

DEDICATION OF COMMON AREAS:

The undersigned Owners, in recording this Plat of Mill Creek-12, have designated as common areas certain tracts of land shown as Tracts 279 and 281 intended for use by members of the community in Mill Creek for recreation and other related activities.

The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment and benefit of the members of the community as more fully provided in the Declaration of Restrictive Covenants, applicable to Mill Creek dated 21 April 1975 and recorded under Auditor's File No. 2382420 and as amended thereafter. Said Declaration of Restrictive Covenants is hereby incorporated and made part of this Plat.

DEDICATION:

Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the public forever all roads, ways, and easements shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains or 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.

IN WITNESS WHEREOF we have set our hands and seals.

UNITED DEVELOPMENT CORPORATION

President

Secretary

ACKNOWLEDGEMENTS:

State of Washington ss
County of Snohomish

This is to certify that on this 23 day of July, 1985, before me the undersigned a Notary Public, personally appeared Ichigo Umehara and Kanya Suzuki, 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 an oath stated that they were authorized to execute said dedication and that the seal affixed (if any) is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington

Residing at _____ my Commission expires _____

W & H WILSEY & HAM INC.

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 and Washington Natural Gas, their respective successors and assigns, under and upon the exterior seven (7) feet, parallel with and adjoining the Public Street frontage for all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, cable television, natural gas, water, sewer, storm drainage and any other utility which is reasonable and necessary for a residential subdivision.

Furthermore, the seven foot strip may be utilized by the Public for necessary roadway slopes, cuts and fills, and walkways and trails.

Also, each lot (tracts are excluded) is subject to an easement for the above stated purposes, which is 2.5 feet in width parallel with and adjoining all side lot lines which adjoin another lot, and five (5) feet in width, parallel with and adjoining all rear lot lines which adjoin another lot.

Provided, however, the grant of easement set forth herein with respect to side lot lines and rear lot lines of adjoining lots in this plat is subject to the condition that in the event transferees from the United Development Corporation 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 or tract lines such construction shall be permitted irrespective of the existence of the plat easement contained in this paragraph, provided such easement areas have not been utilized for their easement purposes to receive lines or utilities at the time such construction is sought by such ownership and a building permit applied for. Provided further, no utilities or lines shall be installed by the beneficiaries of the easement in the side lot areas or rear lot areas without first obtaining from owners of lots in the plat holding contiguous lots, written consent to such installation. Subsequent transferees from the grantees of United Development Corporation 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 by the beneficiaries named in the first paragraph, and beneficiaries shall be under an obligation to obtain written consent to installation of utilities in the easement area from the ownerships of contiguously held properties within the plat.

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

All common areas noted are subject to public utility easement provisions for the purpose of serving this subdivision and other property with electric, telephone, cable 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 City of Mill Creek for the right of ingress and egress for the purpose of maintaining and operating stormwater facilities.

RESTRICTIONS:

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall contain less than the area required for the use district in which located.

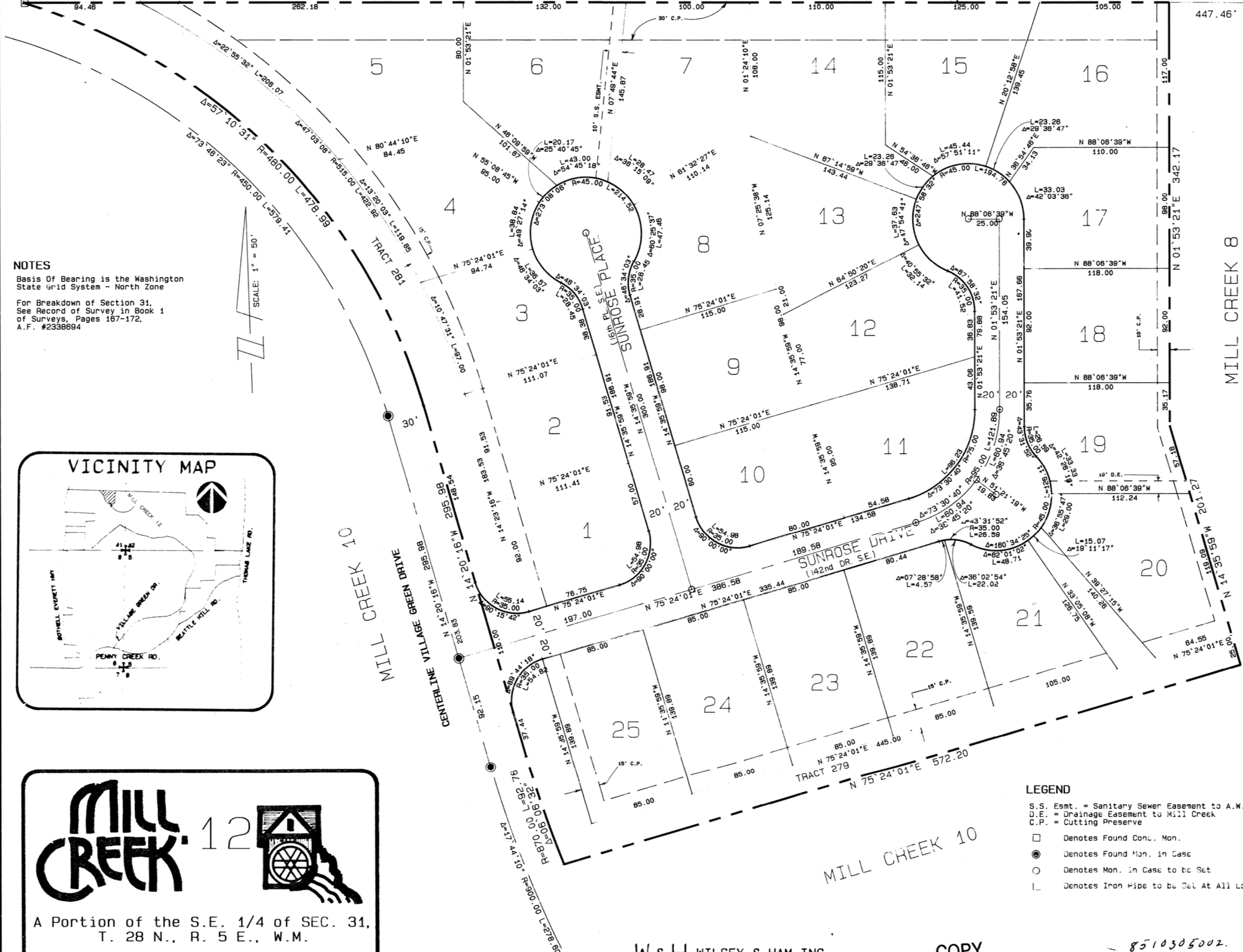
Further that said plat is subject to declaration of restrictive covenants as recorded under Auditor's File No. 2382420 and as amended thereafter.

Further that said plat is not subject to the amendment of said restrictive covenants as recorded under Auditor's File No. 7603090126, Volume 951 O.R. pages 194-196.

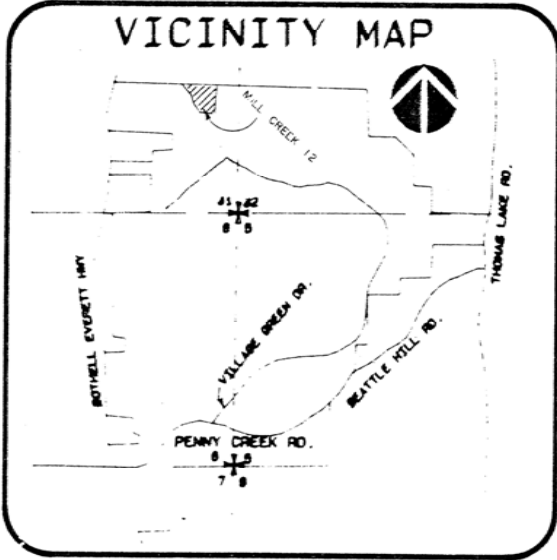
No further subdivision of any lot without resubmitting for formal plat procedure.

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

8510305002



NOTES
 Basis Of Bearing is the Washington State Grid System - North Zone
 For Breakdown of Section 31, See Record of Survey in Book 1 of Surveys, Pages 167-172, A.F. #2338694



A Portion of the S.E. 1/4 of SEC. 31,
 T. 28 N., R. 5 E., W.M.

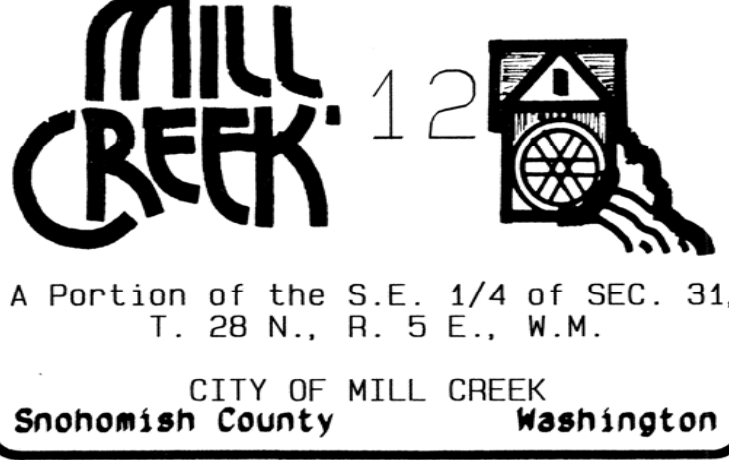
CITY OF MILL CREEK

- LEGEND**
- S.S. Esmt. = Sanitary Sewer Easement to A.W.D
 - D.E. = Drainage Easement to Mill Creek
 - C.P. = Cutting Preserve
 - ☐ Denotes Found Conc. Mon.
 - Denotes Found Mon. in Case
 - Denotes Mon. in Case to be Set
 - L Denotes Iron Pipe to be Set At All Lot Corners

W & H WILSEY & HAM INC.

COPY

8510305002



LEGAL DESCRIPTION:

All that certain real property situate in the County of Snohomish, State of Washington, being a portion of the southeast quarter of Section 31, Township 28 North, Range 5 East, Willamette Meridian, and being more particularly described as follows:

BEGINNING at the northwesterly corner of the Plat of Mill Creek-8, recorded under Auditor's File No. 7907240327, Snohomish County records, said POINT OF BEGINNING also being on the northerly line of said southeast quarter of Section 31, distant thereon, N88°06'39"W 447.46 feet from the east quarter corner of said Section 31; thence from said POINT OF BEGINNING along the westerly line of said Plat of Mill Creek-8 S01°53'21"W 342.17 feet and S14°35'59"E 201.27 feet to a point on the boundary of the Plat of Mill Creek-10, recorded in Volume 43, pages 241 through 244 inclusive; thence along the boundary of said Plat of Mill Creek-10 the following courses: S75°24'01"W 572.20 feet; thence from a tangent that bears N20°26'48"W along the arc of a curve to the right having a radius of 870.00 feet and a central angle of 06°06'32", an arc length of 92.76 feet; thence tangent to the preceding curve N14°20'16"W 295.98 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 480.00 feet and a central angle of 57°10'31", an arc length of 478.99 feet to a point on the northerly line of said southeast quarter of Section 31; thence along said northerly line S88°06'39"E 928.64 feet to the POINT OF BEGINNING.

AREA TABLE:

Lot No.	Area (Sq. Ft.)	Lot No.	Area (Sq. Ft.)
1	10,002	13	11,083
2	10,182	14	15,034
3	10,226	15	13,471
4	10,945	16	15,181
5	23,016	17	11,724
6	15,623	18	10,856
7	14,959	19	10,449
8	12,187	20	12,944
9	11,270	21	10,545
10	10,662	22	11,890
11	11,249	23	11,891
12	12,646	24	11,891
		25	11,891
		Tract 279	21,899
		Tract 281	21,846

COPY
ORIGINAL ON FILE IN THE
COUNTY AUDITOR'S OFFICE

APPROVALS:

I hereby certify that this plat complies with the conditions set forth by the Mill Creek City Council, and is duly approved this 22nd day of October, 1985.
City of Mill Creek Mayor Liel Dawson Attest: Michelle [Signature] City Clerk

Examined and approved this 29th day of October, 1985.
Mill Creek City Engineer L. Allan Newbill

Examined and approved this 29th day of October, 1985.
Mill Creek Planning Commission Chairman Wm. J. Erickson

TREASURER'S CERTIFICATE:

I, Kirke Sievers, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year 1985.
Snohomish County Treasurer Valerie D. Davis 1986 Advance 10-30-85
Deputy 8510305002

RECORDING CERTIFICATE:

Filed for record at the request of United Development Corporation, this 30 day of OCT, 1985, at 12 minutes past 12, P..M., and recorded in Volume 46 of Plats, pages 189 through 191 inclusive, records of Snohomish County, Washington.

DEAN V. Williams
Snohomish County Auditor

William S. Dyck
Deputy Snohomish County Auditor

265-0
S.F. 1350

LAND SURVEYOR'S CERTIFICATE:

I, Fred Carey, Professional Land Surveyor, do hereby certify that the Plat of Mill Creek-12 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