleys or for other public purposes are paid in full this 12 day of February, 1993.

Michele Schatz
Treasurer, City of Mill Creek

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that all state and county taxes heretofore levied against any of the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1993 taxes.

Kierke Sievers
Snohomish County Treasurer
By: *Valerie Lee*
February 17, 1993
Snohomish County Auditor

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned owners in fee simple of the lands hereby platted, do hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon for all public purposes not inconsistent with the use thereof for public highway purposes; TOGETHER WITH the right to make any necessary slopes for cuts and fills in the reasonable, original grading of the streets and avenues shown hereon.

Lancaster Homes, Inc.

George Reece
George Reece, President date

U.S. Bank of Washington (National Ass'n.)

Richard A. Florida VP
Richard A. Florida, Vice President date
(as lender only)

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON } S.S.
COUNTY OF KING

This is to certify that on this 5th day of November, 1992, before me, the undersigned, a Notary Public, personally appeared George Reece, to me known to be the President of Lancaster Homes, Inc., a Washington corporation, the corporation that executed the within dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned therein and on oath stated that he was authorized to do so on behalf of said corporation.

WITNESS my hand and seal the day and year in this certificate first above written.

Kevin C. Simon
Notary Public in and for the State of Washington
My commission expires 6-9-96

STATE OF WASHINGTON } S.S.
COUNTY OF KING

This is to certify that on this 2nd day of December, 1992, before me, the undersigned, a Notary Public, personally appeared Richard A. Florida, to me known to be a Vice President of U.S. Bank of Washington, a National Banking Association, the corporation that executed the within dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned therein and on oath stated that he was authorized to do so on behalf of said corporation.

WITNESS my hand and seal the day and year in this certificate first above written.

Wendy Gauder
Notary Public in and for the State of Washington
My commission expires May 9, 1996

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 16.16 of the Mill Creek Municipal Code.

DEDICATION OF COMMON AREA:

The owners herein, in recording this Plat, have designated as common area that certain tract of land known as Tract A which is owned in common by the owners of all the lots within this Plat. Tract A is intended for use by the owners of property within this plat, including Div. 2, for recreation and related activities as more fully provided in the Declaration of Restrictive Covenants for the Sunrise at Mill Creek Homeowners' Association recorded under Auditor's File No. Said Declaration of Restrictive Covenants is hereby incorporated and made a part of this plat.

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 12 day of February, 1993.

Paul Thurtell
Mayor, City of Mill Creek

Michele Schatz
Attest City Clerk

Examined and approved this 10th day of February, 1993.

William D. Simon
Mill Creek City Engineer

Examined and approved this 16th day of February, 1993.

William D. Simon
Director of Community Development

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 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 said 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 owners of all lots containing a cutting preserve or property buffer as shown on this Plat as well as on the approved Tree Preservation Plans on file with the City of Mill Creek, are prohibited from cutting or clearing trees in said preserve or buffer areas 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. In the event that any trees indicated for preservation on the Tree Preservation Plans are unavoidably damaged or destroyed, they shall be replaced with three trees for every one lost. Replacement trees shall be an evergreen species with a minimum height at planting of 12 feet. Clearing and grubbing of understory vegetation in the property buffers is permissible when replaced with supplemental indigenous planting including sod.

This Plat shall comply with the conditions of approval set forth in Resolution No. 92-146 of the City of Mill Creek, adopted on May 12, 1992.

RECORDING CERTIFICATE: 9302185004

Filed for record at the request of the City of Mill Creek this 18 day of February, 1993, at 2:00 P.M. and recorded in Volume 54 of Plats, pages 253 through 255, records of Snohomish County, Washington.

Deann V. Williams
Snohomish County Auditor

By: *Diana L. Mix*
Deputy Snohomish County Auditor

HUGH G. GOLDSMITH & ASSOCIATES, INC.
Consulting Engineers · Surveyors · Planners

Bellefield Office Park
1215 114th Avenue S.E.
Bellevue, Washington 98004

(206) 462-1080

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SUNRISE at MILL CREEK

N.E. 1/4, SEC. 5, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

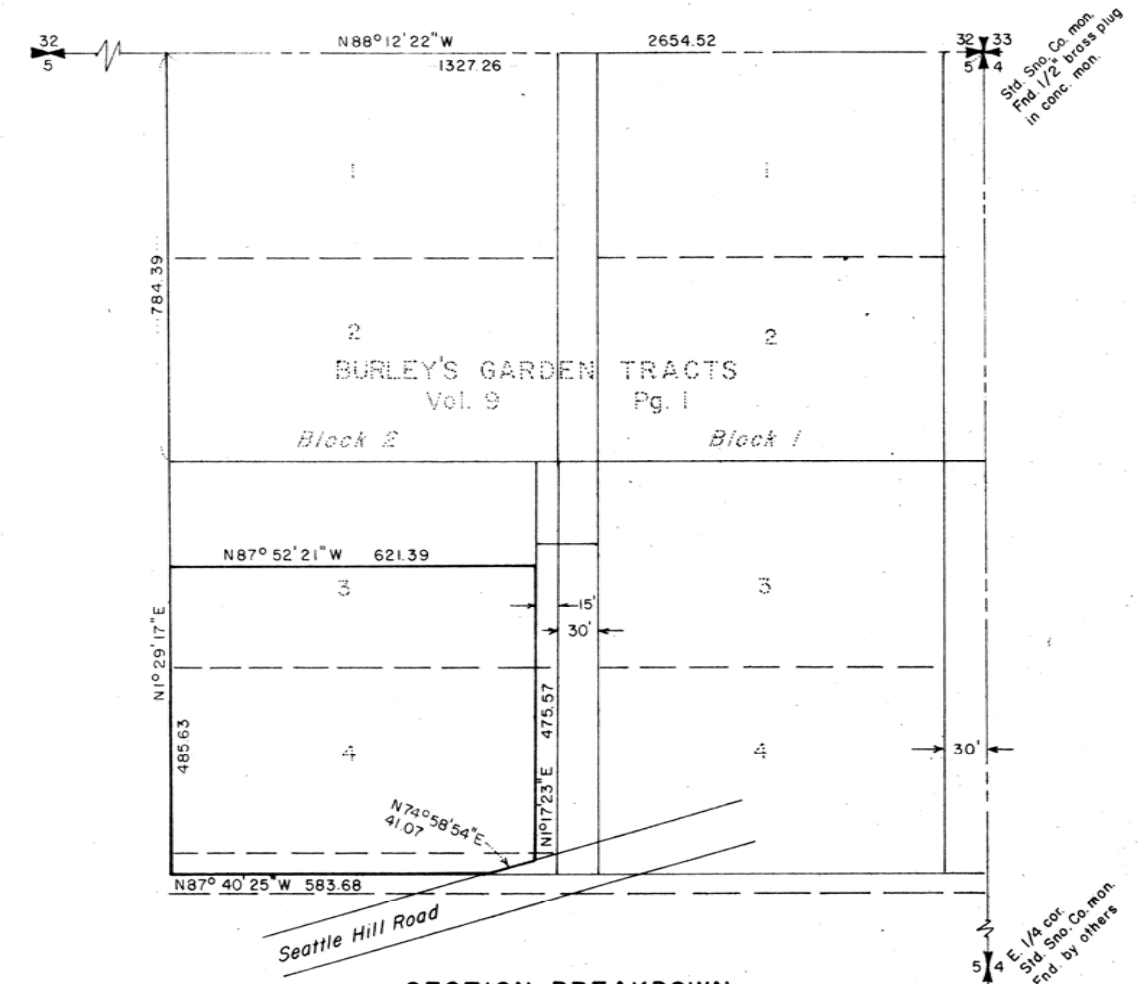
COPY
ORIGINAL ON FILE IN THE
COUNTY CLERK'S OFFICE

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to the City of Mill Creek, Public Utility District No. 1 of Snohomish County, Washington Natural Gas Company, Alderwood Water District, the Franchised Television Cable Company, and General Telephone and Electronics Northwest, their respective successors and/or assigns, under and upon the ten (10) feet of all lots, parallel with and adjoining the public rights-of-way as dedicated hereon, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes 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 (10) 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 obtain written consent for installation of utilities in an easement area from the owners of the properties to be effected.

Also, each lot, including Tract A, is subject to an easement 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 grant of easements along said rear and side lot lines is subject to the condition that in the event transferees from Lancaster 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 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 obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of Lancaster 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. Further, no application for a lot line adjustment will be approved effecting 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 extinguish 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 sanitary sewer easements over Lots 1 and 2, and Tract A as depicted on this plat, are hereby granted to the Alderwood Water District, its successors and/or assigns.



SECTION BREAKDOWN

NTS

PER RECORD OF SURVEY BY WILSEY & HAM, INC., VOL. 1, PG. 169, SNOHOMISH COUNTY, WASHINGTON.

9302185004



HUGH G. GOLDSMITH & ASSOCIATES, INC.
Consulting Engineers · Surveyors · Planners

Bellefield Office Park
1215 114th Avenue S.E.
Bellevue, Washington 98004

(206) 462-1080

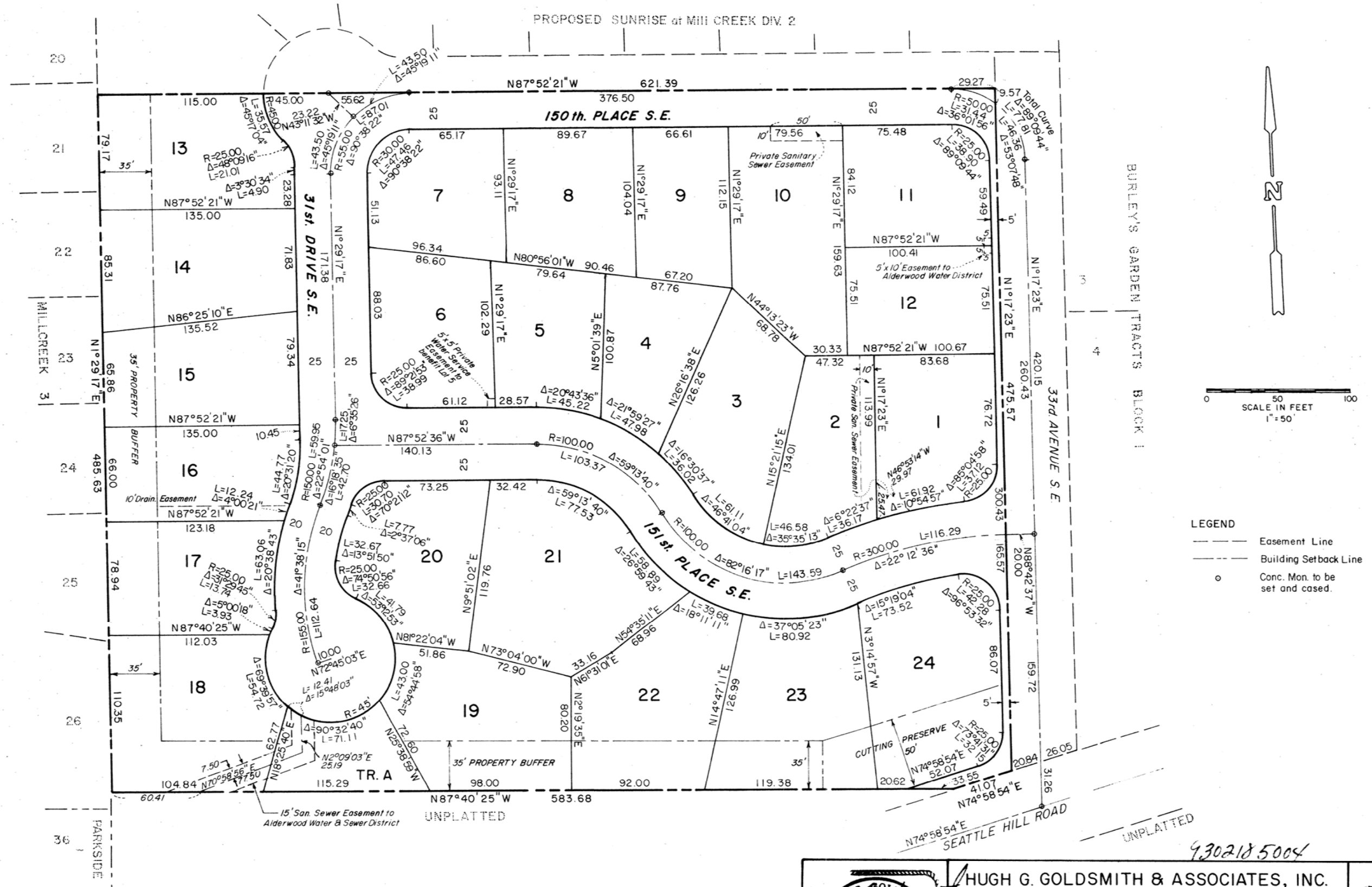
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CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

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COUNTY AUDITOR'S OFFICE



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SUNRISE at MILL CREEK DIV. 2

N.E. 1/4, SEC. 5, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

COPY

ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this plat of "Sunrise at Mill Creek Div. 2" is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W.M., as required by State Statutes, that the distances, courses and angles are shown correctly thereon; that the monuments shall be set and lot and tract corners shall be staked correctly on the ground, and that I have fully complied with the provisions of the State and Local Statutes and Regulations governing platting.

Hugh G. Goldsmith
Hugh G. Goldsmith
Certificate No. 6422
Renewal No. 5140089770
Date 1/14/93

SURVEY PROCEDURE AND PRECISION:

Surveying performed in conjunction with this plat utilized the following equipment and procedures:

1. Subdivision and Control Traverses:
6" Topcon GTS2B Geodetic Total Station and/or
10" Topcon GTS3C Geodetic Total Station
 2. Interior lot surveys:
Same as above plus Wild Theodolite with 300 foot chrome-clad tape
 3. Lot and Tract Corner Designations:
Rear Corners=1/2" dia. 24" long rebar with cap L.S. 6422
Front Corners=Lead and tack in concrete curb on property line extended
 4. All field work complies with current field traverse standards as outlined in WAC332-130-170, 180, 190
 5. Basis of Bearing: N section line between N.E. corner section 5 and N quarter corner of section 5
 6. Date of Survey: 1991
- Instruments are maintained to manufacturers' specifications as required by WAC332-130-100

CITY TREASURER'S CERTIFICATE:

I hereby certify that there are no delinquent special assessments and that all special assessments on any of the property herein contained as dedicated streets, alleys or for other public purposes are paid in full this 12th day of February, 1993.

Michelle Schatz
Treasurer, City of Mill Creek

COUNTY TREASURER'S CERTIFICATE:

I hereby certify that all state and county taxes heretofore levied against any of the property described herein, according to the books and records of my office, have been fully paid and discharged, including 1993 taxes. 12-2-92

KIRKE SIEVERS
Snohomish County Treasurer
By *Nanci L. Salo*
Deputy Snohomish County Treasurer
February 17, 1993
LEGAL DESCRIPTION:

The North half of Lot 3, Block 2, Burley's Garden Tracts, according to the Plat thereof recorded in Volume 9 of Plats, page 1, Records of Snohomish County, Washington, EXCEPT the East 15 feet of the South 25 feet thereof conveyed to Snohomish County for road by Deed recorded under Auditor's File No. 2299046, TOGETHER WITH the West 7.5 feet of the 30 foot right-of-way shown on said Plat lying East of the above described parcel, said right-of-way to be vacated simultaneously with the recording of this plat.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned owners in fee simple of the lands hereby platted, do hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon for all public purposes not inconsistent with the use thereof for public highway purposes; TOGETHER WITH the right to make any necessary slopes for cuts and fills in the reasonable, original grading of the streets and avenues shown hereon.

Lancaster Homes, Inc.
George Reece
George Reece, President

U.S. Bank of Washington (a National Ass'n.)
Richard A. Florida VP
Richard A. Florida, Vice President (as lender only)

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON } S S
COUNTY OF KING

This is to certify that on this 5th day of November, 1992, before me, the undersigned, a Notary Public, personally appeared George Reece, to me known to be the President of Lancaster Homes, Inc., a Washington corporation, the corporation that executed the within dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned therein and on oath stated that he was authorized to do so on behalf of said corporation.

WITNESS my hand and seal the day and year in this certificate first above written

Kevin C. Binneman
Notary Public in and for the State of Washington
My commission expires 6-9-96



STATE OF WASHINGTON } S S
COUNTY OF KING

This is to certify that on this 2nd day of December, 1992, before me, the undersigned, a Notary Public, personally appeared Richard A. Florida, to me known to be a Vice President of U.S. Bank of Washington, a National Banking Association, the corporation that executed the within dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned therein and on oath stated that he was authorized to do so on behalf of said corporation.

WITNESS my hand and seal the day and year in this certificate first above written

Wendy Gauder
Notary Public in and for the State of Washington
My commission expires May 9, 1996

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 16.16 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 12th day of February, 1993.

Ramona Hunt
Mayor, City of Mill Creek

Michelle Schatz
Attest City Clerk

Examined and approved this 10th day of February, 1993.

John E. Smith
Mill Creek City Engineer

Examined and approved this 16th day of February, 1993.

William L. Quinn
Director of Community Development

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 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 said 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 owners of all lots containing a property buffer as shown on this Plat as well as on the approved Tree Preservation Plans on file with the City of Mill Creek, are prohibited from cutting or clearing trees in said buffer areas 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. In the event that any trees indicated for preservation on the Tree Preservation Plans are unavoidably damaged or destroyed, they shall be replaced with three trees for every one lost. Replacement trees shall be an evergreen species with a minimum height at planting of 12 feet. Clearing and grubbing of understory vegetation in the property buffer is permissible when replaced with supplemental indigenous planting including sod.

This plat shall comply with the conditions of approval set forth in Resolution No. 92-147 of the City of Mill Creek, adopted on the 12th of May, 1992.

RECORDING CERTIFICATE: 9302185005

Filed for record at the request of the City of Mill Creek this 18th day of February, 1993, at 20 minutes past 2:00 P.M. and recorded in Volume 54 of Plats, pages 256 through 257, records of Snohomish County, Washington.

Dean V. Williams
Snohomish County Auditor

By *Diana L. Mix*
Deputy Snohomish County Auditor

HUGH G. GOLDSMITH & ASSOCIATES, INC.
Consulting Engineers · Surveyors · Planners

CONIFER BUILDING SUITE 100
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SUNRISE at MILL CREEK DIV. 2

N.E. 1/4, SEC. 5, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

COPY

ORIGINAL ON FILE IN THE
COUNTY CLERK'S OFFICE

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to the City of Mill Creek, Public Utility District No. 1 of Snohomish County, Washington Natural Gas Company, Alderwood Water District, the Franchised Television Cable Company, and General Telephone and Electronics Northwest, their respective successors and/or assigns, under and upon the exterior ten (10) feet of all lots, parallel with and adjoining the public rights-of-way as dedicated hereon, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes 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 (10) 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 obtain written consent for installation of utilities in an easement area from the owners of the properties to be effected.

Also, each lot is subject to an easement 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 grant of easements along said rear and side lot lines is subject to the condition that in the event transferees from Lancaster 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 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 obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of Lancaster 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. Further, no application for a lot line adjustment will be approved effecting 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 extinguish 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.

