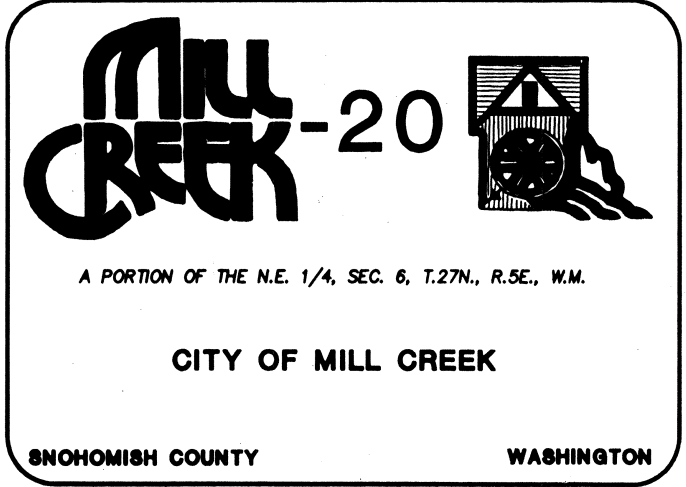


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**OWNER'S COVENANT**

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM THE CONSTRUCTION AND MAINTENANCE OF THE PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.19 OF THE MILL CREEK MUNICIPAL CODE.

**DEDICATION OF COMMON AREAS:**

THE UNDERSIGNED OWNERS, IN RECORDING THIS PLAT OF MILL CREEK-20 HAVE DESIGNATED AS COMMON AREAS, CERTAIN TRACTS OF LAND SHOWN AS TRACTS 315, AND 316, INTENDED FOR USE BY MEMBERS OF THE COMMUNITY IN MILL CREEK, FOR RECREATION AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT AND BENEFIT OF THE MEMBERS OF THE COMMUNITY AS MORE FULLY PROVIDED IN THE DECLARATION OF RESTRICTIVE COVENANTS APPLICABLE TO MILL CREEK, DATED 21 APRIL, 1975 AND RECORDED UNDER AUDITOR'S FILE NO. 2382420 AND AS AMENDED UNDER AUDITOR'S FILE NOS. 8008090130, 8207095009, 8305180277, 8505010054, 8604250170 AND 8510080003. SAID DECLARATION OF RESTRICTIVE COVENANTS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

**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 ROAD 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 HAVE SET OUR HANDS AND SEALS.

UNITED DEVELOPMENT CORPORATION

*Yasuo Miyazawa* PRESIDENT  
*Chris Castaneda* SECRETARY

**ACKNOWLEDGEMENTS:**

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF January, 1998, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED YASUO MIYAZAWA AND CHRIS CASTANEDA, 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.  
*Elizabeth A. Nouville*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT *Mill Creek* MY COMMISSION EXPIRES 2-1-98

**EASEMENTS:**

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 THE FRANCHISED TELEVISION CABLE COMPANY AND WASHINGTON NATURAL GAS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, 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, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. 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.

FURTHERMORE, THE TEN-FOOT STRIP MAY BE UTILIZED BY THE PUBLIC FOR NECESSARY ROADWAY SLOPES, CUTS AND FILLS, AND WALKWAYS AND TRAILS.

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 UNITED DEVELOPMENT CORPORATION 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 EXISTENCE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSED TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNERSHIP, AND A BUILDING PERMIT APPLIED FOR. PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS OR REAR LOT AREAS WITHOUT FIRST OBTAINING FROM OWNERS OF LOTS IN THE PLAT HOLDING CONTIGUOUS LOTS, WRITTEN CONSENT TO SUCH INSTALLATION. SUBSEQUENT TRANSFEREES FROM THE GRANTEEES OF UNITED DEVELOPMENT CORPORATION 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.

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 BUILDING 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 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, PROVIDED HOWEVER THAT THIS EASEMENT SHALL NOT PREVENT THE PLACEMENT OF LANDSCAPE STRUCTURES IN AREAS NOT UTILIZED FOR THE ABOVE MENTIONED PURPOSES.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF MILL CREEK FOR THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MAINTAINING AND OPERATING STORMWATER FACILITIES.

**RESTRICTIONS**

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. 2382420 AND AS AMENDED UNDER AUDITOR'S FILE NOS. 8008090130, 8207095009, 8305180277, 8505010054 AND 8604250170.

FURTHER THAT SAID PLAT IS NOT SUBJECT TO THE AMENDMENT OF SAID RESTRICTIVE COVENANTS AS RECORDED UNDER AUDITOR'S FILE NO. 7803090126, VOLUME 951 O.R. PAGES 194-196.

NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

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

THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN RESOLUTION #90-118 OF THE CITY OF MILL CREEK, ADOPTED ON THE 25TH DAY OF SEPTEMBER, 1990.

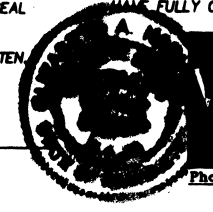
LOT DEVELOPMENT AND RESIDENTIAL CONSTRUCTION IS SUBJECT TO THE PREPARATION OF A TREE RETENTION PLAN TO BE REVIEWED AND APPROVED BY THE CITY OF MILL CREEK.

THE OWNERS OF ALL LOTS CONTAINING PROPERTY BUFFERS AS SHOWN ON THE FACE OF THE PLAT OR WITH TREES IDENTIFIED ON APPROVED TREE PRESERVATION PLANS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID BUFFERS OR AS INDIVIDUALLY IDENTIFIED ON TREE RESERVATION PLANS, EXCEPT AS MAY BE DEEMED A DANGER OR ARE DISEASED AND UPON EXPRESS APPROVAL OF THE CITY OF MILL CREEK. FURTHER, TREES DESIGNATED FOR PRESERVATION THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED AT A RATIO OF 2:1. THE REPLACEMENT TREES SHALL BE A CONIFEROUS SPECIES AND HAVE A MINIMUM HEIGHT AT PLANTING OF 12 FEET.

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 ALDERWOOD WATER DISTRICT.

**LAND SURVEYOR'S CERTIFICATE**

I, FRED CAREY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF MILL CREEK-20 IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS WILL BE SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE PLATTING REGULATIONS.



**WHPACIFIC**  
3025-112th Avenue N.E.  
P.O. Box C-97304  
Bellevue, WA 98009-9304  
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Planning • Engineering • Surveying  
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**COUNTY TREASURER'S CERTIFICATE**

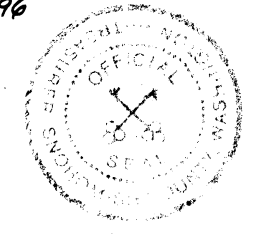
I, *Bob Dantoni*, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 1996.

*Bob Dantoni* RONDA D. WHEELER 1-18-98  
SNOHOMISH COUNTY TREASURER

**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 DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 11th DAY OF January, 1998.

*Debra A. Jerry*  
CITY OF MILL CREEK TREASURER



**DESCRIPTION:**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF MILL CREEK, COUNTY OF SNOHOMISH, STATE OF WASHINGTON, BEING TRACT 299 AS SHOWN ON THE PLAT OF MILL CREEK-16, RECORDED IN VOLUME 47 OF PLATS, PAGES 224 THROUGH 228 INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**APPROVALS:**

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS 11th DAY OF January, 1998.

*Kathy Nielson*  
CITY OF MILL CREEK MAYOR

*Debra A. Jerry*  
ATTEST: CITY CLERK

EXAMINED AND APPROVED THIS 11th DAY OF January, 1998.  
*William J. Stum*  
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 16th DAY OF January, 1998.  
*William J. Stum*  
MILL CREEK COMMUNITY DEVELOPMENT DIRECTOR

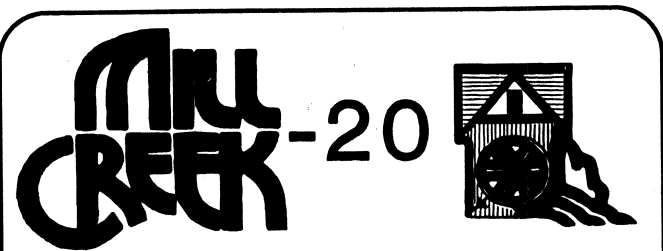
**RECORDING CERTIFICATE:**

FILED FOR RECORD AT THE REQUEST OF UNITED DEVELOPMENT CORPORATION, THIS 18th DAY OF Jan, 1998, AT 7 MINUTES PAST 11, A.M., AND RECORDED IN VOLUME 60 OF PLATS, PAGES 215 THROUGH 216 INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

*Bob Terwilliger* SNOHOMISH COUNTY AUDITOR  
*Maria Schmidt* DEPUTY SNOHOMISH COUNTY AUDITOR

COPY  
ORIGINAL ON FILE IN THE  
COUNTY AUDITORS OFFICE

CYPRESS PLAT 138

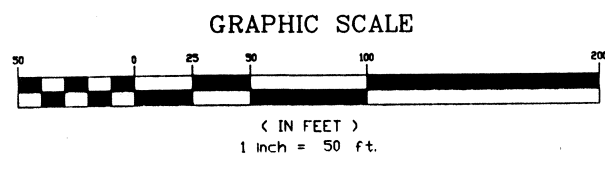


**MILL CREEK-20**

A PORTION OF THE N.E. 1/4, SEC. 6, T.27N., R.5E., W.M.

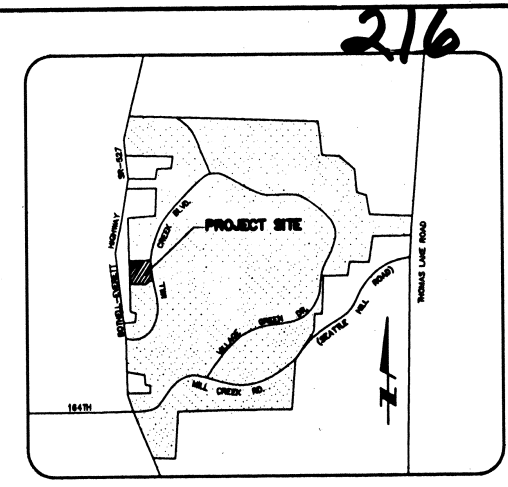
**CITY OF MILL CREEK**

**SNOHOMISH COUNTY WASHINGTON**



**CURVE DATA TABLE**

CURVE	RADIUS	DELTA	LENGTH
1	213.25'	42°36'33"	158.59'
2	173.25'	42°36'33"	128.84'
3	213.25'	38°42'23"	144.06'
4	213.25'	03°54'09"	14.52'
5	1630.00'	08°53'44"	253.07'
6	25.00'	100°01'43"	43.65'
7	233.25'	42°36'33"	173.46'
8	153.25'	42°36'33"	113.97'
9	25.00'	90°00'00"	39.27'
10	45.00'	77°09'35"	60.60'
11	45.00'	25°40'45"	20.17'
12	45.00'	130°17'29"	102.33'
13	45.00'	20°16'10"	15.92'
14	25.00'	73°23'57"	32.03'
15	25.00'	90°00'00"	39.27'
16	143.25'	30°35'31"	76.49'
17	25.00'	87°08'55"	38.03'
18	85.00'	26°11'29"	38.86'
19	25.00'	73°23'54"	32.03'
20	45.00'	87°32'51"	68.76'
21	45.00'	111°44'26"	87.76'
22	45.00'	26°23'16"	20.72'
23	45.00'	27°43'22"	21.77'
24	25.00'	116°02'19"	50.63'
25	243.25'	27°35'17"	117.13'
26	25.00'	99°40'38"	43.49'
27	1630.00'	08°32'39"	243.07'
28	1665.00'	09°22'59"	272.67'
29	1665.00'	03°18'31"	96.15'
30	1665.00'	02°53'57"	84.25'
31	1665.00'	03°10'31"	92.27'
32	1600.00'	00°29'41"	13.81'
33	65.00'	37°09'28"	42.15'



**LOT AREA TABLE**

1	11,741 SQ. FT.
2	11,250 SQ. FT.
3	11,250 SQ. FT.
4	13,977 SQ. FT.
5	12,292 SQ. FT.
6	10,453 SQ. FT.
7	10,288 SQ. FT.
8	11,647 SQ. FT.
9	10,428 SQ. FT.
10	11,322 SQ. FT.
11	15,917 SQ. FT.
12	13,093 SQ. FT.
13	11,944 SQ. FT.
14	15,531 SQ. FT.
TR. 315	748 SQ. FT.
TR. 316	9,345 SQ. FT.

MILL CREEK-20 GROSS AREA = 217,597 SQ. FT.

**LEGEND**

- ⊙ FOUND OR SET CITY OF MILL CREEK MON. IN CASE
- C.P. DENOTES CUTTING PRESERVE
- C.A. DENOTES COMMON AREA (TRACTS 315 & 316)
- M.F.F. MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE.

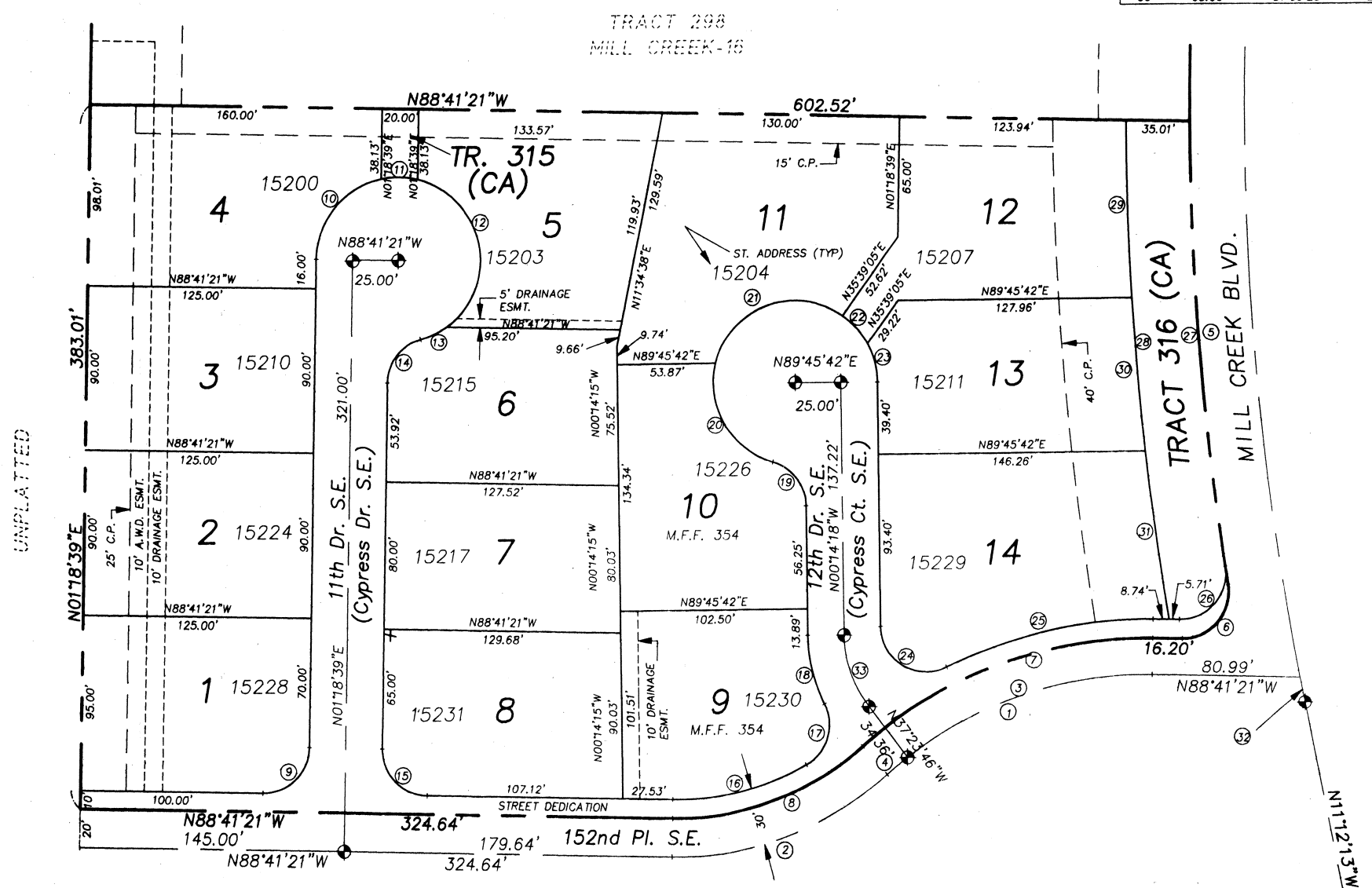
**NOTES**

BASIS OF BEARINGS IS THE WASHINGTON STATE GRID SYSTEM - NORTH ZONE (NAD-27)

FOR BREAKDOWN OF SECTIONS, SEE RECORD OF SURVEY, BOOK 1 OF SURVEYS, PAGES 167-172, UNDER RECORDING NO. 2338694, SNOHOMISH COUNTY RECORDS.

FIELD MEASUREMENTS FOR THIS PLAT PERFORMED WITH A WILD 1610 TOTAL STATION OR A SOKKIA SET 2 TOTAL STATION BY TRAVERSE METHODS, AND MEET OR EXCEED ACCURACY STANDARDS OF 1:15,000. ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST ONE YEAR.

REAR LOT CORNERS IN THIS PLAT HAVE BEEN STAKED WITH AN I.P. W/CAP L.S. 11568. FRONT LOT CORNERS WITH A LEAD, TACK AND BRASS WASHER, L.S. 11568, OR AN I.P. W/CAP L.S. 11568.



**WHPACIFIC**

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INDEX IN: N.E. 1/4, SEC. 6, T.27N., R.5E., W.M.  
SHEET 2 OF 2 SHEETS

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CYPRESS PLAT 139