MILLCREEK-1

Ptns. of W.½ Sec. 5, E.½ Sec. 6, T.27 N., R.5 E., W.M.
Snohomish County Washington

2G 209
2K 320
2S 588
2L 616
2P 317

DESCRIPTION

All that certain real property situate in the County of Snohomish, State of Washington being a portion of the west half of Section 5 and the east half of Section 6, both in Township 27 North, Range 5 East, Willamette Meridian, and being more particularly described as follows:

BEGINNING at a point which bears N50°05'54"E 1028.87 feet from the southwest corner of said Section 5, said point being a point on a line that is parallel with and 40.00 feet northerly of the centerline of Penny Creek Road as shown on survey number 1850 in the Snohomish County Engineers Office; thence from said POINT OF BEGINNING, along said parallel line N88°26'06"W 554.20 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 370.28 feet and a central angle of 34°08'00", an arc length of 220.59 feet; thence tangent to the preceding curve N54°18'06"W 355.50 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 518.34 feet and a central angle of 21°02'15", an arc length of 190.32 feet to a point of cusp; thence leaving said parallel line from a tangent that bears S75°20'21"E, along the arc of a curve to the left having a radius of 55.00 feet and a central angle of 80°27'44", an arc length of 77.24 feet; thence tangent to the preceding curve N24°11'55"E 325.23 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 1240.00 feet and a central angle of 15°11'17", an arc length of 328.70 feet; thence tangent to the preceding curve N39°23'12"E 280.00 feet; thence N50°36'48"W 250.00 feet; thence N35°36'56"W 68.79 feet; thence N08°21'00"W 323.90 feet; thence N63°51'42"E 370.00 feet; thence N26°08'18"W 170.00 feet; thence N63°51'42"E 80.00 feet; thence N26°08'18"W 174.79 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 41°24'35", an arc length of 25.30 feet to a point of reverse curvature; thence tangent to the preceding curve along the arc of a curve to the left having a radius of 65.00 feet and a central angle of 54°47'07", an arc length of 62.15 feet; thence N63°32'09"E 459.57 feet; thence S13°49'43"E 26.94 feet; thence S36°06'27"W 105.21 feet; thence S21°48'05"E 64.62 feet; thence S44°16'29"E 111.73 feet; thence S52°25'53"E 147.61 feet; thence S42°18'08"E 135.21 feet; thence S45°20'04"W 515.75 feet; thence S50°36'48"E 101.62 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 90°00'00", an arc length of 54.98 feet; thence radial to the preceding curve S50°36'48"E 10.00 feet; thence from a tangent that bears N39°23'12"E along the arc of a curve to the right having a radius of 380.00 feet and a central angle of 59°16'13", an arc length of 392.43 feet; thence tangent to the preceding curve S81°26'35"E 788.80 feet; thence N08°33'25"E 35.00 feet; thence N78°16'36"E 67.22 feet; thence N29°55'53"E 418.87 feet; thence S60°04'07"E 43.37 feet; thence N29°43'06"E 327.07 feet; thence N35°55'43"E 150.00 feet; thence N23°03'46"E 67.56 feet; thence N18°55'37"E 162.76 feet; thence N12°54'12"E 282.12 feet; thence S87°51'28"E 381.71 feet; thence S02°08'32"W 735.10 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 370.00 feet and a central angle of 56°29'20", an arc length of 364.79 feet; thence tangent to the preceding curve S58°37'52"W 451.96 feet; thence S31°22'08"E 60.00 feet; thence N58°37'52"E 313.96 feet; thence S88°40'18"E 87.69 feet; thence S02°12'10"W 559.06 feet to a point on said line that is parallel with and 40.00 feet northerly of the centerline of Penny Creek Road; thence along said parallel line from a tangent that bears S46°46'00"W along the arc of a curve to the left having a radius of 756.78 feet and a central angle of 7°16'06", an arc length of 96.00 feet; thence tangent to the preceding curve S39°29'54"W 604.80 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 1870.08 feet and a central angle of 12°13'09", an arc length of 398.82 feet; thence leaving said parallel line N03°04'40"W 327.34 feet; thence N01°48'01"E 279.52 feet; thence N08°45'02"W 225.05 feet; thence N10°21'35"W 176.05 feet; thence N72°53'50"W 27.20 feet; thence N05°42'38"W 140.70 feet; thence N24°45'49"E 52.00 feet; thence N81°26'35"W 109.07 feet; thence S00°57'43"W 204.64 feet; thence S08°03'02"W 465.95 feet; thence S02°30'07"E 323.94 feet; thence S05°08'37"W 88.50 feet; thence S17°46'16"W 93.87 feet; thence S36°40'50"W 102.79 feet; thence S59°02'46"W 102.79 feet; thence S80°09'21"W 260.46 feet; thence N76°41'47"W 102.74 feet; thence N61°59'35"W 91.33 feet; thence N53°48'22"W 168.57 feet; thence N51°15'13"W 99.79 feet; thence N42°30'39"W 77.04 feet; thence N47°51'41"W 78.64 feet; thence N50°03'14"W 98.83 feet; thence N14°15'48"W 82.66 feet; thence N16°32'31"E 402.17 feet; thence N20°19'57"E 78.91 feet; thence N28°54'42"E 98.38 feet; thence N33°11'10"E 86.95 feet; thence N49°16'09"W 59.00 feet; thence N39°58'05"E 225.73 feet; thence N00°00'00"E 77.00 feet; thence N46°43'37"W 93.83 feet; thence from a tangent that bears S78°52'36"W along the arc of a curve to the left having a radius of 320.00 feet and a central angle of 39°29'24", an arc length of 220.55 feet; thence radial to the preceding curve S50°36'48"E 10.00 feet; thence S39°23'12"W 324.70 feet; thence S50°36'48"E 50.00 feet; thence S06°38'29"W 704.08 feet; thence S18°50'18"E 179.62 feet; thence S48°16'23"E 562.89 feet; thence S01°33'54"W 85.00 feet to the POINT OF BEGINNING and containing 92.648 acres of land more or less.

DEDICATION OF COMMON AREAS

The undersigned Owners, in recording this Plat of MILL CREEK 1, have designated as common areas certain tracts of land shown as Tracts 210 through 221 inclusive and Tract 224. Intended for use by the members of the community in Mill Creek 1 and additions thereto, 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 1 dated 21st APRIL 1975 and recorded under AF No. 2382420. Said Declaration of Restrictive Covenants is hereby incorporated and made part of this Plat.

W&H WILSEY & HAM, INC.
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL ANALYSIS •
Tukwila Washington

DEDICATION

Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby declare this 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 maybe 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.

WILLIAM N. GARHART *William N. Garhart* JAQUELINE L. GARHART *Jaqueline L. Garhart*

UNITED DEVELOPMENT CORPORATION *Kotaro Furusawa* PRESIDENT

Victor H. Kihara SECRETARY

ELMER C. KERNS *Elmer C. Kerns by Bruce Shorts attorney in fact*

VIRGINIA C. KERNS *Virginia C. Kerns by Bruce Shorts attorney in fact*

ACKNOWLEDGEMENTS

State of Washington
County of King ss

This is to certify that on this 6th day of February, 1975, before me the undersigned, a Notary Public, personally appeared Kotaro Furusawa and Victor H. Kihara the President and Secretary respectively of the corporation that executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and that on oath stated that they were authorized to execute said dedication and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Jackie Demers
Notary Public in and for the State of Washington
Residing at Seattle my Commission expires April 29, 1975

State of Washington
County of King ss

This is to certify that on this 6th day of February, 1975, before me, the undersigned, a Notary Public, personally appeared William N. Garhart and Jaqueline L. Garhart known to me to be the individuals who executed the within dedication, and acknowledged to me that they signed the same as their voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Connie MacMaeen
Notary Public in and for the State of Washington
Residing at Seattle my Commission expires 10-30-77

STATE of Washington
County of King } ss

On this 10th day of February, A.D. 1975, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Bruce C. Shorts to me known to be the individual who executed the foregoing instrument as attorney in fact of Elmer C. Kerns and Virginia C. Kerns therein described, and acknowledge to me that he signed and sealed the said instrument as such attorney in fact for said principals, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Elmer C. Kerns and Virginia C. Kerns are now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate first above written.

Patricia A. McCormick
Notary Public in and for the State of Washington
residing at Seattle my Commission expires 8/26/78

2382696

MILLCREEK-1

Ptns. of W.½ Sec. 5, E.½ Sec. 6, T.27 N., R.5 E., W.M.
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 owner of any portion of this plat shall be 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.

EASEMENTS

An Easement is hereby reserved for and dedicated to the Public and Alderwood Water District and Public Utility District No. 1 of Snohomish County and General Telephone Company of the Northwest Inc., and the Franchised Television Cable Company, their respective successors and assigns, under and upon the exterior five (5) 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 five-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 2.5 feet in width parallel with and adjoining all interior lot lines and five (5) feet in width, parallel and adjoining all rear lot lines, for the above stated purpose.

No lines or wires for transmission of electric current or for telephone use, cable television, 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.

UNDERPASS RESERVATION

The undersigned Owners in fee simple hereby further reserve unto the Mill Creek community's association and Mill Creek Country Club, their respective successors and assigns, the right to construct, operate, and maintain two underpass structures in the locations designated on the within plat, such structures shall not interfere with the Public use of the roadways dedicated by this plat, nor shall the maintenance or operation of such structures be undertaken at the expense of the public, unless such maintenance and operation is clearly accepted on behalf of the public by the governing authorities.

TREASURER'S CERTIFICATE

I, KIRKE SIGVERS, 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 1975.

Snohomish County Treasurer KIRKE SIGVERS
By
Deputy Snohomish County Treasurer Les Anderson

$59.00

2382696
6

RECORDING CERTIFICATE

Filed for record at the request of United Development Corp. this 23 day of April, 1975, at 38 minutes past 10 A.m., and recorded in Volume 35 of Plats, Pages 11 through 16 inclusive, records of Snohomish County, Washington.

Henry B. Whalen
Snohomish County Auditor

Betty Berger
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 21st day of April 1975.

Director [illegible]

Examined and approved this 21st day of April 1975.
Snohomish County Engineer Harry D. Martin

Examined and approved this April 21 day of 1975.
Chairman, Board of County Commissioners C. Carl Tonneson

LAND SURVEYOR'S CERTIFICATE

I, Fred Carey, Professional Land Surveyor, do hereby certify that the Plat of Mill Creek 1 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

W&H WILSEY & HAM, INC.
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Tukwila Washington

MILLCREEK-1

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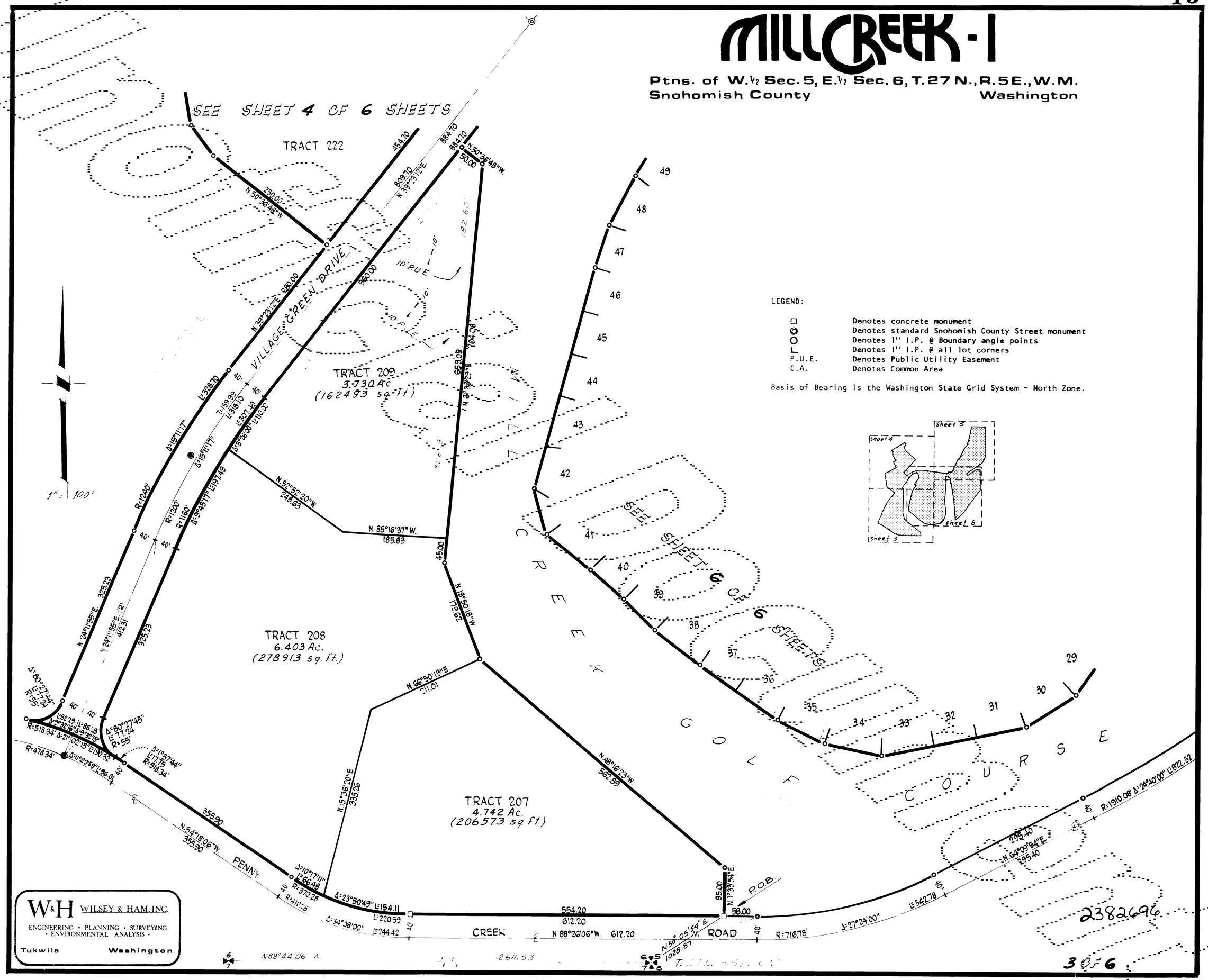
Snohomish County Washington



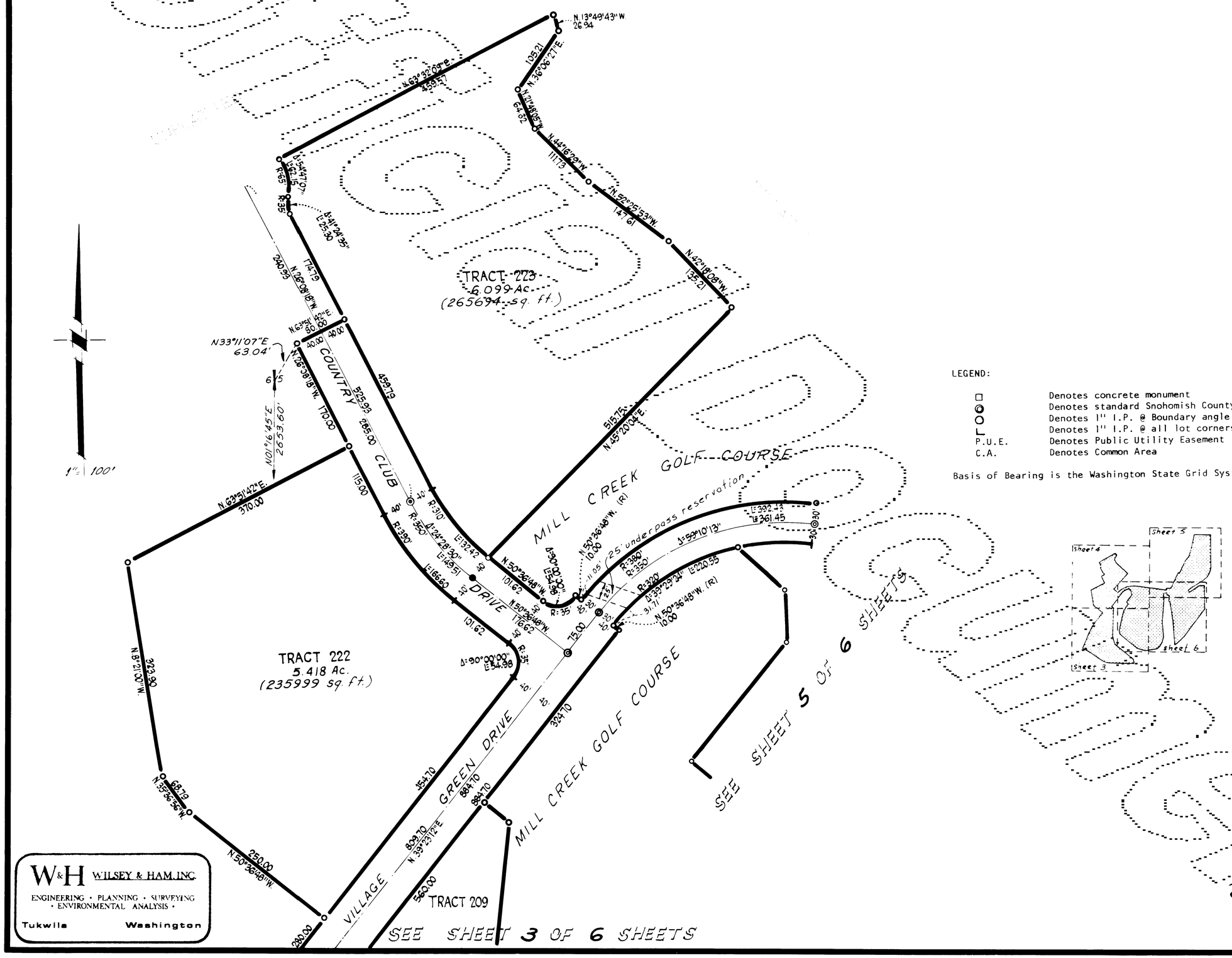
LEGEND:

□	Denotes concrete monument
◎	Denotes standard Snohomish County Street monument
○	Denotes 1" I.P. @ Boundary angle points
⌊	Denotes 1" I.P. @ all lot corners
P.U.E.	Denotes Public Utility Easement
C.A.	Denotes Common Area

Basis of Bearing is the Washington State Grid System - North Zone.

MILLCREEK-1

Ptns. of W.½ Sec. 5, E.½ Sec. 6, T.27 N., R.5 E., W.M.
Snohomish County Washington



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2382696

4 OF 6

MILLCREEK-1

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Snohomish County Washington

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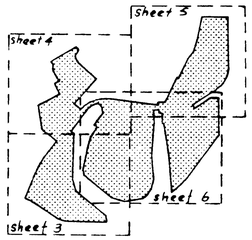

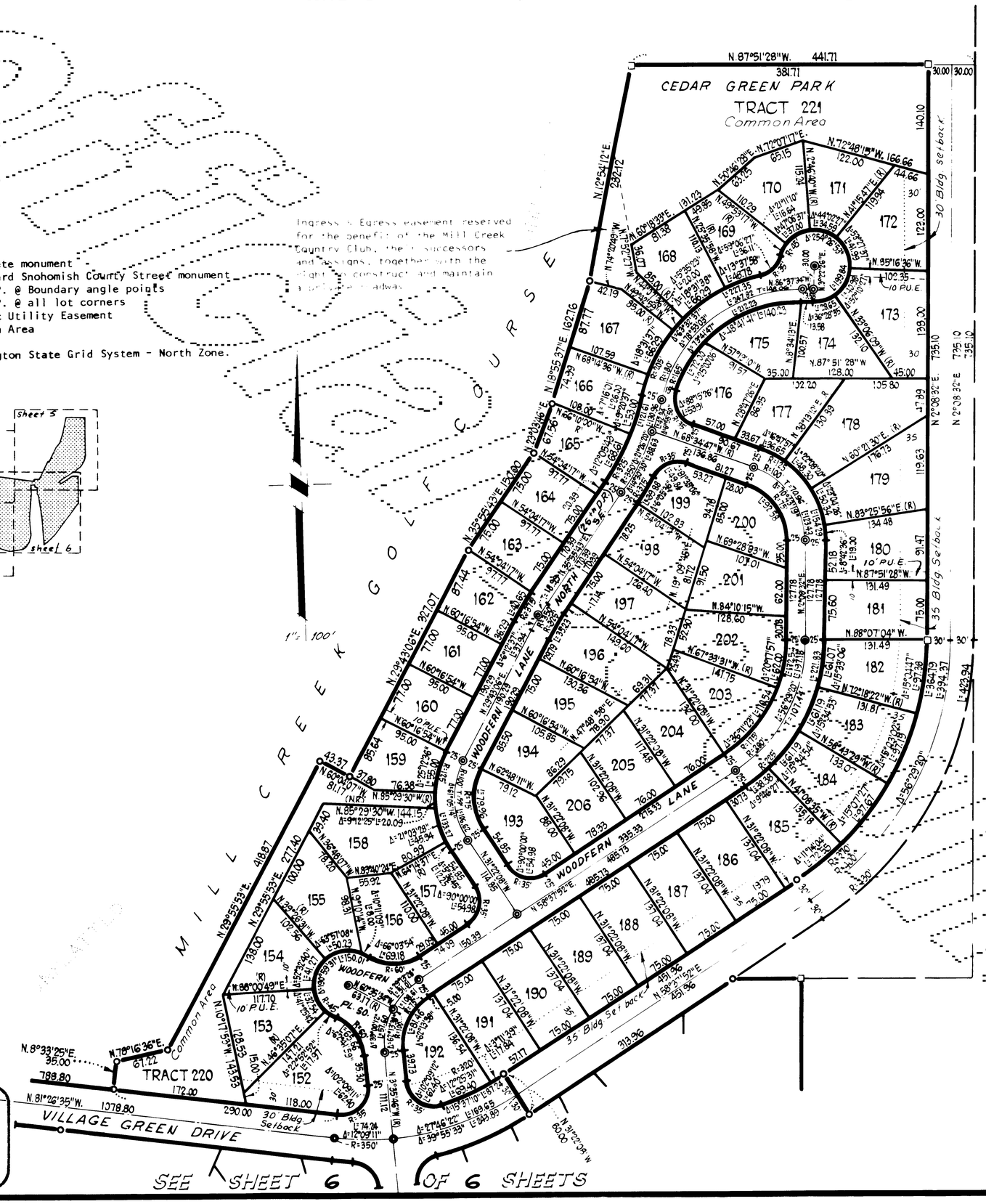

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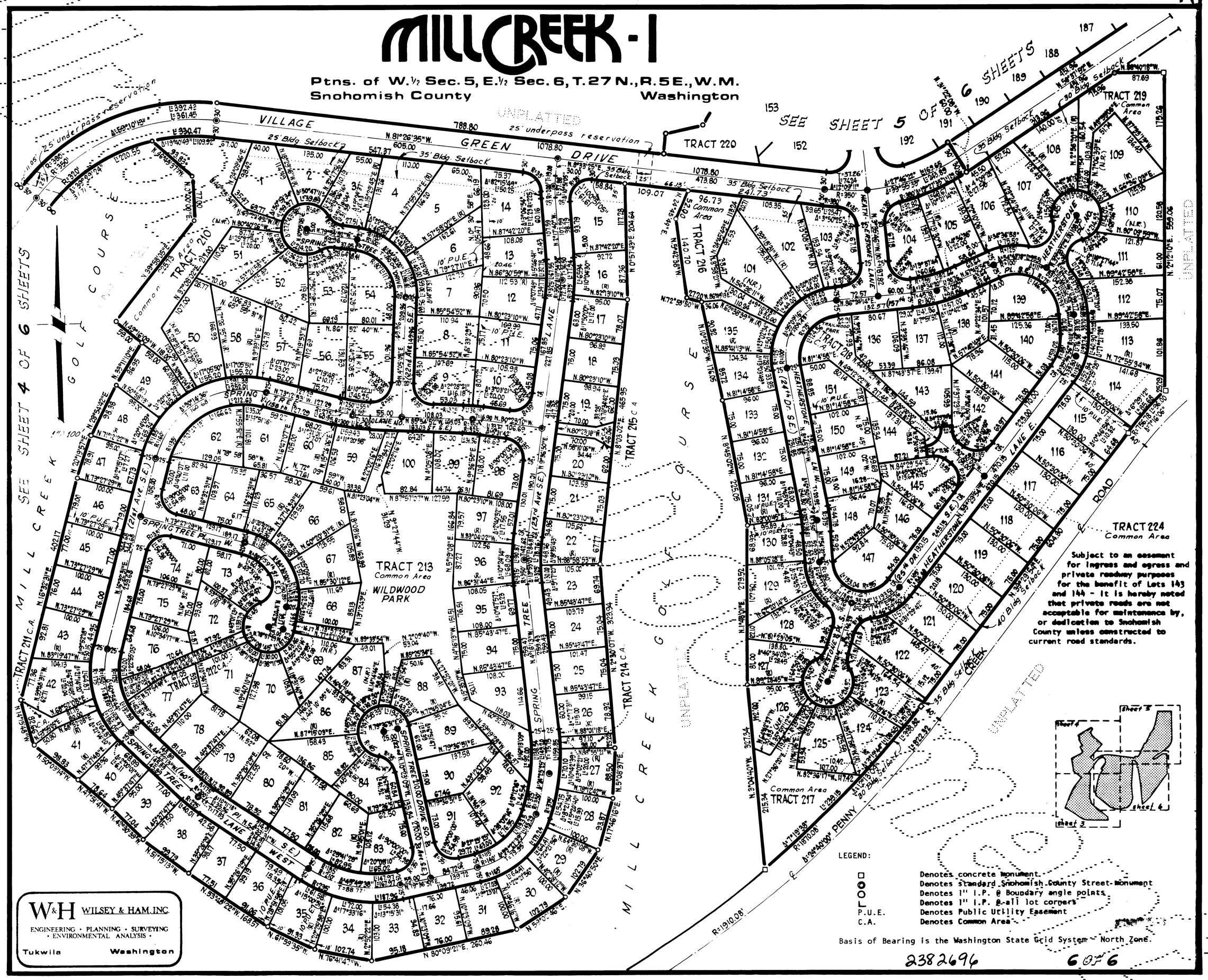
SEE SHEET 6 OF 6 SHEETS

238 2696

5 OF 6

MILLCREEK-1

Ptns. of W.½ Sec. 5, E.½ Sec. 6, T.27 N., R.5E., W.M.
Snohomish County Washington



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2382696

6 OF 6