

THE SPRINGS

NW1/4, SE1/4 SEC. 5 TWP. 27 N., RGE. 5 E., W.M.
CITY OF MILL CREEK
SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of The Springs embraces that portion of the northwest quarter of the southeast quarter of Section 5, Township 27 North, Range 5 East, W.M., Snohomish County, Washington, described as follows:

COMMENCING at the south quarter corner of said section; thence N5°56'33"E (N4°37'35"E-record) 538.18 feet; thence N1°43'20"E (N0°24'22"E-record); 1018.09 feet; thence S88°14'40"E (S89°33'38"E-record) 240.40 feet to the southwest corner of Tract 29, Elwood Little Farms, unrecorded and the Point of Beginning; thence N1°42'38"E (N0°23'40"E-record) along the west line of said tract a distance of 603.01 feet (634.18 feet-record) to the southerly margin of Seattle Hill Road; thence N67°17'54"E (N66°42'00"E-record) along said road margin 136.32 feet to the beginning of a curve to the left with a radius of 603.69 feet; thence northeasterly along said road margin and curve through a central angle of 30°30'00" and are a length of 321.36 feet to a point of tangency; thence N36°47'54"E (N37°00'00"E-record) along said road margin 87.45 feet to the Northwest corner of Tract "G" on the westerly boundary of Mill Creek Highlands - Div. IV, according to the plat thereof recorded in Volume 49 of Plats, pages 191 and 192, Records of said county; thence S1°43'20"W (S0°24'22"W-record) along said westerly boundary and the east line of Tract 28 in said unrecorded plat of Elwood Little Farms a distance of 933.79 feet (987.77 feet-record) to the Southeast corner of said tract and the Northeast corner of Tract "H" on the northerly boundary of Mill Creek Highlands - Div. III, according to the plat thereof recorded in Volume 49 of Plats, pages 48 and 49, Records of said county; thence N88°17'19"W (N89°36'17"W-record) along the south line of Tract 28 and the northerly boundary of said plat a distance of 198.29 feet to the Southeast corner of said Tract 29; thence N88°14'40"W (N89°33'38"W-record) along the south line of said tract, the northerly boundary of said plat and the westerly prolongation thereof a distance of 220.40 feet to the Point of Beginning.

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 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 A and B shall be dedicated to The Springs Homeowner's Association upon the recording of this plat for those purposes shown hereon.

IN WITNESS WHEREOF we set our hands and seals.

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 20th day of May, 1992

City of Mill Creek Mayor Kenneth A. Paul

Attest City Clerk Nicole Schutz

Examined and approved this 19th day of MAY, 1992

Mill Creek City Engineer Robert G. Wall

Examined and approved this 9th day of MAY, 1992

Director of Community Development William A. Linn

WAKURA PRODUCTION, INC., a Japanese Corporation

BY: Shigehiro TITLE: President

BY: Yoshida TITLE: Director

TREASURER'S CERTIFICATE

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

This 20th day of May, 1992

Nicole Schutz
City of Mill Creek Treasurer

ACKNOWLEDGMENTS

STATE OF WASHINGTON
 COUNTY OF KING

I certify that I know or have satisfactory evidence that Shigehiro Takao Yoshida signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the president and director, respectively, of Wakura Production, Inc. to be the free and voluntary act such party for the uses and purposes mentioned in the instrument.

Dated: 5/26/91

Signature of Notary Public: [Signature]

Title: _____

My Appointment Expires: 5-29-93

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 1992 taxes.

Kirk A. Linn
Treasurer, Snohomish County

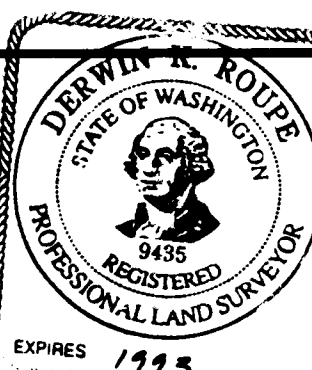
By Doreen Linn
Deputy Treasurer
5-21-92

RECORDED IN THE PUBLIC RECORDS OF SNOHOMISH COUNTY, WASHINGTON, IN VOLUME 53 OF PLATS, PAGE 167, ON MAY 21, 1992.

27/26 SF

RECORDING CERTIFICATE 9205215008
 Filed for record at the request of GROUP FOUR, INC. this 21 day of May, 1992 at 47 minutes past 2 PM and recorded in Volume 53 of Plats, pages 167-169, records of Snohomish County, Washington.
 Dean V. Williams, Snohomish County Auditor By: Diane Linn, Deputy Snohomish County Auditor

LAND SURVEYOR'S CERTIFICATE
 I hereby certify that this plat of THE SPRINGS is based upon an actual survey and subdivision of Section 5, Township 27 N., Range 5 E., W.M., as required by state statutes; that the angles, courses and distances are shown correctly thereon; that the monuments shall be set and the lot and tract corners shall be staked correctly on the ground and that I have fully complied with the provisions of the state and local statutes and regulations governing platting.
D. K. Roupe July 28, 1991
 D. K. Roupe, Pro. Land Surveyor Certificate No. 9435



INDEXING DATA:
 NW1/4, SE1/4 SEC. 5, TWP. 27 N., RGE. 5 E., W.M.

GROUP FOUR, Inc.
 18030 Jynilla-Woodinville Way NE
 Bothell, Washington 98011
 (206)775-4581 • (206)362-4244 • FAX (206)362-3819
 SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO: 89-8054 DATE: 6/11/91 SHEET NO: 1 OF 3

167

THE SPRINGS

NW1/4, SE1/4 SEC. 5 TWP. 27 N., RGE. 5 E., W.M.

CITY OF MILL CREEK

SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

No lines or wires for transmission of electric current or for telephone use, cable television, or fire or police signals or for other purposes shall be placed or permitted to be placed upon any lot or tract outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

All common areas noted are subject to public utility easement provisions for the purpose of serving this subdivision and any other property with electric, telephone, cable television, natural gas, water, sewer and storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

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

No lot or portion of lot in this plat shall be divided and sold or transferred or otherwise changed or

GENERAL NOTES

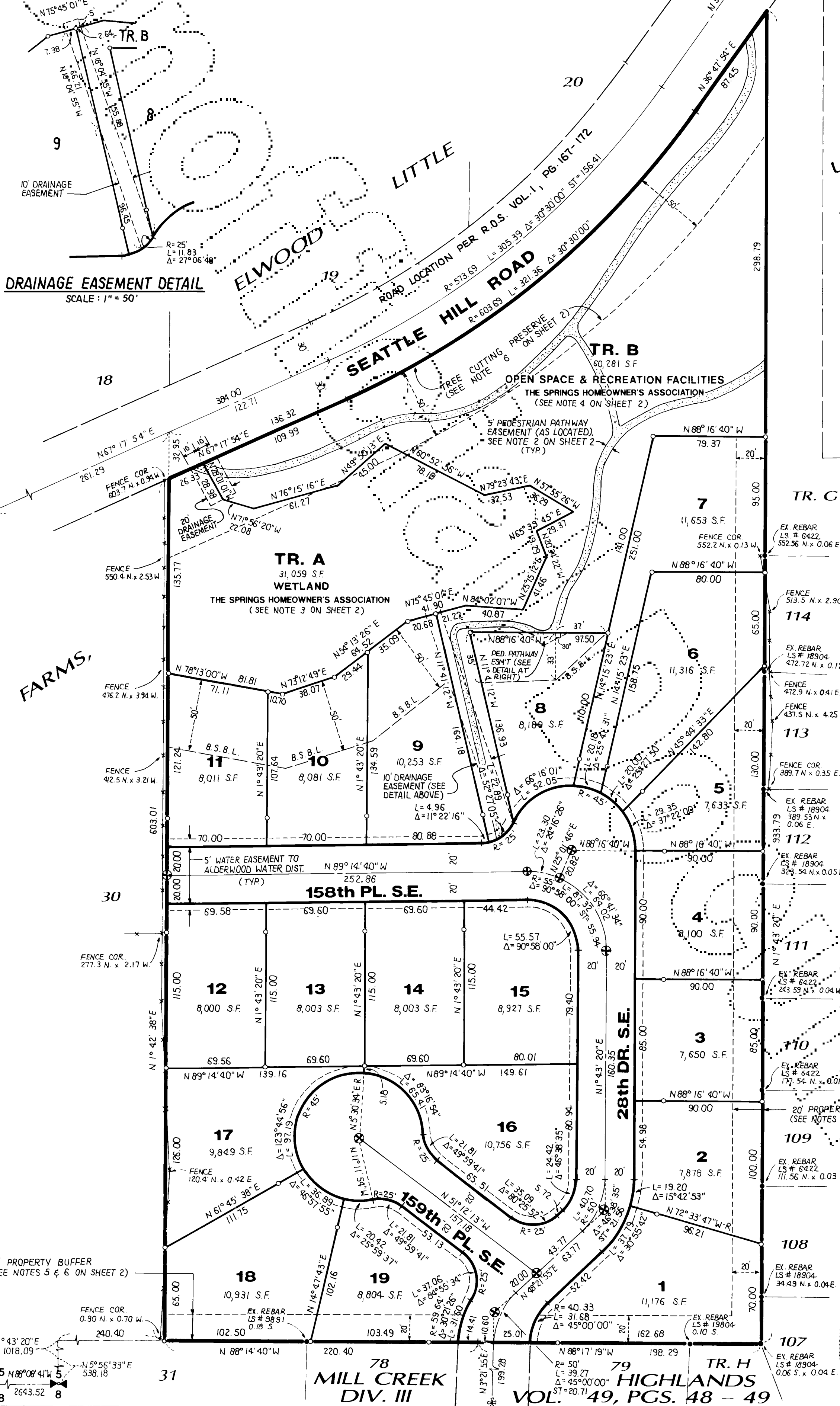
1. An easement for a pedestrian pathway and sidewalk is hereby dedicated to the public upon the recording of this plat across Tract B. Repair of said pedestrian pathway and sidewalk shall be the responsibility of the City of Mill Creek.
2. Tract A (Wetland) shall be dedicated to and maintained by The Springs

THE SPRINGS

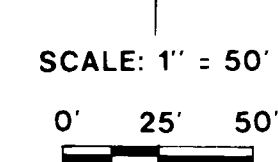
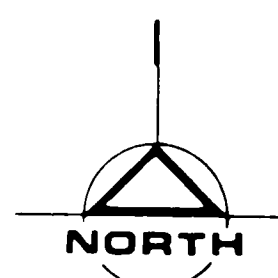
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CITY OF MILL CREEK

SNOHOMISH COUNTY, WASHINGTON



DRAINAGE EASEMENT DETAIL
SCALE: 1" = 50'



UNRECORDED

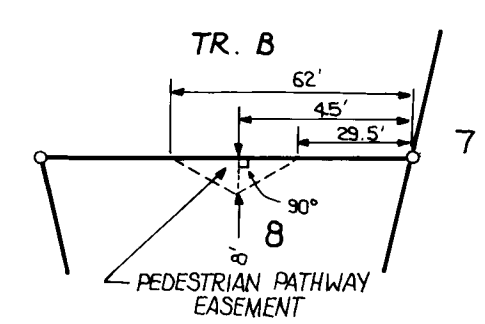
BASIS OF BEARINGS: MILL CREEK HIGHLANDS DIV. III
VOL. 49, PGS. 48 - 49

NOTE: FOUND MONUMENTS ARE IN RECORD POSITION PER GROUP FOUR, INC. FIELD TRAVERSE USING 6" DIRECT READING THEODOLITE WITH E.D.M.

TRAVERSE CLOSURE EXCEEDS WAC-332-130-090.
SUBDIVISION PER RECORD OF SURVEY, VOL. 1,
PGS. 167-172 AND VOL. 16, PG. 246

- LEGEND**
- ⊕ EXISTING MONUMENT AS NOTED
 - ⊕ SET STD. CITY MONUMENT/CASE (STD. STR 41)
 - SET REBAR WITH PLASTIC CAP LS NO. 9435 (20.0 FEET FROM R-O-W ON LOT LINE FOR FRONT CORNERS AND AT REAR CORNERS AS SHOWN)
 - EXISTING REBAR AS NOTED
 - EXISTING FENCE
 - PEDESTRIAN PATHWAY EASEMENT
 - B.S.B.L. BUILDING SETBACK LINE

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



MILL CREEK HIGHLANDS DIV. IV
VOL. 49, PGS. 191 - 192



D. K. ROUPE, PRO. LAND SURVEYOR
CERTIFICATE NO. 9435
DATE: July 29, 1991
89-8054