

VINTAGE AT MILL CREEK BINDING SITE PLAN / RECORD OF SURVEY

CITY OF MILL CREEK BS 15-65

DEDICATIONS, DECLARATIONS AND CERTIFICATES

KNOW ALL PERSONS BY THESE PRESENTS THAT VINTAGE AT MILL CREEK, LP, A CALIFORNIA LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND CONTAINED WITHIN AND HEREBY BOUND BY THIS BINDING SITE PLAN WITH RECORD OF SURVEY, HEREBY DECLARE THIS BINDING SITE PLAN WITH RECORD OF SURVEY AND DEDICATE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON FOR USE THEREOF FOR ALL PUBLIC PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE PROPERTY SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS SHOWN HEREON FOR ALL PUBLIC PURPOSES AS INDICATED. THIS BINDING SITE PLAN AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND REQUIREMENTS:

A. ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF MILL CREEK, WASHINGTON AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER ANY INTEREST IN THE LAND DESCRIBED HEREIN.

B. NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL.

C. THE SALE OF LESS THAN A WHOLE LOT HEREIN IS EXPRESSLY PROHIBITED.

D. FOLLOWING COMPLETION OF THE ORIGINAL GRADING OF PARKING AREAS, ROADS AND WAYS SHOWN 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 RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY, THE OWNER OF ANY LOT(S) MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF MILL CREEK FOR SAID ALTERATION. ANY ENCLOSURE OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOTS AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT(S) SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

E. WHEN THE BINDING SITE PLAN WITH RECORD OF SURVEY CONTAINS A PRIVATE ROAD, THE COST OF CONSTRUCTION AND MAINTENANCE OF ALL ROADS NOT HEREBY DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND/OR BENEFICIARIES THEREOF AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY PERSON(S), CORPORATION(S) OR OTHER LEGAL ENTITY IN WHICH TITLE OF THE ROADS MAY BE HELD. THE OBLIGATION FOR PRIVATE ROAD MAINTENANCE AND THE ABILITY TO PLACE LEGNS AGAINST OWNERS NOT FULFILLING THEIR MAINTENANCE OBLIGATION SHALL CONSTITUTE A COVENANT THAT TOUCHES AND CONCERNS THE PROPERTY AND RUNS WITH THE LAND AND SHALL BE BINDING ON ALL OF THE OWNERS AND/OR BENEFICIARIES OF THE PRIVATE ROAD AND THEIR ASSIGNS AND SUCCESSORS. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY SHALL PETITION THE CITY TO INCLUDE THESE ROADS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BEING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHT-OF-WAY, PRIOR TO ACCEPTANCE BY THE CITY.

F. THE OWNER SHALL DESIGNATE THE CITY AS ITS ATTORNEY IN FACT FOR THE LIMITED PURPOSE SET FORTH IN MCDC 16.04.085, CORRECTION OF PLATTING ERRORS.

IN WITNESS WHEREOF THE UNDERSIGNED DECLARANT HAS EXECUTED THIS DECLARATION THIS 23 DAY OF MARCH, 2018.

DECLARANT:

VINTAGE AT MILL CREEK, LP
A WASHINGTON LIMITED PARTNERSHIP
BY: VINTAGE AT MILL CREEK PARTNERS, LLC
ITS ADMINISTRATIVE GENERAL PARTNER
NAME: MICHAEL K. GANCAR, MEMBER
TITLE: MANAGER

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

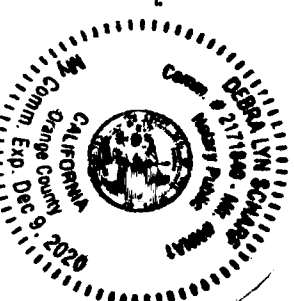
STATE OF CALIFORNIA
COUNTY OF ORANGE
ON March 23, 2018 BEFORE ME, Diana Lynn Schaefer, NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL K. GANCAR, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HE/THEY SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Diana Lynn Schaefer

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
RESIDING AT 1600 West Street, Santa Ana, CA 92705
MY COMMISSION EXPIRES December 31, 2020



PUBLIC RIGHT OF WAY DEDICATION

41st AVENUE SE (ROAD A) AND 133rd STREET SE (ROAD B), SHOWN HEREON AS A PUBLIC STREET, ARE HEREBY DEDICATED AS PUBLIC RIGHT OF WAY TO THE CITY OF MILL CREEK UPON THE RECORDING OF THIS BINDING SITE PLAN (SEE DEDICATIONS, DECLARATIONS AND CERTIFICATES).

COVENANTS AND CONDITIONS

1. BINDING EFFECT:
THIS BINDING SITE PLAN, BS 15-65, AS CONDITIONED AND APPROVED BY THE HEARING EXAMINER FOR THE CITY OF MILL CREEK ON APRIL 27, 2018 (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS), ALONG WITH THE DEVELOPMENT AGREEMENT, RECORDING NO. 20180809042, SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN, THE LAND DESCRIBED HEREIN. THE PERSONAL OBLIGATIONS OF DECLARANT SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ALL ITS INTEREST IN THE LAND PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE FULLY OBLIGATED HEREUNDER.

2. OWNER RELEASE:

THE OWNER(S) AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND THE ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY RELEASE, INDEMNIFY, AND HOLD THE CITY HARMLESS FROM ALL CLAIMS FOR INJURIES, DAMAGES, LIABILITIES, PENALTIES OR INJUNCTIVE RELIEF OF WHATEVER NATURE ARISING FROM (1) THE DESIGN, CONSTRUCTION AND MAINTENANCE OBLIGATIONS AS DESCRIBED IN THE MILL CREEK MUNICIPAL CODE, AND (2) THE DESIGN, CONSTRUCTION, OPERATION AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORMWATER SYSTEM ON-SITE AND HEREBY WAIVE AND RELEASE THE CITY FROM ANY AND ALL SUCH CLAIMS EXCEPT TO THE EXTENT JUDICIALLY DETERMINED TO RESULT FROM A NEGLIGENT ACT OR OMISSION OF THE CITY. THE OWNER(S) SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE BINDING SITE PLAN. THE CITY RESERVES THE RIGHT BUT SHALL NOT HAVE THE OBLIGATION TO PERFORM ANY INSPECTIONS, SERVICE AND MAINTENANCE NECESSARY TO ENSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) TO PROMPTLY REIMBURSE THE CITY FOR ALL COSTS AND EXPENSES INCURRED IN MAINTAINING OR SERVING THE DRAINAGE FACILITIES, 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 RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE.

3. UTILITIES AND ROADWAYS:

ALL ACCESS ROADS AND PARKING AREAS SHALL BE MAINTAINED BY THE OWNERS OF VINTAGE AT MILL CREEK, LP AND THEIR SUCCESSORS AND ASSIGNS BY THE OWNER(S) OF THE PROPERTY OR THEIR SUCCESSORS AND ASSIGNS. ALL NEW AND EXISTING UTILITIES WITHIN THE PROJECT AND ALONG ALL ROADWAY FRONTAGE AREAS SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH MCDC 17.22.110. ALL UTILITY EASEMENTS FOR SANITARY SEWERS, WATER AND STORM DRAINAGE WILL BE PREPARED AND RECORDED WITH SNOHOMISH COUNTY IN ACCORDANCE WITH THE GENERAL LOCATIONS SHOWN ON THE PLAN.

4. UTILITY WARNING:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

5. LANDSCAPE AND OPEN SPACE:

WALKWAYS, SURFICIENT TO PROVIDE REASONABLE EGRESS AND EGRESS BETWEEN THE UNITS AND ADJOINING PAVED AREAS HAVE BEEN INSTALLED WITHIN OR ADJOINING EACH OF THE BUILDING BUILDINGS, AS PAVED SURFACES OR VISIBLE UTILITIES HAVE BEEN LANDSCAPED AND MECHANICALLY IRRIGATED WHERE REQUIRED.

6. TREE PROTECTION:

PRIOR TO ANY SITE CONSTRUCTION TO INCLUDE CLEARING, LOGGING OR GRADING, THE CITY SHALL MARK SIGNIFICANT TREES AND THE DRIP LINES OF STANDS OF TREES AND NATURAL VEGETATION TO BE PROTECTED. BARRIER FENCING SHALL THEN BE ERRECTED AT OR OUTSIDE OF THE MARKED AREAS AND SHALL BE MAINTAINED DURING ALL DEVELOPMENT AND CONSTRUCTION.

7. FRONTAGE IMPROVEMENTS/MAINTENANCE:

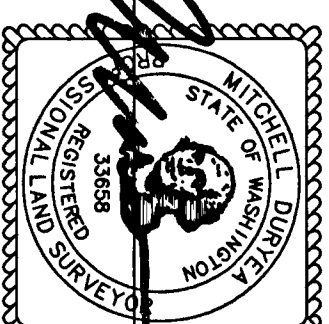
THIS COVENANT SHALL RUN WITH THE LAND AND BIND ALL SUBSEQUENT OWNERS. THE OWNERS SHALL BE RESPONSIBLE TO PROVIDE ROADSIDE MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE BINDING SITE PLAN FRONTAGE. THIS INCLUDES ALL SERVICE AND MAINTENANCE EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS IN THE PUBLIC RIGHT-OF-WAY, WHICH SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL CREEK.

8. TRAIL:

A PUBLIC TRAIL IS HEREBY ALLOWED TO CROSS THE PROPERTY AND CONNECT WITH THE EXISTING AND PLANNED REGIONAL TRAIL SYSTEM, SAID TRAIL WILL RUN GENERALLY ALONG THE SOUTHERLY BOUNDARY OF THE EQUV AND BE LOCATED WITHIN THE 20 FOOT LANDSCAPING BUFFER ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



3-15-18 Date

Mitchell Duryea
LS 35888
Exp. 9/17/2019

A. F. NO. 201804105002

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10th DAY OF April, 2018
AT 12:21 P.M. IN BOOK _____ OF BINDING SITE PLANS
AT THE REQUEST OF DURYEY & ASSOCIATES.

Carlynn Weikel
SNOHOMISH COUNTY AUDITOR
Deputy Auditor
CITY OF MILL CREEK APPROVALS

THE FINAL BINDING SITE PLAN NO. BS 15-65 CONFORMS TO THE PRELIMINARY BINDING SITE PLAN AS APPROVED BY THE HEARING EXAMINER ON APRIL 27, 2016.
Shirley M. Hottel
DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT SERVICES

THE DEDICATIONS AND EASEMENTS MADE HEREON ARE ACCEPTED AND THAT THE BINDING SITE PLAN IS DULY APPROVED THIS 2 DAY OF April, 2018
David A. Duryea
MAYOR, CITY OF MILL CREEK
ATTEST: Carlynn Weikel
CITY CLERK

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS OF AND ON THE PROPERTY HEREIN CONTAINED AS THIS 11th DAY OF April, 2018

Carlynn Weikel
TREASURER, CITY OF MILL CREEK

VINTAGE AT MILL CREEK

NE 1/4 of the NW 1/4 of Section 33,
Township 28 North, Range 5 East, W.M.
City of Mill Creek, Snohomish County, Washington
Revised : February 5, 2018

SHEET 1 OF 4

DURYEY & ASSOCIATES, P.S.

2702 N. Perry Street, Spokane WA 99207
www.duryea-associates.com
JOB NO. 15-1921

VINTAGE AT MILL CREEK

BINDING SITE PLAN / RECORD OF SURVEY

CITY OF MILL CREEK BS 15-65

A. F. NO. 2018 04105002

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE EASTERLY 389 FEET AS MEASURED ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 219644; EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON FOR ROAD PURPOSE THROUGH DEED RECORDED MARCH 27, 1992 UNDER RECORDING NO. 9203270216, RE-RECORDED BY DEED RECORDED JUNE 3, 1992 UNDER RECORDING NO. 9206030420. THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-7900544-PHX1 DATED NOVEMBER 8, 2017.

SPECIAL EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-7900544-PHX1 DATED NOVEMBER 8, 2017

SCHEDULE B - EXCEPTIONS 1, 2, 7, 8, 10 AND 17-21 ARE NOT APPLICABLE TO SHOW ON THIS SURVEY.

3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION LINE FACILITIES AND DISTRIBUTION LINE FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 21, 1986 UNDER RECORDING NO. 8608210129.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONTRACT 2015 - CITY OF MILL CREEK DEVELOPMENT AGREEMENT FOR THE VINTAGE AT MILL CREEK, LLC BINDING SITE PLAN (BS 15-65) IN THE EAST GATEWAY URBAN VILLAGE" RECORDED OCTOBER 26, 2015 UNDER RECORDING NO. 201510260323 AND THE AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 9, 2016 UNDER RECORDING NO. 201608090042.
5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT (EXTENDED USE AGREEMENT) BETWEEN VINTAGE AT MILL CREEK, LP AND WASHINGTON STATE HOUSING FINANCE COMMISSION AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 9, 2016 UNDER RECORDING NO. 201608090042, A RE-RECORDING OF INSTRUMENT RECORDED AUGUST 5, 2016 UNDER RECORDING NO. 201608050593.
6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT BETWEEN VINTAGE AT MILL CREEK, LP AND WASHINGTON STATE HOUSING FINANCE COMMISSION AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 5, 2016 UNDER RECORDING NO. 201608050594.
9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OPTION SUBORDINATION AGREEMENT BETWEEN VINTAGE AT MILL CREEK, LP AND VINTAGE AT MILL CREEK PARTNERS, LLC AND CITIBANK, N.A. AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 8, 2016 UNDER RECORDING NO. 201609090946.
11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR OVERHEAD AND/OR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 10, 2016 UNDER RECORDING NO. 201608101003.
12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN VINTAGE AT MILL CREEK, LP AND PENNY CREEK PARTNERS, LLC AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 11, 2016 UNDER RECORDING NO. 201608110928.
13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND FRONTIER COMMUNICATIONS NORTHWEST, INC. FOR OVERHEAD AND/OR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND FACILITIES, COMMUNICATION WIRING AND CABLES, AND OTHER NECESSARY CONVENIENT INTERFERENCES AS DISCLOSED BY INSTRUMENT RECORDED DECEMBER 21, 2016 UNDER RECORDING NO. 201612210945.
14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PURE SOUND ENERGY, INC. FOR UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS AS DISCLOSED BY INSTRUMENT RECORDED JANUARY 13, 2017 UNDER RECORDING NO. 201701130355.
15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER & SEWER DISTRICT FOR WATER SYSTEM LINES AND FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED MARCH 1, 2017 UNDER RECORDING NO. 201703010396.
16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER & SEWER DISTRICT FOR SANITARY SEWER SYSTEM LINES AND FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED MARCH 1, 2017 UNDER RECORDING NO. 201703010396.
22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER & SEWER DISTRICT FOR ACCESS TO BACKFLOW PREVENTION ASSEMBLIES AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 25, 2017 UNDER RECORDING NO. 201710250638, A RE-RECORDING OF INSTRUMENT RECORDED OCTOBER 26, 2017 UNDER RECORDING NO. 20171026001296 IN KING COUNTY, WASHINGTON.

LOTS / TRACTS

1. LOT 1 IS HEREBY RETAINED AND MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF FUTURE RESIDENTIAL DEVELOPMENT, FUTURE LIMITED COMMERCIAL DEVELOPMENT, FUTURE VEHICLE PARKING AND OPEN SPACE.
2. LOT 2 IS HEREBY RETAINED AND MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF FUTURE RESIDENTIAL DEVELOPMENT, FUTURE LIMITED COMMERCIAL DEVELOPMENT, FUTURE VEHICLE PARKING AND OPEN SPACE.
3. LOT 3 IS HEREBY RETAINED AND MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF FUTURE VEHICLE PARKING, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE.
4. TRACT A IS HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF A ROADWAY BUFFER, PUBLIC AND PRIVATE UTILITIES, PUBLIC PEDESTRIAN ACCESS AND OPEN SPACE.
5. TRACT B IS HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF A PRIVATE DRIVEWAY, PUBLIC AND PRIVATE UTILITIES AND OPEN SPACE.
6. TRACT C IS HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF A PRIVATE DRIVEWAY AND PUBLIC AND PRIVATE UTILITIES.

BASIS OF BEARINGS:

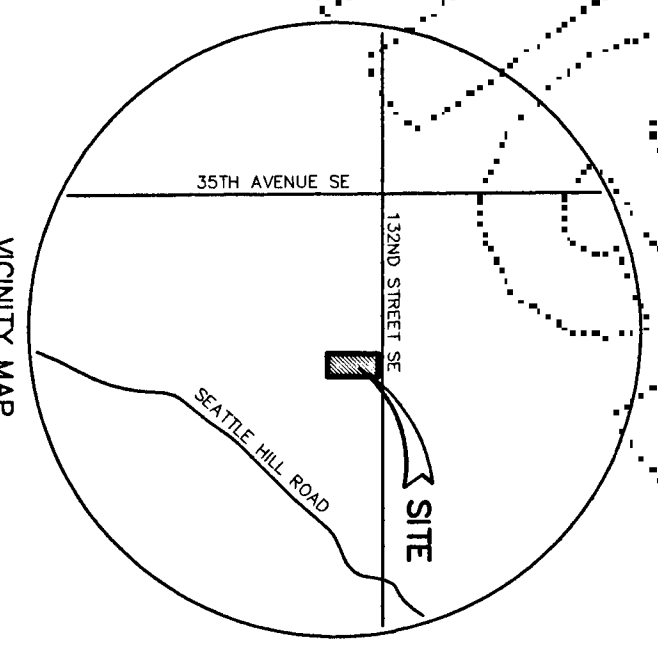
THE BEARING OF NORTH 88°11'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE 132ND STREET OFFICE BUILDING BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NO. 201207165009 IN THE RECORDS OF SNOHOMISH COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

EQUIPMENT & PROCEDURES:

SURVEY PERFORMED WITH A NIKON NPL-362 TOTAL STATION. THIS SURVEY COMPLETES WITH RCW 58.09 AND WAC 352-130-090.

SURVEY REFERENCES:

- R-1) RECORD OF SURVEY VOLUME 20 OF SURVEYS, PAGE 156
- R-2) RECORD OF SURVEY VOLUME 44 OF SURVEYS, PAGE 126
- R-3) PLAT OF BLUEGRASS MEADOWS, A. F. NO. 200701315002
- R-4) PLAT OF WESTFIELD, A. F. NO. 200506015245
- R-5) 132ND STREET OFFICE BUILDING BINDING SITE PLAT, A. F. NO. 201207165009
- R-6) PLAT OF CREEKSIDE PLACE, A. F. NO. 201311085003



VINTAGE AT MILL CREEK
NE 1/4 of the NW 1/4 of Section 33,
Township 28 North, Range 5 East, W.M.
City of Mill Creek, Snohomish County, Washington
Revised : February 5, 2018
SHEET 2 OF 4

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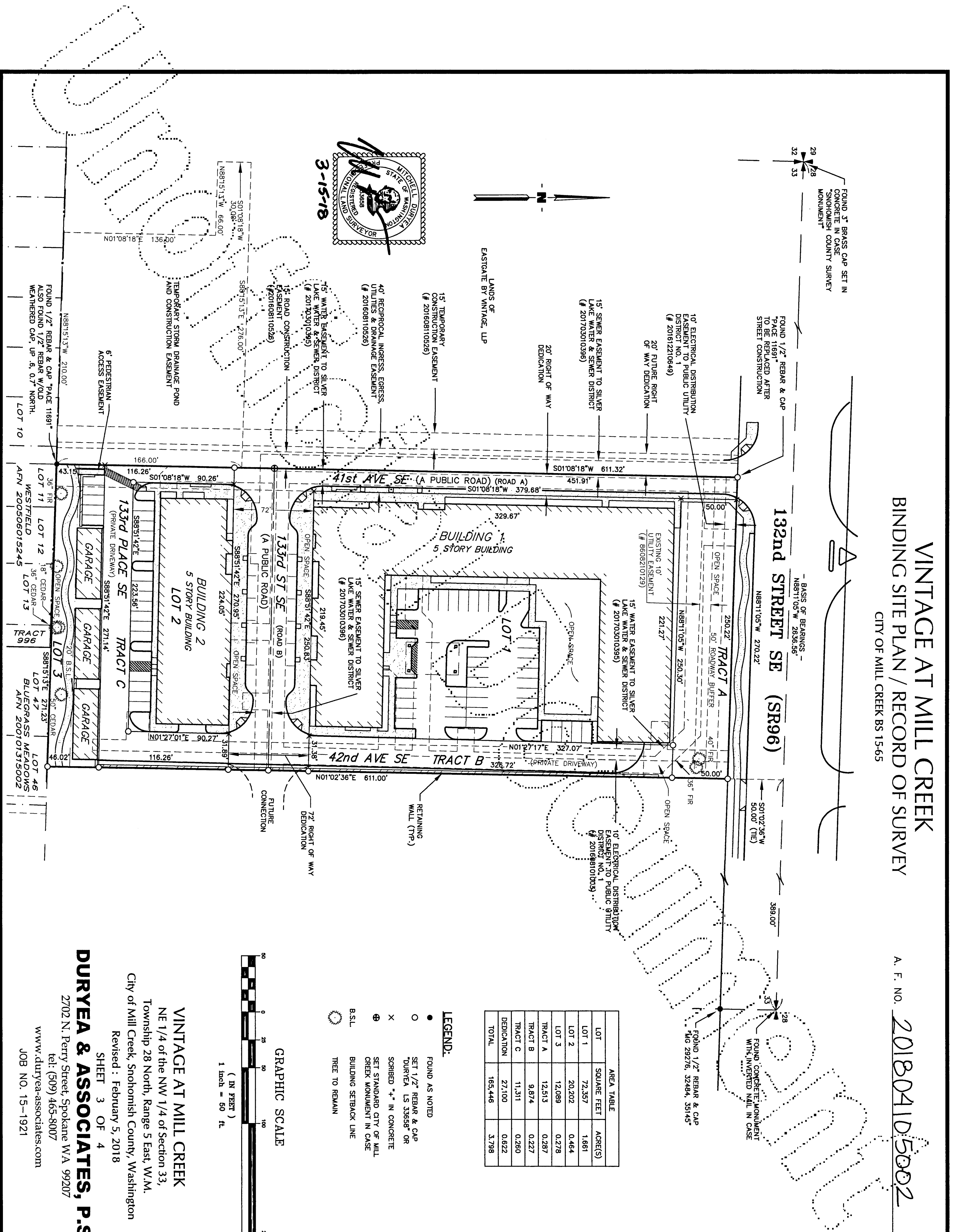
VINTAGE AT MILL CREEK

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CITY OF MILL CREEK BS 15-65

A. F. NO.

201804105002



FOUND 3" BRASS CAP SET IN CONCRETE IN CASE SNOHOMISH COUNTY SURVEY MONUMENT

29
28
32
33

FOUND 1/2" REBAR & CAP PAGE 11691 TO BE REPLACED AFTER STREET CONSTRUCTION

10' ELECTRICAL DISTRIBUTION EASEMENT TO PUBLIC UTILITY DISTRICT NO. 1 (# 201612210849)

20' FUTURE RIGHT OF WAY DEDICATION

15' SEWER EASEMENT TO SILVER LAKE WATER & SEWER DISTRICT (# 201703010396)

20' RIGHT OF WAY DEDICATION

15' TEMPORARY CONSTRUCTION EASEMENT (# 201608110526)

40' RECIPROCAL INGRESS, EGRESS, UTILITIES & DRAINAGE EASEMENT (# 201608110526)

15' WATER EASEMENT TO SILVER LAKE WATER & SEWER DISTRICT (# 201703010395)

15' ROAD CONSTRUCTION EASEMENT (# 201608110526)

TEMPORARY STORM DRAINAGE POND AND CONSTRUCTION EASEMENT

6' PEDESTRIAN ACCESS EASEMENT

FOUND 1/2" REBAR & CAP PAGE 11691 ALSO FOUND 1/2" REBAR W/OLD WEATHERED CAP UP .6, 0.7" NORTH.

- BASIS OF BEARINGS -
N88°11'05"W 2636.56'

132nd STREET SE (SR96)

N88°11'05"W 270.22'

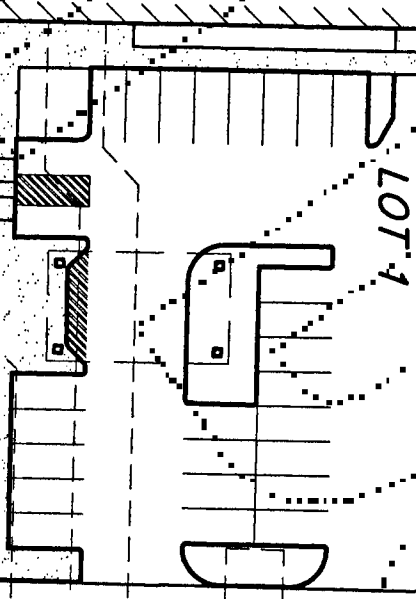
TRACT A

50' ROADWAY BUFFER

EXISTING 10' UTILITY EASEMENT (# 8608210129)

15' WATER EASEMENT TO SILVER LAKE WATER & SEWER DISTRICT (# 201703010395)

BUILDING 1: 5 STORY BUILDING



15' SEWER EASEMENT TO SILVER LAKE WATER & SEWER DISTRICT (# 201703010396)

133rd ST SE (ROAD B)

BUILDING 2: 5 STORY BUILDING

133rd PLACE SE TRACT C

GARAGE

GARAGE

GARAGE

GARAGE

GARAGE

FOUND 1/2" REBAR & CAP #KG 29276, 32484, 35145

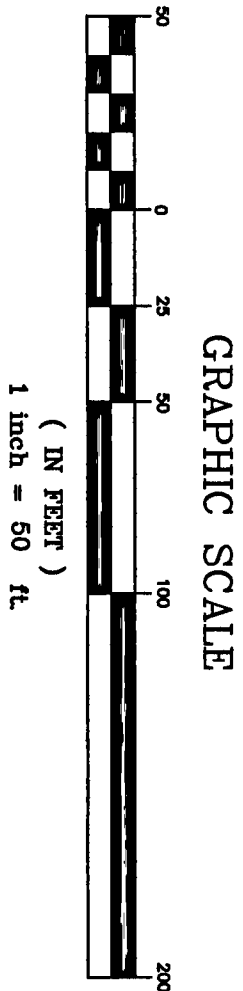
FOUND CONCRETE MONUMENT WITH INVERTED NAIL IN CASE

10' ELECTRICAL DISTRIBUTION EASEMENT TO PUBLIC UTILITY DISTRICT NO. 1 (# 201688101003)

LOT	AREA TABLE	SQUARE FEET	ACRES
LOT 1		72,357	1.661
LOT 2		20,202	0.464
LOT 3		12,089	0.278
TRACT A		12,513	0.287
TRACT B		9,874	0.227
TRACT C		11,311	0.260
DEDICATION		27,100	0.622
TOTAL		165,446	3.798

LEGEND:

- FOUND AS NOTED
- SET 1/2" REBAR & CAP "DURYEA LS 33658" OR SCRIBED "+- IN CONCRETE
- ⊕ SET STANDARD CITY OF MILL CREEK MONUMENT IN CASE BUILDING SETBACK LINE
- ⊙ B.S.L. BUILDING SETBACK LINE
- ⊙ TREE TO REMAIN



VINTAGE AT MILL CREEK

NE 1/4 of the NW 1/4 of Section 33,
Township 28 North, Range 5 East, W.M.
City of Mill Creek, Snohomish County, Washington
Revised : February 5, 2018

SHEET 3 OF 4

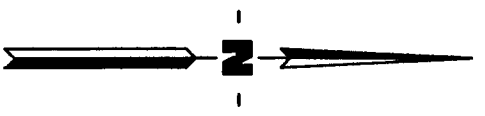
DURYEY & ASSOCIATES, P.S.

2702 N. Perry Street, Spokane WA 99207
www.duryea-associates.com
tel: (509) 465-8007
JOB NO. 15-1921



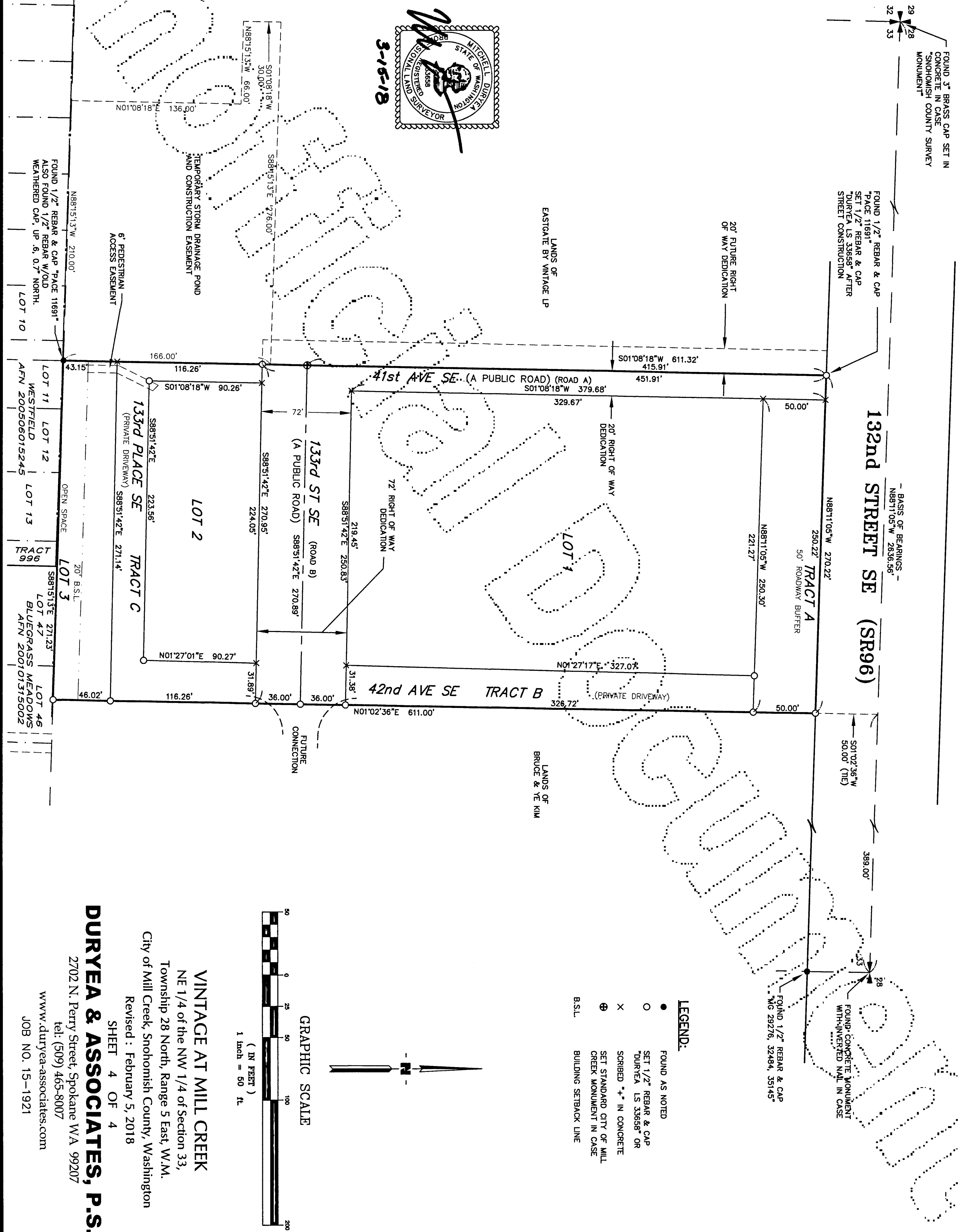
3-15-18

LANDS OF EASTGATE BY VINTAGE, LLP



VINTAGE AT MILL CREEK
 BINDING SITE PLAN / RECORD OF SURVEY
 CITY OF MILL CREEK BS 15-65

A. F. NO. 201804105002



3-15-18

FOUND 3" BRASS CAP SET IN CONCRETE IN CASE SNOHOMISH COUNTY SURVEY MONUMENT

FOUND 1/2" REBAR & CAP "FACE 11691" SET 1/2" REBAR & CAP "DURYEA LS 33658" AFTER STREET CONSTRUCTION

- BASIS OF BEARINGS -
 NB88°1'05"W 28.36.56"

132nd STREET SE (SR96)

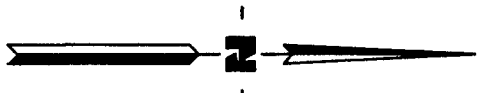
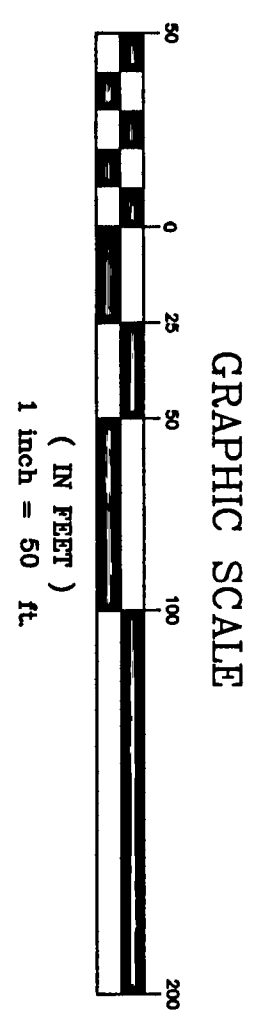
TRACT A
 50' ROADWAY BUFFER

FOUND CONCRETE MONUMENT WITH INVERTED NAIL IN CASE

FOUND 1/2" REBAR & CAP "FACE 29276, 32484, 35145"

LEGEND:

- FOUND AS NOTED
- SET 1/2" REBAR & CAP "DURYEA LS 33658" OR SCRIBED "+" IN CONCRETE
- ⊕ SET STANDARD CITY OF MILL CREEK MONUMENT IN CASE
- B.S.L. BUILDING SETBACK LINE



VINTAGE AT MILL CREEK
 NE 1/4 of the NW 1/4 of Section 33,
 Township 28 North, Range 5 East, W.M.
 City of Mill Creek, Snohomish County, Washington
 Revised : February 5, 2018
 SHEET 4 OF 4
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