

**APPROVALS:**

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this day of APRIL 20, 1988.

City of Mill Creek Mayor [Signature]  
Attest: City Clerk [Signature]

Examined and approved this 28<sup>th</sup> day of April, 1988.  
Mill Creek City Engineer [Signature]

Examined and approved this 20<sup>th</sup> day of MAY, 1988.  
Mill Creek Planning Commission Chairman [Signature]

**COUNTY TREASURER'S CERTIFICATE:**

I, KIRKE SIEVERS, 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 1988.

Snohomish County Treasurer [Signature]  
5-23-88

**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 26<sup>th</sup> day of April, 1988.  
City of Mill Creek Treasurer [Signature]

**RECORDING CERTIFICATE:**

Filed for record at the request of United Development Corporation, this 23<sup>rd</sup> day of May, 1988, at 13 minutes past 11, A.M., and recorded in Volume 48 of Plats, pages 164 through 166 inclusive, records of Snohomish County, Washington.

[Signature]  
Snohomish County Auditor

[Signature]  
Deputy Snohomish County Auditor

**COPY**

ORIGINAL ON FILE IN THE COUNTY AUDITOR'S OFFICE

**EASEMENTS:**

An easement is hereby reserved for and dedicated to the City of Mill Creek 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, under and upon the exterior seven (7) feet, parallel with and adjoining the Private 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 television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

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 seven-foot strip may be utilized by the City 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 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 television, natural gas, water, sewer, and storm drainage, and any other utility which is reasonable and necessary for a residential subdivision.

The lot owners have the responsibility for operation and maintenance of all road, drainage and street light facilities within this plat. In the event the lot owners neglect to perform the maintenance on the drainage facility, the City of Mill Creek reserves the right, but not the obligation, to perform said maintenance. Therefore, the City is hereby granted the right of ingress and egress under the drainage easements described on the plat for the purpose of performance of said maintenance.

The cost for drainage maintenance performed by the City of Mill Creek shall be borne by the Homeowners Association (designated as Club 17) and/or the lot owners jointly and severally, and shall include all costs and expenses of said maintenance, including any attorney's fees incurred by the City in connection therewith. The City is hereby granted the right to file a lien upon all lots for monies due the City pursuant to these covenants and shall be entitled to use any means permitted by law to enforce and collect monies due and owing.

**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. 8006090130, 8207095009, 8305160277, 8505010054 and 8604250170.

Further that said plat is not subject to the amendment of said restrictive covenants as recorded under Auditor's File No. 7603090126, 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, are located within any drainage easement or delineated flood plain area.

This plat shall comply with the conditions of approval set forth in Resolution # 88-76 of the City of Mill Creek, adopted on the 7<sup>th</sup> day of April, 1988.

Further that said plat is subject to the Supplemental Declaration of Restrictive Covenants for Mill Creek-17 as recorded under Auditor's File No. 8805230095





**LEGAL DESCRIPTION:**

All that certain real property situate in the City of Mill Creek, County of Snohomish, State of Washington, being a portion of the west half of Sec. 5, T.27N., R.5E., W.M., and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Village Green Drive as shown on the Plat of Mill Creek - 1, recorded in Vol. 35 of Plats, pages 11 through 16 inclusive, under A.F. #2382696, distant thereon N81°26'35"W 168.45 feet from the southwesterly corner of Tract 220, as shown on said Plat of Mill Creek - 1; thence from said POINT of BEGINNING along said northerly right-of-way line, N81°26'35"W 620.35 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 380.00 feet and a central angle of 05°24'32", an arc length of 35.87 feet to a point on the boundary of Mill Creek Golf Course; thence along last said boundary the following courses: N39°22'10"E 302.90 feet, thence N73°07'11"E 810.36 feet; thence S29°23'20"W 648.94 feet to the POINT OF BEGINNING.

**LAND SURVEYOR'S CERTIFICATE:**

I, Fred Carey, Professional Land Surveyor, do hereby certify that the Plat of Mill Creek-17, 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.

*Fred W. Carey*  
 Fred W. Carey  
 L.S. 11568

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 ORIGINAL ON FILE IN THE  
 COUNTY AUDITOR'S OFFICE

**OWNER'S COVENANT:**

The owner releases, indemnifies and holds the city harmless from any and all claims for damages or 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 16.16 of the Mill Creek Municipal Code.

**DEDICATION OF COMMON AREAS:**

The undersigned Owners, in recording this Plat of Mill Creek-17, have designated as common areas certain tracts of land shown as Tracts A, B, and C intended for use by members of the "17 Club" for recreation, ingress and egress 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 "17 Club" and others as more fully provided in the Supplemental Declaration of Restrictive Covenants, for Mill Creek-17 and recorded under Auditor's File No. 8805230095. Said Supplemental Declaration of Restrictive Covenants for Mill Creek-17 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 City of Mill Creek forever all easements shown hereon and the use thereof for all City purposes not inconsistent with the use thereof for storm drainage purposes with the right to continue to drain 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 or private 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**

*[Signature]* President  
*[Signature]* Secretary

**ACKNOWLEDGEMENTS:**

State of Washington ss  
 County of Snohomish

This is to certify that on this 18<sup>th</sup> day of April, 1988, before me the undersigned a Notary Public, personally appeared Ichigo Umehara and Kanya Suzuki, 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.

*Margie A. Seaman*  
 Notary Public in and for the State of Washington  
 Residing at Lynnwood my Commission expires 10-16-90.

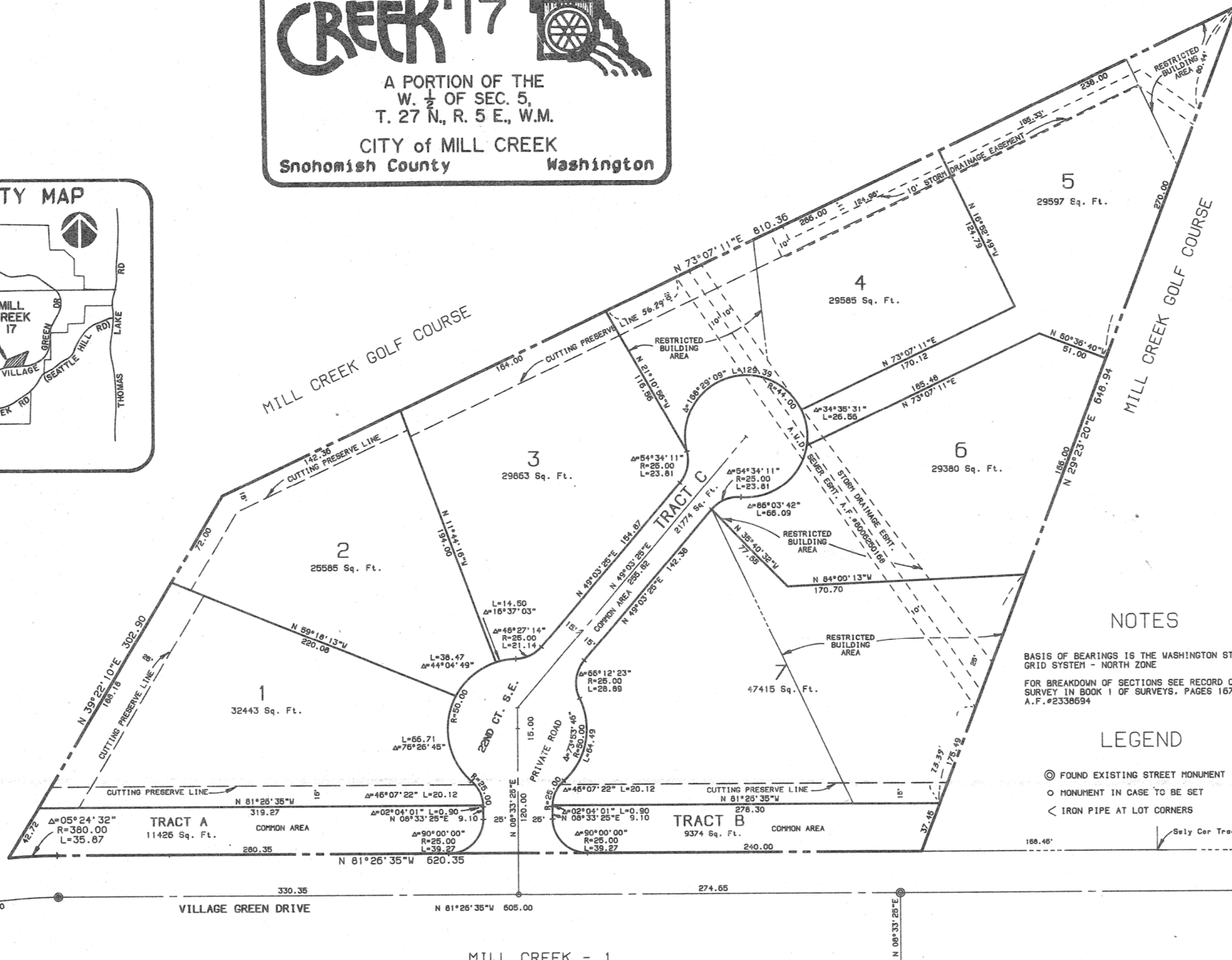
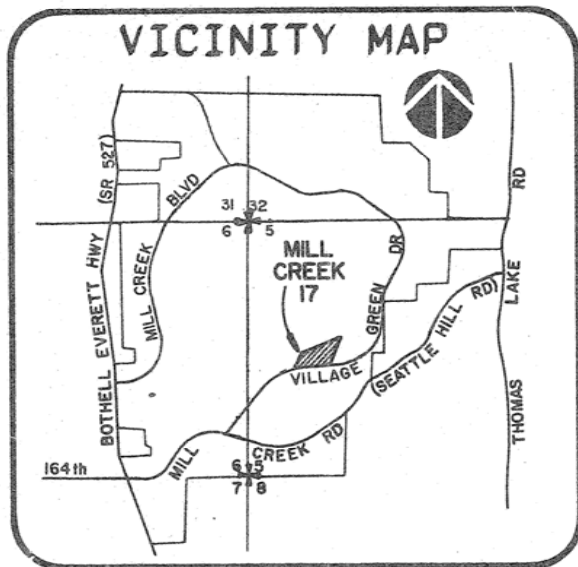


8805235001

# MILL CREEK '17



A PORTION OF THE  
W. 1/2 OF SEC. 5,  
T. 27 N., R. 5 E., W.M.  
CITY of MILL CREEK  
Snohomish County Washington



### NOTES

BASIS OF BEARINGS IS THE WASHINGTON STATE GRID SYSTEM - NORTH ZONE  
FOR BREAKDOWN OF SECTIONS SEE RECORD OF SURVEY IN BOOK 1 OF SURVEYS, PAGES 167-172, A.F.#2338694

### LEGEND

- ⊙ FOUND EXISTING STREET MONUMENT
- MONUMENT IN CASE TO BE SET
- < IRON PIPE AT LOT CORNERS

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NOTE: RESTRICTED BUILDING AREA lines are approximate only. Building construction within the RESTRICTED BUILDING AREAS will require special footing or other design due to unsuitable foundation material, to be reviewed and approved by the City of Mill Creek Building department.

**WILSEY & HAM INC.**  
engineering • planning • surveying  
environmental analysis • landscape design