MILL CREEK-6

A ptn. of the S.1/2 of Sec. 32, T.28N., R.5E., W.M.
Snohomish Co., Wash.

DESCRIPTION:

All that certain real property situate in the County of Snohomish, State of Washington, being a portion of the S. 1/2 of Sec. 32, T. 28 N., R. 5 E., W.M. and being more particularly described as follows:

BEGINNING at the northwesterly corner of the S. 1/2 of the S.W. 1/4 of the N.W. 1/4 of the S.E. 1/4 of said Sec. 32, thence from said POINT OF BEGINNING along the north line of the S. 1/2 of the S.W. 1/4 of the N.W. 1/4 of the S.E. 1/4 of said Sec. 32 S88°15'19"E 637.82 feet to a point on a line that is parallel with and 25.00 feet westerly of the east line of the south half of the southwest quarter of the northwest quarter of the southeast quarter of said Sec. 32; thence along last said parallel line S01°13'20"W 163.27 feet to a point on the south line of the north half of the south half of the southwest quarter of the northwest quarter of the southeast quarter of said Sec. 32; thence along last said south line S88°15'01"E 25.00 feet to a point on the west line of the southeast quarter of the northwest quarter of the southeast quarter of said Sec. 32; thence along last said west line N01°13'20"E 78.04 feet to a point that is 247.32 feet northerly of the southwest corner of the southeast quarter of the northwest quarter of the southeast quarter of said Sec. 32; thence S52°22'35"E 277.67 feet to a point on the boundary of Mill Creek-4; thence along the boundary of Mill Creek-4 S39°35'29"W 411.29 feet; thence S45°35'24"W 273.40 feet; thence S37°06'59"W 413.40 feet; thence S04°00'34"E 204.24 feet; thence S28°36'00"E 142.78 feet to the northerly right-of-way line of Village Green Drive; thence along said northerly right-of-way line N39°43'08"W 409.49 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 530.00 feet and a central angle of 63°37'58", an arc length of 588.62 feet; thence tangent to the preceding curve S76°38'54"W 421.77 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 670.00 feet and a central angle of 10°58'52", an arc length of 128.41 feet; thence leaving said northerly right-of-way line of Village Green Drive N11°57'07"E 153.81 feet; thence N01°37'40"W 340.63 feet; thence N01°41'59"E 405.28 feet; thence N13°36'58"E 95.88 feet; thence N32°23'10"E 93.95 feet; thence N60°09'01"E 129.91 feet; thence N67°30'49"E 264.08 feet; thence N74°54'16"E 157.43 feet; thence N55°18'17"E 142.30 feet; thence N07°05'45"W 242.86 feet; thence N36°01'02"E 269.19 feet; thence S88°44'58"E 228.00 feet to the north-south centerline of said Sec. 32; thence along said north-south centerline S01°15'02"W 745.31 feet to the POINT OF BEGINNING and containing 46.655 acres of land more or less.

LAND SURVEYOR'S CERTIFICATE:

I, Fred Carey, Professional Land Surveyor, do hereby certify that the Plat of Mill Creek-6 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

FREDERIC W. CAREY
STATE OF WASHINGTON
11568
REGISTERED
PROFESSIONAL LAND SURVEYOR

EASEMENTS:

An Easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Fircrest Sewer District and Silver Lake 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.

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.

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.

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.

W&H WILSEY & HAM, INC.
ENGINEERING PLANNING SURVEYING

7809270261

Sheet 1 of 3 Sheets

MILL CREEK-6

A ptn. of the S.1/2 of Sec. 32, T. 28 N., R. 5 E., W.M.
Snohomish Co. Wash.

DEDICATION OF COMMON AREAS

The undersigned Owners, in recording this Plat of MILL CREEK-6, have designated as common areas certain tracts of land shown as Tracts 246 through 252 inclusive 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. 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 re-routing 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 _____ President

Hideo Yajima _____ Executive Vice-President

ACKNOWLEDGEMENTS:

State of Washington
County of Snohomish ss

This is to certify that on this 28th day of August, 1978, before me the undersigned a Notary Public, personally appeared Ryokichi Kunieda and Hideo Yajima, the President and Executive 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.

_____
Notary Public in and for the State of Washington
Residing at Seattle my Commission expires 3/25/81

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 1978.

Snohomish County Treasurer Kirke Sievers

By
Deputy Snohomish County Treasurer Deborah Phillips

7809270261

RECORDING CERTIFICATE:

Filed for record at the request of United Development Corporation, this 27th day of Sept, 1978, at 09 minutes past 3:00 p. m., and recorded in Volume 38 of Plats, Pages 233 through 235 inclusive, records of Snohomish County, Washington.

$ 515

Henry B. Whalien _____ Snohomish County Auditor

William S. Dean _____ Deputy Snohomish County Auditor

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Snohomish County Planning Commission and is duly approved this 15TH day of SEPTEMBER, 1978.

Director GEORGE F. SHERWIN JR. by Klaus Schilde

Examined and approved this 1ST day of SEPTEMBER, 1978

Snohomish County Engineer Gerald E. Wessel

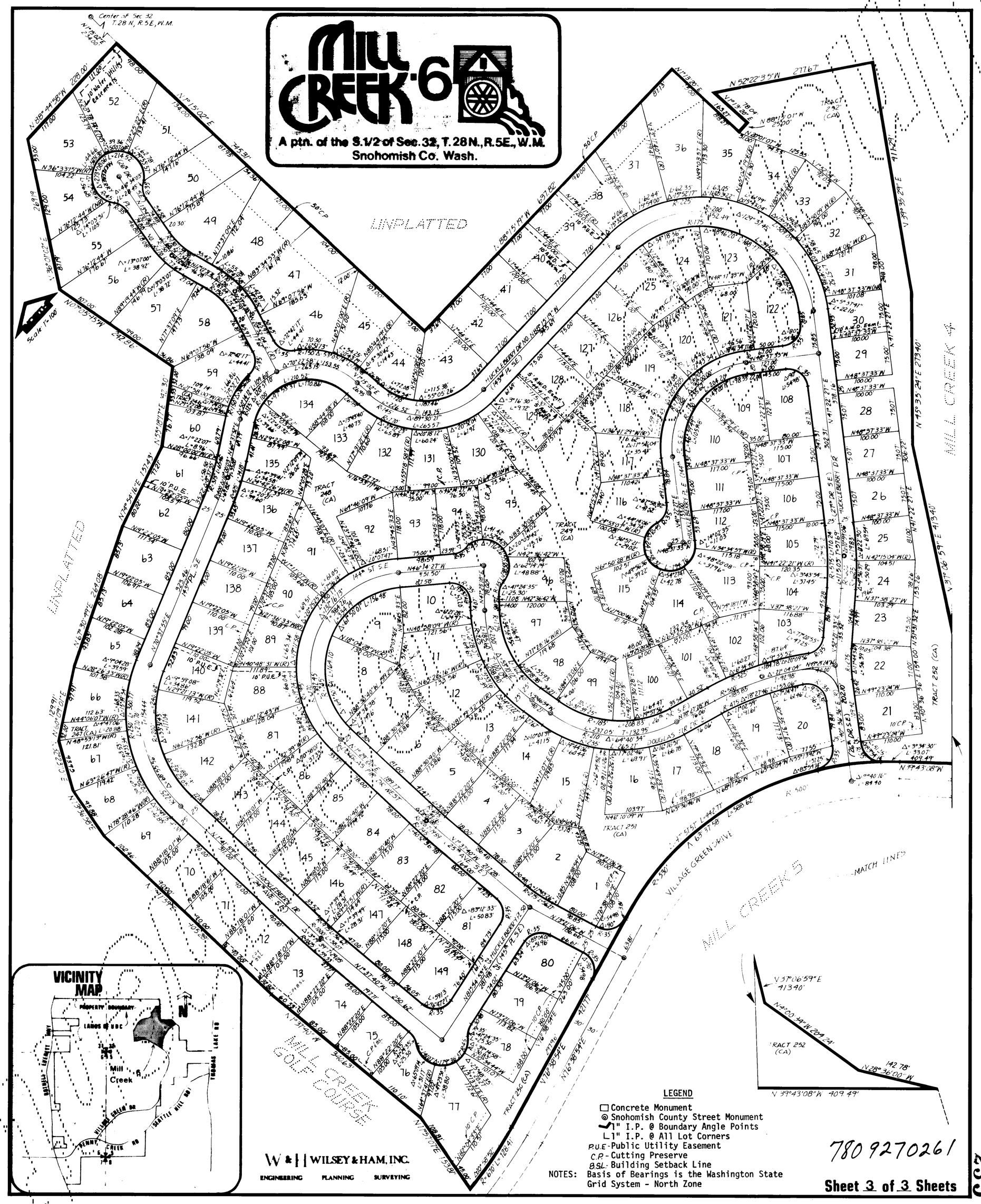
Examined and approved this 20 day of Sept., 1978.

Chairman, Board of County Commissioners Donald K. Moe

W & H WILSEY & HAM, INC.
ENGINEERING PLANNING SURVEYING

MILL CREEK-6

A ptn. of the S.1/2 of Sec. 32, T. 28 N., R. 5E., W.M.
Snohomish Co. Wash.



W & H WILSEY & HAM, INC.
ENGINEERING PLANNING SURVEYING

LEGEND

- □ Concrete Monument
- ◎ Snohomish County Street Monument
- ⌐ 1" I.P. @ Boundary Angle Points
- L 1" I.P. @ All Lot Corners
- P.U.E - Public Utility Easement
- C.P. - Cutting Preserve
- B.S.L. - Building Setback Line

NOTES: Basis of Bearings is the Washington State Grid System - North Zone

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Sheet 3 of 3 Sheets

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