

RIVER CROSSING

FOR W 1/2 W 1/2 NW 1/4 OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
CITY OF MILL CREEK SNOHOMISH COUNTY, WASHINGTON

VOL/Pg

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM BUCHAN HOMES, INC., A WASHINGTON CORPORATION AND JOHN F. BUCHAN CONSTRUCTION COMPANY, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND U.S. BANK NATIONAL ASSOCIATION THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES.

ALSO, THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC. SHOWN HEREON.

ALSO, THE RIGHT TO DRAIN ALL STREETS, OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

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 TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF THE DRAINAGE WATERS 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.

TRACTS 996, 998 AND 999 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO RIVER CROSSING HOMEOWNERS ASSOCIATION, UPON THE RECORDING OF THIS PLAT. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

ANY LOT WITH OR WITHOUT OWNERSHIP INTERESTS IN TRACTS 996, 998 AND 999 THAT HAS MEMBERSHIP IN THE RIVER CROSSING HOMEOWNERS ASSOCIATION HAS ALL RIGHTS AND RESPONSIBILITIES, INCLUDING OBLIGATIONS, CONSISTENT WITH THOSE RIGHTS AND RESPONSIBILITIES OF THE LOTS HAVING OWNERSHIP INTERESTS IN TRACTS 996, 998 AND 999.

TRACT 997 IS A PRIVATE ACCESS AND UTILITIES TRACT AND IS RETAINED AND MAINTAINED BY THE OWNERS OF LOTS 41-43 FOR ROAD AND UTILITY PURPOSES.

IN WITNESS WHEREOF, WE SET OUR HANDS THIS 26 DAY OF JULY, 2000.

WILLIAM BUCHAN HOMES, INC.

BY: [Signature]
ITS: President

BY: _____
ITS: _____

JOHN F. BUCHAN CONSTRUCTION COMPANY, INC.

BY: [Signature]
ITS: President

BY: _____
ITS: _____

U.S. BANK NATIONAL ASSOCIATION

BY: [Signature]
ITS: Vice President

BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT W. COLE BROWN AND [Signature] SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President AND [Signature] OF WILLIAM BUCHAN HOMES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

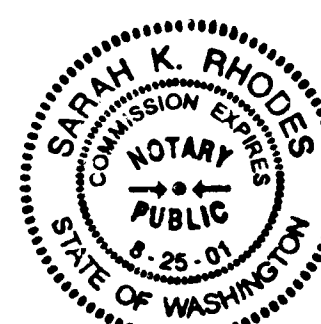
DATED 7-30-2000
SIGNATURE [Signature]
PRINTED NAME Sarah Rhodes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kirkland, WA
MY APPOINTMENT EXPIRES 8-25-01



STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis Thornton AND [Signature] SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President AND [Signature] OF JOHN F. BUCHAN CONSTRUCTION COMPANY, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7-27-00
SIGNATURE [Signature]
PRINTED NAME Sarah Rhodes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kirkland, WA
MY APPOINTMENT EXPIRES 8-25-01



STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Les A. Smith AND [Signature] SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President AND [Signature] OF U.S. Bank, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7-26-2000
SIGNATURE [Signature]
PRINTED NAME Sarah Rhodes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kirkland, WA
MY APPOINTMENT EXPIRES 8-25-01



APPROVALS

CITY OF MILL CREEK APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

[Signature]
MAYOR, CITY OF MILL CREEK

ATTEST
CITY CLERK

CITY OF MILL CREEK PLANNING/BUILDING/PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED THIS 15 DAY OF August, 2000.

[Signature]
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 11th DAY OF August, 2000.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

CITY OF MILL CREEK FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THE CITY TREASURER FOR COLLECTION ON ANY PROPERTY HEREON CONTAINED DEDICATED FOR STREETS, ALLEYS OR OTHER PUBLIC USES ARE PAID IN FULL THIS _____ DAY OF _____, 2000.

TREASURER, CITY OF MILL CREEK

SNOHOMISH COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL THIS 30 DAY OF August, 2000.

[Signature]
TREASURER, SNOHOMISH COUNTY

[Signature]
DEPUTY COUNTY TREASURER

SNOHOMISH COUNTY AUDITOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

SNOHOMISH COUNTY ASSESSOR

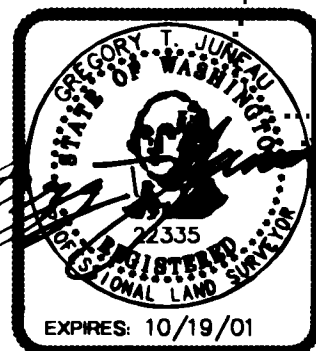
DEPUTY ASSESSOR

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LUA-99-094-FP
LND-10-0345

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF RIVER CROSSING IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



[Signature]
GREGORY T. JUNCO, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 22335
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TRIAD ASSOCIATES, INC., THIS 30 DAY OF August, 2000, AT 25 MINUTES PAST 3:25 P.M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

[Signature]
AUDITOR, SNOHOMISH COUNTY

[Signature]
DEPUTY COUNTY AUDITOR

PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, WILLAMETTE-MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON

sw 1/4 NW 1/4 + NW 1/4 NW 1/4 Sec 6 T 27 R 5

JOB NO 96-321

SHEET 1 OF 5

VOL/Pg
2000082305006

RIVER CROSSING

FOR W 1/2 W 1/2 NW 1/4 OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 0°34'41" EAST ALONG THE WEST LINE THEREOF, 60.01 FEET TO THE NORTH LINE OF THE SOUTH 60.0 FEET OF SAID NORTHWEST QUARTER, THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°51'25" EAST ALONG SAID NORTH LINE, 565.10 FEET; THENCE NORTH 0°34'41" EAST 2031.36 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907260315; THENCE NORTH 88°43'53" WEST ALONG SAID NORTH LINE 565.10 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6; THENCE SOUTH 0°34'41" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 2045.29 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT E, CITY OF MILL CREEK LOT LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9808275006).

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS

- EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT AND FIVE (5) FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT FOR STORM DRAINAGE FACILITIES. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM WILLIAM E. BUCHAN, INC., AND JOHN F. BUCHAN CONSTRUCTION COMPANY, INC., OWNERS 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 LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE DRAINAGE FACILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT OF THIS EASEMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO DRAINAGE FACILITIES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF WILLIAM E. BUCHAN, INC. AND JOHN F. BUCHAN CONSTRUCTION COMPANY, INC., 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 FOR DRAINAGE FACILITIES. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENT UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY DRAINAGE FACILITIES WITHIN SAID EASEMENTS HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK. UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE OR REAR LOT LINES CREATED BY BOUNDARY LINE ADJUSTMENT.
- AN EASEMENT IS HEREBY RESERVED AND GRANTED UPON RECORDING TO SNOHOMISH COUNTY PUB NO. 1, PUGET SOUND ENERGY, GTE, AT&T CABLE SERVICES, AND SILVER LAKE WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 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, CABLE, PIPELINE, GROUND WATER INTERCEPTORS AND WIRES, WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS TELEPHONE, CABLE TELEVISION SERVICE AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSE STATED.
- AN EASEMENT IS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT UNDER AND UPON THE EASEMENTS SHOWING THE PLAT DESCRIBED HEREIN AS PUBLIC SANITARY SEWER EASEMENT IN WHICH TO INSTALL, MAINTAIN, REPLACE AND REPAIR A SANITARY SEWER SYSTEM AND APPURTENANCES FOR OTHER PROPERTY AND TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

GENERAL NOTES

- TRACT 997 IS FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOTS 41, 42 AND 43. THE OWNERS OF SAID LOTS 41, 42 AND 43 ARE HEREBY CONVEYED AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT 997, AND ARE EQUALLY RESPONSIBLE FOR ITS MAINTENANCE. THIS SHALL BE DEEMED TO BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTORS AND GRANTEEES AND THEIR RESPECTIVE GRANTEEES, SUCCESSORS AND ASSIGNS. AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY CORPORATION, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, CITY OF MILL CREEK, SILVER LAKE WATER DISTRICT, GTE NETWORK SERVICES AND AT&T CABLE SERVICES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON TRACT 997 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, INSPECT, REMOVE, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THE LOTS AND TRACTS ADJOINING TRACT 997 WITH STORM WATER DRAINAGE, ELECTRIC, GAS, CABLE TV SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT AT ALL TIMES FOR THE PURPOSES STATED. SAID EASEMENT SHALL BE RESTORED BY THE UTILITY AS NEARLY AS REASONABLY POSSIBLE, TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF WATER AND SEWER FACILITIES AND OTHER UTILITIES.
- THE EASEMENTS DESIGNATED AS TYPE "B" PRIVATE STORM DRAINAGE EASEMENTS WITHIN TRACTS 998 AND 999 AND WITHIN LOTS 10, 14, 15, 19, 20, 29, 31, 32, 34-36, 43, 44 AND 49 ARE FOR THE PURPOSE OF CONVEYING EXISTING STORM WATER FLOW, ORIGINATING OFFSITE, ACROSS THIS PLAT. NO STRUCTURES ARE PERMITTED WITHIN THESE EASEMENTS EXCEPT FOR FENCES AND ROCKERIES. THE RIVER CROSSING HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM. SAID EASEMENT SHALL BE RESTORED BY THE RIVER CROSSING HOMEOWNER'S ASSOCIATION AS NEARLY AS REASONABLY POSSIBLE, TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF THESE STORM FACILITIES. IF AND WHEN THIS DRAINAGE SYSTEM IS ACCEPTED BY THE CITY, THE CITY SHALL ASSUME ALL OF THE RIVER CROSSING HOMEOWNER'S ASSOCIATION RESPONSIBILITIES DESCRIBED PREVIOUSLY IN THIS PARAGRAPH.
- THE PRIVATE STORM DRAINAGE EASEMENT ON LOT 17 IS FOR THE BENEFIT OF 18. THE OWNERS OF LOTS 17 AND 18 ARE EQUALLY RESPONSIBLE FOR MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT ON LOTS 13 AND 14 IS FOR THE BENEFIT OF LOTS 12 AND 13. THE OWNERS OF LOTS 12-14 ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT ON LOTS 20 AND 21 IS FOR THE BENEFIT OF LOTS 19 AND 20. THE OWNERS OF LOTS 19-21 ARE EQUALLY RESPONSIBLE FOR MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT ON LOTS 9 AND 10 IS FOR THE BENEFIT OF LOTS 10 AND 11. THE OWNERS OF LOTS 9-11 ARE EQUALLY RESPONSIBLE FOR MAINTENANCE OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THE PRIVATE STORM DRAINAGE EASEMENT ON LOT 15 IS FOR THE BENEFIT OF LOT 16. THE OWNERS OF LOTS 15 AND 16 ARE EQUALLY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- THIRD DRIVE S.E. IS INTENDED TO BE CONNECTED WITH 3rd AVENUE. SIGNS DESIGNATING 3rd DRIVE S.E. AS A FUTURE THROUGH ROAD SHALL BE ERECTED AT THE NORTH AND SOUTH TERMINI OF 3rd DRIVE S.E.
- LOTS THAT ARE ADJACENT TO WETLAND BUFFERS MUST PROVIDE MEASURES TO DETER ANIMAL AND HUMAN INTRUSION INTO THE WETLANDS, INCLUDING BUT NOT LIMITED TO FENCING OR PLANTING WITH IMPENETRABLE VEGETATION, AND SHALL INCORPORATE NON-INVASIVE TREES AND SHRUBS.
- A LANDSCAPING PLAN IS REQUIRED FOR THE REAR PORTION OF LOTS 1-38, 42, 43 AND 45-51 THAT SHALL INCLUDE BUT NOT BE LIMITED TO TREES AND SHRUBS FOR THE REPLANTING OF DISTURBED AREAS AND THE PROTECTION OF WETLANDS. LANDSCAPE PLAN IS REQUIRED TO BE SUBMITTED IN CONJUNCTION WITH INDIVIDUAL LOT BUILDING PERMITS.

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE 30 DAY OF August, 2000, UNDER RECORDING NO. 200008200536, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

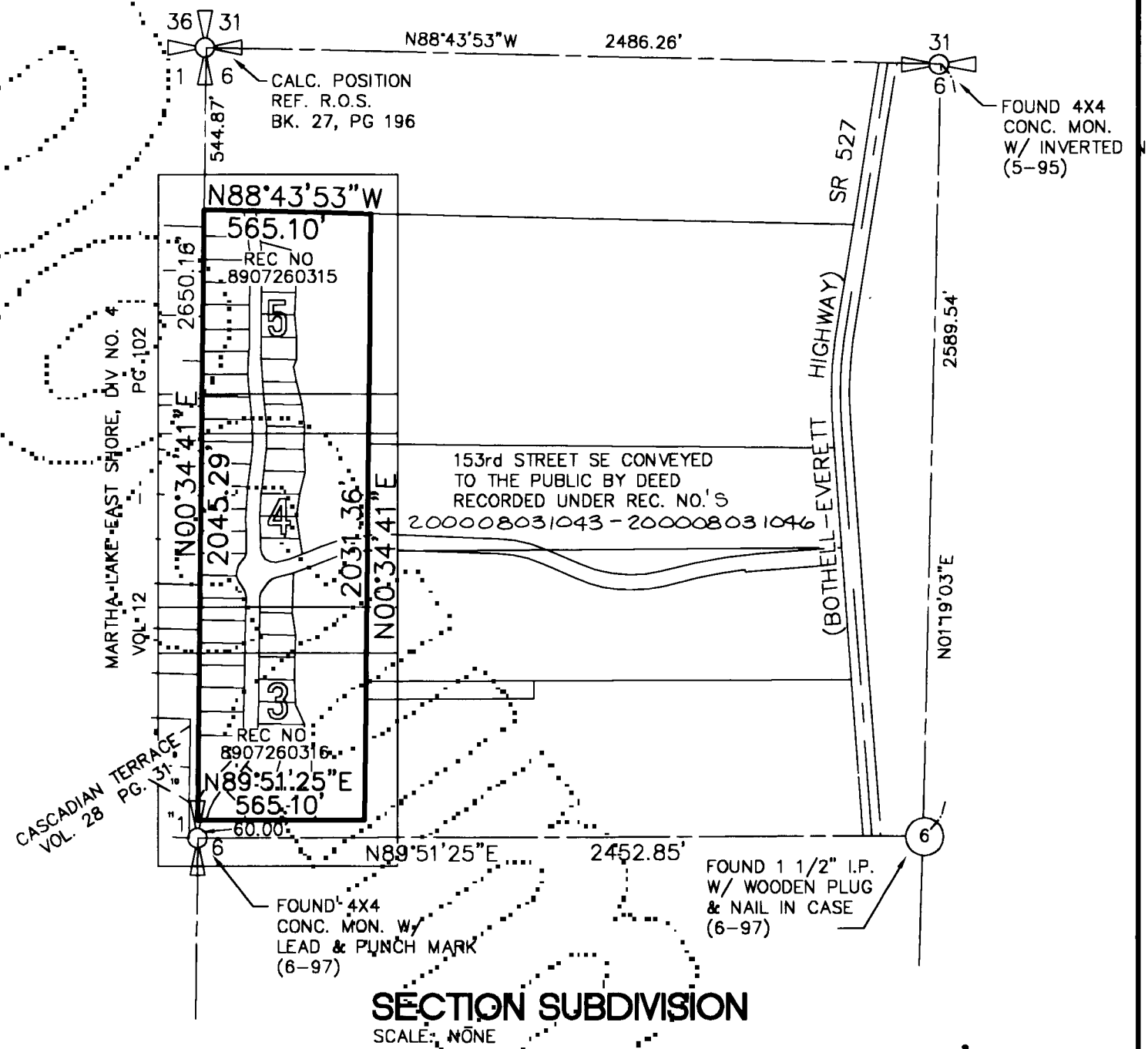
RESTRICTIONS

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 BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

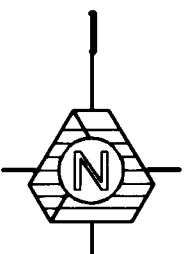
GENERAL NOTES

- 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.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED.
 - SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.
 - LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS.
 - SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT ALL REAR LOT CORNERS.
- ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH MILL CREEK DEVELOPMENT SERVICES DIVISION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL.
- TRACTS 998 AND 999 COMPRISE WETLAND AREAS AND THEIR ASSOCIATED BUFFERS ("CRITICAL AREAS") REGULATED UNDER MCMC CHAPTER 18.06. ACCESS OR INTRUSION OF ANY KIND INTO THE CRITICAL AREAS IS RESTRICTED AND/OR PROHIBITED UNDER THE CITY OF MILL CREEK MUNICIPAL CODE AND THE CONSERVATION EASEMENT VOLUNTARY GRANTED BY DECLARANT. WITHOUT LIMITING THE FOREGOING, ALL CRITICAL AREAS SHALL BE LEFT IN A NATURAL STATE. NO CLEARING, GRADING, FILLING, DUMPING, DISPOSAL, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN CRITICAL AREAS WITHOUT EXPRESS PRIOR APPROVAL BY THE CITY. ADDITIONALLY, AS TO ANY STORM DRAINAGE PIPES AND DISCHARGE STRUCTURES AND SWALES THAT HAVE BEEN CONSTRUCTED WITHIN THE WETLAND BUFFER PORTION OF THE CRITICAL AREAS, THE CITY OF MILL CREEK HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN, REPAIR AND RECONSTRUCT THESE FACILITIES. REMOVAL OF VEGETATION ON THE CRITICAL AREAS SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO TREES SHALL BE REMOVED FROM THE CRITICAL AREAS WITHOUT EXPRESS PRIOR CITY APPROVAL AND UNLESS THEY ARE FIRST DETERMINED BY A LICENSED ARBORIST TO BE HAZARDOUS OR AT RISK OF BLOWING DOWN AND CAUSING UNACCEPTABLE DAMAGE RELATED TO THE CRITICAL AREAS. NO ADJUSTMENT TO THE BOUNDARY OF ANY CRITICAL AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH A FORMAL REPLAT PROCESS. THE CITY OF MILL CREEK SHALL HAVE THE RIGHT TO REPAIR DRAINAGE IMPROVEMENTS WITHIN THE CRITICAL AREA.
- THE LANDSCAPE PLANTER WITHIN TRACT 996 IS OWNED AND MAINTAINED BY THE RIVER CROSSING HOMEOWNER'S ASSOCIATION.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 41 IS FOR THE BENEFIT OF LOT 39. THE OWNERS OF LOTS 39 AND 41 ARE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
- PAYMENT OF \$365.00 PER DWELLING UNIT IS REQUIRED TO MITIGATE IMPACTS ON FIRE DISTRICT NO. 7 FACILITIES. PAYMENT OF THE MITIGATION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE ON RESPECTIVE LOTS.



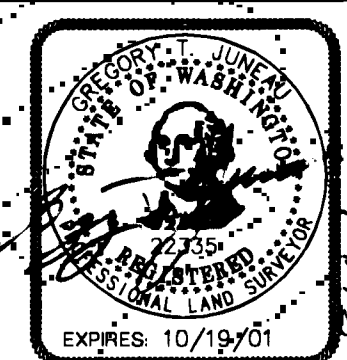
BASIS OF BEARING

BASIS OF BEARINGS: HELD BEARING OF NORTH 44°04'25" EAST BETWEEN THE MONUMENTS FOUND AT THE WEST QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 6, TWP 27 N., RGE 5 E., W.M. THIS BEARING WAS CALCULATED FROM INFORMATION SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 27 OF SURVEYS AT PAGE 196, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.



WTLK REF 94-122

TRIAD ASSOCIATES
11814 115th AVENUE NE • KIRKLAND, WA 98034
(425) 821-8448 • (425) 821-3481 FAX



JOB NO 96-321
SHEET 2 OF 5

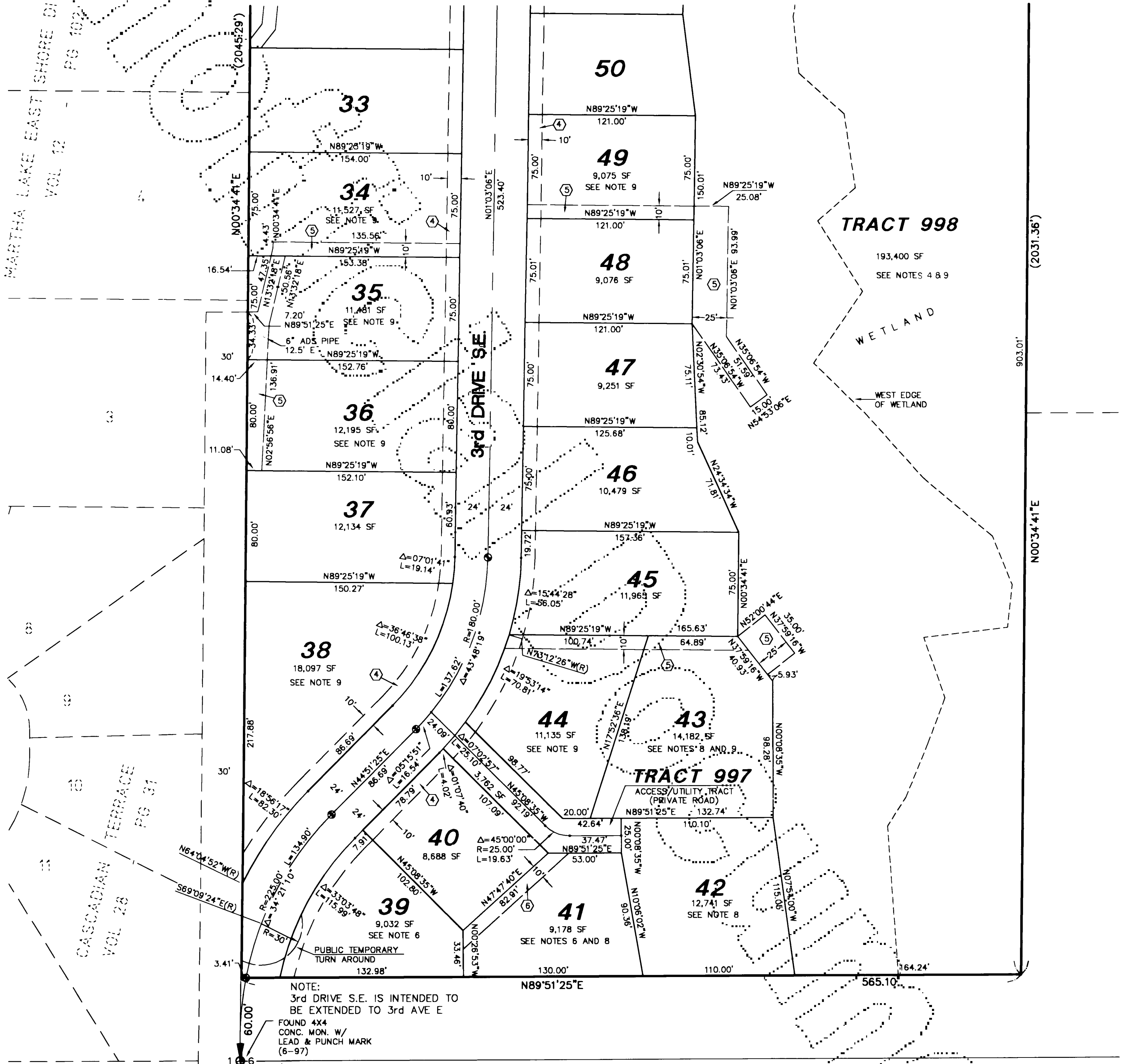
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RIVER CROSSING

FOR W 1/2 W 1/2 NW 1/4 OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
CITY OF MILL CREEK SNOHOMISH COUNTY, WASHINGTON

VOL/PG

SEE SHEET 4

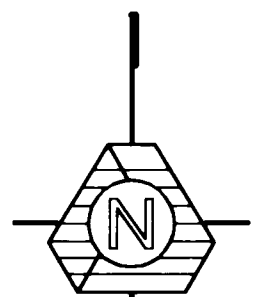


NOTE:
3rd DRIVE S.E. IS INTENDED TO
BE EXTENDED TO 3rd AVE E

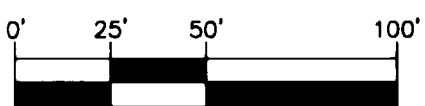
FOUND 4x4
CONC. MON. W/
LEAD & PUNCH MARK
(6-97)

THE 60 FOOT TEMPORARY TURN AROUND IS RELINQUISHED WHEN
3rd DRIVE S.E. IS CONNECTED FOR GENERAL TRAFFIC TO
3rd AVENUE EAST. A TEMPORARY ACCESS ROAD WILL CONNECT
3rd DRIVE S.E. AND 3rd AVENUE EAST UNTIL ADDITIONAL
PUBLIC RIGHT OF WAY IS ACQUIRED AND A WIDER GENERAL
PUBLIC ACCESS ROAD IS BUILT.

- ④ PUBLIC UTILITY EASEMENT
- ⑤ TYPE 'B' PRIVATE STORM DRAINAGE EASEMENT
- ⑥ PRIVATE STORM DRAINAGE EASEMENT
- ⊙ SET CONCRETE MONUMENT AND CASE
PER SNOHOMISH COUNTY STANDARDS



SCALE: 1" = 50'



GRAPHIC SCALE

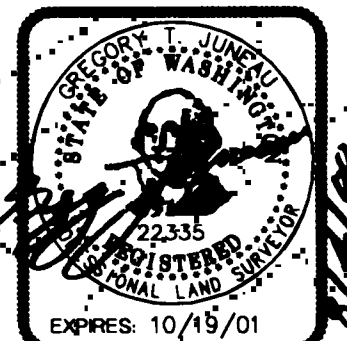
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TRIAD ASSOCIATES

11814 115th AVENUE NE • KIRKLAND, WA 98034
(425) 821-8448 • (425) 821-3481 FAX

JOB NO 96-321

SHEET 3 OF 5



WVSH3
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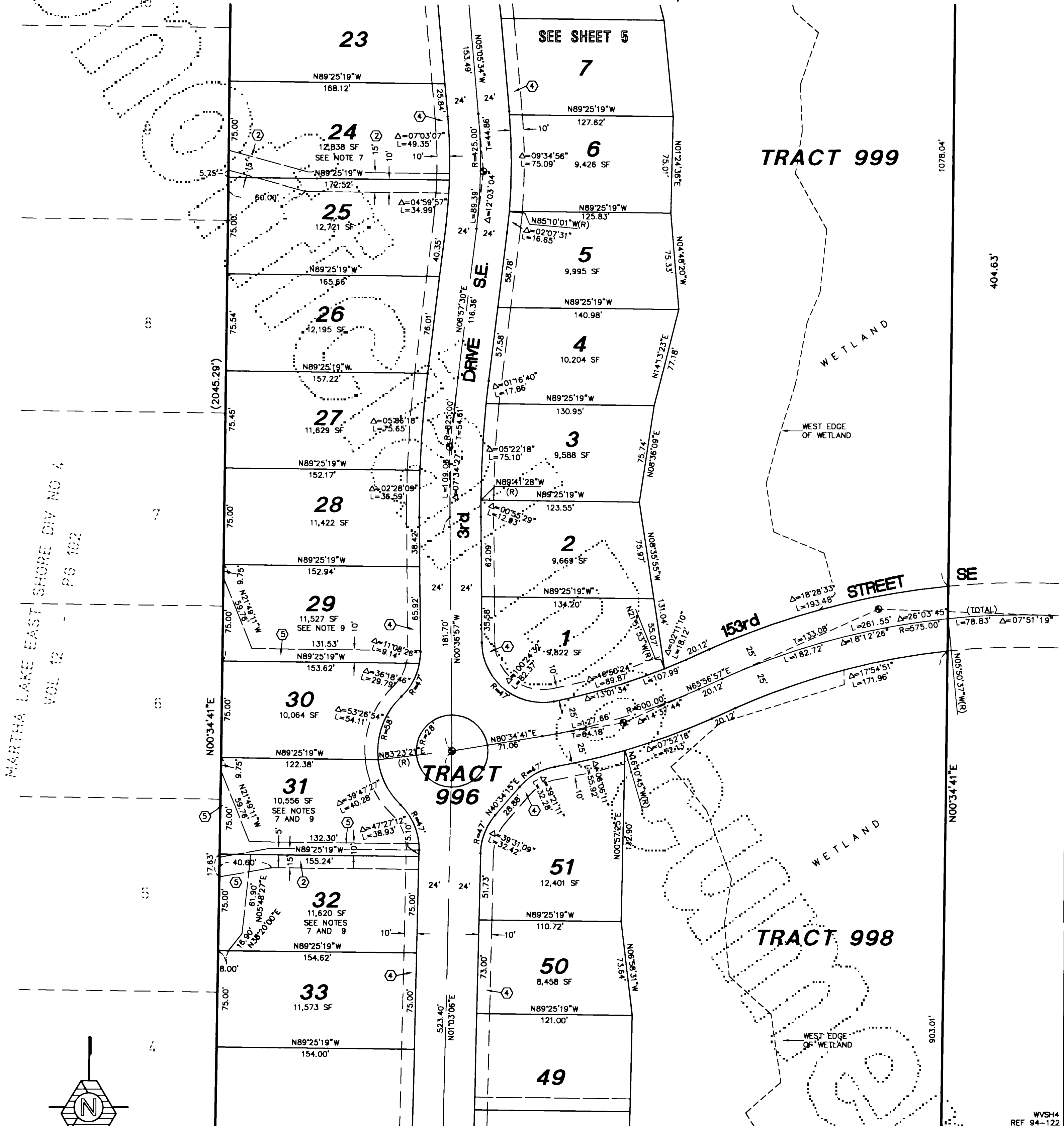
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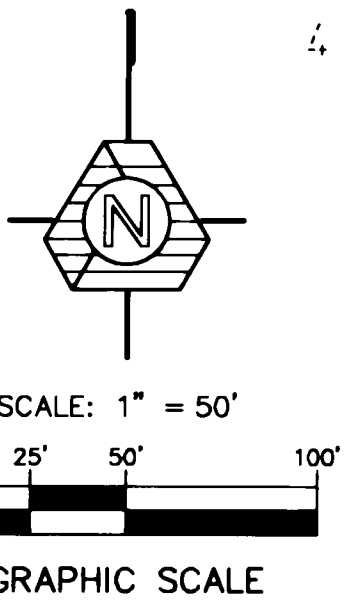
RIVER CROSSING

VOL/PG

FOR W 1/2 W 1/2 NW 1/4 OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
CITY OF MILL CREEK SNOHOMISH COUNTY, WASHINGTON



MARTHA LAKE EAST SHORE DIV NO 4
VOL 12 PG 102



- SEE SHEET 3
- ② PUBLIC SANITARY SEWER EASEMENT
 - ④ PUBLIC UTILITY EASEMENT
 - ⑤ TYPE 'B' PRIVATE STORM DRAINAGE EASEMENT
 - ⑥ SET CONCRETE MONUMENT AND CASE PER SNOHOMISH COUNTY STANDARDS

TRIAD ASSOCIATES
 11814 115th AVENUE NE • KIRKLAND, WA 98034
 (425) 821-8448 • (425) 821-3481 FAX

JOB NO 96-321
 SHEET 4 OF 5

STATE OF WASHINGTON
 PROFESSIONAL LAND SURVEYOR
 No. 3333
 JUN 1998

EXPIRES: 10/19/01

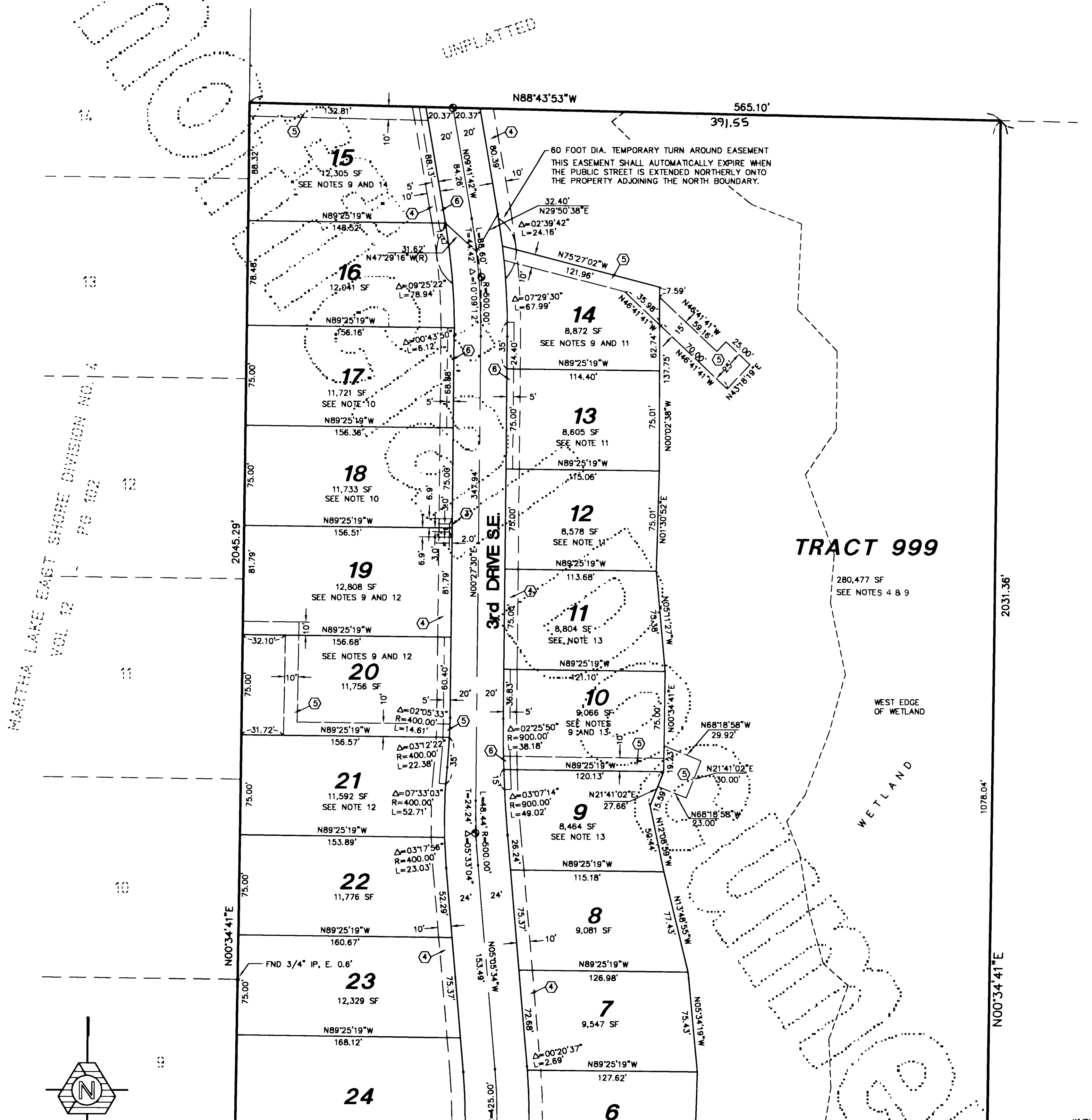
WVSH4
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RIVER CROSSING

VOL/PG

FOR W 1/2 W 1/2 NW 1/4 OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON



MARTHA LAKE EAST SHORE DIVISION NO. 4
VOL 12 PG 102

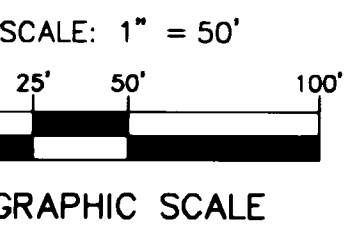
TRACT 999

WEST EDGE OF WETLAND

WETLAND

UNPLATTED

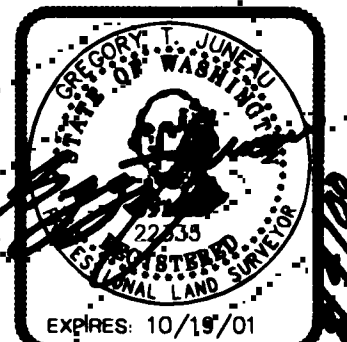
SEE SHEET 4



- ② PUBLIC SANITARY SEWER EASEMENT
- ③ PUBLIC SIDEWALK EASEMENT
- ④ PUBLIC UTILITY EASEMENT
- ⑤ TYPE 'B' PRIVATE STORM DRAINAGE EASEMENT
- ⑥ PRIVATE STORM DRAINAGE EASEMENT
- ⊙ SET CONCRETE MONUMENT AND CASE PER SNOHOMISH COUNTY STANDARDS
- CORNER FOUND AS NOTED

TRIAD ASSOCIATES
11814 115th AVENUE NE • KIRKLAND, WA 98034
(425) 821-8448 • (425) 821-3481 FAX

JOB NO 96-321
SHEET 5 OF 5



WVSH5
REF 94-122

VOL/PG
20008 205506

EXPIRES: 10/19/01

RIVER CROSSING NORTH

A PORTION OF GOVERNMENT LOT 4, ALSO A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH 544.87 FEET OF THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

OWNER'S COVENANT

THE OWNER RELEASES, INDEMNIFIES, AND HOLDS THE CITY HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR 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

KNOW ALL MEN (PERSONS) BY THESE PRESENTS, THAT WILLIAM BUCHAN HOMES, INC. AND JOHN F. BUCHAN CONSTRUCTION, INC., DBA B & J DEVELOPMENTS, THE UNDERSIGNED OWNER IN FEE SIMPLE, OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES, FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

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 TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS 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 GRANTED AND CONVEYED TO THE RIVER CROSSING HOMEOWNERS' ASSOCIATION (HOA), SUBJECT TO A CONSERVATION EASEMENT, GRANTED AND CONVEYED TO THE CITY OF MILL CREEK UPON RECORDING OF THIS PLAT, AND SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH CITY CODES SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACT OR LOTS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 29 DAY OF April, 2003.

B & J DEVELOPMENTS, BY:

WILLIAM BUCHAN HOMES, INC., A WASHINGTON CORPORATION

BY: Carl Bowman
ITS: PRESIDENT

AND

JOHN F. BUCHAN CONSTRUCTION, INC., A WASHINGTON CORPORATION

BY: Dennis E. Houten
ITS: PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT he IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF WILLIAM BUCHAN INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 29th DAY OF April, 2003.

Gail Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME Gail Johnson
RESIDING AT Medina
MY APPOINTMENT EXPIRES 1-1-04



STATE OF WASHINGTON }
COUNTY OF KING } ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT he IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF JOHN F. BUCHAN CONSTRUCTION, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 29th DAY OF April, 2003.

Heidi M. Meinert
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
PRINTED NAME Heidi M. Meinert
RESIDING AT Bellevue
MY APPOINTMENT EXPIRES 8/26/03



SNOHOMISH COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL THIS 1st DAY OF May, 2003.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

Patty Warner
DEPUTY COUNTY TREASURER

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 OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 24th DAY OF April, 2003.

John M. Murray
TREASURER, CITY OF MILL CREEK

IN ACCORDANCE WITH RCW 58.08.010, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

CITY OF MILL CREEK APPROVALS

EXAMINED AND APPROVED THIS 29th DAY OF April, 2003.

Tom J. Ryan
MAYOR, CITY OF MILL CREEK

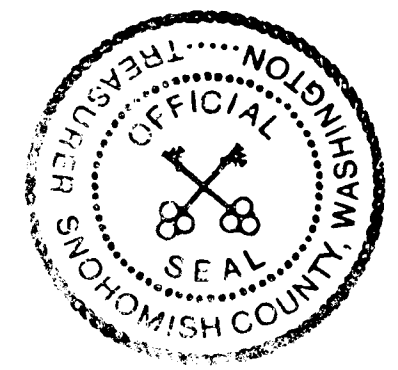
ATTEST: Kelly M. Hennings
CITY CLERK

EXAMINED AND APPROVED THIS 24th DAY OF April, 2003.

Douglas Johnson
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 29th DAY OF April, 2003.

William H. Hines
DIRECTOR OF COMMUNITY DEVELOPMENT



EASEMENTS AND RESERVATIONS

AN EASEMENT, IS HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT AND ALL OTHER UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND TO THE OWNERS OF THE LOTS HEREIN WITH RESPECT TO PRIVATE STORM DRAINAGE ONLY, UNDER AND UPON THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND A PORTION OF TRACT 999, AS SHOWN ON SHEETS 3 AND 4, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES, AND PRIVATE STORM DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACT AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE LOT LINES FOR STORM DRAINAGE FACILITIES. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG THE SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERREES FROM WILLIAM BUCHAN HOMES, INC. AND JOHN F. BUCHAN CONSTRUCTION, INC., OWNERS OR MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THERE, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE DRAINAGE FACILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MAKE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT OF THIS EASEMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO DRAINAGE FACILITIES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST PROVIDING WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERREES FROM THE GRANTEEES OF WILLIAM BUCHAN HOMES, INC. AND JOHN F. BUCHAN CONSTRUCTION, INC. 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 FOR DRAINAGE FACILITIES.

FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENT UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY DRAINAGE FACILITIES WITHIN SAID EASEMENTS HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK. UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE LOT LINES CREATED BY BOUNDARY LINE ADJUSTMENT.

CONSERVATION EASEMENT (TRACT 999)

TRACT 999 IS SUBJECT TO A CONSERVATION EASEMENT RECORDED UNDER RECORDING NO. _____

PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR THE RIVER CROSSING HOMEOWNER'S ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
2. TRACT "999" COMPRISES A WETLAND AREA AND ITS ASSOCIATED BUFFER ("CRITICAL AREA") REGULATED UNDER MCMC CHAPTER 18.06. ACCESS OR INTRUSION OF ANY KIND INTO THE CRITICAL AREA IS RESTRICTED AND/OR PROHIBITED UNDER THE CITY OF MILL CREEK MUNICIPAL CODE AND THE CONSERVATION EASEMENT VOLUNTARILY GRANTED UPON RECORDING OF THIS PLAT BY DECLARANT. WITHOUT LIMITING THE FOREGOING, THE CRITICAL AREA SHALL BE LEFT IN A NATURAL STATE, NO CLEARING, GRADING, FILLING, DUMPING, DISPOSAL, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THE CRITICAL AREA WITHOUT EXPRESS PRIOR APPROVAL BY THE CITY. ADDITIONALLY, AS TO ANY STORM DRAINAGE PIPES AND DISCHARGE STRUCTURES AND SWALES THAT HAVE BEEN CONSTRUCTED WITHIN THE WETLAND BUFFER PORTION OF THE CRITICAL AREA, THE CITY OF MILL CREEK HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN, REPAIR AND RECONSTRUCT THESE FACILITIES. REMOVAL OF VEGETATION ON THE CRITICAL AREA SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO TREES SHALL BE REMOVED FROM THE CRITICAL AREA WITHOUT EXPRESS PRIOR CITY APPROVAL AND UNLESS THEY ARE FIRST DETERMINED BY A LICENSED ARBORIST TO BE HAZARDOUS OR AT RISK OF BLOWING DOWN AND CAUSING UNACCEPTABLE DAMAGE RELATED TO THE CRITICAL AREA. NO ADJUSTMENT TO THE BOUNDARY OF ANY CRITICAL AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH A FORMAL REPLAT PROCESS. THE CITY OF MILL CREEK SHALL HAVE THE RIGHT TO REPAIR DRAINAGE IMPROVEMENTS WITHIN THE CRITICAL AREA. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED, IF APPLICABLE.

RECORDING CERTIFICATE:
AFN 200305015004

Filed for record at the request of the B & J DEVELOPMENTS this 1st day of May, 2003, at 19 minutes past 1 p.m. and recorded in Volume _____ of Plats at pages _____ through _____ records of Snohomish County, Washington.

Bob Tenwilliger
AUDITOR, SNOHOMISH COUNTY

Beverly Wild
BY: DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF B & J DEVELOPMENTS IN MARCH, 2003.

R. William Glassey
R. WILLIAM GLASSEY, PLS 28238

01 MAY 03
Date

05/01/03

WILLIAM GLASSEY
REGISTERED LAND SURVEYOR
NO. 2238
EXPIRES 05-18-05

Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

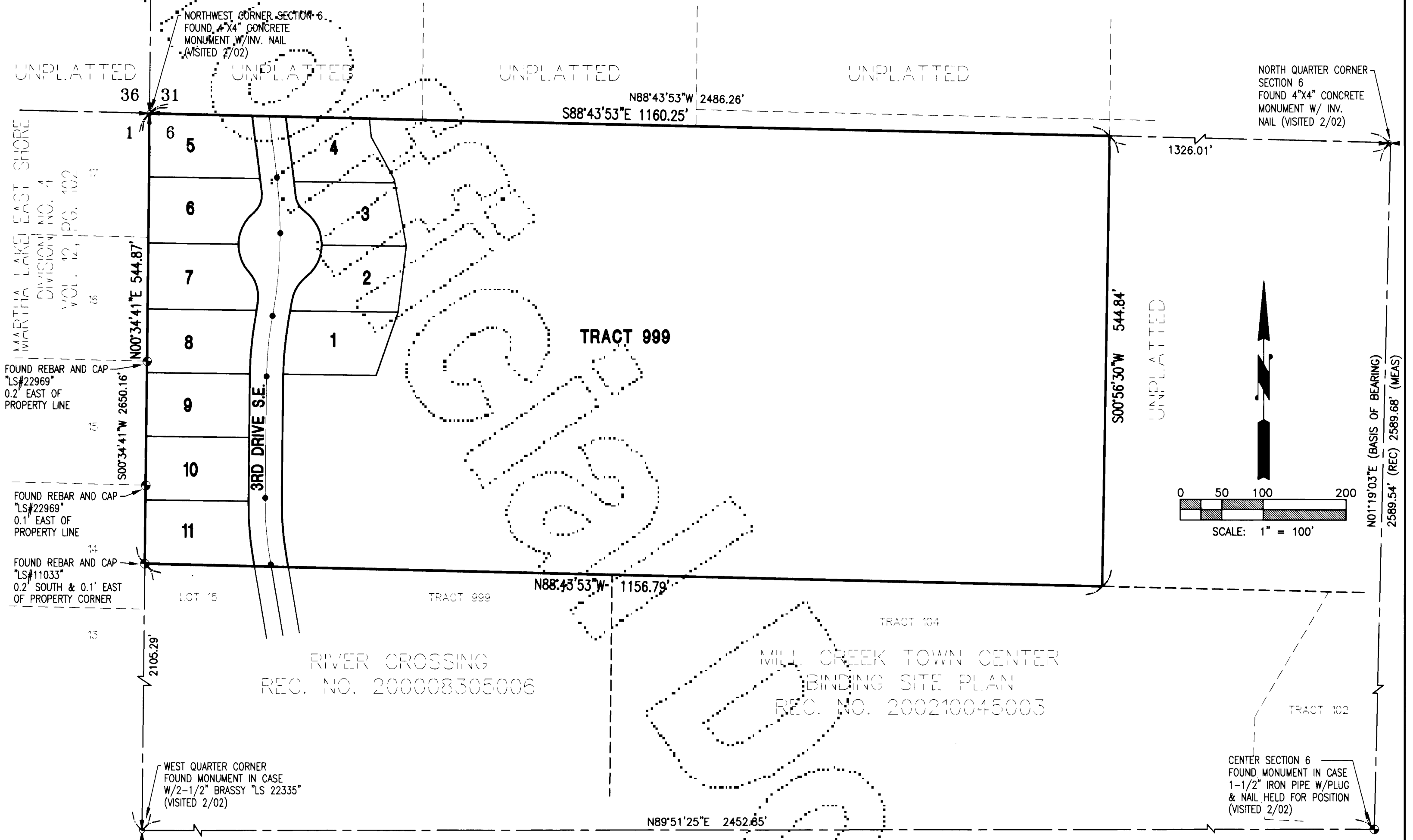
W1/2 OF NW1/4, SEC. 6, T27N-R5E, W.M.

SHEET 1 OF 3

JOB NO. 10189

RIVER CROSSING NORTH

A PORTION OF GOVERNMENT LOT 4, ALSO A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



RESTRICTIONS:

- NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.
- 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 BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
- ALL LANDSCAPED AREAS WITHIN THE PLANTER ISLANDS-OF-WAY SHALL BE MAINTAINED BY THE RIVER CROSSING HOMEOWNERS' ASSOCIATION OR THE ADJACENT LOT OWNERS.
- A PLAT CERTIFICATE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF EVERETT, WASHINGTON, THEIR ORDER NO. 5300382 AND DATED NOVEMBER 22, 2002 AND ALL SUPPLEMENTS THEREOF, WERE RELIED UPON FOR RECORD ITEMS AFFECTING THIS SUBDIVISION. ACCORDING TO THIS DOCUMENT, THE FOLLOWING ITEMS AFFECT THIS SITE:
 - COVENANTS, CONDITIONS AND OBLIGATIONS (INCLUDING PROVISIONS FOR DEVELOPMENT OF PROPERTY AND MAINTENANCE OF ROADWAY AND UTILITY SYSTEMS) CONTAINED IN PARTITION OF REAL PROPERTY AS RECORDED UNDER RECORDING NO. 8905090294.
 - RESTRICTIVE COVENANT CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 9808210361.
 - CITY OF MILL CREEK AGREEMENT TO COMPLETE PLAT IMPROVEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NO. 200211150545.
 - WETLANDS MITIGATION AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NO. 200211150546.
- 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.
- 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.
- 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.

EASEMENTS:

- ALL SANITARY SEWER EASEMENTS (SSE) ARE HEREBY CONVEYED TO ALDERWOOD WATER AND WASTEWATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE. (SEE "EASEMENTS AND RESERVATIONS", ON SHEET 2)
- THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN WITHIN LOTS 5 THROUGH 11 AND TRACT 999 ARE FOR THE PURPOSE OF CONVEYING EXISTING STORM WATER FLOW, ORIGINATING OFFSITE, ACROSS THIS PLAT. NO STRUCTURES ARE PERMITTED WITHIN THESE EASEMENTS EXCEPT FOR FENCES AND ROCKERIES. THE RIVER CROSSING HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM. SAID EASEMENT SHALL BE RESTORED BY THE RIVER CROSSING HOMEOWNERS' ASSOCIATION AS NEARLY AS REASONABLE POSSIBLE TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF THESE STORM FACILITIES.
- SIDEWALK EASEMENTS (SWE) ARE HEREBY GRANTED TO THE PUBLIC OVER ALL CONCRETE SIDEWALKS LOCATED WITHIN THE EXTERIOR 5 FEET OF ALL LOTS ADJOINING PUBLIC RIGHTS-OF-WAY, AND PARALLEL WITH AND ADJOINING SAID RIGHTS-OF-WAY, TO THE EXTENT SHOWN ON SHEET 3.

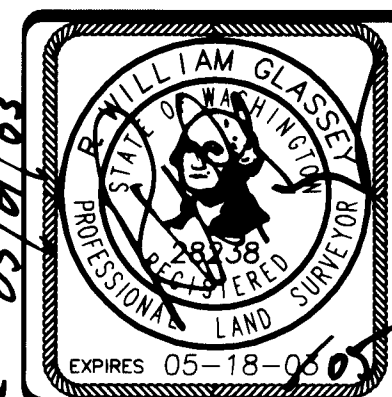
SURVEYOR'S NOTES:

- A FIELD TRAVERSE USING A "LIETZ SET-4" TOTAL STATION WAS CONDUCTED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE MONUMENTS AND PROPERTY LINES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130-090.
- ALL BACK LOT AND TRACT CORNERS HAVE BEEN STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 28238". LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES ARE REFERENCED BY LEAD AND TACK WITH WASHER MARKED "LS 28238" SET AT THE BACK OF THE CURB AT THE SPECIFIC DISTANCE FROM THE TRUE CORNER SHOWN.
- BASIS OF BEARINGS AND SECTION SUBDIVISION PER RECORD OF SURVEY BY BRADLEY T. FREEMAN DATED APRIL 1998 AND RECORDED UNDER RECORDING NO. 9808275006. WE HELD THE CENTER QUARTER CORNER FOR POSITION, AND THE BEARING OF N01°19'03"E TOWARD THE MONUMENT AT THE NORTH QUARTER CORNER.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- CITY OF MILL CREEK STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED

200305015004



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

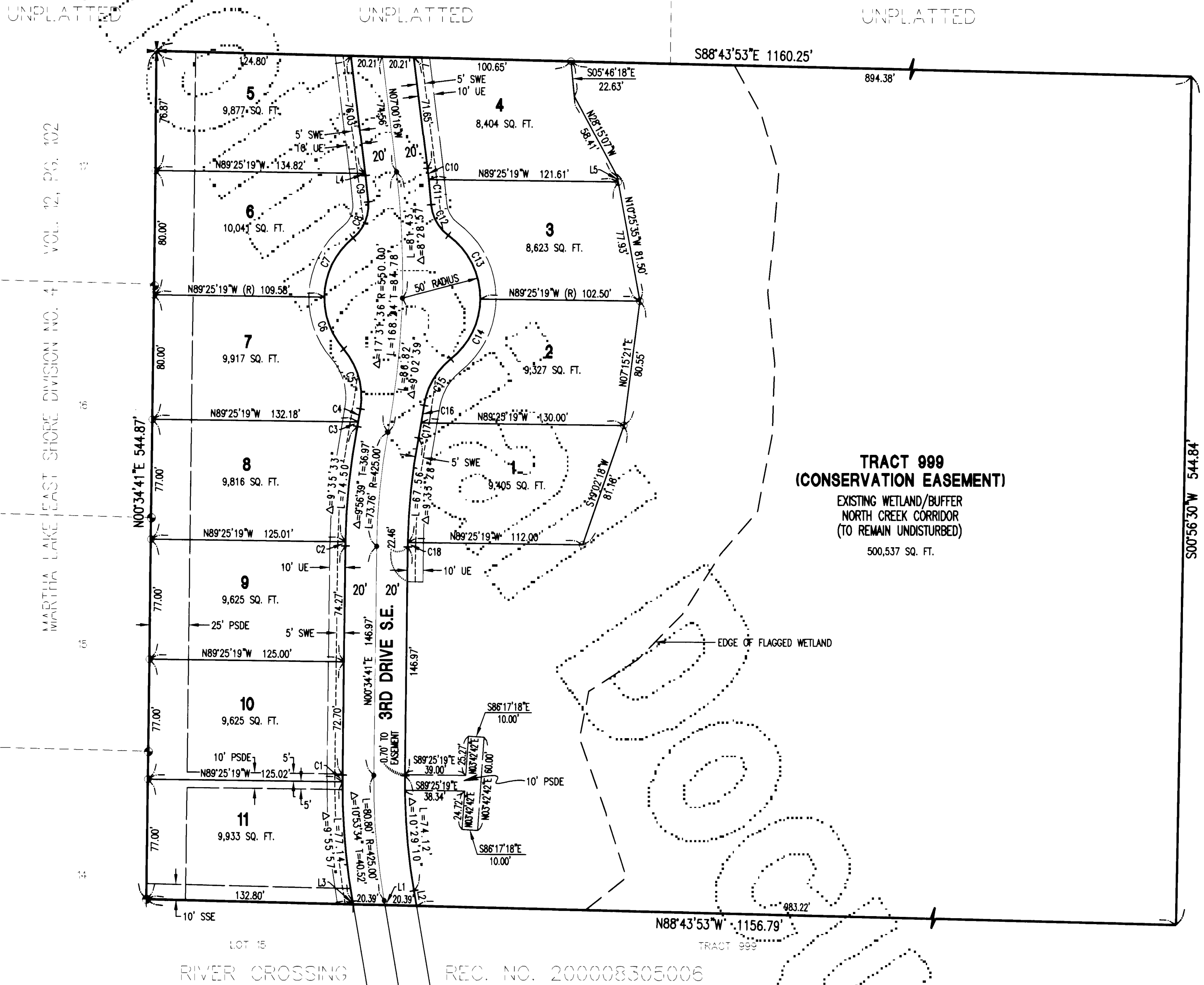
W1/2 OF NW1/4, SEC. 6, T27N-R5E, W.M.

SHEET 2 OF 3

JOB NO. 10189

RIVER CROSSING NORTH

A PORTION OF GOVERNMENT LOT 4, ALSO A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



LINE	LOT NO.	LENGTH	BEARING
L1	CL ROAD	2.88'	N09°41'42"W
L2	TRACT 999	9.85'	S09°54'29"E
L3	LOT 11	1.94'	S09°54'29"E
L4	LOT 6	1.44'	N07°00'16"W
L5	LOT 4	3.57'	N10°25'35"W

CURVE	LOT NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	LOT 10	4.30'	445.00'	0°33'13"	2.15'
C2	LOT 9	2.73'	445.00'	0°21'06"	1.37'
C3	LOT 8	2.93'	530.00'	0°19'00"	1.46'
C4	LOT 7	8.55'	530.00'	0°55'27"	4.27'
C5	LOT 7	41.30'	47.00'	50°20'28"	22.09'
C6	LOT 7	36.34'	50.00'	41°38'16"	19.01'
C7	LOT 6	43.66'	50.00'	50°01'58"	23.33'
C8	LOT 6	26.29'	27.00'	55°46'50"	14.29'
C9	LOT 6	16.97'	530.00'	1°50'05"	8.49'
C10	LOT 4	7.41'	570.00'	0°44'42"	3.71'
C11	LOT 3	16.28'	570.00'	1°38'10"	8.14'
C12	LOT 3	23.28'	27.00'	49°23'39"	12.42'
C13	LOT 3	47.64'	50.00'	54°35'44"	25.80'
C14	LOT 2	44.30'	50.00'	50°45'49"	23.72'
C15	LOT 2	35.24'	47.00'	42°57'38"	18.50'
C16	LOT 2	11.37'	570.00'	1°08'35"	5.69'
C17	LOT 1	9.93'	570.00'	0°59'53"	4.96'
C18	TRACT 999	2.73'	405.00'	0°23'11"	1.37'

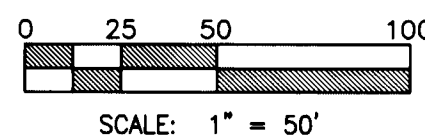
NOTE: BUFFER AVERAGING WAS USED IN TRACT 999, SEE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF MILL CREEK.

NOTE: THOSE LOT LINES INTERSECTING CURVED LOT LINES OR RIGHT-OF-WAY LINES NOT NOTED AS RADIAL ((R)) ARE NON-RADIAL.

200305015004

LEGEND

- FOUND SECTION CORNER (SEE SHEET 1 FOR DESCRIPTION)
- FOUND MONUMENT (SEE SHEET 1 FOR DESCRIPTION)
- CITY-OF-MILL CREEK STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- SET 24" REBAR WITH CAP "BCE 28238"
- SSE SANITARY SEWER EASEMENT (SEE EASEMENT NOTE 1, SHEET 1)
- PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE EASEMENT NOTE 2, SHEET 1)
- SWE SIDEWALK EASEMENT (SEE EASEMENT NOTE 3, SHEET 1)
- UE UTILITY EASEMENT (SEE EASEMENTS AND RESERVATIONS, SHEET 2)



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W1/2 OF NW1/4, SEC. 6, T27N-R5E, W.M.
SHEET 3 OF 3

RIVER CROSSING III

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

THE WEST HALF OF THE FOLLOWING:
THE NORTH 660 FEET OF THE WEST 660 FEET OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THE WESTERLY HALF OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 31;
THENCE EAST 660 FEET;
THENCE NORTH 660 FEET;
THENCE WEST 660 FEET;
THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTH 660 FEET OF THE WEST 660 FEET OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL D:

THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 31;
THENCE EAST 660 FEET;
THENCE NORTH 660 FEET;
THENCE WEST 660 FEET;
THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT JOHN F. BUCHAN CONSTRUCTION, INC. AND JOHN F. BUCHAN HOMES, LLC, THE UNDERSIGNED OWNERS IN FEE SIMPLE, OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

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 TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR 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.

TRACT 999 IS HEREBY GRANTED AND CONVEYED TO THE RIVER CROSSING HOMEOWNERS' ASSOCIATION (HOA) SUBJECT TO A CONSERVATION EASEMENT, GRANTED AND CONVEYED TO THE CITY OF MILL CREEK UPON RECORDING OF THIS PLAT, AND SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT. OWNERSHIP AND MAINTENANCE OF SAID TRACT CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACT OR LOTS.

TRACT 997 IS A RECREATION TRACT AND ACCESS EASEMENT FOR ALL RIVER CROSSING RESIDENTS AND IS HEREBY GRANTED AND CONVEYED TO THE RIVER CROSSING HOMEOWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.

TRACT 998 IS A STORM DRAINAGE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE RIVER CROSSING HOMEOWNERS' ASSOCIATION SUBJECT TO AN EASEMENT, GRANTED AND CONVEYED TO THE CITY OF MILL CREEK FOR ACCESS TO INSPECT, MAINTAIN AND/OR OPERATE THE DETENTION AND TREATMENT SYSTEM AT ITS DISCRETION.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 28th DAY OF October, 2004.

JOHN F. BUCHAN CONSTRUCTION, INC.,
A WASHINGTON CORPORATION

BY: Tim Price
ITS: Tim Price
CEO

FIRST HORIZON CORPORATION
A KANSAS CORPORATION

BY: Patrick K. Wilson
ITS: Patrick K. Wilson
Vice President

OWNER'S COVENANT

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR 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.

SNOHOMISH COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL THIS 28 DAY OF October, 2004.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

Kerby Huel 10-28-04
DEPUTY COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED, DEDICATED STREETS, ALLEYS OR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 14th DAY OF October, 2004.

John M. Hennessey
TREASURER, CITY OF MILL CREEK

CONFORMANCE WITH RCW 58.08.040,
PERSON RECORDING A PLAT AP
Y 31st MUST PAY ADVANCE TAXES

CITY OF MILL CREEK APPROVALS

EXAMINED AND APPROVED THIS 19th DAY OF October, 2004.

Terry J. Ryan
MAYOR, CITY OF MILL CREEK

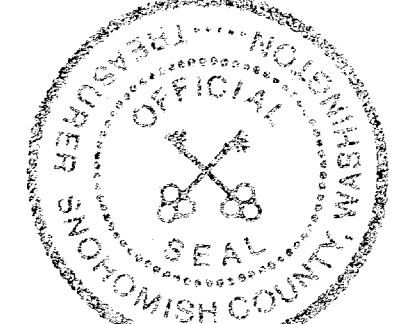
ATTEST: Keam Hennessey
CITY CLERK

EXAMINED AND APPROVED THIS 14th DAY OF October, 2004.

Douglas Newson
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 14th DAY OF OCTOBER, 2004.

William D. Munn
DIRECTOR OF COMMUNITY DEVELOPMENT



ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SNOHOMISH King

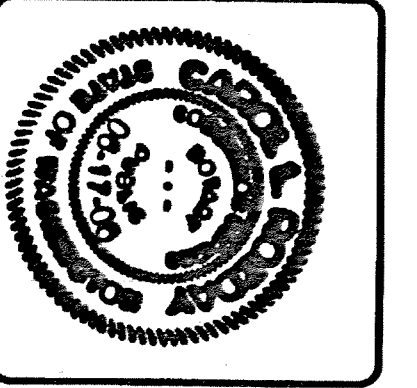
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Price IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (SHE) SIGNED THIS INSTRUMENT, ON OATH STATED (SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CEO OF JOHN F. BUCHAN CONSTRUCTION, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 26th DAY OF October, 2004.

Carol L. Rozdau
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME: Carol L. Rozdau
RESIDING AT: Redmond

MY APPOINTMENT EXPIRES: 6-17-06



STATE OF WASHINGTON
COUNTY OF SNOHOMISH King

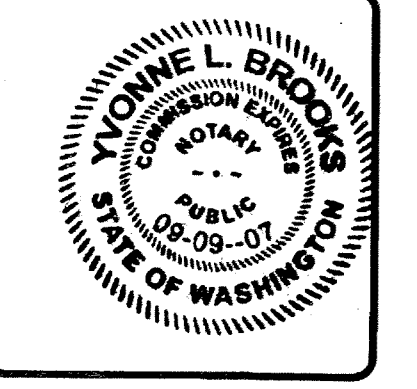
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Patrick Wilson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (SHE) SIGNED THIS INSTRUMENT, ON OATH STATED (SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF FIRST HORIZON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 26th DAY OF October, 2004.

Yvonne L. Brooks
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME: Yvonne L. Brooks
RESIDING AT: Bellevue

MY APPOINTMENT EXPIRES: 9/9/07



RECORDING CERTIFICATE:

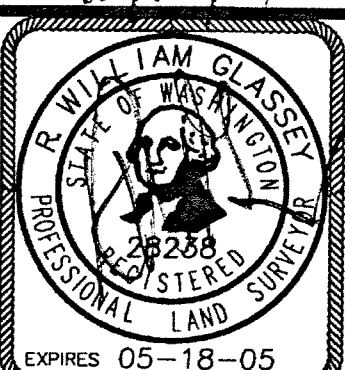
AFN: 200410285115
Filed for record at the request of the JOHN F. BUCHAN CONSTRUCTION this 28 day of October, 2004, at 16 minutes past 2 P. M. and recorded in Volume _____ of Plats at pages _____ through _____, records of Snohomish County, Washington.

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

SURVEYORS CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN F. BUCHAN CONSTRUCTION, IN FEBRUARY, 2004.

R. William Glassey
R. William Glassey, PLS No. 28238
Date: 14 Oct 2004



Barghausen Consulting Engineers, Inc.

Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 291-8782

SW1/4 OF SW1/4, SECTION 31, T28N-R5E, W.M.

SHEET 1 OF 5

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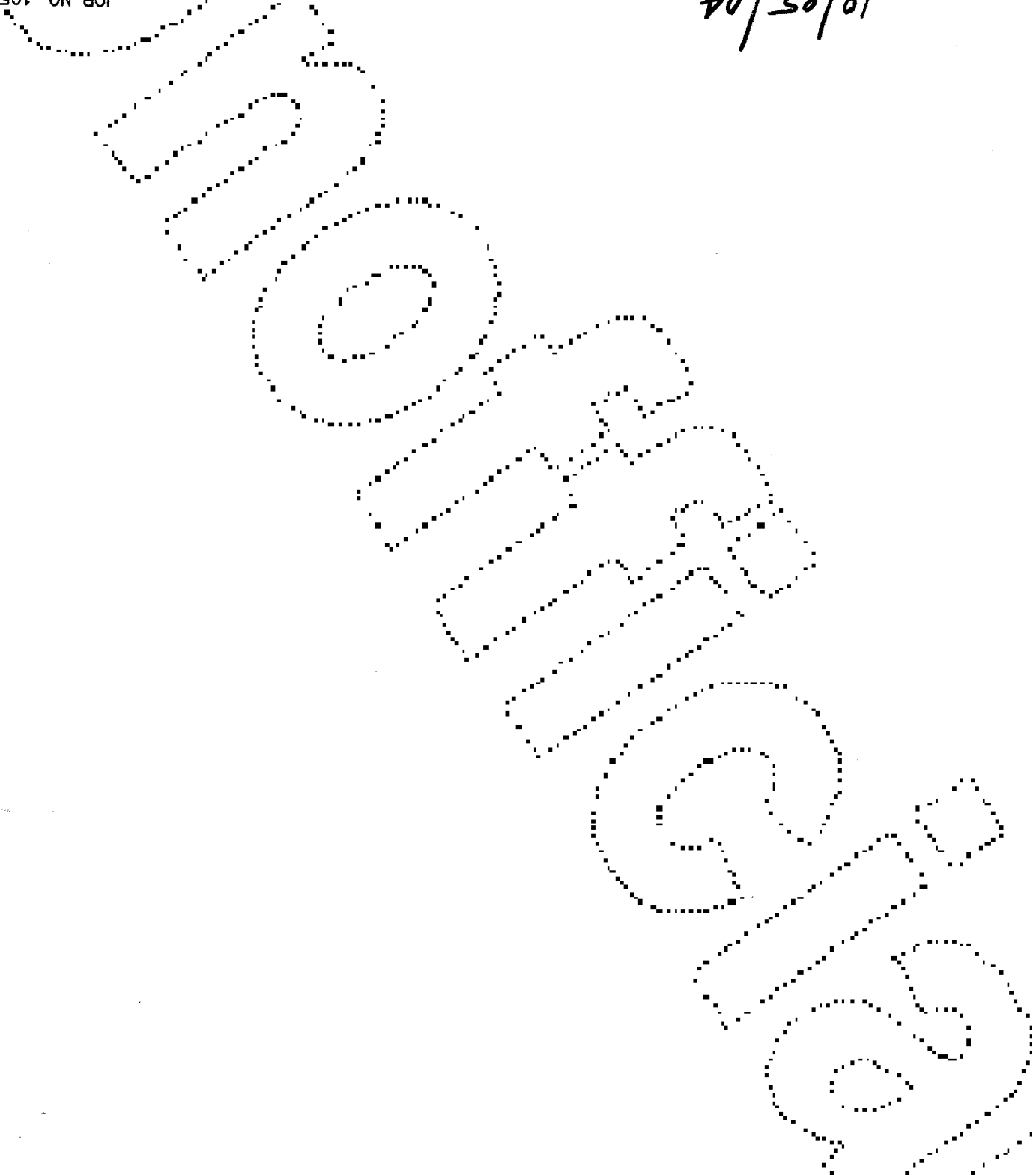


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SHEET 2 OF 5

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JOB NO. 10554



EASEMENTS:

1. ALL SANITARY SEWER EASEMENTS (SEE) ARE HEREBY CONVEYED TO SILVER LAKE WATER AND WASTEWATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE. (SEE "EASEMENTS AND RESERVATIONS", AT RIGHT)
2. THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE FOR THE PURPOSE OF CONVERTING EXISTING STORM WATER FLOW, ORIGINATING OFFSITE, ACROSS THIS PLAT. NO STRUCTURES ARE PERMITTED WITHIN THESE EASEMENTS EXCEPT FOR FENCES AND ROCKERS. THE RIVER CROSSING HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM. SAID EASEMENT SHALL BE RESTORED BY THE RIVER CROSSING HOMEOWNERS' ASSOCIATION AS NEARLY AS REASONABLE POSSIBLE, TO ITS CONDITION PRIOR TO ANY MATERIAL DISTURBANCE FROM CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF THESE STORM FACILITIES.
3. SIDEWALK EASEMENTS (SWE) ARE HEREBY GRANTED TO THE PUBLIC OVER ALL CONCRETE SIDEWALKS LOCATED WITHIN THE EXTERIOR 5 FEET OF ALL LOTS ADJOINING PUBLIC RIGHTS-OF-WAY, AND PARALLEL WITH AND ADJOINING SAID RIGHTS-OF-WAY, TO THE EXTENT SHOWN ON SHEETS 4 AND 5.
4. THE UTILITY EASEMENTS SHOWN HEREON ARE RESERVED FOR ANY AND ALL UTILITIES FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THE FACILITIES. (SEE "EASEMENTS AND RESERVATIONS", AT RIGHT)

RESTRICTIONS:

1. NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESELD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
3. ALL LANDSCAPED AREAS WITHIN THE PLANTER ISLANDS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE RIVER CROSSING HOMEOWNERS' ASSOCIATION OR THE ADJACENT LOT OWNERS.
4. A PLAT CERTIFICATE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF EVERETT, WASHINGTON, THEIR ORDER NO. 5301162 AND DATED MARCH 12, 2004 AND ALL SUPPLEMENTS THEREOF, WERE RELIED UPON FOR RECORD ITEMS AFFECTING THIS SUBDIVISION. ACCORDING TO THIS DOCUMENT, THE FOLLOWING ITEMS AFFECT THIS SITE:
 - A. AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO SILVER LAKE WATER DISTRICT FOR SEWER LINES UNDER RECORDING NO. 20030131031. THIS LIES WITHIN THE PROPOSED PUBLIC ROADWAY AND HAS NOT BEEN GRAPHICALLY DEPICTED.
 - B. A WETLAND MITIGATION AGREEMENT FOR THE PLAT OF RIVER CROSSING III AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED UNDER RECORDING NO. 200403240129.
5. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED ON DRAINAGE EASEMENTS AND TRACTS. THE CITY AND SNOHOMISH COUNTY RESERVE THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE, INSPECTIONS 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 OR SNOHOMISH COUNTY FOR ANY COST INCURRED, IF APPLICABLE.
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. 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.

PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR THE RIVER CROSSING HOMEOWNERS' ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
2. TRACT 999 COMPREHENSIVE A WETLAND AREA AND ITS ASSOCIATED BUFFER ("CRITICAL AREA") REGULATED UNDER MCMC CHAPTER 18.06. ACCESS OR INTERUSION OF ANY KIND INTO THE CRITICAL AREA IS RESTRICTED AND/OR PROHIBITED UNDER THE CITY OF MILL CREEK MUNICIPAL CODE AND THE CONSERVATION EASEMENT VOLUNTARILY GRANTED BY THE PLAT BY DECLARANT. MITIGATION AND MONITORING SHALL BE PERMITTED PURSUANT TO THE APPROVED FINAL WETLAND MITIGATION PLAN, WITHOUT LIMITING THE FOREGOING, THE CRITICAL AREA SHALL BE LEFT IN A NATURAL STATE, NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THE CRITICAL AREA WITHOUT EXPRESS PRIOR APPROVAL BY THE CITY. ADDITIONALLY, AS TO ANY STORM DRAINAGE PIPES AND DISCHARGE STRUCTURES AND SWALES THAT HAVE BEEN CONSTRUCTED WITHIN THE WETLAND BUFFER PORTION OF THE CRITICAL AREA, THE CITY OF MILL CREEK HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN, REPAIR AND RECONSTRUCT THESE FACILITIES. REMOVAL OF VEGETATION ON THE CRITICAL AREA SHALL BE LIMITED TO THAT WHICH IS DEAD, DISCUSSED OR HAZARDOUS. NO TREES SHALL BE REMOVED FROM THE CRITICAL AREA WITHOUT EXPRESS PRIOR CITY APPROVAL AND UNLESS THEY ARE FIRST DETERMINED BY A LICENSED ARBORIST TO BE HAZARDOUS OR AT RISK OF BLOWING DOWN AND CAUSING UNACCEPTABLE DAMAGE RELATED TO THE CRITICAL AREA. NO ADJUSTMENT TO THE BOUNDARY OF ANY CRITICAL AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH A FORMAL REPEAT PROCESS. THE CITY OF MILL CREEK SHALL HAVE THE RIGHT TO REPAIR DRAINAGE IMPROVEMENTS WITHIN THE CRITICAL AREA. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION TO REIMBURSE THE CITY FOR ANY COST INCURRED, IF APPLICABLE.
3. TRACT 997 IS A RECREATION TRACT AND ACCESS EASEMENT FOR ALL RIVER CROSSING RESIDENTS AND IS HEREBY DEDICATED TO THE RIVER CROSSING HOMEOWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.

SURVEYOR'S NOTES:

1. A FIELD TRAVERSE USING A LEITZ SET-4 TOTAL STATION WAS CONDUCTED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE MONUMENTS AND PROPERTY LINES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130-090.
2. ALL BACK LOT AND TRACT CORNERS HAVE BEEN STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BC" 28238. LOT AND TRACT CORNERS ADJOINING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES FROM THE TRUE CORNER SHOWN.
3. BASIS OF BEARINGS AND SECTION SUBDIVISION PER RECORD OF SURVEY BY BRADLEY T. FREEMAN DATED APRIL 1998 AND RECORDED UNDER RECORDING NO. 9808275006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. WE HELD THE MONUMENT AT THE 0% CORNER OF SECTION 6 FOR POSITION, AND THE BEARING OF N01.19.03°E TOWARD THE MONUMENT AT THE 1% CORNER OF SECTION 6.

EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT, THE CITY OF MILL CREEK WITH RESPECT TO PUBLIC STORM DRAINAGE, AND ALL OTHER UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND TO THE OWNERS OF THE LOTS HEREIN WITH RESPECT TO PRIVATE STORM DRAINAGE ONLY, UNDER AND UPON THE EXTERIOR 5 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS 997 AND 998, AS SHOWN ON SHEETS 4 AND 5, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES, AND PRIVATE STORM DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL SIDE LOT LINES FOR STORM DRAINAGE FACILITIES. PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG THE SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFERRES FROM JOHN F. BUCHAN HOMES, INC. AND JOHN F. BUCHAN CONSTRUCTION, INC., OWNERS OR MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THERE, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE DRAINAGE FACILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MAKE FOR A BUILDING PERMIT. THE ISSUANCE OF A BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT OF THIS EASEMENT AS TO THAT PORTION OCCUPIED BY THE STRUCTURE. PROVIDED FURTHER, NO DRAINAGE FACILITIES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT WRITTEN NOTICE TO THE OWNERS OF AFFECTED LOTS IN THE PLAT OF SUCH INSTALLATION. SUBSEQUENT TRANSFERS FROM THE GRANTEES OF JOHN F. BUCHAN HOMES, INC. AND JOHN F. BUCHAN CONSTRUCTION, INC. 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 FOR DRAINAGE FACILITIES.

FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY SIDE LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENT UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY DRAINAGE FACILITIES WITHIN SAID EASEMENTS HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK. UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW SIDE LOT LINES CREATED BY BOUNDARY LINE ADJUSTMENT.

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

200410285115

SHEET 3 OF 5

Barghausen Consulting Engineers, Inc.
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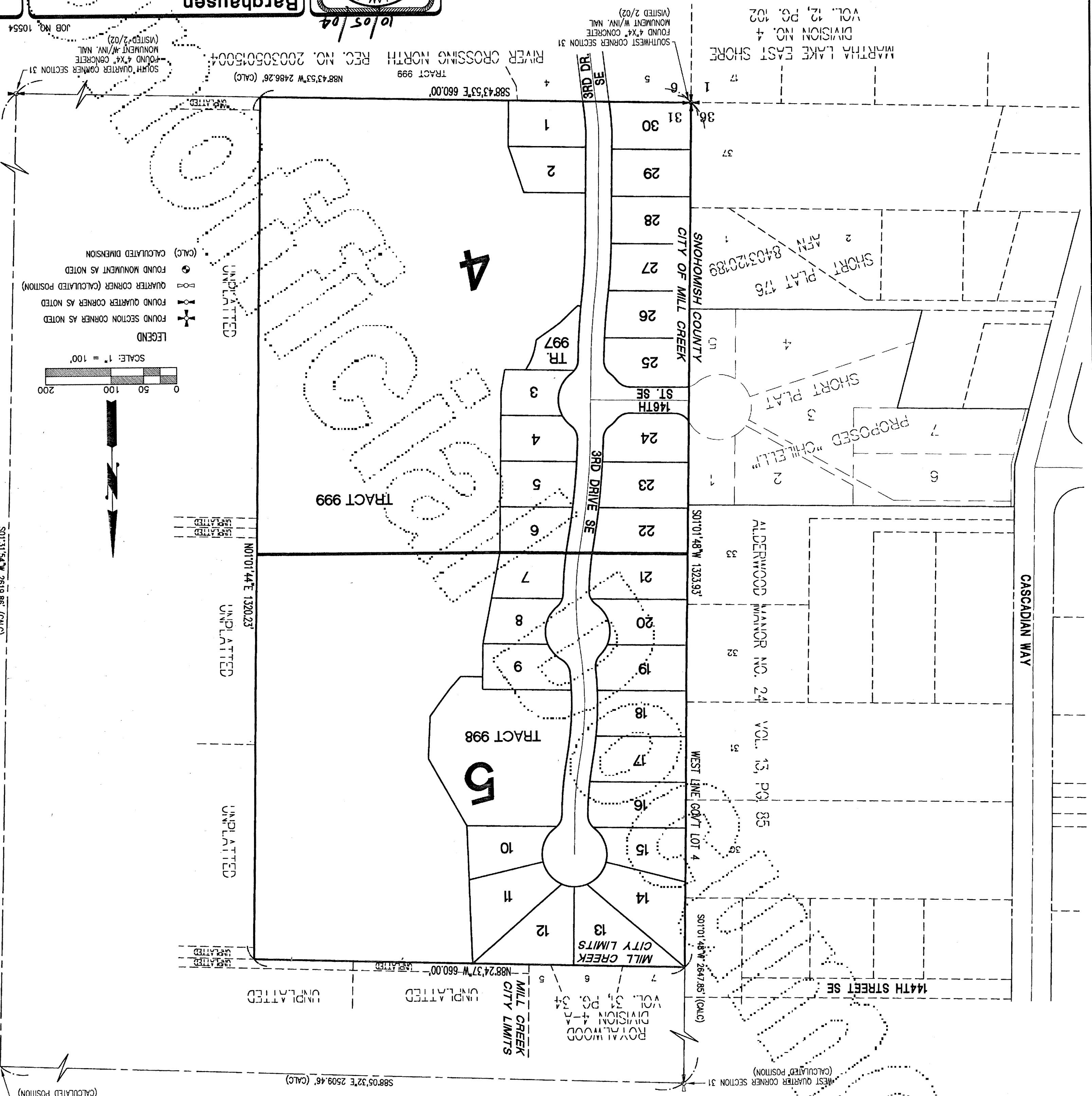
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VOLUME/PAGE

**RIVER CROSSING III
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON**



JOB NO. 10554

DATE/TIME: 08/19/2004 12:05 SCALE: 1"=100' JMO/KPP XREFS:

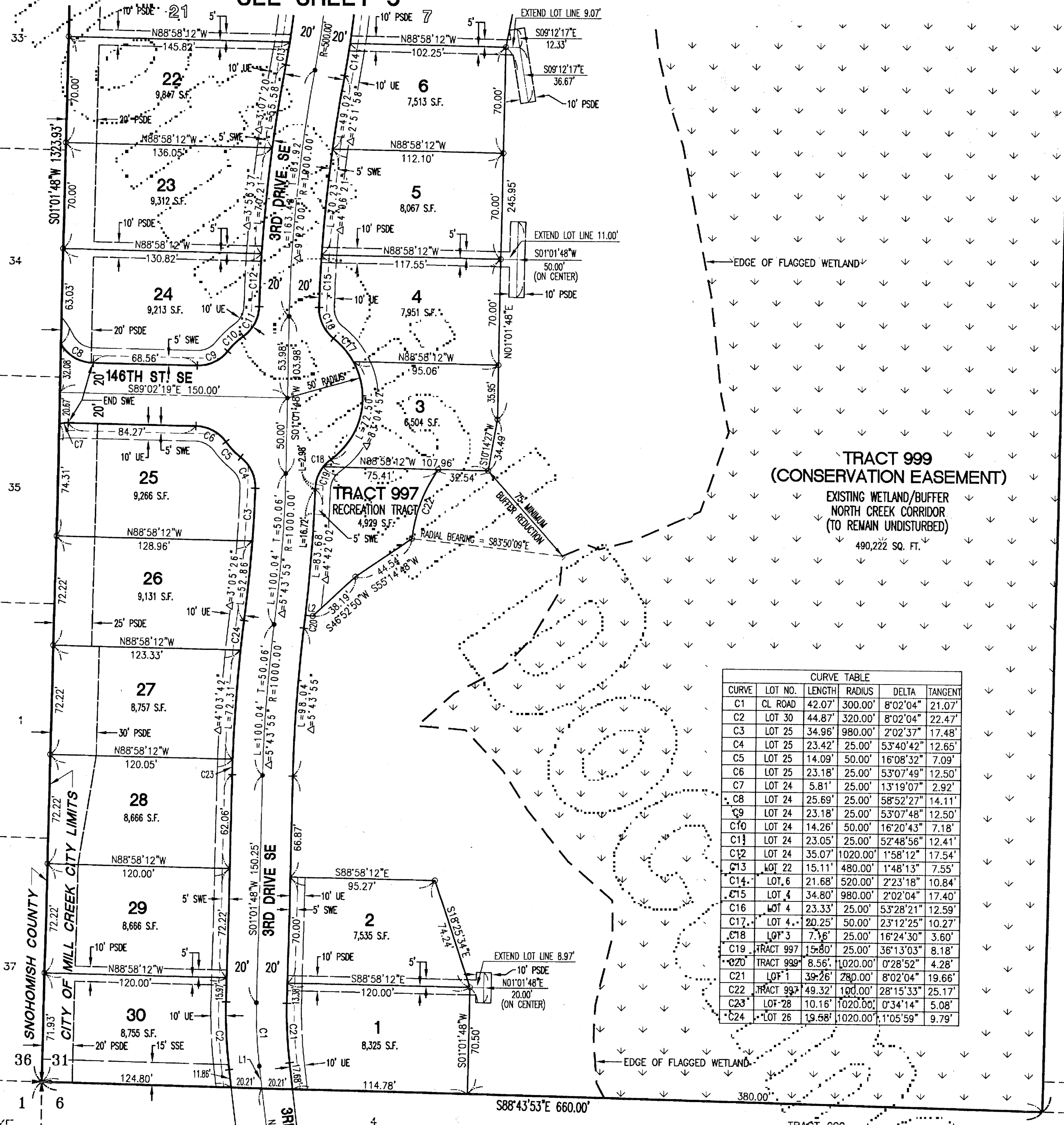
VOLUME/PAGE

RIVER CROSSING III A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

SEE SHEET 5

ALDERWOOD MANOR NO. 24 VOL. 13, PG. 85

SHORT PLAT 176
AFN 8403120189

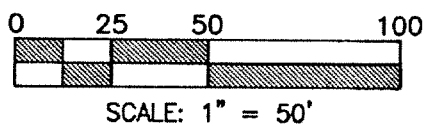


CURVE TABLE					
CURVE	LOT NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	CL ROAD	42.07'	300.00'	8°02'04"	21.07'
C2	LOT 30	44.87'	320.00'	8°02'04"	22.47'
C3	LOT 25	34.96'	980.00'	2°02'37"	17.48'
C4	LOT 25	23.42'	25.00'	53°40'42"	12.65'
C5	LOT 25	14.09'	50.00'	16°08'32"	7.09'
C6	LOT 25	23.18'	25.00'	53°07'49"	12.50'
C7	LOT 24	5.81'	25.00'	13°19'07"	2.92'
C8	LOT 24	25.69'	25.00'	58°52'27"	14.11'
C9	LOT 24	23.18'	25.00'	53°07'48"	12.50'
C10	LOT 24	14.26'	50.00'	16°20'43"	7.18'
C11	LOT 24	23.05'	25.00'	52°48'56"	12.41'
C12	LOT 24	35.07'	1020.00'	1°58'12"	17.54'
C13	LOT 22	15.11'	480.00'	1°48'13"	7.55'
C14	LOT 6	21.68'	520.00'	2°23'18"	10.84'
C15	LOT 4	34.80'	980.00'	2°02'04"	17.40'
C16	LOT 4	23.33'	25.00'	53°28'21"	12.59'
C17	LOT 4	20.25'	50.00'	23°12'25"	10.27'
C18	LOT 3	7.16'	25.00'	16°24'30"	3.60'
C19	TRACT 997	15.80'	25.00'	36°13'03"	8.18'
C20	TRACT 999	8.56'	1020.00'	0°28'52"	4.28'
C21	LOT 1	39.26'	280.00'	8°02'04"	19.66'
C22	TRACT 997	49.32'	190.00'	28°15'33"	25.17'
C23	LOT 28	10.16'	1020.00'	0°34'14"	5.08'
C24	LOT 26	19.58'	1020.00'	1°05'59"	9.79'

MARTHA LAKE
EAST SHORE
DIVISION NO. 4
VOL. 12, PG. 102

NOTE: THOSE LOT LINES INTERSECTING CURVED LOT LINES OR RIGHT-OF-WAY LINES NOT NOTED AS RADIAL [(R)] ARE NON-RADIAL.

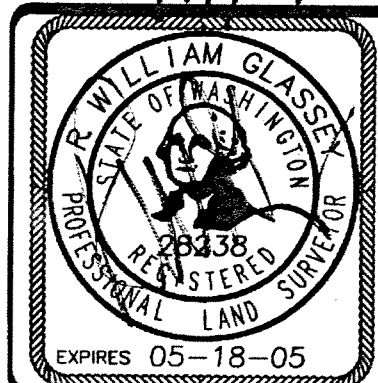
LINE TABLE			
LINE	LOT NO.	LENGTH	BEARING
L1	CL ROAD	14.77'	N07°00'16"W
L2	TRACT 997	5.00'	N83°43'09"W



- LEGEND
- FOUND SECTION CORNER (SEE SHEET 1 FOR DESCRIPTION)
 - PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE EASEMENT NOTE 2, SHEET 3)
 - SSE SANITARY SEWER EASEMENT (SEE EASEMENT NOTE 1, SHEET 3)
 - SWE SIDEWALK EASEMENT (SEE EASEMENT NOTE 3, SHEET 3)
 - UE UTILITY EASEMENT (SEE EASEMENT NOTE 4, SHEET 3)
 - SET 24" REBAR W/CAP "BCE 28238"
 - ROAD MONUMENT SET FOR PLAT OF RIVER CROSSING NORTH
 - CITY OF MILL CREEK STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED

NOTE: BUFFER AVERAGING WAS USED IN TRACT 999 - SEE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF MILL CREEK.

JOB NO. 10554



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Surveying, Environmental Services
18215 72nd Avenue South, Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

SW1/4 OF SW1/4, SECTION 31, T28N-R5E, W.M.

SHEET 4 OF 5

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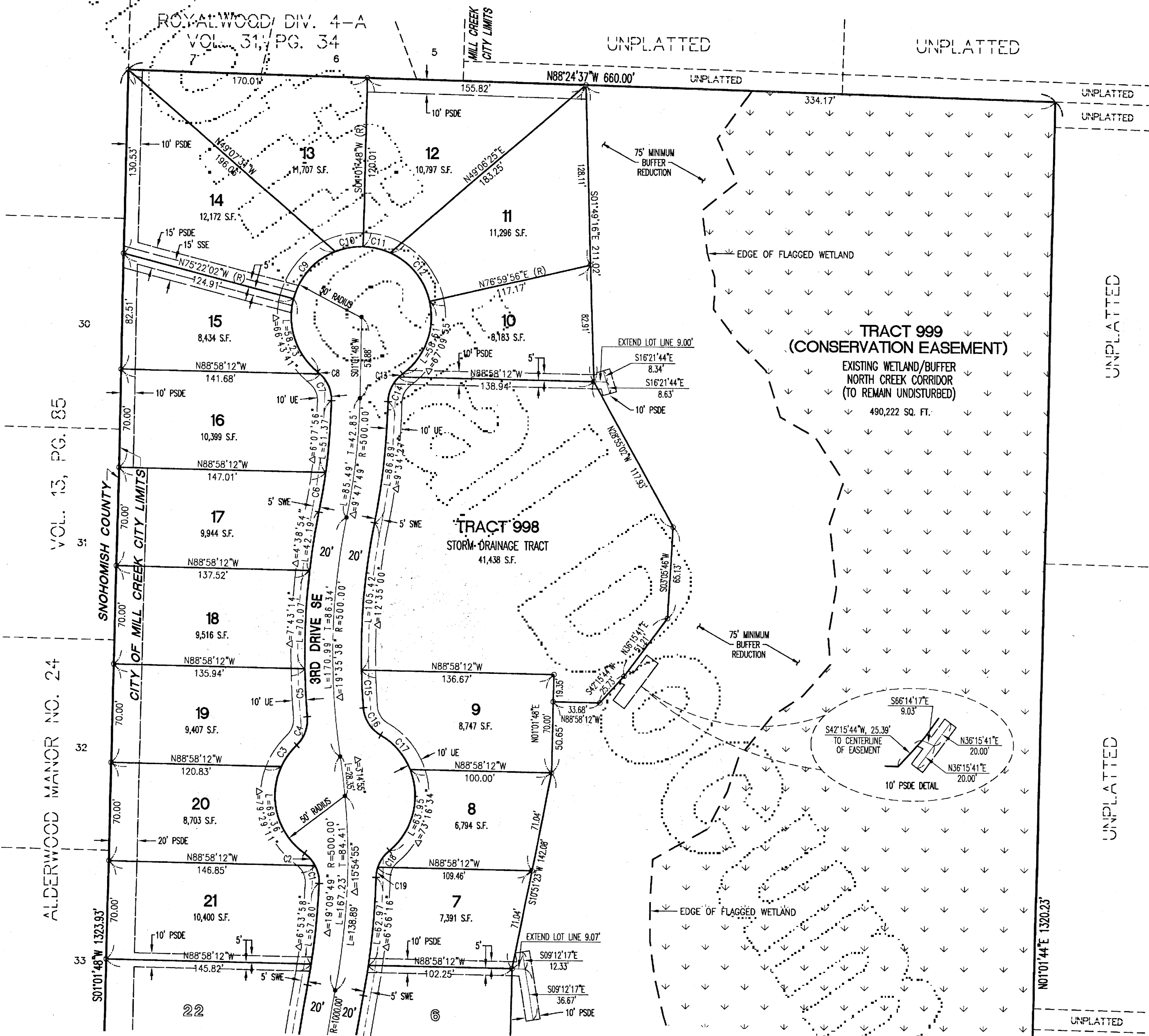
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RIVER CROSSING III

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SEE SHEET 4

CURVE TABLE					
CURVE	LOT NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	LOT 21	12.91'	25.00'	29°35'36"	6.60'
C2	LOT 20	11.88'	25.00'	27°13'41"	6.05'
C3	LOT 19	18.94'	50.00'	21°42'23"	9.59'
C4	LOT 19	22.41'	25.00'	51°21'48"	12.02'
C5	LOT 19	34.09'	520.00'	3°45'22"	17.05'
C6	LOT 17	28.47'	480.00'	3°23'55"	14.24'
C7	LOT 16	21.12'	25.00'	48°24'51"	11.24'
C8	LOT 15	2.17'	25.00'	4°58'38"	1.09'
C9	LOT 14	46.67'	50.00'	53°28'44"	25.19'
C10	LOT 13	20.00'	50.00'	22°55'06"	10.14'
C11	LOT 12	20.00'	50.00'	22°55'06"	10.14'
C12	LOT 11	46.30'	50.00'	53°03'02"	24.96'
C13	LOT 10	3.48'	25.00'	7°58'03"	1.74'
C14	TRACT 998	19.61'	25.00'	44°56'38"	10.34'
C15	LOT 9	26.78'	480.00'	3°11'48"	13.39'
C16	LOT 9	24.08'	25.00'	55°11'39"	13.07'
C17	LOT 9	33.03'	50.00'	37°50'54"	17.14'
C18	LOT 8	14.48'	25.00'	33°11'11"	7.45'
C19	LOT 7	7.30'	25.00'	16°43'12"	3.67'

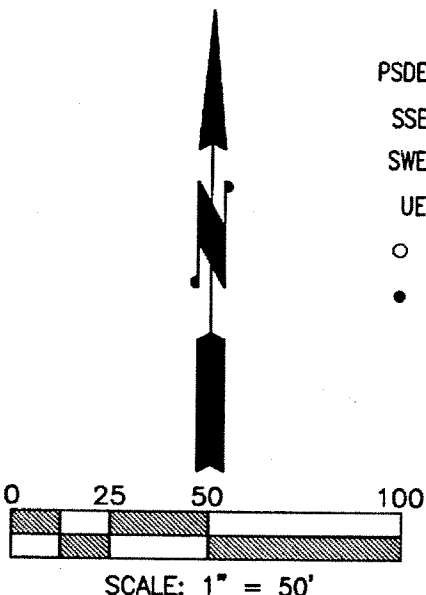
LEGEND

- PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE EASEMENT NOTE 2, SHEET 3)
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SW1/4 OF SW1/4, SECTION 31, T28N-R5E, W.M.

SHEET 5 OF 5