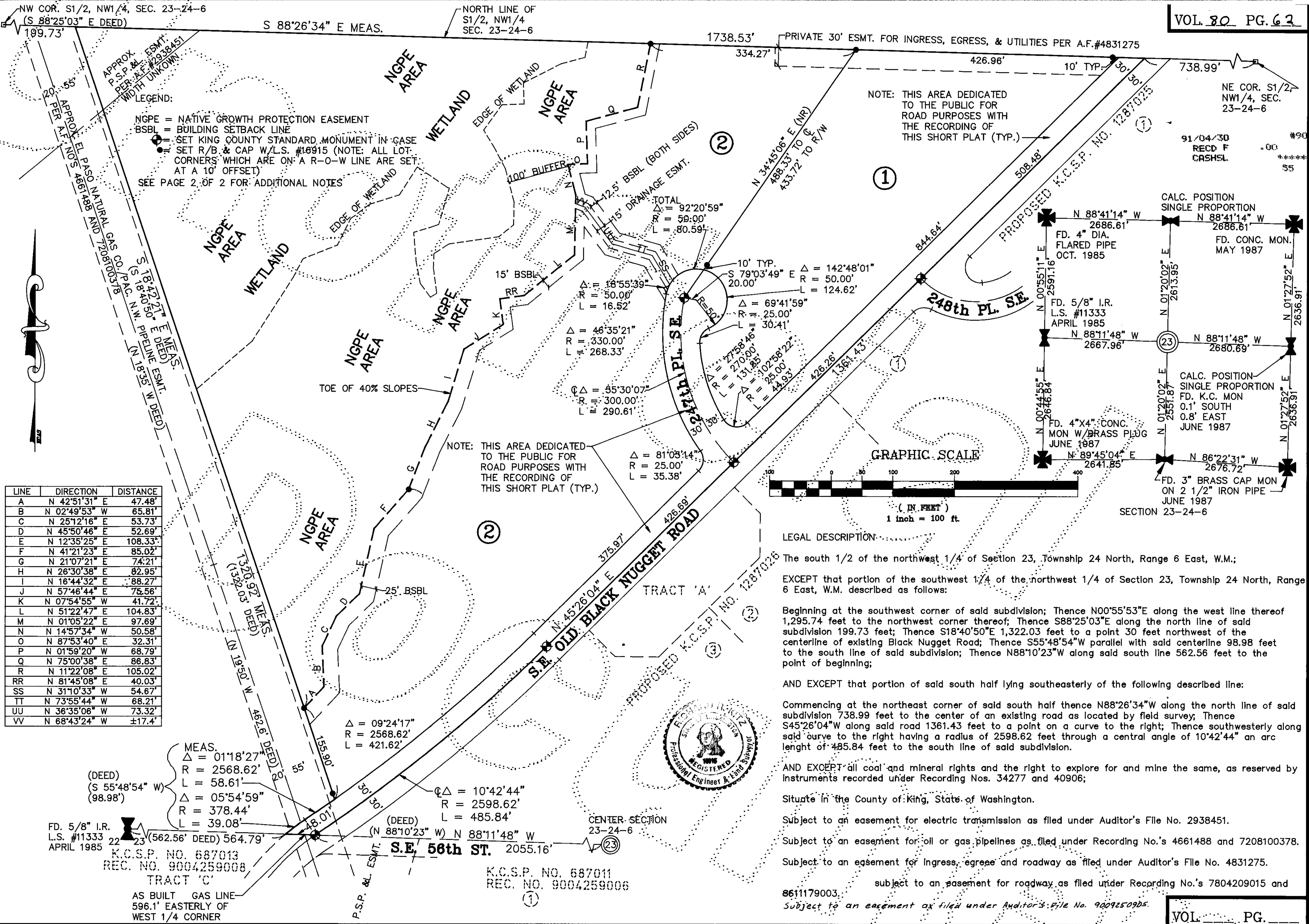


9104309002



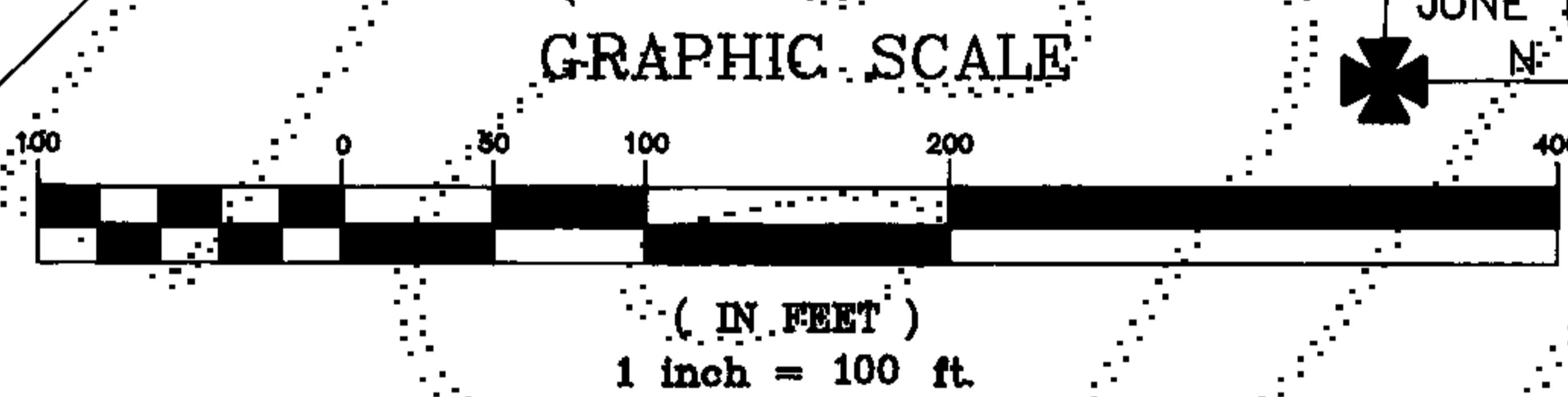
**LEGEND:**

- NGPE = NATIVE GROWTH PROTECTION EASEMENT
- BSBL = BUILDING SETBACK LINE
- SET KING COUNTY STANDARD MONUMENT IN CASE SET R/B & CAP W/L.S. #10915 (NOTE: ALL LOT-CORNERS WHICH ARE ON A R-O-W LINE ARE SET AT A 10' OFFSET)
- SEE PAGE 2 OF 2 FOR ADDITIONAL NOTES

NOTE: THIS AREA DEDICATED TO THE PUBLIC FOR ROAD PURPOSES WITH THE RECORDING OF THIS SHORT PLAT (TYP.)

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LINE	DIRECTION	DISTANCE
A	N 42°51'31" E	47.48'
B	N 02°49'53" W	65.81'
C	N 25°12'16" E	53.73'
D	N 45°50'46" E	52.69'
E	N 12°35'25" E	108.33'
F	N 41°21'23" E	85.02'
G	N 21°07'21" E	74.21'
H	N 26°30'38" E	82.95'
J	N 16°44'32" E	88.27'
K	N 57°46'44" E	75.56'
L	N 07°54'55" W	41.72'
M	N 51°22'47" E	104.83'
N	N 01°05'22" E	97.69'
O	N 14°57'34" W	50.58'
P	N 87°53'40" E	32.31'
Q	N 01°59'20" W	68.79'
R	N 75°00'38" E	86.83'
S	N 11°22'08" E	105.02'
RR	N 81°45'08" E	40.03'
SS	N 31°0'33" W	54.67'
TT	N 73°55'44" W	68.21'
UU	N 36°35'06" W	73.32'
VV	N 68°43'24" W	±17.4'



**LEGAL DESCRIPTION:**

The south 1/2 of the northwest 1/4 of Section 23, Township 24 North, Range 6 East, W.M.;

EXCEPT that portion of the southwest 1/4 of the northwest 1/4 of Section 23, Township 24 North, Range 6 East, W.M. described as follows:

Beginning at the southwest corner of said subdivision; Thence N00°55'53"E along the west line thereof 1,295.74 feet to the northwest corner thereof; Thence S88°25'03"E along the north line of said subdivision 199.73 feet; Thence S18°40'50"E 1,322.03 feet to a point 30 feet northwest of the centerline of existing Black Nugget Road; Thence S55°48'54"W parallel with said centerline 98.98 feet to the south line of said subdivision; Thence N88°10'23"W along said south line 562.56 feet to the point of beginning;

AND EXCEPT that portion of said south half lying southeasterly of the following described line:

Commencing at the northeast corner of said south half thence N88°26'34"W along the north line of said subdivision 738.99 feet to the center of an existing road as located by field survey; Thence S45°26'04"W along said road 1361.43 feet to a point on a curve to the right; Thence southwesterly along said curve to the right having a radius of 2598.62 feet through a central angle of 10°42'44" an arc length of 485.84 feet to the south line of said subdivision.

AND EXCEPT all coal and mineral rights and the right to explore for and mine the same, as reserved by instruments recorded under Recording Nos. 34277 and 40906;

Situate in the County of King, State of Washington.

Subject to an easement for electric transmission as filed under Auditor's File No. 2938451.

Subject to an easement for oil or gas pipelines as filed under Recording No.'s 4661488 and 7208100378.

Subject to an easement for ingress, egress and roadway as filed under Auditor's File No. 4831275.

subject to an easement for roadway as filed under Recording No.'s 7804209015 and 8611179003.

Subject to an easement as filed under Auditor's File No. 9009250905.

**RECORDER'S CERTIFICATE** 9104309002

Filed for record this 20 day of April, 1991, at 10:23 AM in book 80 of Survey at page 62 at the request of RICHARD R. KITZ, Surveyor's Name

Jane H. Ague, Mgr. Carolyn Ahleman, Supt. of Records

**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 JOHN E. BUCHAN, CONSTRUCTION, INC. in A/G 1990

Richard R. Kitz, Professional Engineer & Land Surveyor

Certificate No. 16915

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS

416 RAINIER BLVD. NORTH  
ISSAQUAH, WASHINGTON 98027  
PHONE: [206]392-5351

**K.C.S.P. NO. 1287023**  
IN THE S.1/2, N.W.1/4, SEC. 23-24-6  
KING COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
S. KITZ	4/90	89128
CHKD BY	SCALE	SHEET
R. KITZ	1"=100'	1 OF 2

9104309002

SHORT PLAT NO. 1287023  
KING COUNTY, WASHINGTON

STATE OF WASHINGTON )  
COUNTY OF KING ) s.s.

APPROVALS:

PARKS, PLANNING & RESOURCES DEPARTMENT

DEPARTMENT OF ASSESSMENTS

Examined and approved this 23 day of APRIL, 1991

Examined and approved this 25 day of APRIL, 1991

Ray M. Kalk  
Manager, Building & Land Development Division

Ruth P. Rosen  
Assessor

Examined and approved this 24 day of April, 1991

J. M. [Signature]  
Deputy Assessor

[Signature]  
Development Engineer

Account Number: 232406-9008  
S. 1/2 of NW 1/4, S. 23 T. 24 N. R. 6E

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this short plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision other than claims resulting from inadequate maintenance by King County.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing King County, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of King County, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals

JOHN F. BUCHAN CONSTRUCTION, INC., A WASHINGTON CORPORATION, BY:

[Signature] Vice President  
Name Title

Name Title

SEATTLE-FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BY:

[Signature] Vice President  
Name Title

Name Title

On this 28 day of Aug, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Max Alshamm to me known to be the V.P. President and

John F. Buchanan Const. Co. Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that no authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Cheri L. King  
Notary Public in and for the State of Washington, residing at [Address]  
Exp. 2-20-94

STATE OF WASHINGTON )  
COUNTY OF KING ) s.s.

On this 28 day of Aug, 1990, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared [Signature] to me known to be the [Title] President and

[Signature] Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that [Signature] authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]  
Notary Public in and for the State of Washington, residing at [Address]

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, U.S. West Communications, Washington Natural Gas Company, and Sammamish Plateau Water & Sewer District and their respective successors and assigns, under and upon the exterior 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, pipe, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, and utility service together with the right to enter upon the lots at all times for the purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

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

THE ROAD AND DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE PLAN AND PROFILE, PLAN NO. P 1519 ON FILE WITH KING COUNTY BUILDING AND LAND DEVELOPEMENT (B.A.L.D.). ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY B.A.L.D.

BUILDING SETBACKS & NATIVE GROWTH PROTECTION EASEMENTS

Structures, fill & obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line, and within 25 year flood plains (if applicable), and within the Native Growth Protection Easements (s) as shown.

Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from King County, which permission must be obtained in writing from the King County Building and Land Development Division or its successor agency.

Before beginning and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of King County.

WARNING: KING COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS SHORT PLAT.

SAID EASEMENTS TO BE MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS THEREFROM AND THEIR HEIRS, ASSIGNS OR SUCCESSORS, UNLESS AND UNTIL SUCH ROADS ARE IMPROVED TO KING COUNTY STANDARDS AND ARE DEDICATED AND ACCEPTED BY KING COUNTY FOR MAINTENANCE.