THE VINEYARDS AT MILL CREEK

PORTION OF THE SW1/4, SE1/4, SEC. 31, T. 28 N., R. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

VOL. ____ PG. ____ NO. 200212115006

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH 100 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER AT THE SOUTH LINE OF SAID SECTION; THENCE NORTH 544 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 242 FEET; THENCE WEST 37 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 73.34 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR WIDENING OF STATE ROUTE 527 BY DEED RECORDED UNDER RECORDING NO. 199908310333;

TOGETHER WITH THAT PORTION OF VACATED ROAD ABUTTING PURSUANT TO ORDINANCE NO. 2001-526, RECORDED MARCH 8, 2002 UNDER RECORDING NO. 200203080496.

PARCEL B:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 534 FEET ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE EAST 825 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 25 ACRE TRACT (SAID EAST LINE BEING ALSO THE WEST LINE OF MILL CREEK 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43 OF PLATS AT PAGE 229, IN SNOHOMISH COUNTY, WASHINGTON); THENCE NORTH 252 FEET; THENCE WEST 825 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE SOUTH 252 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 50 FEET OF THE NORTH 152 FEET THEREOF;

ALSO EXCEPT ROADS;

TOGETHER WITH THAT PORTION OF VACATED ROAD ABUTTING PURSUANT TO ORDINANCE NO. 2001-526, RECORDED MARCH 8, 2002 UNDER RECORDING NO. 200203080496.

PARCEL C1:

THAT PORTION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 544 FEET; THENCE WEST 103.34 FEET, MORE OR LESS, TO CENTERLINE OF PACIFIC HIGHWAY (ALSO KNOWN AS SR 527); THENCE SOUTHERLY ALONG SAID HIGHWAY 316.7 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF THE OLD BOTHELL ROAD; THENCE ANGLE LEFT ALONG SAID ROAD 240 FEET, MORE OR LESS, TO THE SOUTH LINE OF SECTION; THENCE EAST ALONG THE SOUTH LINE OF SECTION, 98.90 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN ROADS KNOWN AS SR 527 AND OLD BOTHELL ROAD;

TOGETHER WITH THAT PORTION OF VACATED ROAD ABUTTING PURSUANT TO ORDINANCE NO. 2001-526, RECORDED MARCH 8, 2002 UNDER RECORDING NO. 200203080496.

PARCEL C2:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 534 FEET ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION; THENCE EAST 825 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 25 ACRES OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SAID EAST LINE BEING ALSO THE WEST LINE OF MILL CREEK 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43 OF PLATS, PAGE 229); THENCE SOUTH 534 FEET TO THE SOUTH LINE OF SAID SECTION 31; THENCE WEST ALONG SAID SOUTH LINE TO POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD UNDER RECORDING NO. 181314;

TOGETHER WITH THAT PORTION OF VACATED ROAD ABUTTING PURSUANT TO ORDINANCE NO. 2001-526, RECORDED MARCH 8, 2002 UNDER RECORDING NO. 200203080496.

PARCEL D:

TRACT 320 OF PLAT OF MILL CREEK 23, ACCORDING TO PLAT RECORDED UNDER RECORDING NO. 200011015003, PAGES 1 THROUGH 4, INCLUSIVE, IN SNOHOMISH COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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 ROAD PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY TRACTS, LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE.

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.

TRACT C IS HEREBY DEDICATED TO THE CITY OF MILL CREEK, ALONG WITH ALL MAINTENANCE OBLIGATIONS, FOR PUBLIC PARK PURPOSES.

TRACTS A, B, D & E ARE HEREBY DEDICATED TO THE VINEYARDS AT MILL CREEK HOMEOWNERS ASSOCIATION.

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

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 2nd DAY OF December, 2002

J. Matt Farris THE President OF SSHI LLC, A DELAWARE LIMITED LIABILITY CO.

OWNERS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF THE VINEYARDS AT MILL CREEK IS SUBMITTED TO THE CITY OF MILL CREEK WITH MY CONSENT AND THAT I HAVE NO OBJECTIONS THERETO.

J. Matt Farris THE President OF SSHI LLC, A DELAWARE LIMITED LIABILITY CO.

OWNER'S COVENANT

THE OWNER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL LIABILITIES AND CLAIMS FOR DAMAGES, OR FOR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AND FOR THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.16 OF THE MILL CREEK MUNICIPAL CODE, FROM THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS.

ACKNOWLEDGMENT

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Matt Farris IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/~~SHE~~) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/~~SHE~~) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEGED IT AS THE President OF SSHI LLC, A DELAWARE LIMITED LIABILITY CO. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 2, 2002

SIGNATURE: Camille L. Chriest

PRINT NAME: Camille L. Chriest

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT: Snohomish

MY APPOINTMENT EXPIRES: 6/26/05

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE VINEYARDS AT MILL CREEK IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE LEGAL DESCRIPTION IS A FULL AND CORRECT DESCRIPTION OF THE LAND TO BE DIVIDED ACCORDING TO SCHEDULE A OF SUBDIVISION GUARANTEE BY TRANSNATION TITLE INSURANCE COMPANY ORDER NUMBER 822061-C1, AND THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE CORRECTLY STAKED ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

RAYMOND E. SLATER JR.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 36811

11-25-02
DATE

RAYMOND E. SLATER JR. STATE OF WASHINGTON 36811 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 5/31/03

11-25-02

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS 11th DAY OF DECEMBER, 2002 AT 38 MINUTES PAST 12:00 P.M., AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, AFN _____ RECORDS, OF SNOHOMISH COUNTY, WASHINGTON.

BOB TERWILLIGER
AUDITOR, SNOHOMISH COUNTY

BY: MICHAEL R. SHEEHAN
DEPUTY COUNTY AUDITOR

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 FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS 10th DAY OF December, 2002

JOANNE M. McGRORY
TREASURER, CITY OF MILL CREEK

COUNTY 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 2003 TAXES. 12-11-02 nls

BOB DANTINI
TREASURER, SNOHOMISH COUNTY

BY: Nancy L. Salo
DEPUTY COUNTY TREASURER

IN ACCORDANCE WITH RCW [illegible] ANY PERSON RECORDING A [illegible] MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

APPROVALS

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, THE DEDICATIONS AND EASEMENTS MADE HEREON ARE ACCEPTED, AND THE PLAT IS DULY APPROVED THIS 10TH DAY OF December, 2002

Terry L. Ryan
MAYOR, CITY OF MILL CREEK

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 10TH DAY OF December, 2002

Douglas Jansson
MILL CREEK CITY ENGINEER

EXAMINED AND APPROVED THIS 10TH DAY OF DECEMBER, 2002

William Dinn
DIRECTOR OF COMMUNITY DEVELOPMENT

200212115006

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
17625 130TH AVE. N.E., STE. 104, WOODINVILLE, WA 98072
MAILING ADDRESS, P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

VOL/PG

THE VINEYARDS AT MILL CREEK

PORTION OF THE SW1/4, SE1/4, SEC. 31, T. 28 N., R. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

VOL. ____ PG. ____
A.F. NO. 200212110445

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC, THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, VERIZON (A TELEPHONE COMPANY), PUGET SOUND ENERGY, AT&T CABLEVISION, AND ANY OTHER UTILITIES SERVING THE SUBJECT PLAT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (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, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE SERVICE, ELECTRIC SERVICE, WATER SERVICE, SANITARY SEWER SERVICE, TELEPHONE SERVICE, GAS SERVICE, CABLE COMMUNICATION SERVICE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA OF THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. 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. FURTHERMORE, THE TEN FOOT STRIP MAY BE UTILIZED BY THE CITY OF MILL CREEK FOR NECESSARY ROADWAY SLOPES FOR CUTS AND/OR FILLS, PUBLIC SIDEWALKS AND SIGHT/VISIBILITY PURPOSES OR THE REMOVAL OF VEGETATION OVER 3.5 FEET TALL.

2. 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.

3. ALL PRIVATE DRAIN AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVICED BY THEM. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE SEWER OR DRAIN USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PORTION ABOVE THEIR CONNECTION, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM DRAIN, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

4. THE SANITARY SEWER EASEMENTS AS SHOWN HEREON LOCATED ACROSS TRACTS A AND B ARE HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEWER SYSTEM, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL STRUCTURES SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC.

5. THE WATER LINE EASEMENTS AS SHOWN HEREON LOCATED ACROSS TRACTS A AND B ARE HEREBY RESERVED FOR AND GRANTED TO SILVER LAKE WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING WATER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THESE EASEMENTS SHALL BE FREE FROM ALL STRUCTURES SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC.

6. 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.

7. ALL PRIVATE ACCESS & UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE BENEFIT OF ALL HOMEOWNERS WHICH ARE SERVICED BY THEM. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE ACCESS PORTION OF SAID EASEMENT, ALONG WITH THAT PORTION OF THE SEWER OR DRAIN USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF THE SEWER OR DRAIN ABOVE THEIR CONNECTION, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT SAID ACCESS OR UTILITIES, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

8. AN EASEMENT FOR SIGHT/VISIBILITY OVER THOSE AREAS SHOWN ON SHEET 5 AS SIGHT DISTANCE EASEMENTS IS HEREBY RESERVED FOR THE PUBLIC. NO VEGETATION SHALL BE ALOWED TO GROW HIGHER THAN 30 INCHES WITHIN THESE EASEMENTS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENTS. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE EASEMENTS TO ENSURE SAFE SIGHT DISTANCE. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COSTS INCURRED, IF APPLICABLE.

9. AN EASEMENT FOR PEDESTRIAN ACCESS OVER TRACTS A & B AS SHOWN HEREON IS HEREBY RESERVED FOR THE PUBLIC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID EASEMENTS. THE CITY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE EASEMENTS TO ENSURE THE PUBLIC SAFETY. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REIMBURSE THE CITY FOR ANY COSTS INCURRED, IF APPLICABLE.

RESTRICTIONS

1. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE MADE WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

2. 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.

3. PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY ENGINEER BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE OR UTILITY EASEMENT OR DELINEATED FLOOD PLAIN AREA.

4. NO FENCE OR OBSTRUCTION SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE WATER METER, WHICH RESTRICTS ACCESS TO THE WATER METER BY SILVER LAKE WATER DISTRICT.

5. THE WETLAND AND BUFFER AREA SHOWN HEREON AS A NATURAL RESERVATION AREA. THERE SHALL BE NO CUTTING OF TREES, CLEARING OF NATIVE SHRUBBERY OR DUMPING OF DEBRIS IN THIS AREA. REMOVAL OF TREES THAT ARE A DANGER TO PRIVATE PROPERTY SHALL BE ALLOWED UPON APPROVAL OF THE CITY OF MILL CREEK.

6. THIS SUBDIVISION SHALL BE INCORPORATED INTO A HOMEOWNERS ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATELY OWNED COMMON FACILITIES, INCLUDING TRACTS A, B, D AND E. IN ADDITION, THE CC&R'S FOR THE ASSOCIATION SHALL INCLUDE A PROVISION PROHIBITING THE USE OF GARAGE PARKING SPACES FOR STORING RECREATIONAL VEHICLES AND OTHER PERSONAL ITEMS SO THAT 2 GARAGE PARKING SPACES (18 FEET BY 19 FEET) ARE MAINTAINED AS SUCH.

7. 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.

8. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDED FEBRUARY 6, 1979 UNDER RECORDING NO. 7902060285, THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

9. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR ELECTRIC DISTRIBUTION AND/OR DISTRIBUTION SYSTEM, RECORDED DECEMBER 12, 1980 UNDER RECORDING NUMBERS 8012120142, 8012120143 AND 8012120144.

10. SUBJECT TO TERMS AND CONDITIONS OF ADDENDUM "A" TO OPTION AGREEMENT, RECORDED MAY 29, 1997 UNDER RECORDING NO. 9705290489.

11. SUBJECT TO PROVISIONS CONTAINED IN KING COUNTY SUPERIOR COURT CAUSE NO. 99-2-02355-2 SEA AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 9903290002.

12. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUBLIC UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, RECORDED DECEMBER 12, 1980 UNDER RECORDING NO. 8012120141.

13. SUBJECT TO POSSIBLE RIGHT OF THE STATE OF WASHINGTON IN AND TO A STRIP OF LAND ADJACENT TO STATE ROUTE 527 AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NO. 199910270092.

14. SUBJECT TO NOTICE OF MEMORANDUM OF AGREEMENT TO CONVEY REAL PROPERTY OR GRANT EASEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN UNITED DEVELOPMENT CORPORATION AND DUNSMUIR CORPORATION, RECORDED FEBRUARY 16, 1998 UNDER RECORDING NO. 9812160775.

15. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), RECORDED APRIL 21, 1975 UNDER RECORDING NO. 2382420, AND AMENDED AND/OR MODIFIED BY DOCUMENTS RECORDED UNDER RECORDING NUMBERS 8006090130, 8012010277, 8108120217, 8207095009, 8305160277, 8505010054, 8604250170 AND 9510060003.

16. SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED IN VOLUME 63 OF PLATS AT PAGES 222 AND 223, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

17. SUBJECT TO TERMS AND CONDITIONS OF NATURAL OPEN SPACE ACCESS PROVISIONS, RECORDED OCTOBER 4, 1979 UNDER RECORDING NO. 7910040107.

18. SUBJECT TO TERMS AND CONDITIONS OF ORDINANCE REGARDING REZONE CONTRACT, RECORDED JUNE 26, 1986 UNDER RECORDING NO. 8606260329.

19. SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED UNDER RECORDING NO. 200011015003.

20. SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR INGRESS AND EGRESS, RECORDED DECEMBER 31, 2001 UNDER RECORDING NO. 200112310693.

21. SUBJECT TO TERMS AND CONDITIONS OF TRANSMISSION EASEMENT RECORDED JANUARY 16, 2002 UNDER RECORDING NO. 200201160575.

22. SUBJECT TO TERMS AND CONDITIONS OF CITY OF MILL CREEK ORDINANCE NO. 2001-526, RECORDED MARCH 8, 2002 UNDER RECORDING NO. 200203080496.

23. SUBJECT TO TERMS AND CONDITIONS OF CITY OF MILL CREEK WETLAND MITIGATION AGREEMENT, RECORDED AUGUST 16, 2002 UNDER RECORDING NO. 200208160731.

24. THE FOLLOWING GROUPS OF LOTS ARE SUBJECT TO A JOINT USE ACCESS AND ROAD MAINTENANCE AGREEMENT AS DESCRIBED ON PAGE 27 AND 28 OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE PLAT OF THE VINEYARDS AT MILL CREEK AND ANY SUBSEQUENT DIVISIONS, RECORDED 12/11/2002 UNDER RECORDING NUMBER 200212110445.
GROUP 1- LOTS 9 & 10, GROUP 2- LOTS 19, 20 & 21, GROUP 3- LOTS 34, 45 & 46.

RAYMOND E. SLATTERY JR.
STATE OF WASHINGTON
36811
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 5/31/03
11-25-02

200212115006

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
17625 130TH AVE. N.E., STE. 104, WOODINVILLE, WA 98072
MAILING ADDRESS, P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

VOL/PG

JOB NO. 01227 DWN. BY JR

THE VINEYARDS AT MILL CREEK

PORTION OF THE SW1/4, SE1/4, SEC. 31, T. 28 N., R. 5 E., W.M.
CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON

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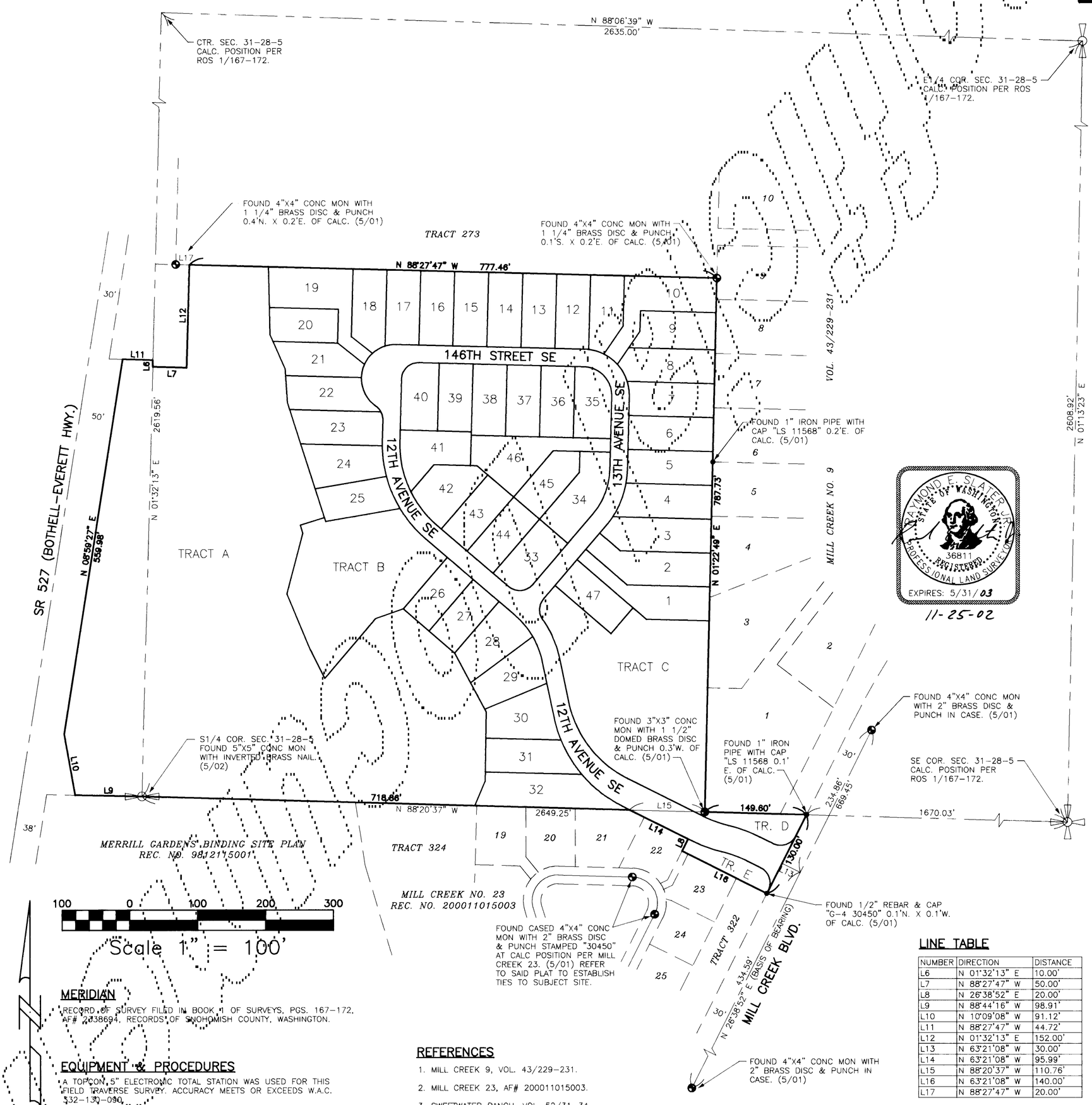
A.F. NO. 200212115006



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L6	N 01°32'13" E	10.00'
L7	N 88°27'47" W	50.00'
L8	N 26°38'52" E	20.00'
L9	N 88°44'16" W	98.91'
L10	N 10°09'08" W	91.12'
L11	N 88°27'47" W	44.72'
L12	N 01°32'13" E	152.00'
L13	N 63°21'08" W	30.00'
L14	N 63°21'08" W	95.99'
L15	N 88°20'37" W	110.76'
L16	N 63°21'08" W	140.00'
L17	N 88°27'47" W	20.00'

MERIDIAN

RECORD OF SURVEY FILED IN BOOK 1 OF SURVEYS, PGS. 167-172, AF# 2038694, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

A TOPCON 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

NOTES

1. TITLE INFORMATION HAS BEEN TAKEN FROM FIRST AMERICAN TITLE INSURANCE CO. REPORT , ORDER NO. 822061-C1.
2. A 1/2" X 24" REBAR WITH 1 3/4" PLASTIC CAP STAMPED "MEAD GILMAN & ASSOCIATES 29276/32434/35145/36811" WAS SET AT ALL LOT CORNERS.

REFERENCES

1. MILL CREEK 9, VOL. 43/229-231.
2. MILL CREEK 23, AF# 200011015003.
3. SWEETWATER RANCH, VOL. 52/31-34.
4. RECORD OF SURVEY FILED IN BOOK 1 OF SURVEYS, PGS. 167-172,
5. MERRILL GARDENS, AF# 9812115001.
6. W.S.D.O.T. RIGHT OF WAY PLAN FOR SR 527 MP 6.73 TO MP 9.00, APPROVED MAY 27, 1994.

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Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS
17625 130TH AVE. N.E., STE. 104, WOODINVILLE, WA 98072
MAILING ADDRESS, P.O. BOX 289, WOODINVILLE, WA 98072
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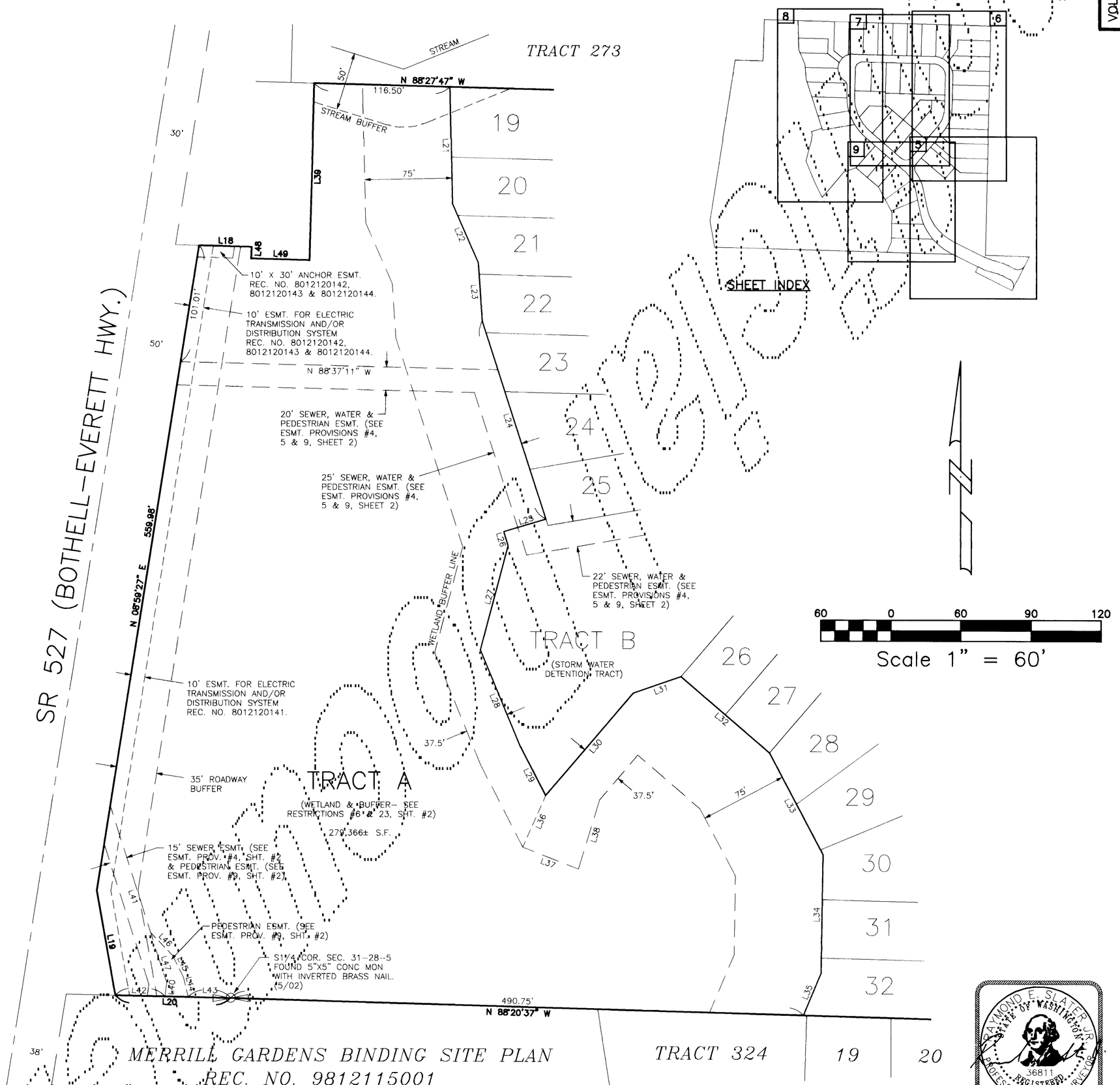

RAYMOND E. SLATER JR. STATE OF WASHINGTON 36811 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 5/31/03
11-25-02

200211015006

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L18	N 88°27'47" W	44.72'
L19	N 10°09'08" W	91.12'
L20	N 88°44'16" W	98.91'
L21	N 01°10'25" W	100.30'
L22	N 23°36'39" W	55.24'
L23	N 03°49'39" W	50.22'
L24	N 17°46'46" W	178.17'
L25	N 73°07'07" E	37.41'
L26	N 16°52'53" W	12.66'
L27	N 14°47'25" E	92.14'
L28	N 22°28'54" W	89.42'

NUMBER	DIRECTION	DISTANCE
L29	N 27°10'52" W	47.29'
L30	N 40°25'03" E	115.43'
L31	N 70°53'27" E	43.39'
L32	N 49°18'18" W	100.00'
L33	N 27°54'56" W	98.62'
L34	N 00°54'32" E	101.51'
L35	N 22°50'16" E	39.35'
L36	N 23°52'39" E	48.21'
L37	N 68°31'17" W	50.98'
L38	N 16°57'56" E	61.43'
L39	N 01°32'13" E	152.00'

NUMBER	DIRECTION	DISTANCE
L40	N 07°25'13" E	11.92'
L41	N 17°48'56" W	159.12'
L42	N 88°44'16" W	42.59'
L43	N 88°44'16" W	36.35'
L44	N 13°18'52" W	17.26'
L45	N 26°01'59" W	21.13'
L46	N 44°23'40" W	27.08'
L47	N 17°48'46" W	45.03'
L48	N 01°32'13" E	10.00'
L49	N 88°27'47" W	50.00'

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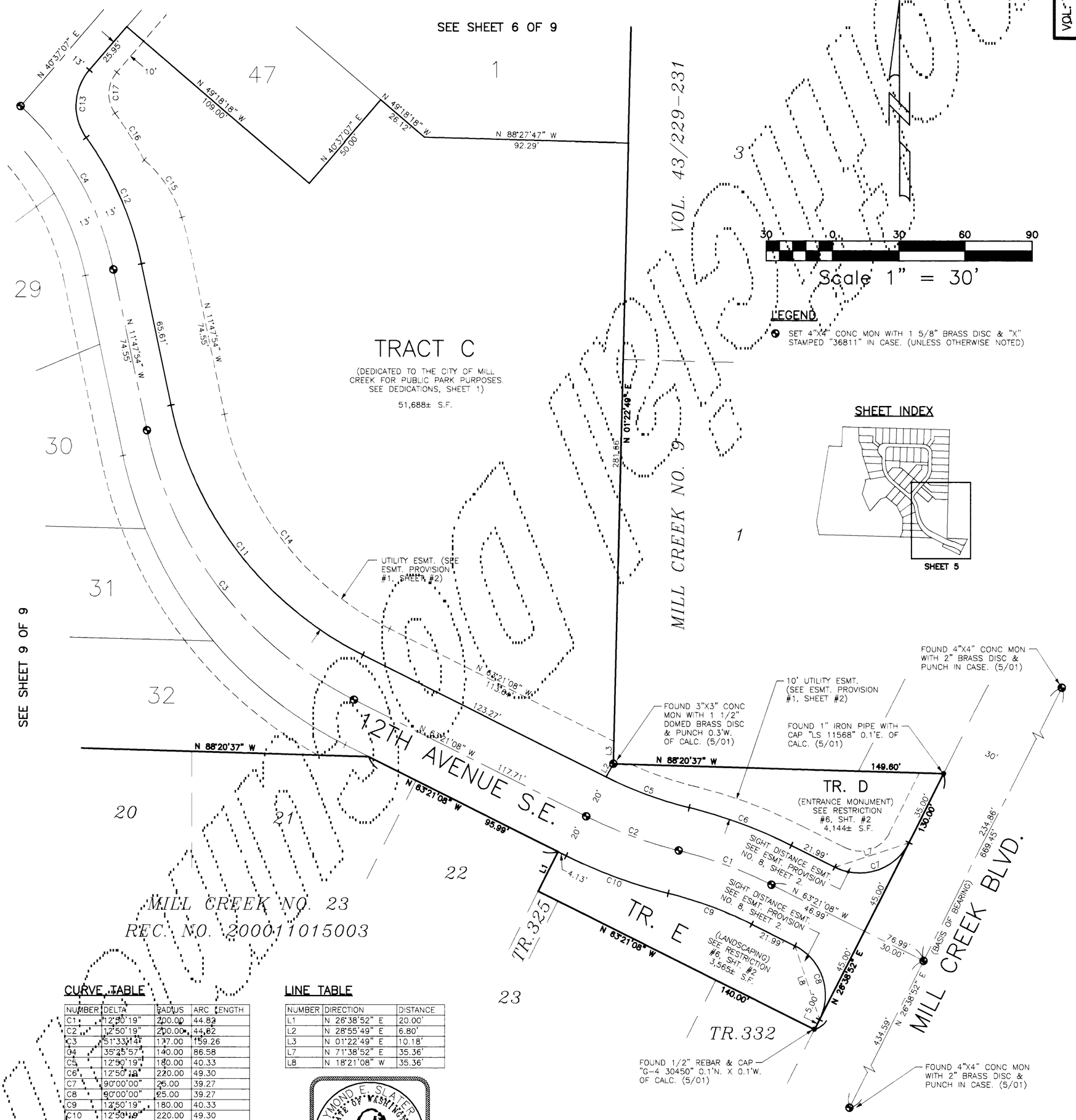

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
C1	12°50'19"	200.00	44.82
C2	12°50'19"	200.00	44.82
C3	51°33'14"	177.00	159.26
C4	35°25'57"	140.00	86.58
C5	12°50'19"	180.00	40.33
C6	12°50'19"	220.00	49.30
C7	90°00'00"	25.00	39.27
C8	90°00'00"	25.00	39.27
C9	12°50'19"	180.00	40.33
C10	12°50'19"	220.00	49.30
C11	51°33'14"	164.00	147.56
C12	23°31'10"	153.00	62.81
C13	76°56'11"	25.00	33.13
C14	51°33'14"	141.00	126.87
C15	32°16'14"	56.00	31.54
C16	08°24'46"	170.00	24.96
C17	76°28'44"	15.00	20.02

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 26°38'52" E	20.00'
L2	N 28°55'49" E	6.80'
L3	N 01°22'49" E	10.18'
L7	N 71°38'52" E	35.36'
L8	N 18°21'08" W	35.36'

RAYMOND E. SLATER JR. STATE OF WASHINGTON 36811 REGISTERED PROFESSIONAL LAND SURVEYOR
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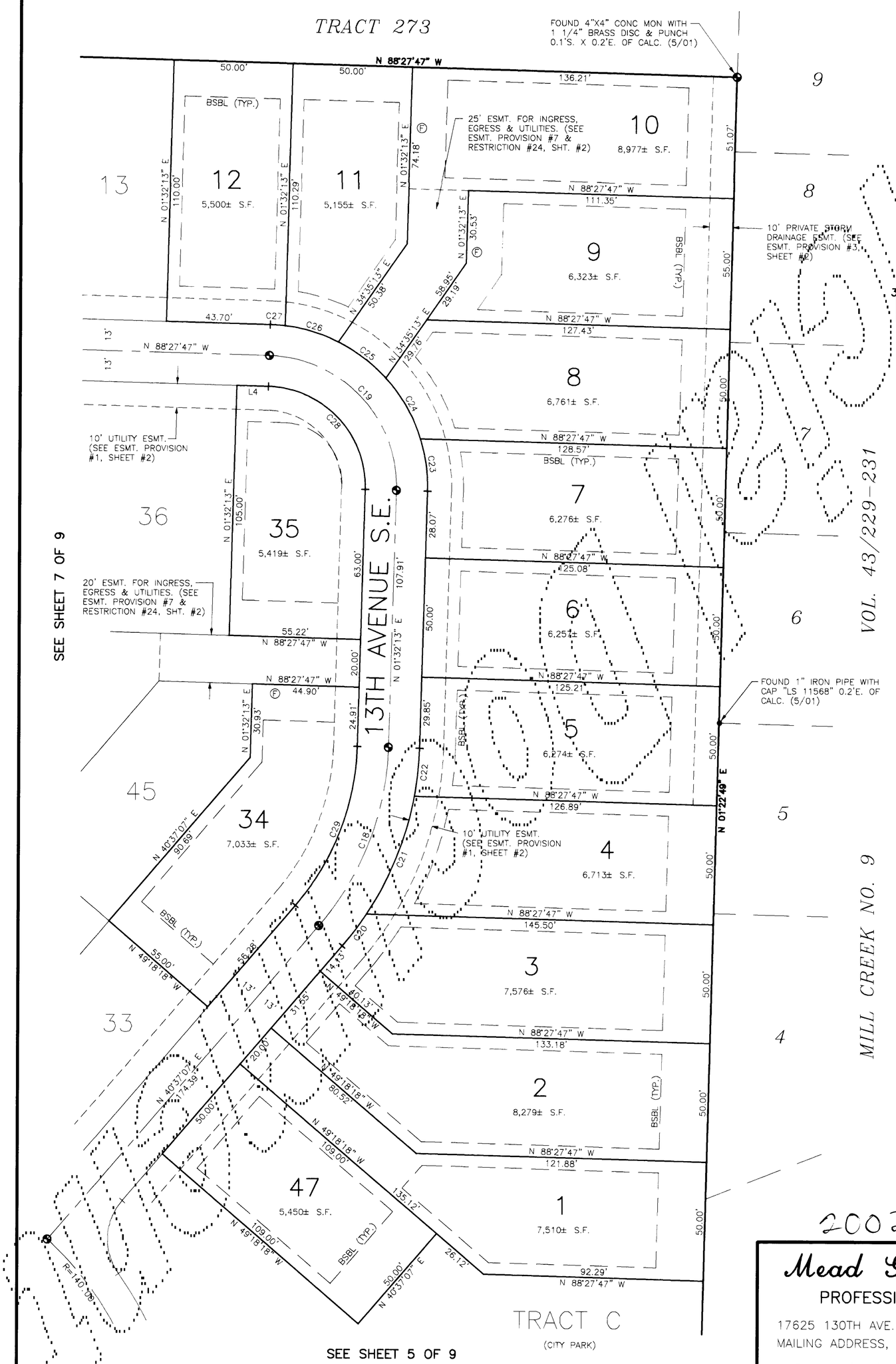


Scale 1" = 30'

LEGEND

- SET 4"X4" CONC MON WITH 1 5/8" BRASS DISC & "X" STAMPED "36811" IN CASE. (UNLESS OTHERWISE NOTED)

BSBL– BUILDING SETBACK LINE

(F) DENOTES FRONT YARD FOR BUILDING SETBACK PURPOSES.

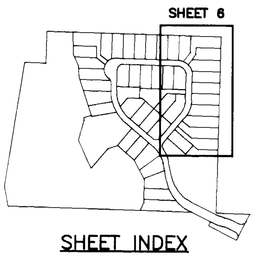
CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
C18	39°04'54"	120.00	81.85
C19	90°00'00"	55.00	86.39
C20	07°14'47"	133.00	16.82
C21	23°07'09"	133.00	53.67
C22	08°42'58"	133.00	20.23
C23	18°48'55"	68.00	22.33
C24	24°53'50"	68.00	29.55
C25	21°12'28"	68.00	25.17
C26	19°45'49"	68.00	23.46
C27	05°18'59"	68.00	6.31
C28	90°00'00"	42.00	65.97
C29	39°04'54"	107.00	72.99

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L4	N 88°27'47" W	13.22'

SHEET 6



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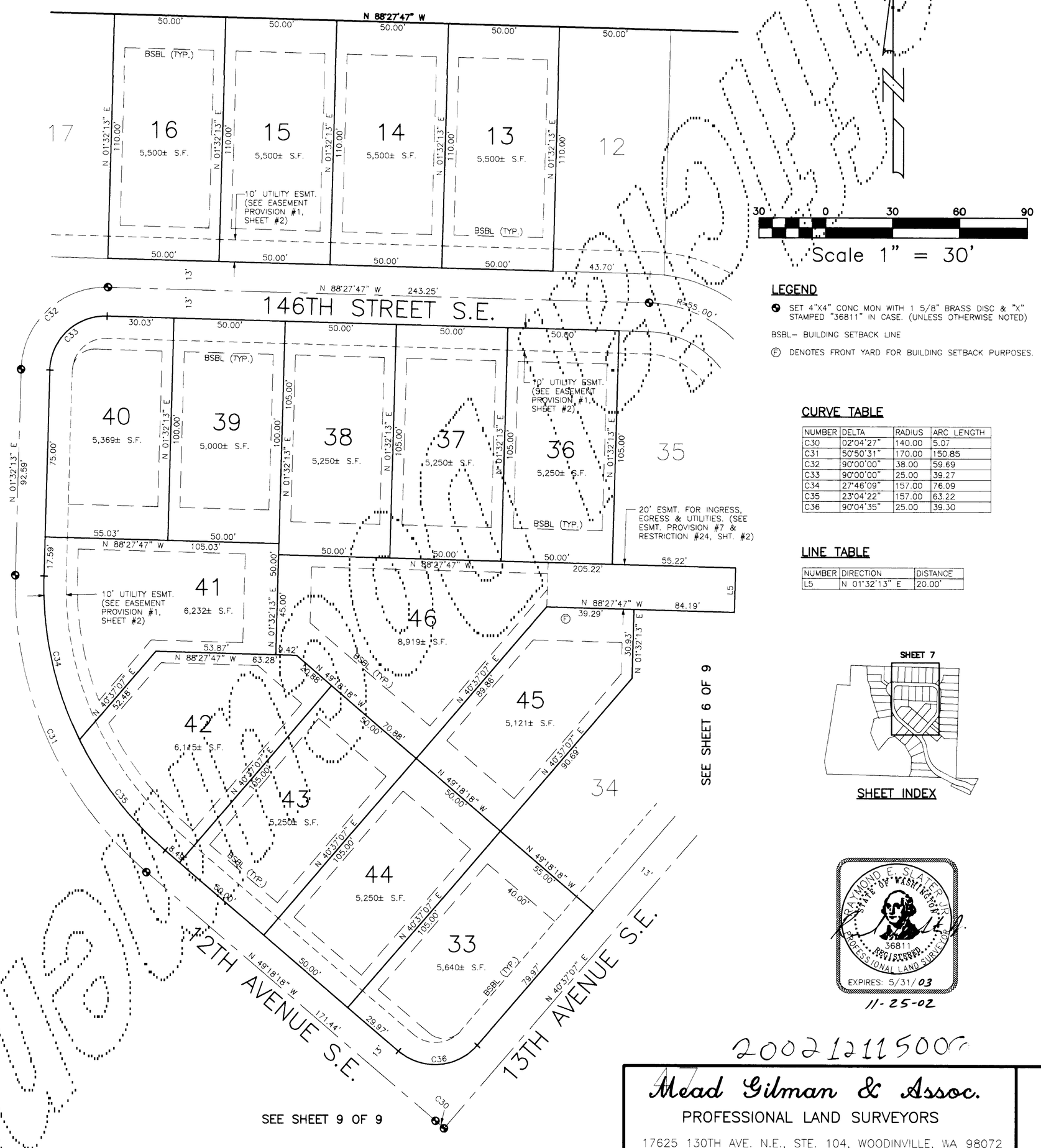

LEGEND

- SET 4"X4" CONC MON WITH 1 5/8" BRASS DISC & "X" STAMPED "36811" IN CASE. (UNLESS OTHERWISE NOTED)

BSBL– BUILDING SETBACK LINE

Ⓕ DENOTES FRONT YARD FOR BUILDING SETBACK PURPOSES.

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
C30	02°04'27"	140.00	5.07
C31	50°50'31"	170.00	150.85
C32	90°00'00"	38.00	59.69
C33	90°00'00"	25.00	39.27
C34	27°46'09"	157.00	76.09
C35	23°04'22"	157.00	63.22
C36	90°04'35"	25.00	39.30

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L5	N 01°32'13" E	20.00'

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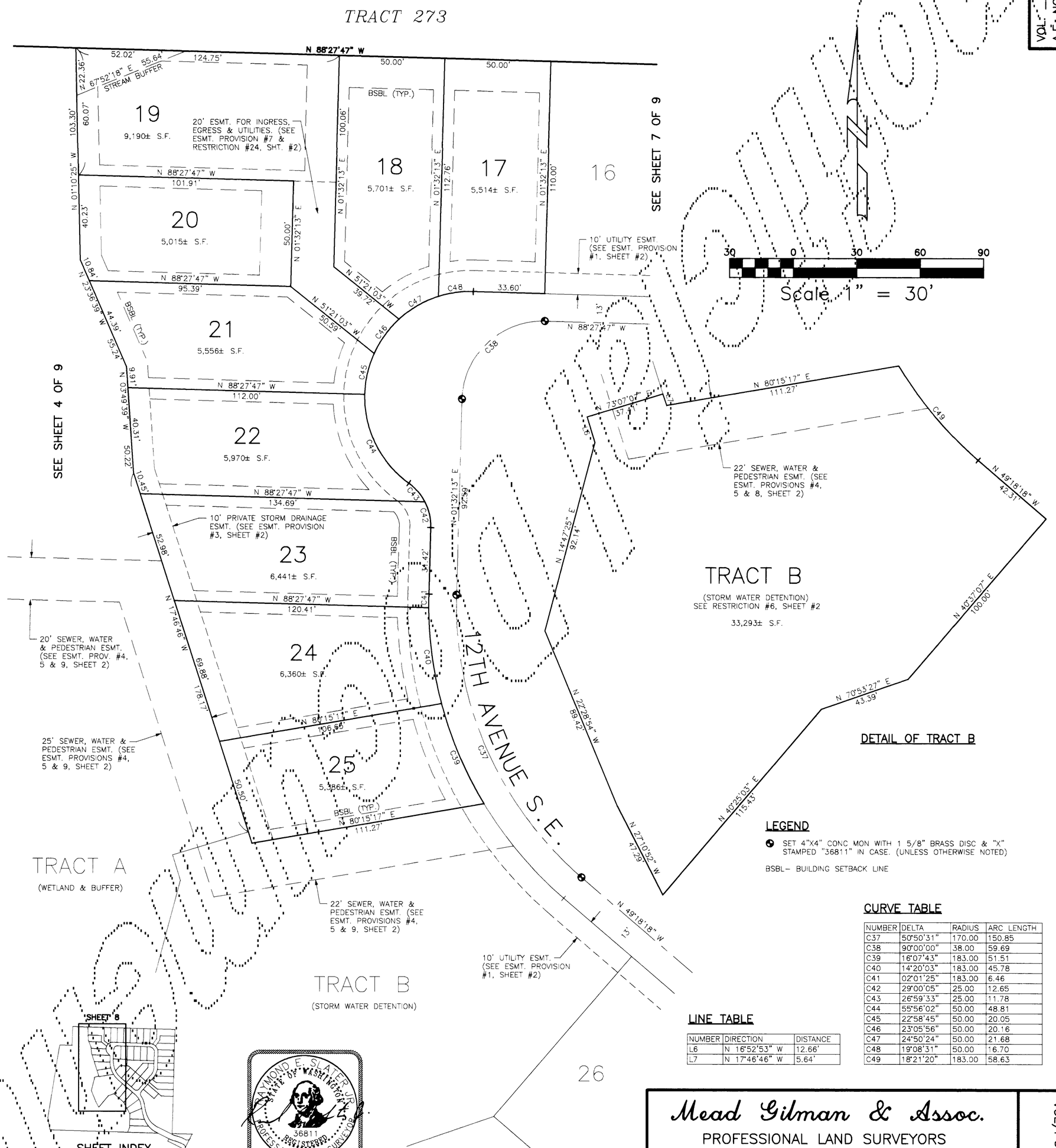

LEGEND

SET 4"X4" CONC MON WITH 1 5/8" BRASS DISC & "X" STAMPED "36811" IN CASE. (UNLESS OTHERWISE NOTED)

BSBL– BUILDING SETBACK LINE

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
C37	50°50'31"	170.00	150.85
C38	90°00'00"	38.00	59.69
C39	16°07'43"	183.00	51.51
C40	14°20'03"	183.00	45.78
C41	02°01'25"	183.00	6.46
C42	29°00'05"	25.00	12.65
C43	26°59'33"	25.00	11.78
C44	55°56'02"	50.00	48.81
C45	22°58'45"	50.00	20.05
C46	23°05'56"	50.00	20.16
C47	24°50'24"	50.00	21.68
C48	19°08'31"	50.00	16.70
C49	18°21'20"	183.00	58.63

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L6	N 16°52'53" W	12.66'
L7	N 17°46'46" W	5.64'

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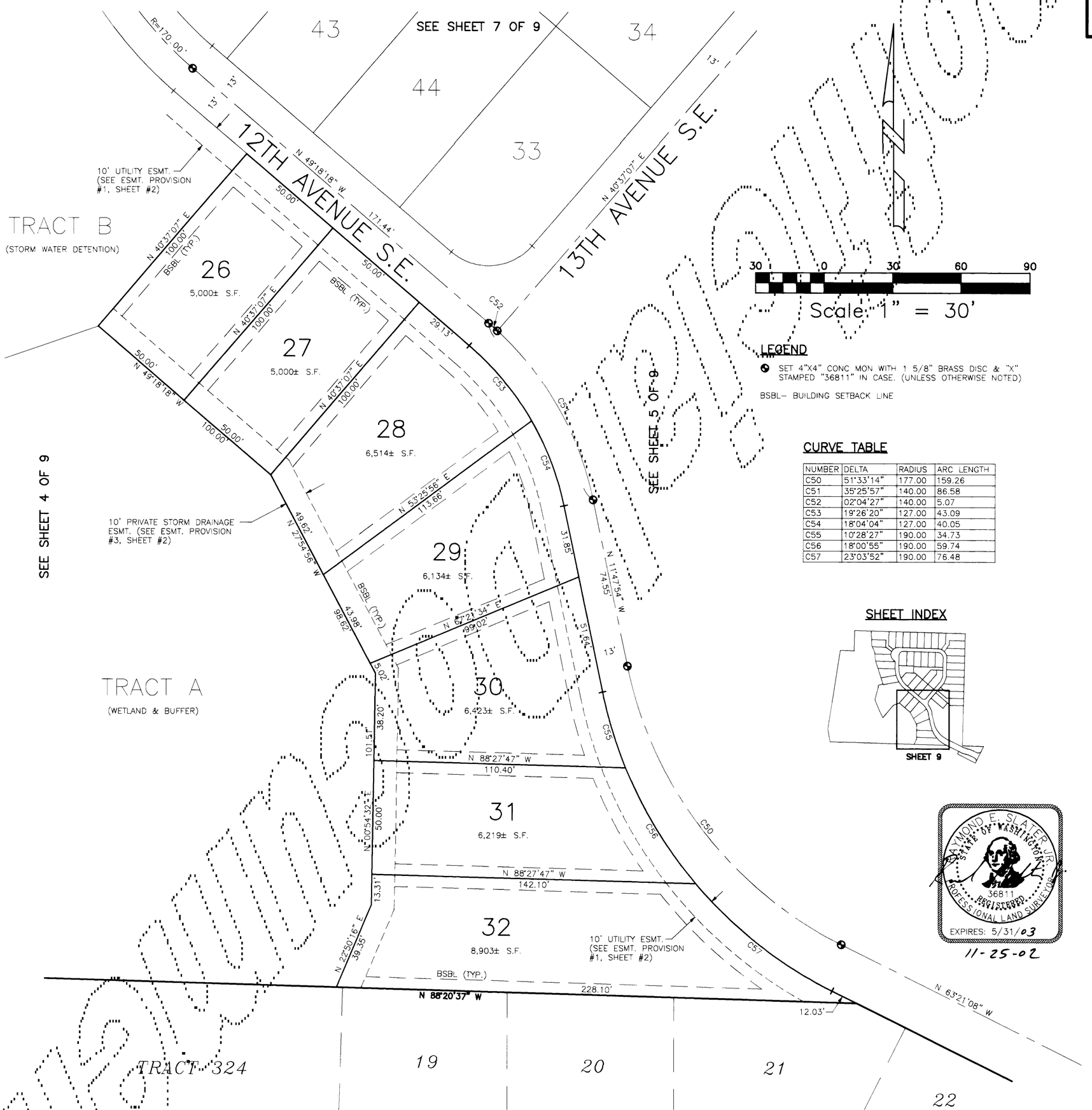

Scale: 1" = 30'

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BSBL– BUILDING SETBACK LINE

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
C50	51°33'14"	177.00	159.26
C51	35°25'57"	140.00	86.58
C52	02°04'27"	140.00	5.07
C53	19°26'20"	127.00	43.09
C54	18°04'04"	127.00	40.05
C55	10°28'27"	190.00	34.73
C56	18°00'55"	190.00	59.74
C57	23°03'52"	190.00	76.48

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