

Woodside Walk

SHEET 1 OF

A PORTION OF GOVERNMENT LOT 3, ALSO BEING A PORTION OF THE NE 1/4, NW 1/4, SEC. 6, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH 544.87 FEET, AS MEASURED ALONG THE WEST LINE OF THAT PORTION OF THE EAST HALF, NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY NO. 527; EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON, RECORDING NO. 199911200102.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EDICATION

KNOW ALL PERSONS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY CLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, WAYS, AND EASEMENTS SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY TRACTS, LOT OR TRACTS, WHERE WATER MIGHT TAKE A NATURAL COURSE.

ALLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR TRACT 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 DRAINAGE DITCHES, 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.

TRACTS A AND B ARE HEREBY DEDICATED TO THE WOODSIDE WALK COMMUNITY ORGANIZATION FOR WETLAND, BUFFER AND DRAINAGE TRAIL. USE AND MAINTENANCE OBLIGATIONS SHALL BE AS SET FORTH IN DOCUMENT TITLED "CONSERVATION AND MAINTENANCE OBLIGATIONS" TO BE RECORDED SEPARATELY.

TRACT C, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, IS HEREBY DEDICATED TO THE WOODSIDE WALK COMMUNITY ORGANIZATION FOR STORM DETENTION AND TRAIL USES.

TRACTS E, G, J AND L, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, ARE HEREBY DEDICATED TO THE WOODSIDE WALK COMMUNITY ORGANIZATION FOR PRIVATE ACCESS AND UTILITY USES.

TRACTS D, F, H, I, K AND M, TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES, ARE HEREBY DEDICATED TO THE WOODSIDE WALK COMMUNITY ORGANIZATION FOR OPEN SPACE, RECREATION AND TRAIL USES.

TRACT N IS HEREBY DEDICATED TO THE WOODSIDE WALK COMMUNITY ORGANIZATION FOR ROADWAY BUFFER AND OPEN SPACE USES. THE WOODSIDE WALK COMMUNITY ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL, EXCEPT THAT THE CITY OF MILL CREEK SHALL OPERATE AND MAINTAIN THE LIGHTING SYSTEM AND BE RESPONSIBLE FOR THE STRUCTURAL REPAIR AND/OR REPLACEMENT OF THE PUBLIC PEDESTRIAN FACILITIES WITHIN SAID TRAIL.

THE DEDICATIONS SET FORTH ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND HEREBY PLATTED AND SHALL BE BINDING ON ALL SUBSEQUENT OWNERS.

WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 16th DAY OF MAY 2005.

WITNESSES:
AT WOODSIDE, L.L.C.
WASHINGTON LIMITED LIABILITY COMPANY

BY: Michael D. Levy
ITS: MANAGER
BY: David W. Lozier, Jr.
ITS: MANAGER

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT THE FINAL PLAT OF WOODSIDE WALK IS SUBMITTED TO THE CITY OF MILL CREEK WITH MY CONSENT AND THAT I HAVE NO OBJECTIONS THERETO.

BY: Michael D. Levy THE MANAGER
OF LOZIER AT WOODSIDE, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

OWNERS COVENANT

THE OWNER FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, RELEASES, INDEMNIFIES, AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL LIABILITIES AND CLAIMS FOR DAMAGES, OR FOR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AND FOR THE TERM OF THE OWNERS MAINTENANCE OBLIGATION AS DESCRIBED IN THE MILL CREEK MUNICIPAL CODE FOR THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I, THE PERSON WHO I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL D. LEVY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF THE MANAGER OF WESTERFIELD FINANCIAL, L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESSED BY: Paul G. Ebensteiner 2005.
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-07
ATTEST: Paul G. Ebensteiner
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-07

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I, THE PERSON WHO I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID W. LOZIER, JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF THE MANAGER OF WESTERFIELD FINANCIAL, L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESSED BY: Paul G. Ebensteiner 2005.
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-07
ATTEST: Paul G. Ebensteiner
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-21-07

A PORTION OF GOVERNMENT LOT 3, ALSO BEING A PORTION OF THE NE 1/4, NW 1/4, SEC. 6, TWP. 27 N., RGE. 5 E., W.M.

A.F. NO. 200505265392

ENGINEERING · PLANNING · SURVEYING
JOB NO. 03037

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF WOODSIDE WALK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5, E., W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

BY: Kenneth William Shipley 05/16/05
KENNETH WILLIAM SHIPLEY
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 38488
STATE OF WASHINGTON



APPROVALS

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, THE DEDICATIONS AND EASEMENTS MADE HEREON ARE ACCEPTED, AND THAT THE PLAT IS DULY APPROVED THIS 24th DAY OF May 2005.

BY: Tommy D. Ryan 05/16/05
MAYOR, CITY OF MILL CREEK
ATTEST, CITY CLERK

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 16th DAY OF May 2005.

BY: Stephen J. Pearson
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 16th DAY OF May 2005.

BY: William J. Pearson
DIRECTOR OF COMMUNITY DEVELOPMENT

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 25th DAY OF May 2005.

BY: Joan M. Huggins
TREASURER, CITY OF MILL CREEK

COUNTY 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 2005 TAXES.

BY: Bob J. Pearson 5-26-05
TREASURER, SNOHOMISH COUNTY
DEPUTY SNOHOMISH COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LOZIER AT WOODSIDE, L.L.C. THIS 26th DAY OF MAY 2005, AT 12:00 PM AND RECORDED IN VOLUME 12 OF PLATS, PAGE 200505265392.

BY: Bob Terwilliger
AUDITOR, SNOHOMISH COUNTY

BY: Joan M. Huggins
DEPUTY COUNTY AUDITOR



14711 N.E. 29th Pl. Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

Woodside Walk

A PORTION OF GOVERNMENT LOT 3, ALSO BEING A PORTION OF THE NE 1/4, NW 1/4, SEC. 6, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

SHEET 2 OF

NOTES AND 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 IT IS LOCATED.

2. NO FURTHER SUBDIVISION OF ANY LOT OR TRACT WITHIN THIS PLAT IS ALLOWED WITHOUT RESUBMITTING FOR NORMAL PLAT PROCEDURE.

3. DIRECT ACCESS TO STATE HIGHWAY 527 AND MAIN STREET FROM ANY LOT WITHIN THIS PLAT IS PROHIBITED. ALL LOTS ARE TO TAKE ACCESS FROM INTERNAL ROADS.

4. WETLAND AND REQUIRED BUFFER AREAS ARE TO BE LEFT PERMANENTLY UNDISTURBED. NO CLEARING, GRADING, FILLING, BUILDING, CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR. EXCEPT REMOVAL OF HAZARDOUS TREES UPON EXPRESS APPROVAL OF THE CITY OF MILL CREEK. THE WETLANDS AND BUFFER AREA AS SHOWN ON THIS PLAT SHALL BE MAINTAINED CONSISTENT WITH THE WETLAND BUFFER VERAGING/RESTORATION AND NORTH CREEK TRAIL PLAN AND OVERVIEW PLAN; PLANTING PLAN, SCHEDULE, & DETAILS; CONSTRUCTION SPECIFICATIONS; AND MAINTENANCE, MONITORING, AND CONTINGENCY PLAN DATED 1/23/04 AND APPROVED BY THE CITY OF MILL CREEK AND IN ACCORDANCE WITH APPLICABLE SECTIONS OF CHAPTER 18.06, MILL CREEK CODE AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSERVANCY AND TRAIL EASEMENT TO THE CITY OF MILL CREEK, AS DEPICTED ON SHEET 6, RECORDED UNDER AUDITOR'S FILE NUMBER 200505265392.

5. THE WOODSIDE WALK COMMUNITY ORGANIZATION SHALL OWN AND OPERATE THE DRAINAGE FACILITIES WITHIN ALL TRACTS AND DRAINAGE EASEMENTS. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM ANY INSPECTION, SERVICE AND MAINTENANCE ON THESE FACILITIES NECESSARY TO ENSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. THE COMMUNITY ORGANIZATION SHALL REIMBURSE THE CITY FOR ANY EXPENSE INCURRED IN THE PERFORMANCE OF SUCH SERVICE AND MAINTENANCE.

6. APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA.

7. 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 SILVER LAKE WATER DISTRICT.

8. THE WOODSIDE WALK COMMUNITY ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL HANDSCAPE AND OPEN SPACE AREAS, UP TO THE BACK OF CURB ALONG ALL PUBLIC ROADWAY FRONTAGE PER THE MILL CREEK MUNICIPAL CODE. STRUCTURAL SIDEWALK REPAIRS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL CREEK.

9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED IN ANY INSTRUMENT RECORDED UNDER RECORDING NO. 8905090294.

10. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE MAP OF THE SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8810195003, IN SNOHOMISH COUNTY, WASHINGTON.

11. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED IN ANY INSTRUMENT RECORDED UNDER RECORDING NO. 9808210360.

12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SEWER AGREEMENT BETWEEN WEDGEWOOD AT MILL CREEK LLC AND JEFFERSON AT MILL CREEK LLC AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200110120452.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF STATE OF WASHINGTON DISTRICT FOR SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 199911290103 AND SHOWN HEREON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER DISTRICT FOR SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 199912230632 AND AS SHOWN HEREON.

15. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MITIGATION AGREEMENT BETWEEN EVERETT SCHOOL DISTRICT FOR SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200001100413.

16. TRACT N, A PRIVATE ROADWAY AND CUTTING PRESERVE, IS FOR THE PURPOSE OF PROVIDING A BUFFER BETWEEN THE DEVELOPED AREA AND STATE ROUTE 527. SAID TRACT IS SUBJECT TO ALL RESTRICTIONS, CONDITIONS, AND LIMITATIONS AS DEFINED IN MMC 16.02.170. THE WOODSIDE WALK COMMUNITY ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT THAT THE CITY OF MILL CREEK SHALL OPERATE AND MAINTAIN THE LIGHTING SYSTEM AND BE RESPONSIBLE FOR THE STRUCTURAL REPAIR AND/OR REPLACEMENT OF THE PUBLIC PEDESTRIAN FACILITIES WITHIN SAID TRACT.

17. THIS SITE IS SUBJECT TO THE CONDITIONS OF APPROVAL FOR THE PRELIMINARY PLAT/PRD FOR THE COTTAGES AT MILL CREEK (PP 03-60) BY THE CITY OF MILL CREEK AS DISCLOSED BY ORDINANCE NO. 2004-352, ADOPTED MAY 11, 2004.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, AND/OR THEIR ASSIGNS, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, SILVER LAKE WATER DISTRICT, PUGET SOUND ENERGY, VERIZON TELEPHONE COMPANY, COMCAST, THE WOODSIDE WALK COMMUNITY ORGANIZATION AND ANY OTHER UTILITIES SERVING THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 7.00 FEET OF LOTS 1 THROUGH 23, LOTS 48 THROUGH 54, AND LOTS 56 THROUGH 65 AND THE EXTERIOR 5.00 FEET OF LOTS 24 THROUGH 47 AND LOTS 66 THROUGH 89, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE, AS WELL AS AN EASEMENT WITHIN ALL PRIVATE ROADS, TRACTS AND DRIVES AND UNDER AND UPON THE EXTERIOR 5.00 FEET OF ALL LOTS PARALLEL WITH AND ADJOINING TRACTS E, G, J, AND L, AND AS SHOWN ON SHEETS 3 AND 6, 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, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND IN CONDUIT ATTACHED TO A BUILDING.

2. PRIVATE DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS BENEFITED. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE DRAINAGE FACILITIES WITHIN SAID EASEMENTS. REFER TO THE APPROVED AS-CONSTRUCTED DRAINAGE PLANS FOR LOCATIONS AND BENEFITED LOTS.

3. THE 15-FOOT PRIVATE ACCESS AND UTILITY EASEMENT SHOWN ON LOT 73 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 72 FOR ACCESS AND UTILITY PURPOSES. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY FACILITIES WITHIN SAID EASEMENT.

4. THE 15-FOOT PRIVATE ACCESS AND UTILITY EASEMENT SHOWN ON LOT 70 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 71 FOR ACCESS AND UTILITY PURPOSES. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY FACILITIES WITHIN SAID EASEMENT.

5. THE PRIVATE ACCESS EASEMENT SHOWN ON LOT 54 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 55 FOR PRIVATE ACCESS PURPOSES. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY WITH THE OWNERS OF LOT 54 IN THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES USED IN COMMON.

6. THE NON-EXCLUSIVE PRIVATE UTILITY EASEMENT SHOWN ON LOT 54 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 53, 55 AND 56 FOR PRIVATE UTILITY PURPOSES. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITY FACILITIES THEY HAVE BENEFIT OF USE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE PRIVATE UTILITY FACILITIES USED IN COMMON.

7. THE 15-FOOT SANITARY SEWER EASEMENTS LOCATED ACROSS TRACTS E, G, J, K, AND L AND LOTS 24 THROUGH 31, 34 THROUGH 36, 39 THROUGH 42, 53, 54 AND 56, 69 THROUGH 70, 73, 78, 79, 82 THROUGH 84 AND 87 THROUGH 89, AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL PERMANENT STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH SILVER LAKE WATER DISTRICT MAINTENANCE AND REPAIR RESPONSIBILITIES.

8. THE 15-FOOT WATER EASEMENTS LOCATED ACROSS TRACTS E, F, G, J, AND L AND LOTS 26 THROUGH 29, 32 THROUGH 34, 37 THROUGH 39, 43 THROUGH 47, AND 66 THROUGH 77 AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, AND MAINTAINING THE PUBLIC WATER SYSTEM, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL PERMANENT STRUCTURES OR OTHER STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH SILVER LAKE WATER DISTRICT MAINTENANCE AND REPAIR RESPONSIBILITIES.

9. A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER AND UPON THE PAVED SURFACE OF TRACTS B AND C, OVER AND UPON A PORTION OF LOT 38 AS SHOWN ON SHEET 4 OF 6 AND OVER AND UPON THE CONCRETE SIDEWALKS AS CONSTRUCTED OR TO BE CONSTRUCTED WITHIN TRACTS D, F, H, I, K, M AND N IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK FOR PUBLIC PEDESTRIAN USE.

10. AN OVERLYING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT OVER AND UPON TRACT J AND AS SHOWN ACROSS LOTS 24 AND 43 ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 24 THROUGH 27 AND 40 THROUGH 47. THE OWNERS OF SAID BENEFITED LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID LOTS 24 AND 43.

11. AN OVERLYING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT OVER AND UPON TRACT L AND AS SHOWN ACROSS LOTS 32 AND 37 ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 28 THROUGH 39. THE OWNERS OF SAID BENEFITED LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID LOTS 32 AND 37.

12. AN OVERLYING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT OVER AND UPON TRACT E AND AS SHOWN ACROSS LOTS 78 AND 82 ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 72 THROUGH 84. THE OWNERS OF SAID BENEFITED LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID LOTS 78 AND 82.

13. AN OVERLYING PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT OVER AND UPON TRACT G AND AS SHOWN ACROSS LOTS 66 AND 87 ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 66 THROUGH 71 AND 85 THROUGH 89. THE OWNERS OF SAID BENEFITED LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID LOTS 66 AND 87.

14. AN OVERLYING PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT OVER AND UPON TRACTS E, G, J, AND L AND AS SHOWN ACROSS LOTS 24, 32, 37, 43, 66, 78, 82 AND 87 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK FOR PUBLIC EMERGENCY VEHICLE USE. SAID EASEMENT AREA SHALL BE KEPT FREE FROM ANY OBSTRUCTIONS WHICH WILL INTERFERE WITH PUBLIC EMERGENCY VEHICLE ACCESS.

15. PRIVATE WATER EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS BENEFITED. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE WATER FACILITIES WITHIN SAID EASEMENTS. REFER TO THE APPROVED AS-CONSTRUCTED WATER PLANS FOR LOCATIONS AND BENEFITED LOTS.

16. THE 5-FOOT PRIVATE PEDESTRIAN ACCESS EASEMENT WITHIN LOTS 33 AND 35 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 34. SAID OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.

17. THE 5-FOOT PRIVATE PEDESTRIAN ACCESS EASEMENT WITHIN LOTS 44 AND 46 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 45. SAID OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE PEDESTRIAN ACCESS FACILITIES WITHIN SAID EASEMENT.

18. A NON-EXCLUSIVE PRIVATE WATER LINE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1-15, 18-23, 48-52 AND 56-65 UNDER AND UPON THE TEN (10) FEET OF PUBLIC RIGHT OF WAY PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF SAID LOTS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF A SINGLE WATER LINE TO SERVE SAID LOTS WITH DOMESTIC WATER SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA FOR THE PURPOSES STATED HEREIN. SAID OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER LINE FACILITIES THEY HAVE BENEFIT OF USE. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.



05/05/05



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ENGINEERING · PLANNING · SURVEY
JOB NO. 03037

200505265392

A.F. NO.

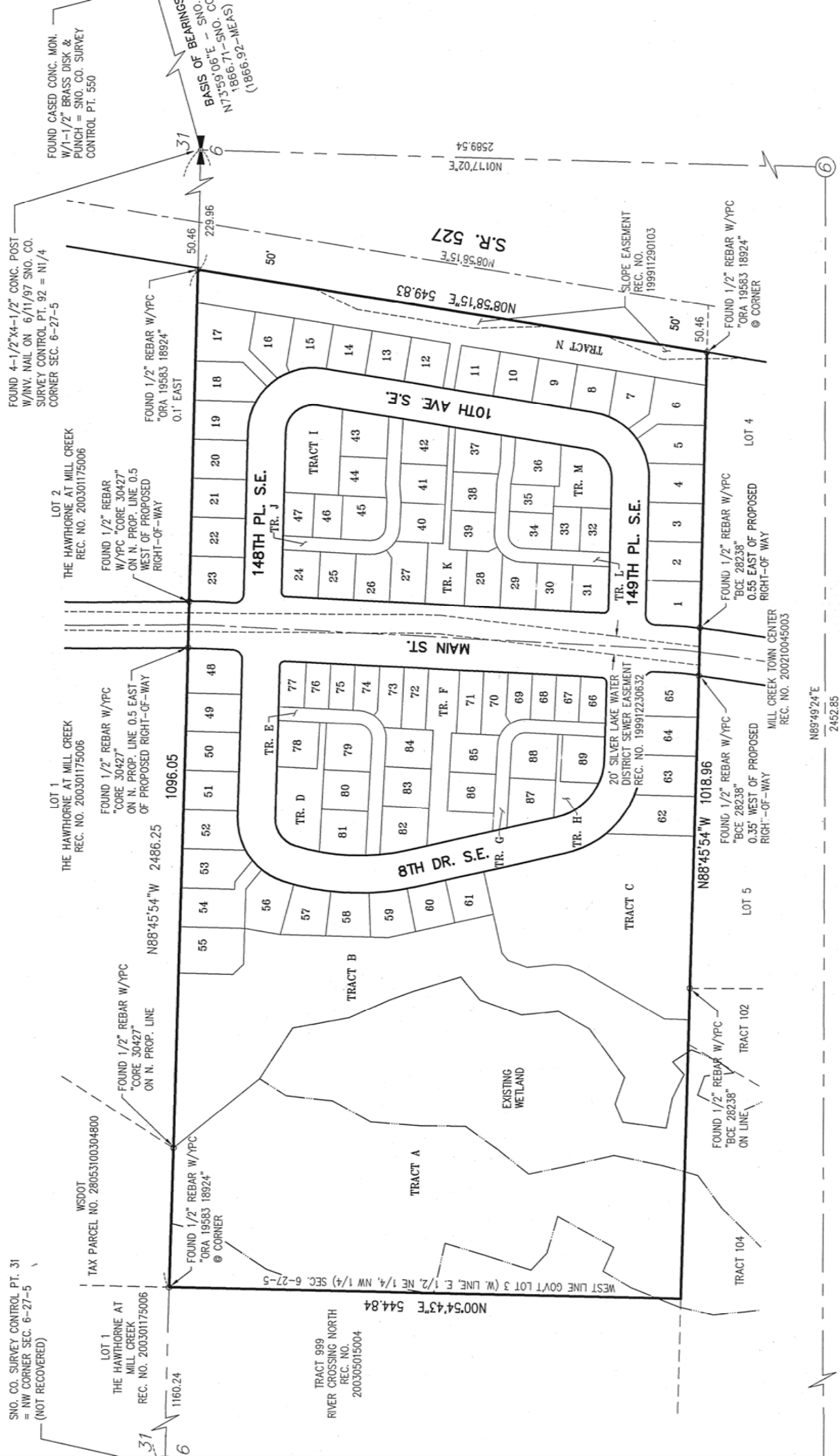
1/4, NW

ION OF GOVERNMENT LOT 3, ALSO BEING A PORTION OF THE NE 1/4, NW 1/4, TWP. 27 N., RGE. 5 E., W.M.

Woodside Walk

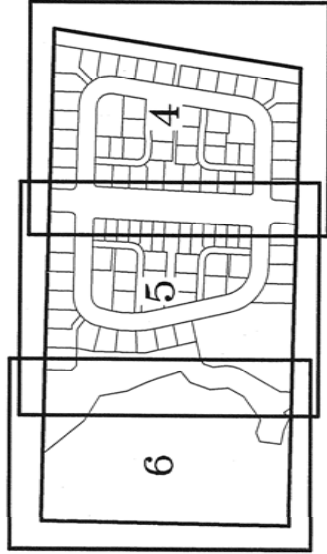
SHEET 3 OF

A PORTION OF GOVERNMENT LOT 3, ALSO BEING A PORTION OF THE NE 1/4, NW 1/4, SEC. 6, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SUBDIVISION DIAGRAM

SECTION SUBDIVISION PER MILL CREEK TOWN CENTER
BINDING SITE PLAN REC. NO. 200210045003



SHEET INDEX

SCALE: 1" = 100'



BASIS OF BEARINGS

N73°59'06"E BETWEEN THE MONUMENTS FOUND AT THE NORTH 1/4 CORNER SEC. 6-27-5 (SNO. CO. SURVEY CONTROL PT. 92) AND SNOHOMISH COUNTY SURVEY CONTROL PT. 550 PER SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS HORIZONTAL CONTROL NETWORK.

SURVEY NOTES

- LEGAL DESCRIPTION AND EASEMENT INFORMATION TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE SECOND REPORT ORDER NUMBER 4229-434587 DATED OCTOBER 27, 2004 AND SUPPLEMENTAL REPORT 1 TO SECOND REPORT DATED FEBRUARY 16, 2005. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP.
- PROPERTY AREA = 576,162± SQUARE FEET (13.2269± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.
- ALL MONUMENTS SHOWN AS FOUND WERE FIELD VISITED IN JUNE, 1997.

LEGEND

- FOUND QUARTER SECTION CORNER MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- FOUND CORNER AS NOTED

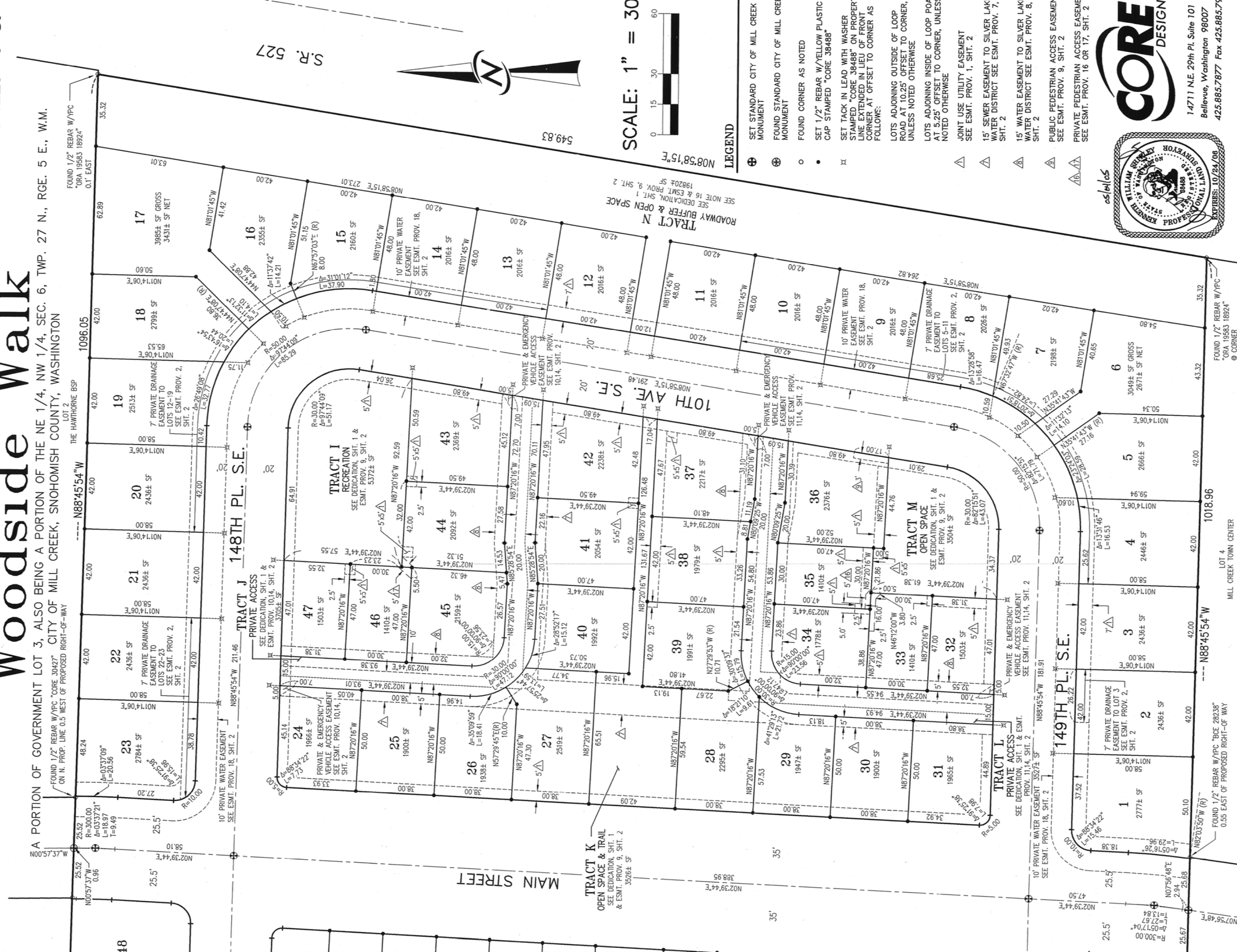


14711 N.E. 29th Pl. Suite 101
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Woodside Walk

SHEET 4 OF

A PORTION OF GOVERNMENT LOT 3, ALSO BEING A PORTION OF THE NE 1/4, NW 1/4, SEC. 6, TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



LEGEND

- ⊕ SET STANDARD CITY OF MILL CREEK MONUMENT
- ⊙ FOUND STANDARD CITY OF MILL CREEK MONUMENT
- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 38488"
- ✕ SET TACK IN LEAD WITH WASHER STAMPED "CORE 38488" ON PROPER LINE EXTENDED IN LIEU OF FRONT CORNER AT OFFSET TO CORNER AS FOLLOWS:
- △ LOTS ADJOINING INSIDE OF LOOP ROAD AT 10.25' OFFSET TO CORNER, UNLESS NOTED OTHERWISE
- △ LOTS ADJOINING INSIDE OF LOOP ROAD AT 5.25' OFFSET TO CORNER, UNLESS NOTED OTHERWISE
- △ JOINT USE UTILITY EASEMENT SEE ESMT. PROV. 1, SHT. 2
- △ 15' SEWER EASEMENT TO SILVER LAKE WATER DISTRICT SEE ESMT. PROV. 7, SHT. 2
- △ 15' WATER EASEMENT TO SILVER LAKE WATER DISTRICT SEE ESMT. PROV. 8, SHT. 2
- △ PUBLIC PEDESTRIAN ACCESS EASEMENT SEE ESMT. PROV. 9, SHT. 2
- △ PRIVATE PEDESTRIAN ACCESS EASEMENT SEE ESMT. PROV. 16 OR 17, SHT. 2



CORE
DESIGN

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