

**CITY OF MILL CREEK
 PLANNED RESIDENTIAL DEVELOPMENT
 FILE NO. PL2021-0003**

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, BROOKS HOMES, INC, A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SUBDIVIDED AND VICTOR C. MOSES AND MARY K. MOSES, TRUSTEES UNDER THE VICTOR C. MOSES AND MARY K. MOSES FIRST AMENDED AND RESTATED 2007 TRUST, THE MORTGAGEE THEREOF, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY.

FURTHER, THE OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSONS OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF MILL CREEK, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OPERATION, OR MAINTENANCE OF STREETS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF MILL CREEK.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MILL CREEK, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY: (1) ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE WATER FLOWS WITHIN THIS SUBDIVISION; OR (2) BY DESIGN, ESTABLISHMENT, OPERATION OR MAINTENANCE OF THE STREETS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION; OR (3) BY IMPROPER DESIGN, ESTABLISHMENT, OR CONSTRUCTION, OR FAILURE TO OPERATE OR MAINTAIN THE STREET AND OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

TRACT 999 (PRIVATE ROAD AND STORM DRAINAGE FACILITIES), TRACT A (PARKING) AND TRACTS B AND C (50-FOOT LANDSCAPED ROADWAY BUFFERS), ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE RESPONSIBILITIES TO THE THREE OAKS HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT, SUBJECT TO AN EMERGENCY ACCESS EASEMENT GRANTED TO THE CITY OF MILL CREEK. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH THE 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 TRACTS 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 TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. 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 TRACTS OR LOTS.

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

THIS SUBDIVISION, WAIVER AND CLAIMS, AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THREE OAKS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THREE OAKS, RECORDING UNDER SNOHOMISH COUNTY RECORDING NUMBER 202202025002

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 21 DAY OF Jan., 2022.

Edward L. Brooks
 BROOKS HOMES, INC, A WASHINGTON CORPORATION

Victor C. Moses Mary K. Moses
 VICTOR C. MOSES AND MARY K. MOSES FIRST AMENDED AND RESTATED 2007 TRUST

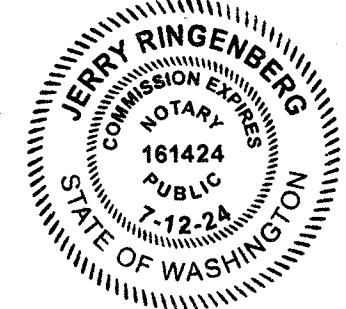
ACKNOWLEDGMENTS

STATE OF WASHINGTON
 King ss
 COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Edward Brooks IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT, AS owner OF BROOKS HOMES INC., A WASHINGTON CORPORATION.

Jerry Ringenberg DATED: 1/21/2022
 NOTARY SIGNATURE

Jerry Ringenberg
 (PRINT NAME)
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Seattle WA
 MY APPOINTMENT EXPIRES: 7/12/24



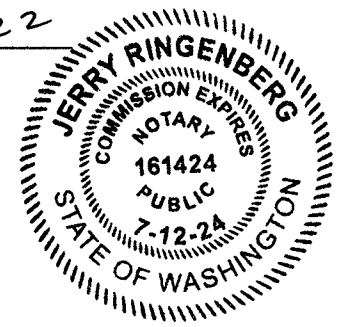
ACKNOWLEDGMENTS CONTINUED

STATE OF WASHINGTON
 King ss
 COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Victor C. Moses Mary K. Moses are the persons who appeared before me, and said person acknowledged that they signed this instrument, on oath and stated that they are authorized to execute the instrument, as trustees OF THE VICTOR C. MOSES AND MARY K. MOSES FIRST AMENDED AND RESTATED 2007 TRUST.

Jerry Ringenberg DATED: 1/21/2022
 NOTARY SIGNATURE

Jerry Ringenberg
 (PRINT NAME)
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Seattle WA
 MY APPOINTMENT EXPIRES: 7/12/24



EASEMENTS, COVENANTS AND RESTRICTIONS

1. THE PRIVATE DRIVE STREETSCAPE (TRACT 999) AND ROADWAY BUFFER (TRACTS B AND C) LANDSCAPING PLANS, AND ANY PROPOSED MONUMENT SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH MCMC CHAPTER 17.34 AND REVIEWED AND APPROVED BY THE CITY'S DESIGN REVIEW BOARD IN ACCORDANCE WITH MCMC CHAPTERS 4.18 AND 17.34. A MINIMUM OF ONE STREET TREE SHALL BE REQUIRED IN FRONT OF EACH RESIDENTIAL LOT, EXCEPT LOT 3.

2. STREET TREES IN TRACT 999 SHALL BE MAINTAINED IN PERPETUITY. IF A TREE SHOULD FAIL, REPLACEMENT WILL BE THE RESPONSIBILITY OF THE HOA.

3. ALL LANDSCAPED AREAS SHALL BE AMENDED WITH A MINIMUM OF FOUR INCHES OF COMPOST TO A MINIMUM DEPTH OF SIX INCHES TO IMPROVE THE ON-SITE RETENTION OF STORMWATER.

4. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAINAGE SYSTEM PURSUANT TO THE CONDITIONS OF APPROVAL FOR THIS SUBDIVISION, INCLUDING THAT PORTION OF THE SYSTEM WITHIN THE ADJOINING TRACTS B & C.

5. ALL NEW AND EXISTING UTILITIES WITHIN THE PROJECT SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH MCMC SECTION 17.22.110. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH UNDERGROUNDING THE UTILITIES.

6. THE DEVELOPER SHALL PAY MITIGATION TO THE CITY OF MILL CREEK IN THE AMOUNT OF \$18,000.00 FOR IMPACTS TO THE CITY ROADWAY SYSTEM. PAYMENT OF TRAFFIC MITIGATION FEES TO THE CITY OF MILL CREEK IS REQUIRED PRIOR TO APPROVAL OF THE FINAL PLAT OR ISSUANCE OF THE FIRST BUILDING PERMIT, WHICHEVER COMES FIRST.

7. THE DEVELOPMENT SHALL ENTER INTO A VOLUNTARY MITIGATION AGREEMENT WITH EVERETT SCHOOL DISTRICT AND SHALL PAY MITIGATION IN THE AMOUNT OF \$25,704.00 AS STATED IN THE VOLUNTARY MITIGATION AGREEMENT WITH THE EVERETT SCHOOL DISTRICT. PROOF OF PAYMENT SHALL BE SUBMITTED TO THE CITY PRIOR TO APPROVAL OF THE FINAL PLAT OR ISSUANCE OF THE FIRST BUILDING PERMIT, WHICHEVER COMES FIRST.

8. IN ACCORDANCE WITH THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MILL CREEK AND SNOHOMISH COUNTY FIRE DISTRICT NO. 7, PAYMENT OF MITIGATION FEES TOTALING \$2,190.00 TO THE CITY OF MILL CREEK IS REQUIRED TO OFFSET IMPACTS FOR THE PROPOSAL PRIOR TO APPROVAL OF THE FINAL PLAT OR ISSUANCE OF THE FIRST BUILDING PERMIT, WHICHEVER COMES FIRST.

9. THE DEVELOPER SHALL PAY MITIGATION TO THE CITY OF MILL CREEK FOR IMPACTS TO THE PARKS AND RECREATION SYSTEM IN THE FOLLOWING AMOUNTS:

A) NEIGHBORHOOD PARKS: IN ACCORDANCE WITH RESOLUTION 2013-503, THE DEVELOPER SHALL PAY \$2,863.76 PER SINGLE-FAMILY DWELLING X 6 DWELLINGS = \$17,182.56. PURSUANT TO CHAPTER 17.48 MCMC, THE DEVELOPER SHALL PAY NEIGHBORHOOD PARK MITIGATION FEES IN THE AMOUNT OF \$17,182.56 PRIOR TO APPROVAL OF THE FINAL PLAT OR ISSUANCE OF THE FIRST BUILDING PERMIT, WHICHEVER COMES FIRST.

B) COMMUNITY PARKS: IN ACCORDANCE WITH RESOLUTION 2013-503, THE DEVELOPER SHALL PAY \$1,738.67 PER SINGLE-FAMILY DWELLING X 6 DWELLINGS = \$10,432.02. PURSUANT TO CHAPTER 17.48 MCMC, THE DEVELOPER SHALL PAY COMMUNITY PARK MITIGATION FEES IN THE AMOUNT OF \$10,432.02 PRIOR TO APPROVAL OF THE FINAL PLAT OR ISSUANCE OF THE FIRST BUILDING PERMIT, WHICHEVER COMES FIRST.

11. SUBJECT TO WATERLINE EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 1534496 (AS SHOWN).

12. SUBJECT TO ELECTRIC DISTRIBUTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 1580182 (FOLLOWS CENTERLINE OF DISTRIBUTION LINE AS STAKED AND LOCATED, OR AS HEREAFTER RELOCATED OR EXTENDED BY MUTUAL CONSENT OF PARTIES, SHOWN APPROXIMATELY BASED ON CURRENT LOCATION OF POWER LINES).

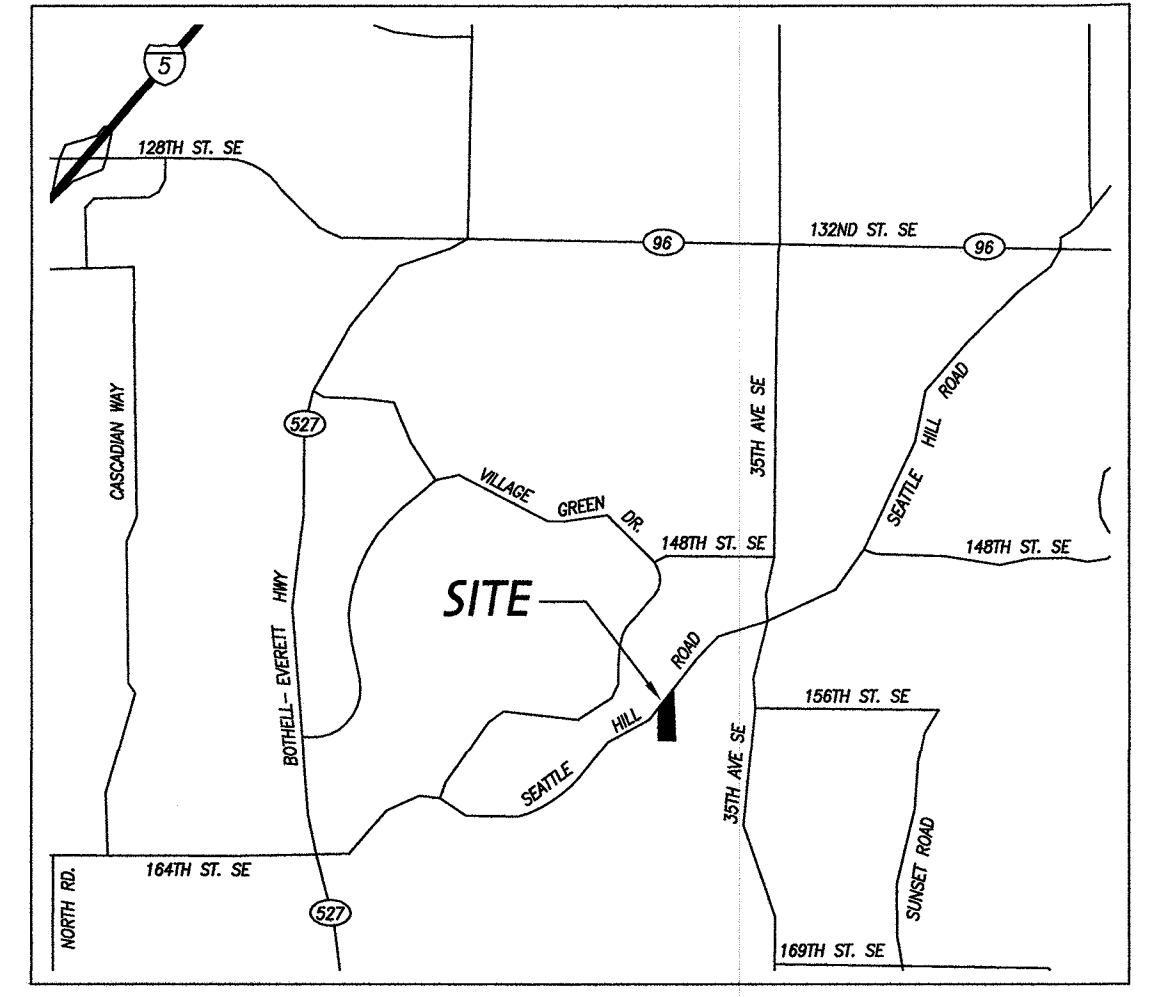
13. SUBJECT TO ELECTRIC DISTRIBUTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 8112010080 (EASEMENT AREA SHOWN IN RECORDED EXHIBIT NOT TRULY TO SCALE, UNABLE TO PROPERLY PLOT APPROXIMATE LOCATION OF EASEMENT).

14. SUBJECT TO ELECTRIC DISTRIBUTION EASEMENT, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 8112010081 (EASEMENT AREA SHOWN IN RECORDED EXHIBIT IS INCONCLUSIVE, NOT SHOWN ON PLAT).

15. SUBJECT TO DEED OF TRUST, INCLUDING THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, AS RECORDED UNDER RECORDING NUMBER 201812280357 (BENEFICIARY IS VICTOR C. MOSES AND MARY K. MOSES FIRST AMENDED AND RESTATED 2007 TRUST).

16. A TREE PRESERVATION AREA/CUTTING PRESERVE IS HEREBY DESIGNATED ON THE FINAL PLAT MAP ON THE PERIMETER OF LOTS 3 THROUGH 5, CONSISTING OF 20- FEET ON THE REAR PROPERTY BOUNDARY AND 15- FEET ON THE OUTSIDE OF LOTS 3 AND 5.

17. CONDITIONS, COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION ARE RECORDED UNDER AUDITOR'S FILE NO. 202202025002



VICINITY MAP
 (NOT TO SCALE)

CITY OF MILL CREEK APPROVALS

REVIEWED AND APPROVED THIS 21st DAY OF JANUARY, 2022

Mike Todd
 MIKE TODD, DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT SERVICES

REVIEWED AND APPROVED THIS 26 DAY OF JANUARY, 2022

Martin Yamamoto
 MARTIN YAMAMOTO, INTERIM CITY MANAGER

HOLD HARMLESS AGREEMENT

OWNER(S) AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS AND THE SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY INTEREST HEREBY COVENANT AND AGREE THAT THEY SHALL DEFEND, INDEMNIFY AND HOLD THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL DAMAGES, LIABILITIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING OUT OF OR RELATED TO THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF THIS PLAT AND ALL ASSOCIATED IMPROVEMENTS AND THAT THEY EXPRESSLY WAIVE AND RELEASE THE CITY OF MILL CREEK FROM ANY AND ALL CLAIMS, FOR LOSS, LIABILITY AND/OR DAMAGES; HOWEVER, THIS WAIVER AND INDEMNIFICATION SHALL NOT RELEASE THE CITY OF MILL CREEK FROM LIABILITY FOR THAT PORTION OF ANY DAMAGES AND DEFENSE COSTS RESULTING FROM THE SOLE OR CONCURRENT NEGLIGENCE OF THE CITY OF MILL CREEK.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2022 TAXES.

Brian Sullivan
 TREASURER, SNOHOMISH COUNTY

BY: Brian Sullivan 2-2-2022
 DEPUTY COUNTY TREASURER

27050500100900
27050500101000

A.F. NO. 202202025002

SHEET
 1 of 3

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS 2nd DAY OF February, 2022, A.D. AT 27 MINUTES PAST 3 O'CLOCK P.M. AND RECORDED IN VOLUME OF SURVEYS, ON PAGE , RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

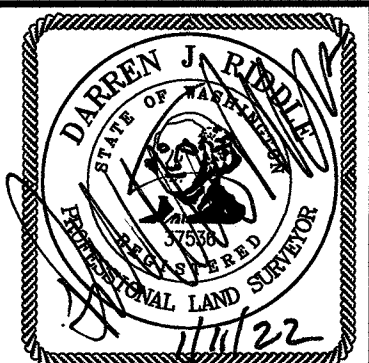
Garth Fell
 AUDITOR, SNOHOMISH COUNTY

Chilberg
 DEPUTY COUNTY AUDITOR

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 ED BROOKS IN NOVEMBER, 2021

Darren J. Riddle
 DARREN J. RIDDLE, PLS #37536



Pacific Coast Surveys, Inc.

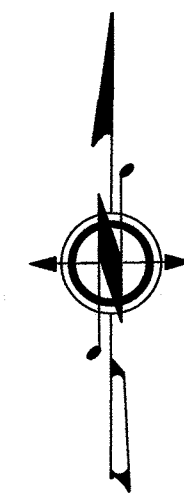
LAND SURVEYING & MAPPING
 P.O. BOX 13619
 MILL CREEK, WA 98082
 PH. 425.512.7099 FAX 425.357.3577
 www.PCSurveys.net

**SUBDIVISION OF:
 THREE OAKS PRD**

SW 1/4 NE 1/4, SEC.5, T.27N., R.5E., W.M.
 NW 1/4 SE 1/4, SEC.5, T.27N., R.5E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRA	01.11.22	201956f5p.dwg	N/A	20-1956

**CITY OF MILL CREEK
 PLANNED RESIDENTIAL DEVELOPMENT
 FILE NO. PL2021-0003**

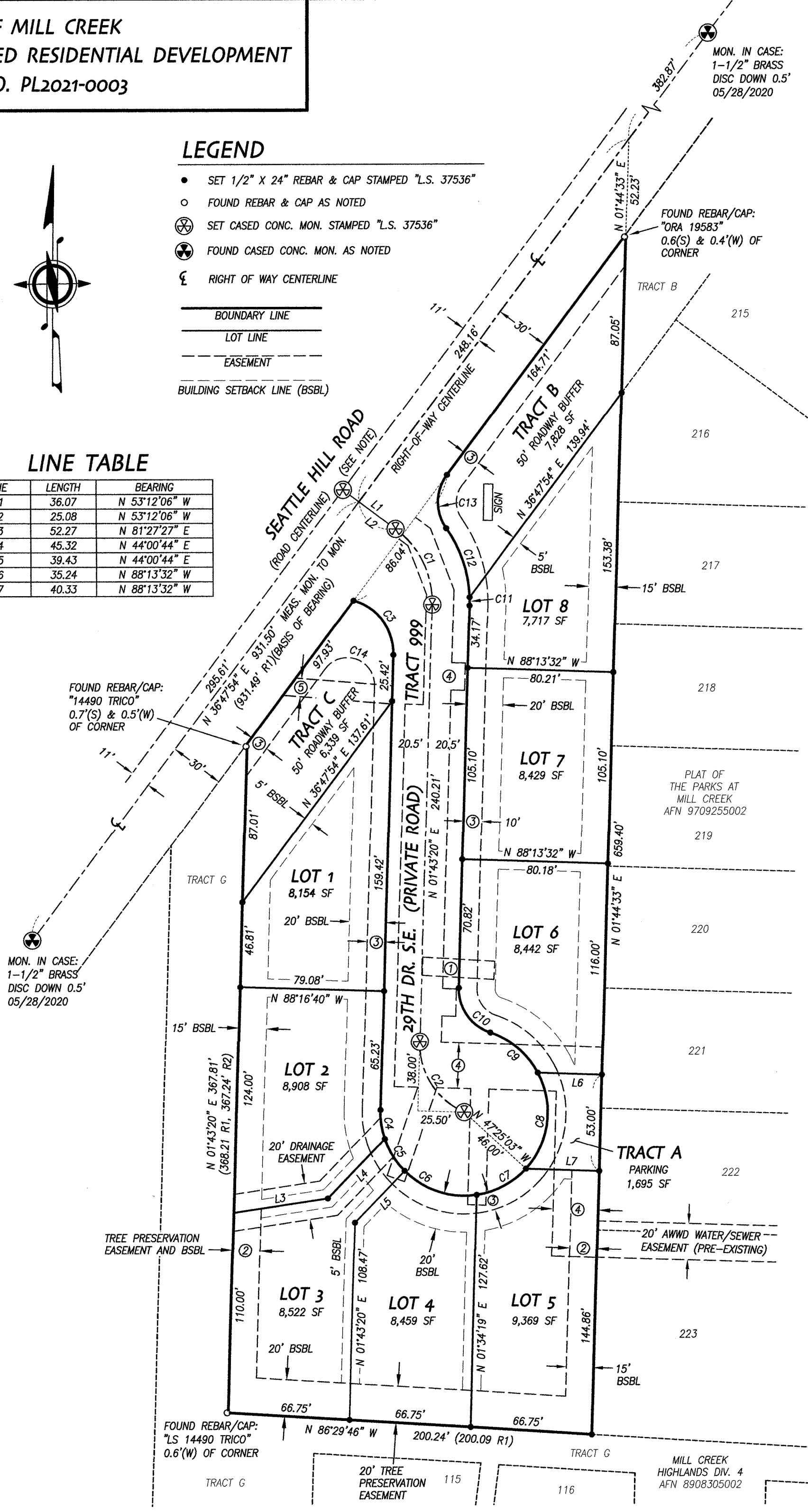


LEGEND

- SET 1/2" X 24" REBAR & CAP STAMPED "L.S. 37536"
 - FOUND REBAR & CAP AS NOTED
 - ⊗ SET CASED CONC. MON. STAMPED "L.S. 37536"
 - ⊕ FOUND CASED CONC. MON. AS NOTED
 - ⌒ RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
 - - - LOT LINE
 - - - EASEMENT
 - - - BUILDING SETBACK LINE (BSBL)

LINE TABLE

LINE	LENGTH	BEARING
L1	36.07	N 53°12'06" W
L2	25.08	N 53°12'06" W
L3	52.27	N 81°27'27" E
L4	45.32	N 44°00'44" E
L5	39.43	N 44°00'44" E
L6	35.24	N 88°13'32" W
L7	40.33	N 88°13'32" W



EXISTING LEGAL DESCRIPTIONS

27050500100900 (WEST PARCEL)
 THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 5;
 THENCE SOUTH 0°01'04" WEST 407.72 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
 THENCE NORTH 87°52'43" WEST 613.49 FEET;
 THENCE NORTH 0°24'22" EAST 389.26 FEET;
 THENCE NORTH 34°52'10" EAST 653.35 FEET ALONG THE SOUTH LINE OF COUNTY ROAD;
 THENCE NORTH 41°31'10" EAST ALONG SOUTH LINE OF COUNTY ROAD 357.73 FEET TO EAST LINE OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 5;
 THENCE SOUTH 0°01'04" WEST 808.03 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

27050500101000 (EAST PARCEL)
 THE EAST 100 FEET OF THE WEST 200 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 5;
 THENCE SOUTH 407.72 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
 THENCE NORTH 87°52'43" WEST 613.49 FEET;
 THENCE NORTH 0°24'22" EAST 389.26 FEET;
 THENCE NORTH 34°52'10" EAST 653.35 FEET ALONG THE SOUTH LINE OF COUNTY ROAD;
 THENCE NORTH 41°31'10" EAST ALONG SOUTH LINE OF COUNTY ROAD 357.73 FEET TO EAST LINE OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 5;
 THENCE SOUTH 0°01'04" WEST 808.03 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
 LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
 THE MONUMENTED CENTERLINE OF SEATTLE HILL ROAD, AS THE BEARING OF NORTH 36°47'54" EAST, PER RECORD OF SURVEY AFN 9504215006.

SURVEY REFERENCES

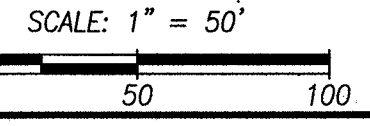
- (D) DEEDS FOUND UNDER AFN 201812280602 AND 201812280356. THESE DEED DESCRIPTIONS REFERENCE DIMENSIONS FROM AN UNRECORDED PLAT NAMED ELWOOD LITTLE FARMS.
- (R1) AFN 9504215006, RECORD OF SURVEY FOR COUNTRYWOOD HOMES, 1995
- (R2) AFN 8908305002, PLAT OF MILL CREEK HIGHLANDS DIV. 4, 1989

EASEMENT NOTES

- ① 10' X 40' WATERLINE EASEMENT FROM HISTORIC LOCATION OF WELL, PER AFN 1534496
- ② NOTE: TREE PRESERVATION AREA/CUTTING PRESERVE "CONSISTS OF 20 FEET ON THE REAR PROPERTY BOUNDARY AND 15 FEET ON THE OUTSIDE OF LOTS 3 AND 5," PER PRELIMINARY PLAT DECISION
- ③ 10' FRONTAGE PUBLIC UTILITY EASEMENT
- ④ WATER AND SEWER EASEMENT; FOR DIMENSIONS, SEE SHEET 3
- ⑤ APPROXIMATE LOCATION OF ELECTRICAL DISTRIBUTION EASEMENT AFN 8112010080

SEATTLE HILL ROAD NOTE

THIS SURVEY ACCEPTS THE POSITION OF SEATTLE HILL ROAD PER AFN 2338694 (KLAHANIE R.O.S. 1974) & AFN 9212305003 (COUNTRYWOOD HOMES R.O.S. 1992). BOTH REFER TO SNOHOMISH COUNTY SURVEY NO. 1850 FOR RIGHT OF WAY LOCATION AND DIMENSIONS.



DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREBY SHORT PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR AND THE GENERAL PUBLIC, AND THAT THE CITY OF MILL CREEK (CITY) AS THIRD PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF THE GENERAL PUBLIC. THE CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORM WATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORM WATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, CATCH BASINS, PIPES AND RAIN GARDENS.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

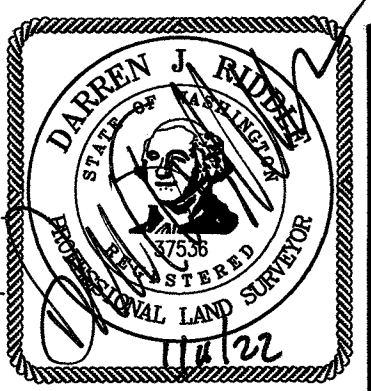
1. CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT. IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTION, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
3. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
4. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.
5. THE OWNERS OF ALL LOTS INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIRS OF THEIR INDIVIDUAL RAINGARDENS AND SHARED RAINGARDENS IN APPLICABLE TRACTS. NO CHANGES ARE TO BE MADE TO SAID RAINGARDENS INCLUDING FILLING IN AND RE-LANDSCAPING WITHOUT PRIOR APPROVAL OF THE CITY.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	47.93'	50.00'	54°55'26"
C2	48.54'	41.06'	67°43'39"
C3	39.85'	30.00'	76°06'44"
C4	16.27'	46.00'	20°15'41"
C5	20.83'	46.00'	25°56'57"
C6	43.21'	46.00'	53°49'31"
C7	31.39'	46.00'	39°06'14"
C8	56.78'	46.00'	70°43'07"
C9	35.15'	46.00'	43°46'50"
C10	32.13'	25.00'	73°38'20"
C11	4.62'	70.50'	3°45'13"
C12	40.50'	70.50'	32°54'43"
C13	31.30'	25.00'	71°44'30"
C14	37.94'	15.00'	144°55'26"

A.F. NO. 202202025002

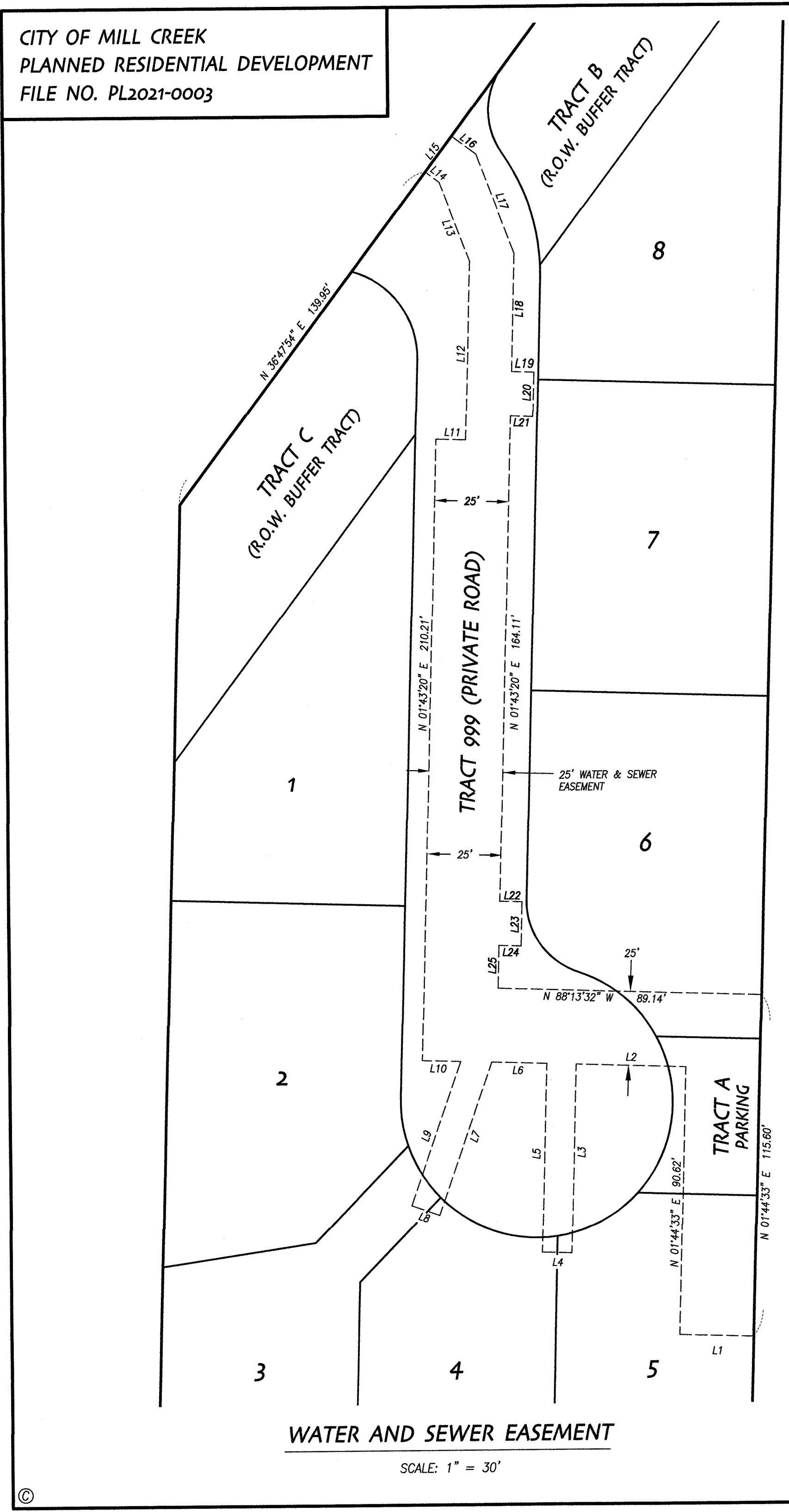
SHEET 2 of 3



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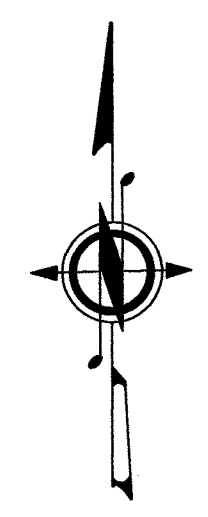
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DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRA	01.11.22	201956fsp.dwg	1"=50'	20-1956

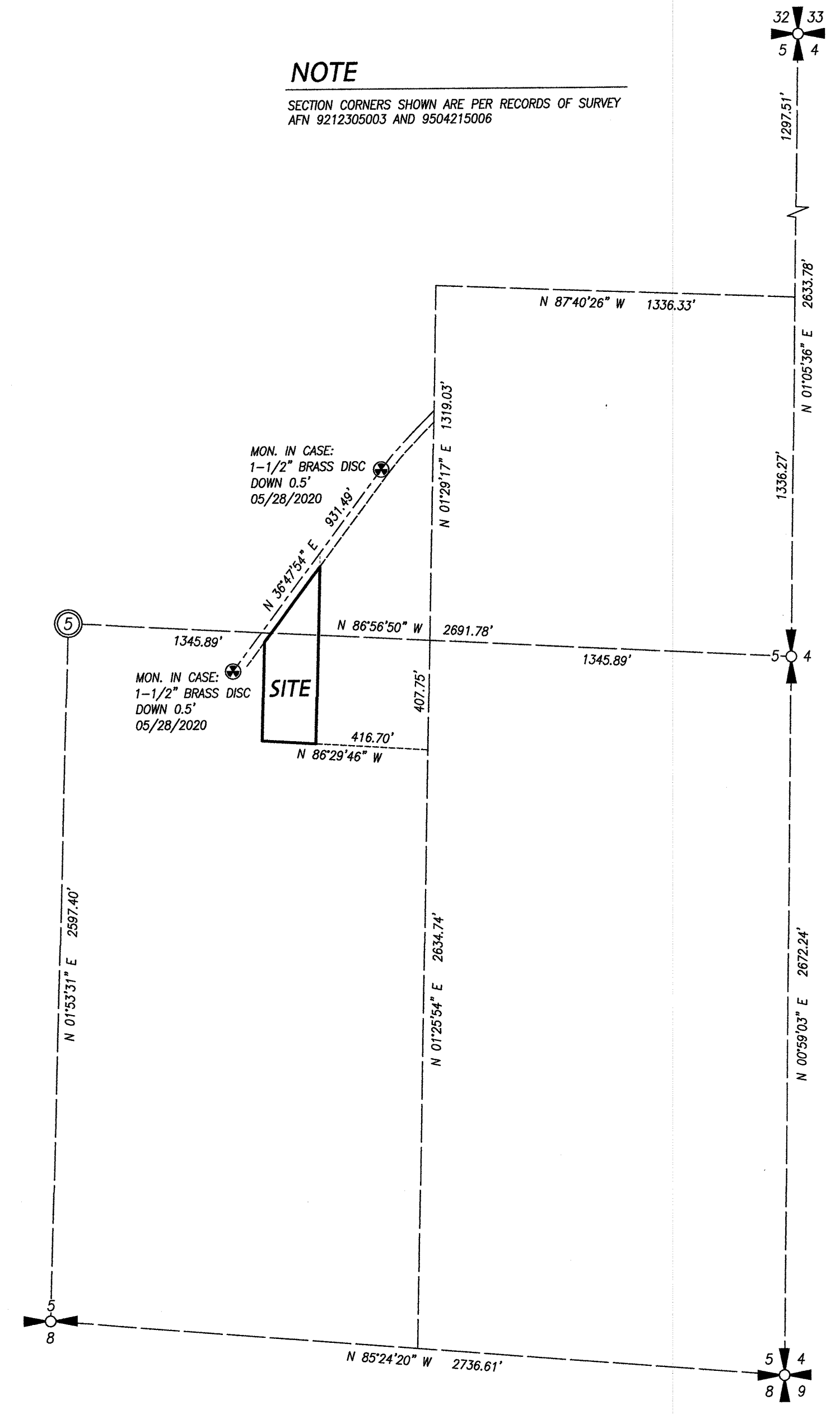


LINE TABLE

LINE	LENGTH	BEARING
L1	25.00	N 88°15'27" W
L2	37.06	N 88°13'32" W
L3	63.84	N 01°46'28" E
L4	10.00	N 88°13'32" W
L5	63.84	N 01°46'28" E
L6	18.60	N 88°13'32" W
L7	54.70	N 19°15'00" E
L8	10.00	N 70°45'00" W
L9	51.55	N 19°15'00" E
L10	12.99	N 88°13'32" W
L11	10.00	N 88°16'40" W
L12	60.42	N 01°43'20" E
L13	28.67	N 20°46'40" W
L14	5.84	N 53°12'09" W
L15	15.00	N 36°47'54" E
L16	10.20	N 53°12'09" W
L17	36.02	N 20°46'40" W
L18	40.03	N 01°43'20" E
L19	7.50	N 88°16'40" W
L20	15.00	N 01°43'20" E
L21	7.50	N 88°16'40" W
L22	7.50	N 88°16'40" W
L23	15.00	N 01°43'20" E
L24	7.50	N 88°16'40" W
L25	14.50	N 01°43'20" E



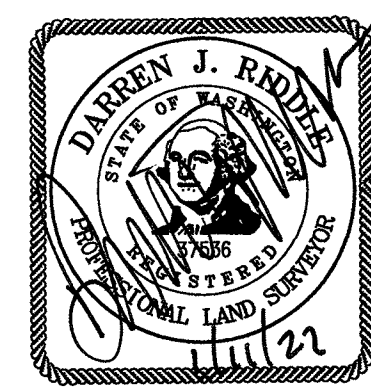
NOTE
 SECTION CORNERS SHOWN ARE PER RECORDS OF SURVEY
 AFN 9212305003 AND 9504215006



UTILITY EASEMENT FOR ALDERWOOD
 WATE + WASTE WATER DEVELOPER
 EXTENSION # 36546, THREE OAKS
 AFN: 202112090230

A.F. NO. 202202025002

SHEET
 3 OF 3



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JRA	01.11.22	201956fsp.dwg	NTS	20-1956