

DECLARATION OF SHORT SUBDIVISION.

KNOWN ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HERIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NO. PL2019-0013 ON THIS 10TH DAY OF OCTOBER, 2019, BY THE CITY OF MILL CREEK, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

1. THE EXISTING PRIVATE DRIVE, WHICH IS IN A 35-FOOT ACCESS AND UTILITY EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY, SHALL BE WIDENED TO A PAVED WIDTH OF 20 FEET FOR THE FULL LENGTH OF BOTH LOTS AS REQUIRED BY THE CITY OF MILL CREEK ROADWAY FUNCTIONAL CLASSIFICATIONS FOR PRIVATE ROADS PROVIDING DIRECT ACCESS TO FIVE OR MORE PRIVATE LOTS IN RESIDENTIAL AREAS.

2. THE ROAD MAINTENANCE AGREEMENT, RECORDED UNDER SNOHOMISH COUNTY RECORDING NUMBER 8310310315, OBLIGATES THE OWNERS OF PARCELS A, B, C AND D OF THE ORIGINAL SHORT PLAT, WHICH ARE SERVICED BY AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER, AND ACROSS THE 35 FEET ALONG THE NORTHERN PROPERTY BOUNDARY, AS FOLLOWS:

"IT IS AGREED THAT ALL MAINTENANCE, REPAIR, IMPROVEMENT AND/OR REBUILDING OF SAID PRIVATE ROAD SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE OWNERS AND/OR CONTRACT PURCHASERS OF THE PARCELS OF PROPERTY HAVING LEGAL ACCESS THEREFORE AND THEIR SUCCESSORS, HEIRS AND/OR ASSIGNS AND MAINTENANCE, REPAIR, IMPROVEMENT AND/OR REBUILDING SHALL BE SHARED EQUALLY BY THE OWNERS OF EACH PARCEL.

IT IS AGREED THAT THE EASEMENT SHALL BE MAINTAINED AND KEPT IN A CONDITION THAT PERMITS ADEQUATE AUTOMOTIVE TRAVEL BY THOSE WHO HAVE LEGAL ACCESS THERETO AND THEREFORE.

THIS AGREEMENT IS BINDING UPON THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS AND IS INTENDED TO RUN PERPETUAL WITH THE LAND."

PARCEL B IS BEING DIVIDED INTO TWO LOTS. ALL FUTURE OWNERS OF LOTS 1 AND 2 OF PARCEL B SHALL CONTINUE AS A PARTY TO THE AFOREMENTIONED ROAD MAINTENANCE AGREEMENT.

THE EXISTING 35-FOOT ACCESS AND UTILITY EASEMENT, SHOWN HEREON, SHALL CONTINUE ALONG FULL LENGTH OF THE NORTHERN PROPERTY BOUNDARY.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 29th DAY OF JANUARY, 2020.

AMANUEL K. KAHSSAI

ELSA AMANUEL

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AMANUEL K. KAHSSAI AND ELSA AMANUEL ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

LEGAL DESCRIPTION

THE EAST 150.0 FEET OF THE WEST 350.0 FEET OF THE NORTH 130 FEET OF LOT 1, BLOCK 3, HEATHERWOOD GARDEN, TRACTS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, ON PAGE 234, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS ESTABLISHED BY DEED RECORDED JANUARY 13, 1972, UNDER NO. 229348, RECORDS OF SNOHOMISH COUNTY, OVER AND UNDER, ACROSS NORTH 35 FEET OF THE WEST 200 FEET OF SAID LOT 1, BLOCK 3.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



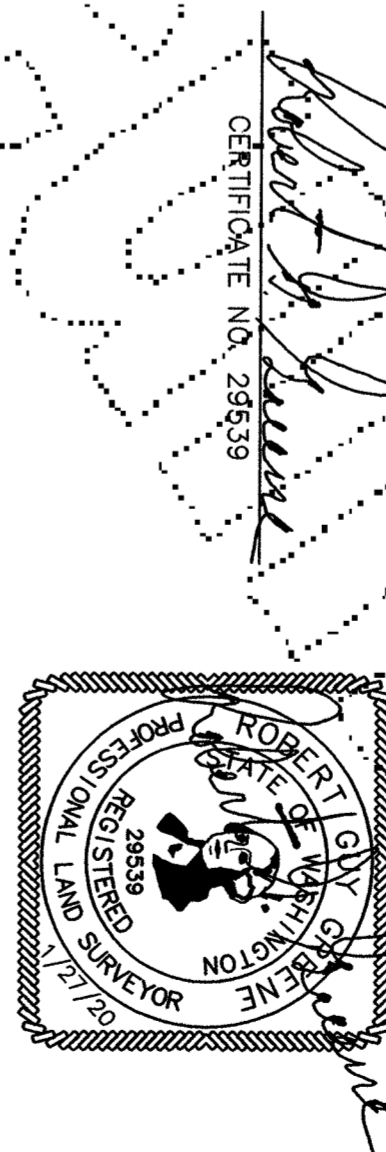
Donna Mendelsohn
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES: 6-12-20
DATE: 1-27-20

HOLD HARMLESS AGREEMENT

OWNER(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, AND IS A TRUE AND CORRECT REPRESENTATION OF THE LAND MADE AT THE REQUEST OF AMANUEL KAHSSAI IN JANUARY 2020.



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 2020 TAXES.
Parcel # 00468400300102

By: Brian Sullivan
DEPUTY TREASURER

DATE: 2/12/2020

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF February 2020 AT 2:08 pm IN BOOK --- OF --- PAGE --- AT THE REQUEST OF R. GREENE

Sarah Fey
COUNTY AUDITOR
By: Elizabeth Cleveland
DEPUTY AUDITOR

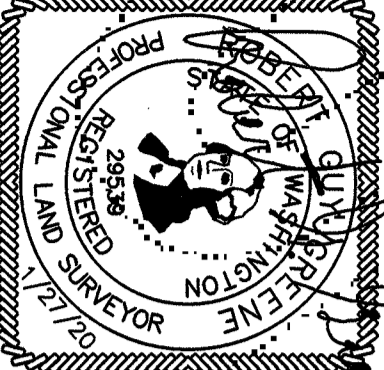
CITY OF MILL CREEK APPROVALS

I HAVE EXAMINED SAID FINAL SHORT PLAT AND FOUND IT TO BE IN COMPLIANCE WITH THE PRELIMINARY APPROVAL AND CONDITIONS OF APPROVAL OF CITY FILE PL2019-0013. I, THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT SERVICES RECOMMEND APPROVAL OF THE FINAL SHORT PLAT TO THE CITY MANAGER.
DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT SERVICES: M. H. [Signature] DATE: 2/10/2020
1, THE UNDERSIGNED CITY MANAGER, ON BEHALF OF THE CITY OF MILL CREEK, APPROVE AND AUTHORIZE THIS SHORT PLAT FOR RECORDING.
MICHAEL G. CARRAVINO, CITY MANAGER DATE: 2/10/2020

GREENE LAND SURVEYING
4708 164TH ST SW
LYNNWOOD, WA. 98087
PHONE (206) 498-0979



AMANUEL SHORT PLAT
SHORT PLAT NO. PL2019-0013
PTN: NE. 1/4 S.W. 1/4, SEC. 33, T 27 N, R 4 E, WM.



000002125006

NOTE:
 REFERENCE SURVEYS SEE RECORDERS-AUDITORS FILE NUMBERS
 8408155006

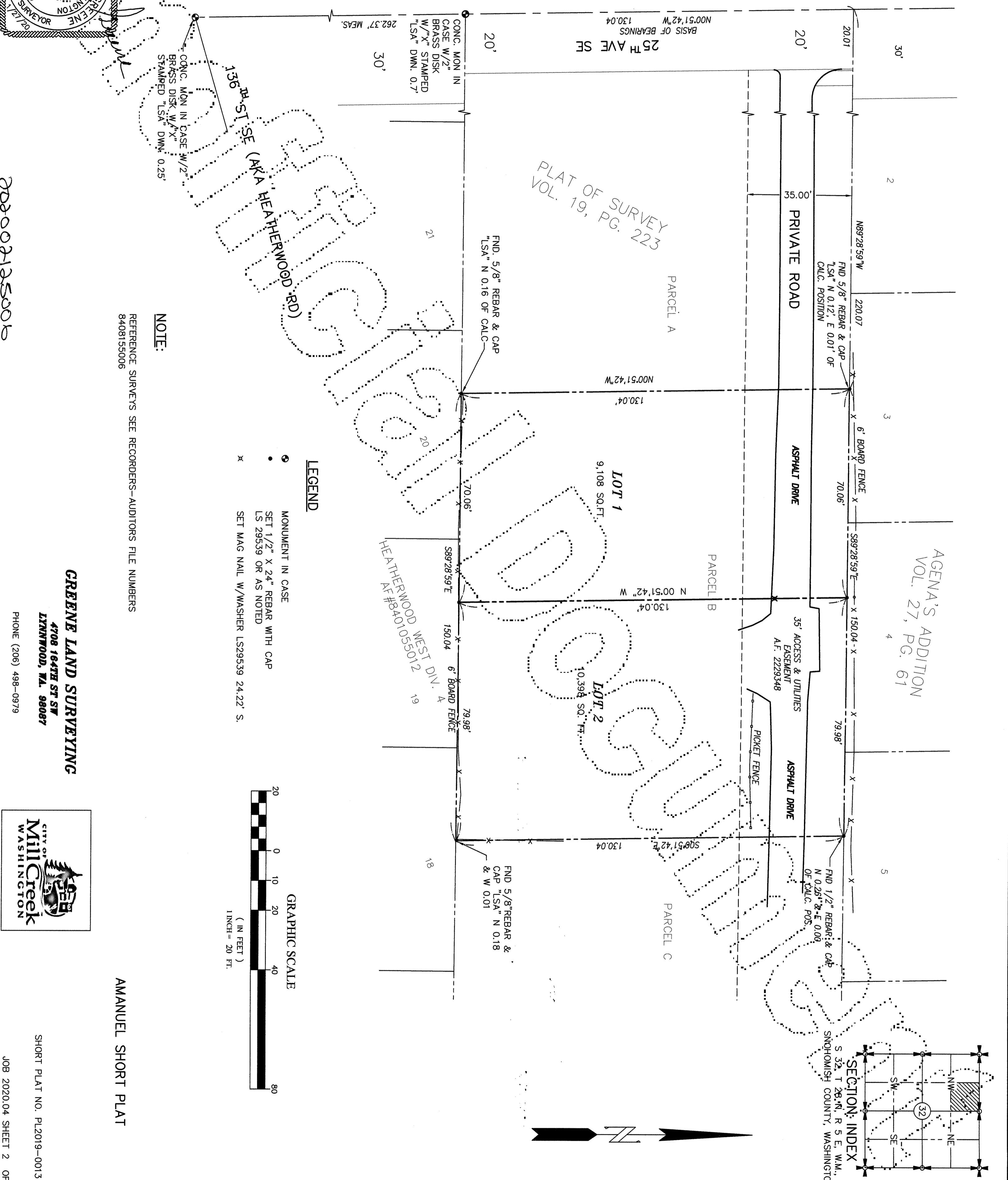
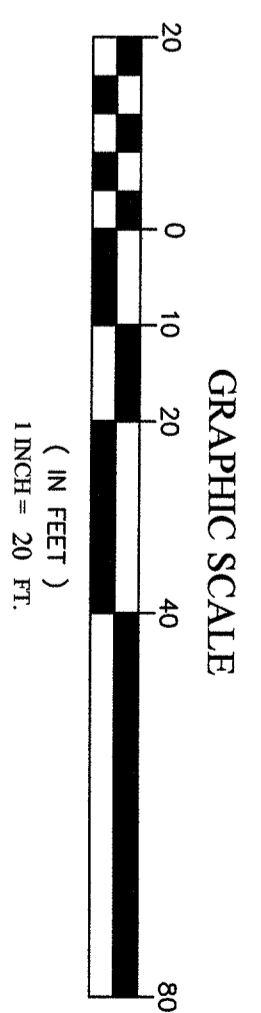
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SHORT PLAT NO. PL2019-0013
 JOB 2020.04 SHEET 2 OF 2

AMANUEL SHORT PLAT

- LEGEND**
- MONUMENT IN CASE
 - SET 1/2" X 24" REBAR WITH CAP
 - LS 29539 OR AS NOTED
 - ✕ SET MAG NAIL W/WASHER LS29539 24.22' S.



PLAT OF SURVEY
 VOL. 19, PG. 223

AGENA'S ADDITION
 VOL. 27, PG. 61

