



A Portion of the S. 1/2 of Sec. 31, T.28N. R.5E. W.M.

DOUGLAS FIR

Snohomish County

Washington

DESCRIPTION:

All that certain real property situate in the County of Snohomish, State of Washington being a portion of the south half of Sec. 31, T.28N., R.5E., W.M. and being more particularly described as follows:

BEGINNING at the intersection of the northerly line of the south half of Sec. 31 with a line that is parallel with and 50.00 feet easterly of the centerline of Secondary State Highway 2-J (SR 527) which point is distant along the north line of the south half of said Sec. 31 S88°06'39"E 50.82 feet from the center of said Sec. 31; thence from said POINT OF BEGINNING along said northerly line of the south half of Sec. 31 S88°06'39"E 1208.08 feet; thence leaving said northerly line from a tangent that bears S71°30'47"E along the arc of a curve to the right having a radius of 480.00 feet and a central angle of 57°10'31", an arc length of 478.99 feet; thence tangent to the preceding curve S14°20'16"E 295.98 feet; thence tangent to the preceding curve along the arc of a curve to the left having a radius of 870.00 feet and a central angle of 6°06'32", an arc length of 92.76 feet; thence N75°24'01"E 572.20 feet to the most westerly corner of Lot 90 as shown on the Plat of Mill Creek 8, recorded under A.F. #7907240327, Snohomish County records; thence along the boundary of said Plat of Mill Creek 8 S14°35'59"E 210.00 feet; thence S56°42'52"E 132.11 feet; thence S29°59'18"W 233.72 feet; thence S58°42'25"E 127.22 feet; thence S01°12'46"E 220.41 feet; thence from a tangent that bears S88°47'14"W along the arc of a curve to the left having a radius of 630.00 feet and a central angle of 36°28'13", an arc length of 401.01 feet to a point of cusp; thence leaving said boundary of the Plat of Mill Creek 8 from a tangent that bears N52°19'01"E along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 84°23'27", an arc length of 51.55 feet; thence N32°04'26"W 608.28 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 930.00 feet and a central angle of 12°00'20", an arc length of 194.87 feet; thence S75°24'01"W 389.50 feet; thence S31°07'10"E 111.91 feet to a point on the easterly line of the N.W. 1/4 of the S.E. 1/4 of said Sec. 31; thence along said easterly line S01°22'49"W 43.22' to an intersection thereof with a line that is parallel with and 962.30 feet southerly of the north line of the south 1/2 of said Sec. 31; thence along last said parallel line N88°06'39"W 1389.14 feet to a point on a line that is parallel with and 50.00 feet easterly of the centerline of Secondary State Highway 2-J (SR 527); thence along last said parallel line N03°00'28"W 125.66 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 1382.39 feet and a central angle of 7°45'32", an arc length of 187.20 feet; thence tangent to the preceding curve N04°45'04"E 208.41 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 1095.92 feet and a central angle of 23°30'51", an arc length of 449.76 feet; thence tangent to the preceding curve N28°15'55"E 10.90 feet; to the POINT OF BEGINNING.

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 Number 2382420 and amended under Auditor's File Numbers 8006090130 and 8207095009.

Further that said plat is not subject to the amendment of said restrictive covenants as recorded under Auditor's File No. 7603090126, Vol. 951 O.R. Pgs. 194-196.

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

Prior approval must be obtained from the Director of Public Works before any structures, fill or obstructions, including fences, are located within any drainage easement or delineated flood plain area.

No construction or improvement within a reserve area shall take place until there has been compliance with the requirements of Paragraph V(D) of that certain Rezone Contract approved by the Board of Snohomish County Commissioners on April 8, 1974. Such compliance may be evidenced by a document recorded in the office of the Snohomish County Auditor and signed by the Director of Snohomish County Community Planning. Upon the recording of such statement of compliance, the above restriction shall be deemed discharged and of no further force or effect.

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EASEMENTS:

An Easement is hereby reserved for and dedicated to the Public and Silverlake 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, their respective successors and assigns, under and upon the exterior seven (7) 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 T.V., water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

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

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 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 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. 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 grantees 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.

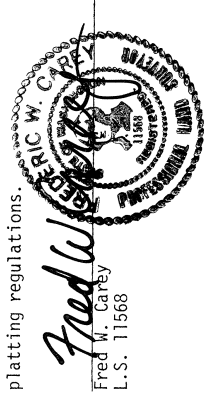
No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

All common areas noted are subject to Public Utility easement provisions for the purpose of serving this subdivision and other property with electric, telephone, cable T.V., 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 Snohomish County for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

LAND SURVEYOR'S CERTIFICATE

I, Fred Carey, Professional Land Surveyor, do hereby certify that the Plat of Mill Creek-10 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.



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8210205011
Sheet 1 of 4 Sheets

DOUGLAS FIR PLAT-140



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Snohomish County Washington

DOUGLAS FIR

DEDICATION OF COMMON AREAS:

The undersigned Owners, in recording this Plat of Mill Creek-10, have designated as common areas certain tracts of land shown as Tracts 274, 275, 276, 277 and 280 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 21st April 1975 and recorded under AF No. 2382420 and amended under Auditor's File Numbers 8006090130 and 8207095009. Said Declaration of Restrictive Covenants is hereby incorporated and made 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 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 have set our hands and seals.

UNITED DEVELOPMENT CORPORATION

Robert E. Smith Vice President
President

ACKNOWLEDGEMENTS:

State of Washington

County of Snohomish

This is to certify that on this 4th day of Oct., 1982 before me the undersigned a Notary Public, personally appeared Ryokichi Kuniyeda and Tetsuya Sonobe, the President and Vice President 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 is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Shirley G. Christensen
Notary Public in and for the State of Washington
Residing at 1 Bethell my Commission expires 12-1-84

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TREASURER'S CERTIFICATE:

I, KIRKE SIEVERS, Treasurer of Snohomish County, Washington, do hereby certify that all taxes of the above described tract of land have been paid up to and including the year 1983

Snohomish County Treasurer KIRKE SIEVERS
BY: James M. Humley 10-11-82

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Snohomish County Office of Community Planning, and is duly approved this 12th day of October, 1982.

Director Arthur R. Campbell for George F. Shwin, Jr.

Examined and approved this 11th day of October, 1982.
Snohomish County Engineer Svend E. Weede

Examined and approved this 20th day of October, 1982
Chairman, County Council Cliff Bailey
Snohomish County, Washington

\$6550 SF 1350

RECORDING CERTIFICATE: 8210205011

Filed for record at the request of United Development Corporation, this 20 day of October, 1982, at 11 minutes past 3 P.M., and recorded in Volume 43 of Plats, Pages 241 through 244 inclusive, records of Snohomish County, Washington.

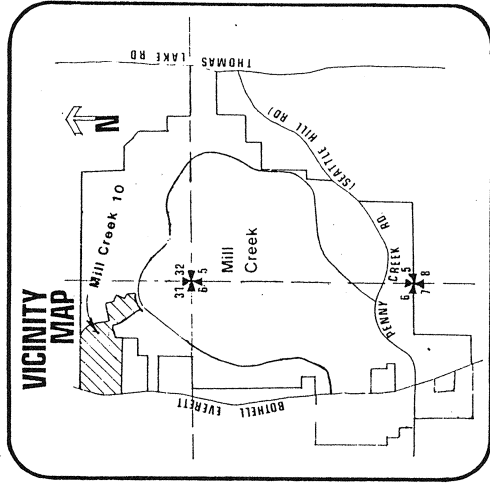
Henry J. Whalen Betty Danilson
Snohomish County Auditor Deputy Snohomish County Auditor



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Snohomish County

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Scale 1"=100'

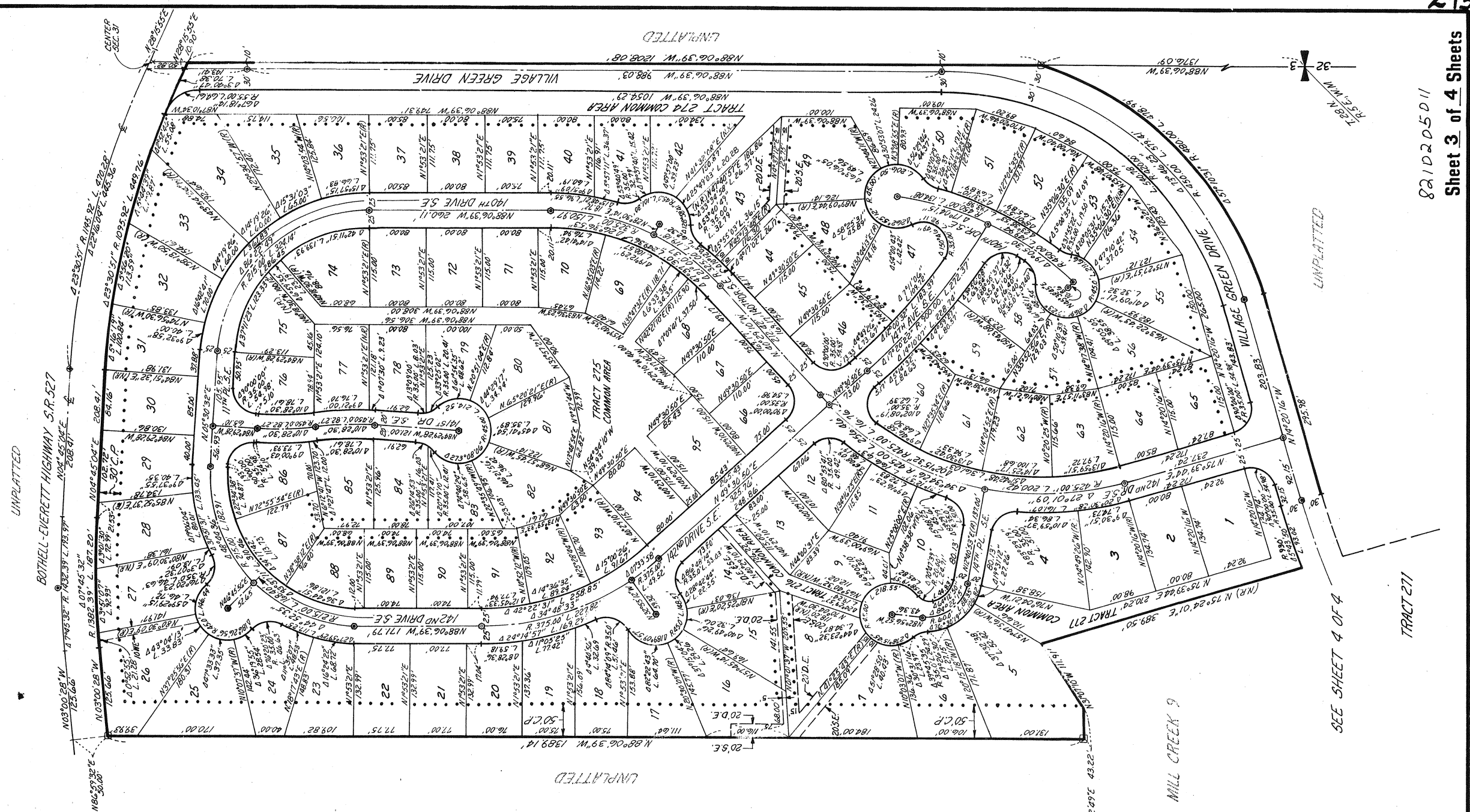
LEGEND

- STANDARD SNOHOMISH COUNTY MONUMENT IN CASE FOUND MONUMENT AS SHOWN
- IRON PIPE AT LOT CORNERS
- CONCRETE MONUMENT PER SNO. CO. STANDARDS
- DENOTES DRAINAGE EASEMENT TO SNOHOMISH COUNTY LAKE WATER DISTRICT
- DENOTES WATER EASEMENT TO SILVER LAKE WATER DISTRICT
- DENOTES CUTTING PRESERVE

NOTES:

BASE OF BEARINGS IS THE WASHINGTON STATE GRID SYSTEM - NORTH EDGE FOR BREAKDOWN OF SECTION 31, SEE RECORD OF SURVEY IN BOOK 7 OF SURVEYS, PAGES 167-172 A.P. NO. 2588664

CUTTING PRESERVES ALONG THE BACK LANE OF LOTS 8, 15, 34 TO 57 INCLUSIVE, 59 TO 65 INCLUSIVE, 82 TO 86 INCLUSIVE, & 87 TO 93 INCLUSIVE ARE 75' WIDE.



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TRACT 271

SEE SHEET 4 OF 4

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