

Madison at Mill Creek

SW 1/4 OF THE
 PORTION OF THE N.E. 1/4, SEC. 31 TWP. 28 N., R. 5 E., W.M.
 CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

VOL. _____ PAGE _____
 A.F. NO. _____

Legal-Description:

PARCEL A:
 LOT 13, BURK PLACE DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 58, IN SNOHOMISH COUNTY, WASHINGTON; TOGETHER WITH THE SOUTH 95 FEET OF LOT 12, BURK PLACE DIVISION NUMBER 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 58, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 9902170789 AND 200107250782.

PARCEL B:
 THAT PORTION OF LOT 2, HEATHERWOOD GARDEN TRACTS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 19, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE EAST ALONG THE NORTH LINE THEREOF 500 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 110 FEET; THENCE WESTERLY TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, WHICH POINT IS 125 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE 125 FEET TO THE POINT OF BEGINNING;

EXCEPT PORTION DEEDED TO STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 200006080486 AND 200107250782.

Acknowledgment: (con't)

STATE OF Washington
 COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tauran S. Edsall IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE vice President OF Key Bank, N.A. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 12, 2004

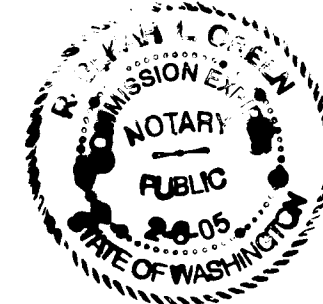
SIGNATURE: Rebekah Green

PRINT NAME: Rebekah L. Green

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT: Seattle

MY APPOINTMENT EXPIRES: 2-8-05



Surveyor's Certificate:

I HEREBY CERTIFY THAT THE PLAT OF MADISON AT MILL CREEK IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE LEGAL DESCRIPTION IS A FULL AND CORRECT DESCRIPTION OF THE LAND TO BE DIVIDED ACCORDING TO SCHEDULE A OF SUBDIVISION GUARANTEE BY PACIFIC NORTHWEST TITLE COMPANY OF SNOHOMISH COUNTY, INC. ORDER NUMBER 154242-1, AND THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE CORRECTLY STAKED ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

David G. West Jr.
 DAVID G. WEST JR.
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 30442

3/29/04
 DATE

Auditor's Certificate:

FILED FOR RECORD AT THE REQUEST OF Mietzner Homes, Inc. THIS 19th DAY OF APRIL, 2004, AT 45 MINUTES PAST 12:00 P.M., AND RECORDED RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Bob Terwilliger
 AUDITOR, SNOHOMISH COUNTY
 BY: Maria G. Acuario
 DEPUTY COUNTY AUDITOR

City Treasurer's Certificate:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THE 13th DAY OF April, 2004.

William M. Piquay
 TREASURER, CITY OF MILL CREEK

County Treasurer's Certificate:

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 2004 TAXES.

Bob Davitt
 TREASURER, SNOHOMISH COUNTY
 BY: Kristen L. Hill 4-19-04
 DEPUTY COUNTY TREASURER



Approvals:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, THE DEDICATIONS AND EASEMENTS MADE HEREON ARE ACCEPTED, AND THE PLAT IS DULY APPROVED THIS 14th DAY OF April, 2004.

Tommy J. Ryan MAYOR, CITY OF MILL CREEK
Kevin Hernandez ATTEST, CITY CLERK

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 14th DAY OF April, 2004

Angela Jackson
 DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 14th DAY OF April, 2004

William J. Dunn
 DIRECTOR OF COMMUNITY DEVELOPMENT

For reference only, not for re-sale.

Dedication:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, IN THE ORIGINAL REASONABLE GRADING OF THE OVER AND ACROSS ANY TRACTS, LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE.

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

TRACT 999 IS HEREBY DEDICATED TO THE MADISON AT MILL CREEK HOMEOWNERS ASSOCIATION.

THE DEDICATIONS SET FORTH ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND HEREBY PLATTED AND SHALL BE BINDING ON ALL SUBSEQUENT OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 9th DAY OF April, 2004

Michael Mietzner THE President
 OF MIETZNER HOMES INC., A WASHINGTON CORPORATION
J. J. Hill THE VICE PRESIDENT
 OF KEYBANK NATIONAL ASSOCIATION

Owners Certificate:

I HEREBY CERTIFY THAT THE FINAL PLAT OF MADISON AT MILL CREEK IS SUBMITTED TO THE CITY OF MILL CREEK WITH MY CONSENT AND THAT I HAVE NO OBJECTIONS THERETO.

Michael Mietzner THE President
 OF MIETZNER HOMES INC., A WASHINGTON CORPORATION

Owner's Covenant:

THE OWNER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL LIABILITIES AND CLAIMS FOR DAMAGES, OR FOR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AND FOR THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.16 OF THE MILL CREEK MUNICIPAL CODE, FROM THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS.

Acknowledgment:

STATE OF Washington
 COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Michael Mietzner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Mietzner Homes, Inc TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 9, 2004

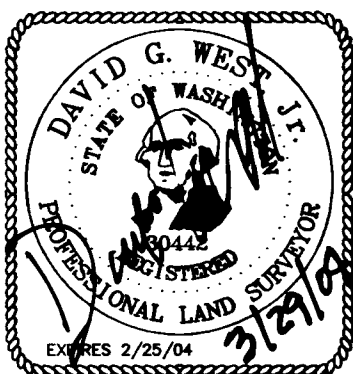
SIGNATURE: JoAnn Marie Pack

PRINT NAME: JoAnn Marie Pack

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT: Kenmore

MY APPOINTMENT EXPIRES: 4-10-08



200404195206

The West Group, Inc. Professional Land Surveyors & Planners 2120-Hewitt Ave. Everett, Wa. 98201 425-252-7088 Office 425-252-7403 Fax	DRAWN BY: D.G.W. Jr.	DATE: 3/26/04	JOB NO: 2003-08
	CHECKED BY: D.G.W. Jr.	SCALE: 1"=40'	SHEET/OF: 1/3

Madison at Mill Creek

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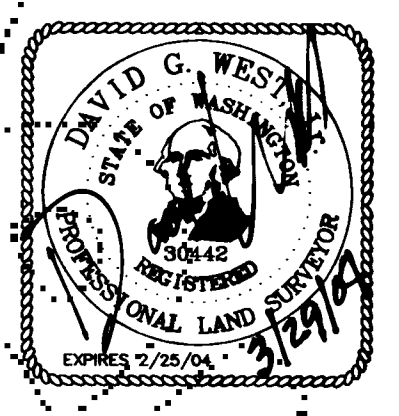
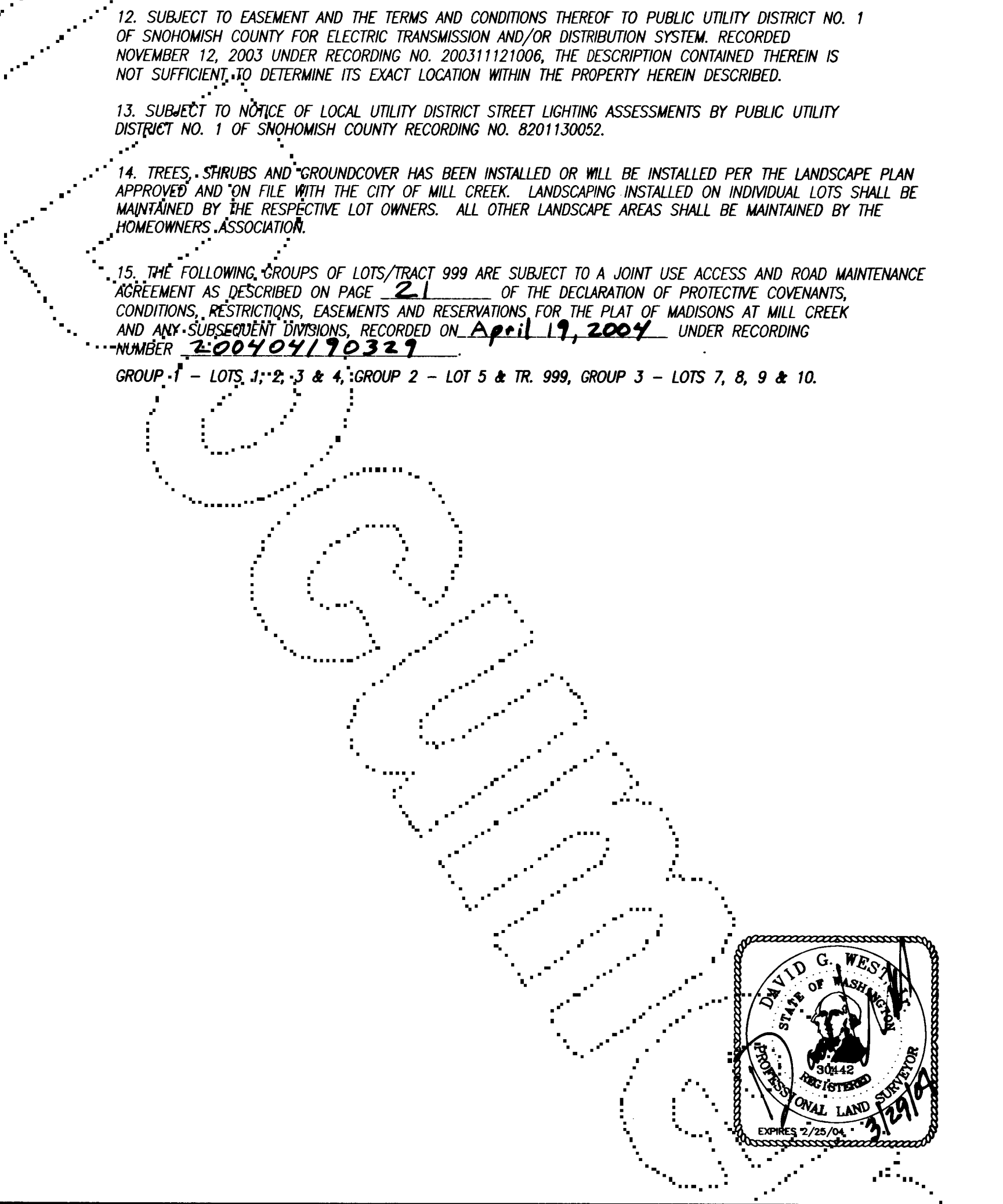
Easement Provisions

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC, THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, VERIZON (A TELEPHONE COMPANY), PUGET SOUND ENERGY, AT&T, CABLEVISION, SILVER LAKE WATER DISTRICT, A MUNICIPAL CORPORATION, ITS HEIRS OR ASSIGNS AND ANY OTHER UTILITIES SERVING THE SUBJECT PLAT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE 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 PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE SERVICE, ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, TELEPHONE SERVICE, GAS SERVICE, CABLE COMMUNICATION SERVICE 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 CITY OF MILL CREEK FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, PUBLIC SIDEWALKS AND SIGHT/VISIBILITY PURPOSES OR THE REMOVAL OF VEGETATION OVER 3.5 FEET TALL.
2. 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.
3. ALL PRIVATE DRAIN AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVICED BY THEM. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE SEWER OR DRAIN USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PORTION ABOVE THEIR CONNECTION, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM DRAIN, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
4. THE SANITARY SEWER EASEMENTS AS SHOWN HEREON LOCATED ACROSS LOTS 1, 4, 5 AND 6 ARE HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL STRUCTURES SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC.
5. THE WATER LINE EASEMENT AS SHOWN HEREON LOCATED ACROSS THE PANHANDLE OF LOT 9 IS HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE WATER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL STRUCTURES SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC.
6. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON DRAINAGE EASEMENTS AND TRACTS. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY IS OPERATING PROPERLY. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED, IF APPLICABLE.
7. ALL PRIVATE ACCESS & UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVICED BY THEM. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE ACCESS PORTION OF SAID EASEMENT, ALONG WITH THAT PORTION OF THE SEWER OR DRAIN USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF THE SEWER OR DRAIN ABOVE THEIR CONNECTION, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT SAID ACCESS OR UTILITIES, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
8. AN EASEMENT FOR PEDESTRIAN ACCESS OVER LOT 5 AS SHOWN HEREON IS HEREBY RESERVED TO ALL LOT OWNERS OF THIS PLAT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID EASEMENT.
9. AN ENTRY SIGN AND MONUMENTATION HAS BEEN INSTALLED OR MAY BE INSTALLED ON LOT 1 AT OR NEAR THE NORTHEAST CORNER. AN EASEMENT IS GRANTED IN FAVOR OF THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, REPAIRS AND REPLACEMENT.
10. AN EASEMENT FOR SIGHT/VISIBILITY OVER LOT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE PUBLIC. NO VEGETATION SHALL BE ALLOWED TO GROW HIGHER THAN 30 INCHES WITHIN THIS EASEMENT. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THIS EASEMENT TO ENSURE SAFE SIGHT DISTANCE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1 TO REIMBURSE THE CITY OF ANY COSTS INCURRED, IF APPLICABLE.
11. A SIDEWALK EASEMENT FOR PEDESTRIAN ACCESS OVER LOT 1 AS SHOWN HEREON IS HEREBY RESERVED FOR THE PUBLIC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID EASEMENT. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THIS EASEMENT TO ENSURE THE PUBLIC SAFETY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COSTS INCURRED, IF APPLICABLE.
12. A 20-FOOT INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PANHANDLE OF LOT 9 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 7, 8 AND 10.

Restrictions

1. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE MADE WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. 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.
3. PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE OR UTILITY EASEMENT OR DELINEATED FLOOD PLAIN AREA.
4. 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 SILVER LAKE WATER DISTRICT.
5. THIS SUBDIVISION SHALL BE INCORPORATED INTO A HOMEOWNERS ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATELY OWNED COMMON FACILITIES, INCLUDING TRACT 999.
6. THE OWNERS OF ANY LOT WITHIN THIS PLAT SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF CURB ALONG ALL ROADWAY FRONTAGE PER MCMC 15,16,110. THIS INCLUDES ALL SERVICE AND MAINTENANCE, EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL CREEK.
7. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM. RECORDED JULY 22, 1965 UNDER RECORDING NO. 1796844, THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
8. SUBJECT TO LATE COMERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BY AND BETWEEN SILVER LAKE WATER DISTRICT, A MUNICIPAL CORPORATION AND PIONEER PROPERTIES AND RICHARD A. JOHNSON AND CO., INC. RECORDED JULY 10, 1986 UNDER RECORDING NO. 8701120099.
9. SUBJECT TO RESTRICTIONS, EASEMENTS AND DEDICATIONS CONTAINED ON THE FACE OF THE PLAT OF OF BURK PLACE DIVISION NUMBER 2, VOLUME 24, PAGE 58, SNOHOMISH COUNTY, WASHINGTON.
10. SUBJECT TO RELEASE OF DAMAGES AND THE TERMS AND CONDITIONS THEREOF RECORDING NO. 280006080489.
11. SUBJECT TO AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF RECORDING NO. 200308121038.
12. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM. RECORDED NOVEMBER 12, 2003 UNDER RECORDING NO. 200311121006, THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
13. SUBJECT TO NOTICE OF LOCAL UTILITY DISTRICT STREET LIGHTING ASSESSMENTS BY PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY RECORDING NO. 8201130052.
14. TREES, SHRUBS AND GROUND COVER HAS BEEN INSTALLED OR WILL BE INSTALLED PER THE LANDSCAPE PLAN APPROVED AND ON FILE WITH THE CITY OF MILL CREEK. LANDSCAPING INSTALLED ON INDIVIDUAL LOTS SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNERS. ALL OTHER LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. THE FOLLOWING GROUPS OF LOTS/TRACT 999 ARE SUBJECT TO A JOINT USE ACCESS AND ROAD MAINTENANCE AGREEMENT AS DESCRIBED ON PAGE 21 OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE PLAT OF MADISONS AT MILL CREEK AND ANY SUBSEQUENT DIVISIONS, RECORDED ON April 19, 2004 UNDER RECORDING NUMBER 200404190329.
 GROUP 1 - LOTS 1, 2, 3 & 4; GROUP 2 - LOT 5 & TR. 999; GROUP 3 - LOTS 7, 8, 9 & 10.

For reference only, not for re-sale.



20040419 5206

<p>The West Group, Inc. Professional Land Surveyors & Planners</p> <p>2120-Hewitt Ave. 425-252-7088 Office Everett, Wa. 98201 425-252-7403 Fax</p>	DRAWN BY: D.G.W. Jr.	DATE: 3/26/04	JOB NO: 2003-08
	CHECKED BY: D.G.W. Jr.	SCALE: 1"=40'	SHEET OF: 2/3

Madison at Mill Creek

SW 1/4 OF THE
PORTION OF THE N.E. 1/4, SEC. 31 TWP. 28 N., R. 5 E., W.M.
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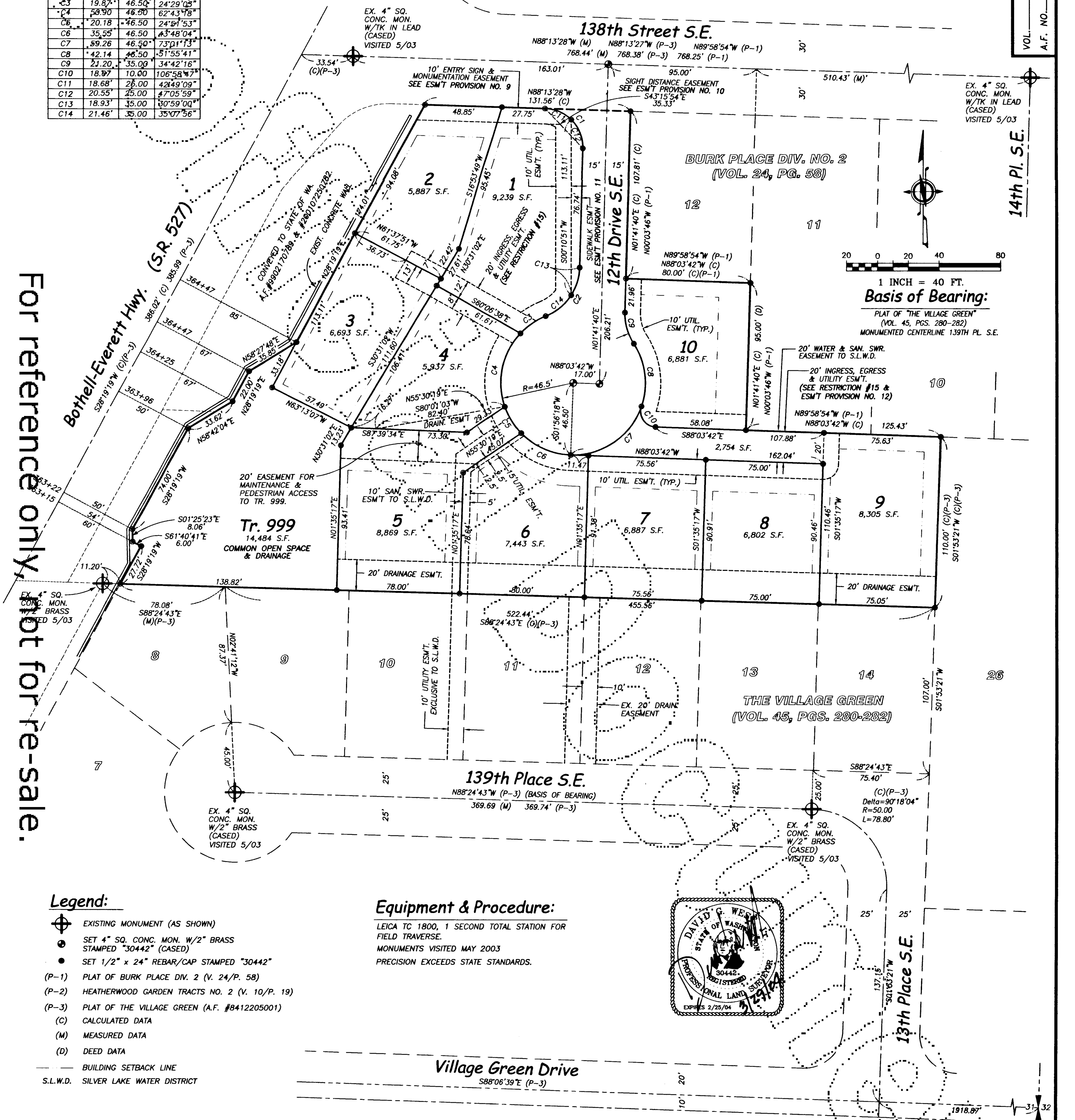
BURK PLACE DIV. NO. 2
(VOL. 24, PG. 58)

Curve Table

CURVE	LENGTH	RADIUS	Delta
C1	39.23	25.00	89°55'08"
C2	40.39	35.00	66°06'56"
C3	19.87	46.50	24°29'05"
C4	58.90	46.50	62°43'78"
C5	20.18	46.50	24°51'53"
C6	35.55	46.50	43°48'04"
C7	59.26	46.50	73°01'13"
C8	42.14	46.50	51°55'41"
C9	21.20	35.00	34°42'16"
C10	18.87	10.00	106°58'47"
C11	18.68	26.00	42°49'09"
C12	20.55	25.00	47°05'59"
C13	18.93	35.00	50°59'00"
C14	21.46	35.00	35°07'56"

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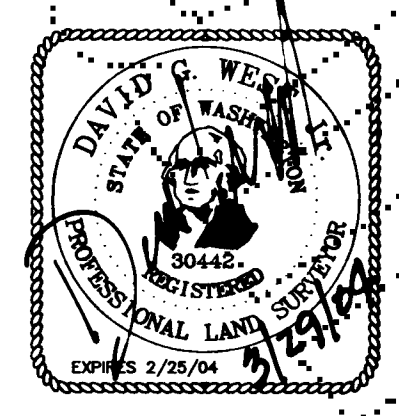


Legend:

- ⊕ EXISTING MONUMENT (AS SHOWN)
- SET 4" SQ. CONC. MON. W/2" BRASS STAMPED "30442" (CASED)
- SET 1/2" x 24" REBAR/CAP STAMPED "30442"
- (P-1) PLAT OF BURK PLACE DIV. 2 (V. 24/P. 58)
- (P-2) HEATHERWOOD GARDEN TRACTS NO. 2 (V. 10/P. 19)
- (P-3) PLAT OF THE VILLAGE GREEN (A.F. #8412205001)
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (D) DEED DATA
- BUILDING SETBACK LINE
- S.L.W.D. SILVER LAKE WATER DISTRICT

Equipment & Procedure:

LEICA TC 1800, 1 SECOND TOTAL STATION FOR FIELD TRAVERSE.
MONUMENTS VISITED MAY 2003
PRECISION EXCEEDS STATE STANDARDS.



200404195206

<p>The West Group, Inc. Professional Land Surveyors & Planners</p> <p>2120-Hewitt Ave. Everett, Wa. 98201 425-252-7088 Office 425-252-7403 Fax</p>	DRAWN BY: D.G.W. Jr.	DATE: 3/26/04	JOB NO: 2003-08
	CHECKED BY: D.G.W. Jr.	SCALE: 1"=50'	SHEET/OF: 3/3