

HILLCREST GLEN

PORTION OF SE 1/4, SEC. 5, TWP. 27N, RGE 5E, W. M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

DEDICATION:

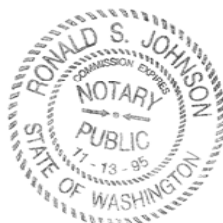
Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby declare this plot and dedicate to the public forever all roads, ways, and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public 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 right-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 set our hands and seals

MILLCREEK PARTNERS, LIMITED PARTNERSHIP

BY: Bryan R. Kent Jean Niou
ITS: Secretary / President



ACKNOWLEDGEMENTS

State of Washington ss
County of Snohomish

This is to certify that on this 20th day of April, 1993 before me the undersigned a Notary of Public, personally appeared Jean Niou and Bryan R. Kent, 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.

RONALD S. JOHNSON Notary Public in and For the State of Washington

Residing at Seattle WA my commission expires 6-95

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Bryan R. Kent and Jean Niou signed this instrument, on oath stating that (he/she) was authorized to execute the instrument and acknowledged it as Secretary / President of Millcreek Partners, Ltd. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

RONALD S. JOHNSON
Notary Public in and For the State of Washington

Residing at Seattle, WA my commission 6-95



OWNER'S COVENANT

The owner shall grant the City a covenant releasing, and indemnifying and holding the City harmless from any and all claims for damages or injunctive relief of whatever nature from the construction, operation and maintenance of the improvements.

APPROVALS

I hereby certify this plot complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 4th day of October, 1993.

City of Mill Creek Mayor Pamela J. Hunt

Attest City Clerk Michele Schutz

Examined and approved this 4th day of OCTOBER, 1993.

Mill Creek City Engineer Paul E. Miller

Examined and approved this 4th day of OCTOBER, 1993.

Director of Community Development William D. Dinnin

TREASURER'S CERTIFICATE

I hereby certify that there are not delinquent special assessments and that all special assessments on any of the property herein contained dedicated as street, alleys, or other public use are paid in full.

This 4th day of October, 1993.

Michele Schutz
City of Mill Creek Treasurer

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 1994 taxes 10-26-93

KIRKE SIEVERS by: Linda L. Lemucci, Deputy
Treasurer, Snohomish County



COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-020)

ACCORDANCE WITH RCW 58.08.040,
ANY PERSON RECORDING A PLAT AFTER
MAY 31st MUST PAY ADVANCE TAXES
FOR THE NEXT YEAR.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plot of Hillcrest Glen is based upon an actual survey and subdivision of Section 5, Township 27 North, Range 5 East, W.M., that the course and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Burton F. Reanier
Burton F. Reanier, Professional Land Surveyor
Certificate No. 10424

P.O. Box 484, Kermane, Washington 98028
(206) 348 6700



27
265F

RECORDING CERTIFICATE

Filed for record at the request of Millcreek LTD PARTNERS, a Washington Corporation, this 20th day of Oct, 1993, at 12 minutes past 1 P. M. and recorded in Volume 35 of Plats, pages 273 through 275 inclusive, records of Snohomish County, Washington.

9310265002

HILLCREST GLEN

PORTION OF SE1/4, SEC.5, TWP.27N., RGE 5E, W.M.:
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.:
THENCE N 1°43'20" E, 1.210.34'; THENCE S 88°17'19" E, 59.61' TO THE TRUE POINT OF BEGINNING.
THENCE S 88°17'19" E, 310.68'; THENCE N 3°21'55" E, 336.41'; THENCE N 88°09'42" W, 320.33';
THENCE S 1°43'20" W, 336.98' TO CLOSE AT THE TRUE POINT OF BEGINNING; CONTAINS 2.438 ACRES,
BEING TRACT 31, ELWOOD'S LITTLE FARMS, ACCORDING TO THE UNRECORDED PLAT THEREOF.

ALL SITUATE IN SNOHOMISH COUNTY, WASHINGTON, SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

EASEMENT PROVISIONS

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 Viacom Cable and Washington Natural Gas, their respective successors and assigns, under and upon the exterior ten (10) 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 television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

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

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 join 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 MILLCREST PARTNERS, LTD/P of more than one lot in this plat on a contiguous basis, own or hold said lots for the purpose of construction buildings thereon, which buildings could cross or abut 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. Subsequent transferees from the grantees of MILLCREST PARTNERS, LTD/P 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 obligation to obtain written consent to installation of utilities in the easement area from the ownership of contiguously held properties within the plat.

RESTRICTIONS

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 any 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.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

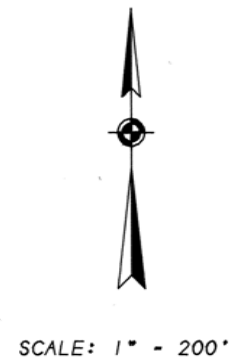
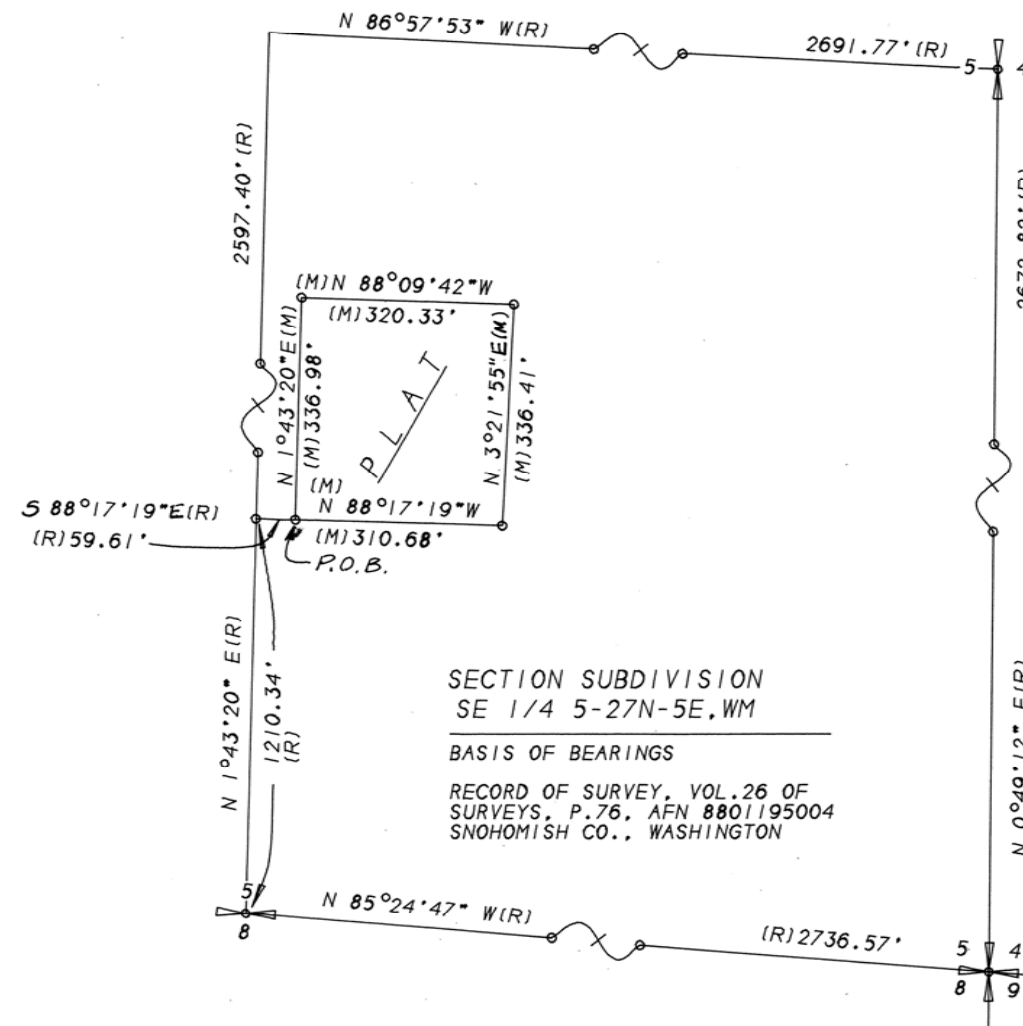
No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall contain less than the area required for the use district in which located.

Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 9310260580

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

GENERAL NOTES:

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THIS PLAT SHALL CONFORM TO CONDITIONS CONTAINED IN THE CITY OF MILL CREEK CITY COUNCIL RESOLUTION NUMBER 91-133 AND TO THE CITY'S STANDARD PLANS.
3. ALL TREES/ASSOCIATED UNDERSTORY VEGETATION LOCATED IN THE PROPERTY BUFFERS ON LOTS 127 & 8 AND ADJACENT TO SOUTHERN LOT LINE ON LOT 1 SHALL BE PRESERVED. SOD, SHRUBBERY, AND OTHER LANDSCAPING MATERIALS MAY BE INSTALLED IN THE PROPERTY BUFFER.
4. NO CLEARING SHALL BE ALLOWED OR BUILDING PERMITS ISSUED PRIOR TO THE SUBMITTAL AND APPROVAL OF A TREE PRESERVATION PLAN FOR EACH LOT. INDIVIDUAL TREE PRESERVATION PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE TREE SURVEY ON FILE WITH THE CITY OF MILL CREEK. TREES DESIGNATED FOR PRESERVATION THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED WITH CONIFEROUS TREES AT A RATIO OF 2:1 AND HAVE A MINIMUM HEIGHT AT PLANTING AT (12) FEET.



AFN: _____
VOL. _____ P. _____

BURTON F. REANIER PEPLS
P.O. BOX 484
KENMORE, WA 98208
(206)348 6700

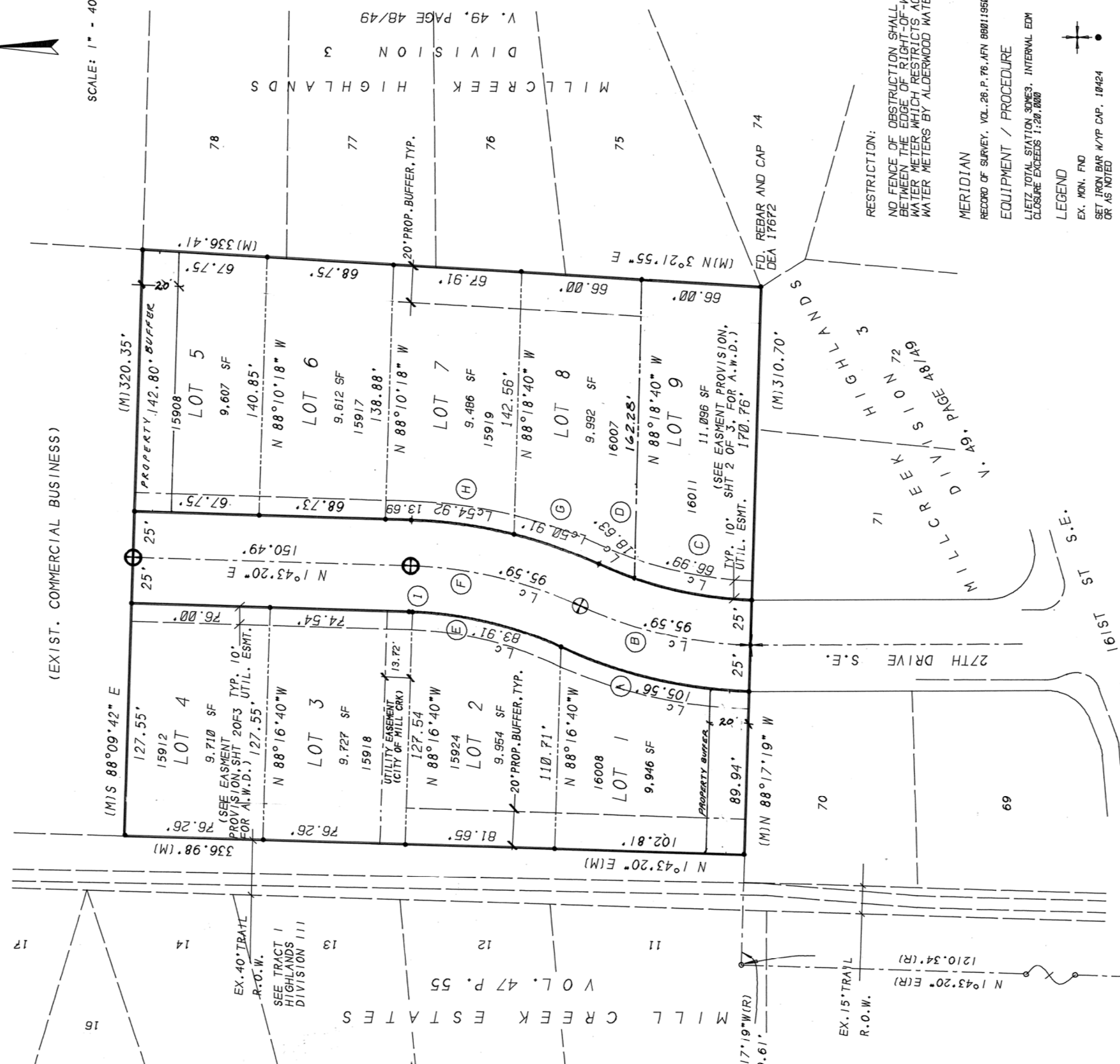


HILLCREST GLEN

PORTION OF SE1/4, SEC.5, TWP.27N., RGE 5E, W.1/4 M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



SCALE: 1" = 40'



CURVE TABLE

A	Dc	22°50'40"	R	264.76	Lc	105.56	Cd	104.87	Ta	53.49
B	Dc	22°50'37"	R	239.76	Lc	95.59	Cd	94.96	Ta	48.44
C	Dc	17°52'22"	R	214.76	Lc	66.99	Cd	66.72	Ta	33.77
D	Dc	4°58'10"	R	214.76	Lc	18.63	Cd	18.62	Ta	9.32
E	Dc	22°23'07"	R	214.76	Lc	83.91	Cd	83.37	Ta	42.50
F	Dc	22°50'37"	R	239.76	Lc	95.59	Cd	94.96	Ta	48.44
G	Dc	11°01'03"	R	264.76	Lc	50.91	Cd	50.83	Ta	25.53
H	Dc	11°53'03"	R	264.76	Lc	54.92	Cd	54.82	Ta	27.56
I	Dc	0°27'30"	R	214.76	Lc	1.72	Cd	1.72	Ta	0.86



AFN: _____
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PAGE 3 OF 3

RESTRICTION:

NO FENCE OF OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF RIGHT-OF-WAY AND THE WATER METER WHICH RESTRICTS ACCESS TO THE WATER METERS BY ALDERWOOD WATER DISTRICT.

MERIDIAN

RECORD OF SURVEY, VOL.26, P.76, AFN 8881195004

EQUIPMENT / PROCEDURE

LIEZT TOTAL STATION 30MES, INTERVAL EDM CLOSURE EXCEEDS 1:20,000

LEGEND

- EX. MON. FND
- SET IRON BAR W/YP CAP. 10424 OR AS NOTED
- SET MON. ⊕

(D) DEED, (P) PLAT, (C) COMPUTED, (R) RECORD, (M) MEASURED
(AND) = ALDERWOOD WATER DISTRICT