

9104309005

LEGAL DESCRIPTION

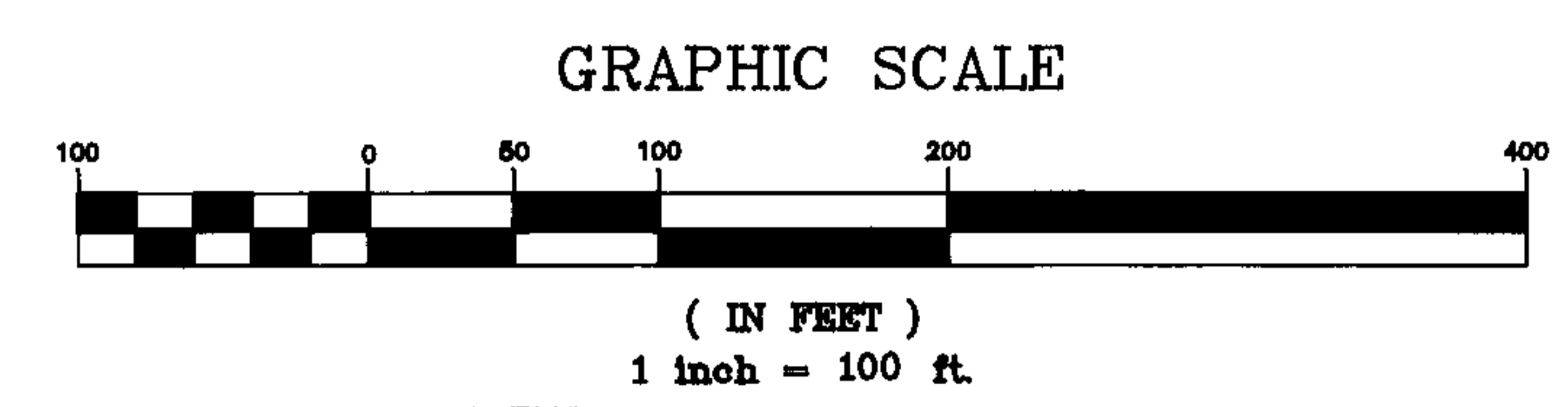
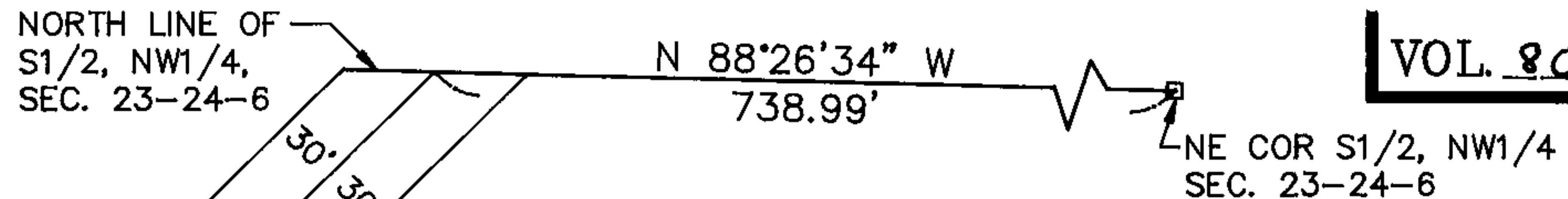
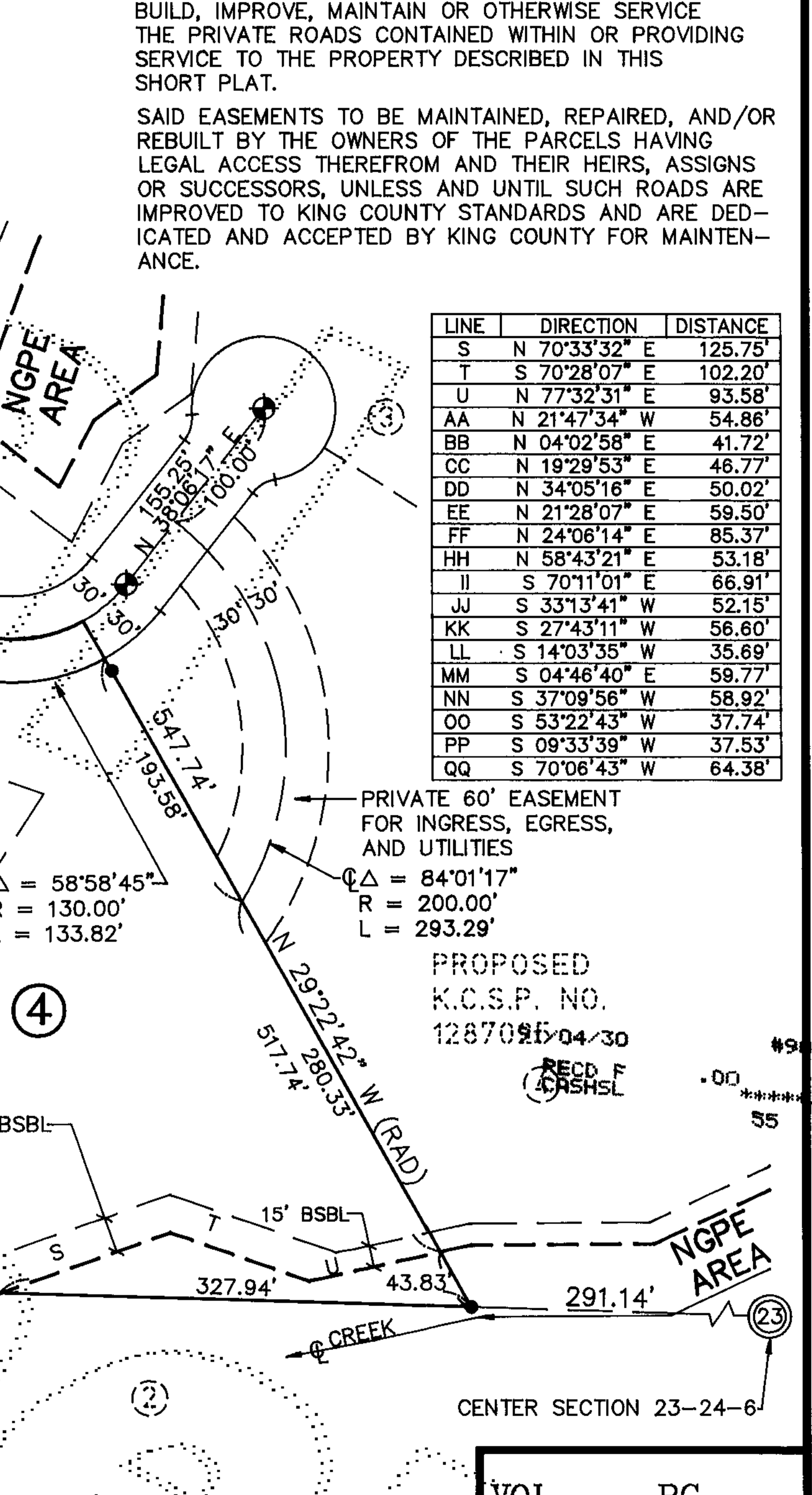
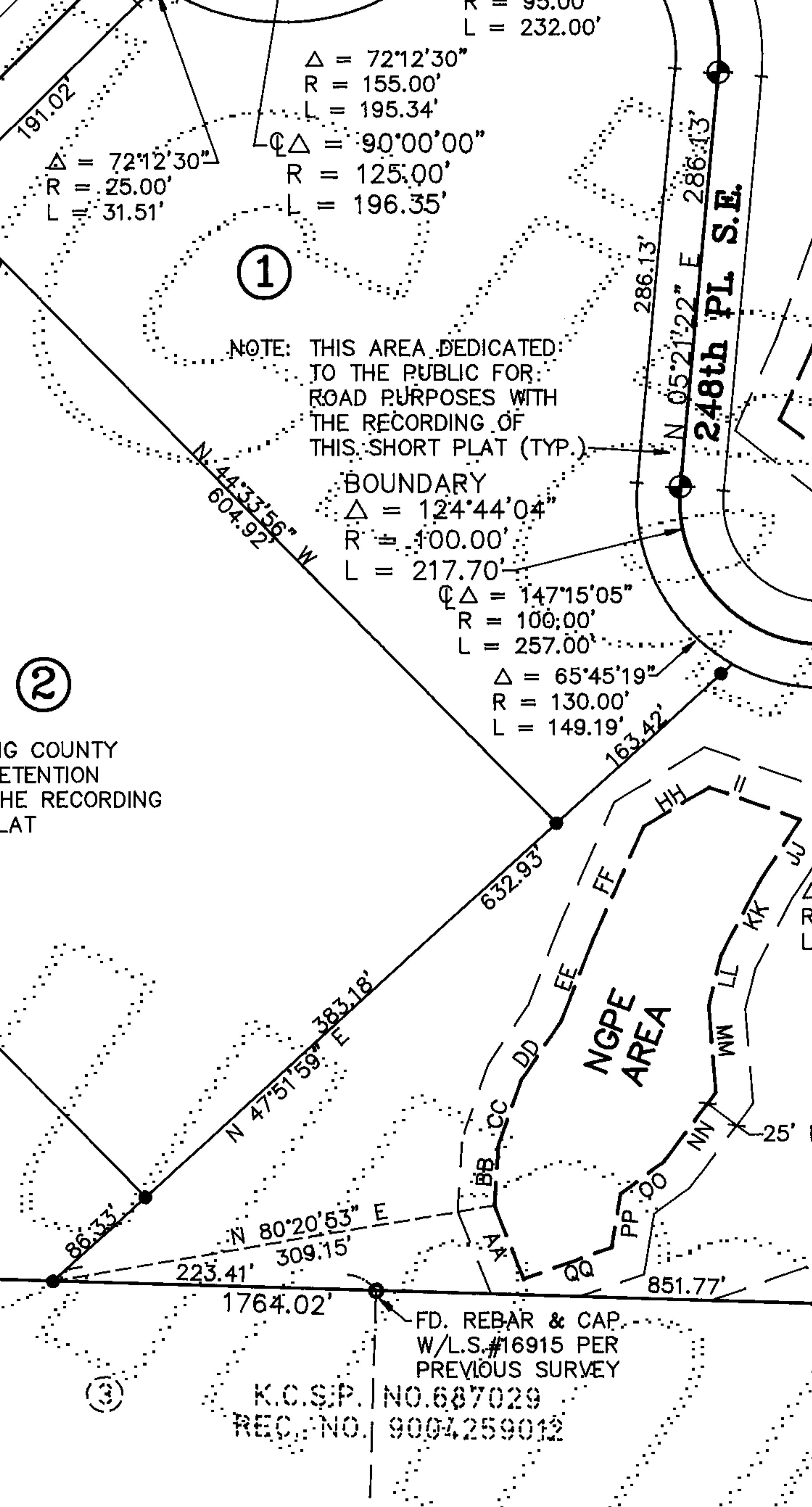
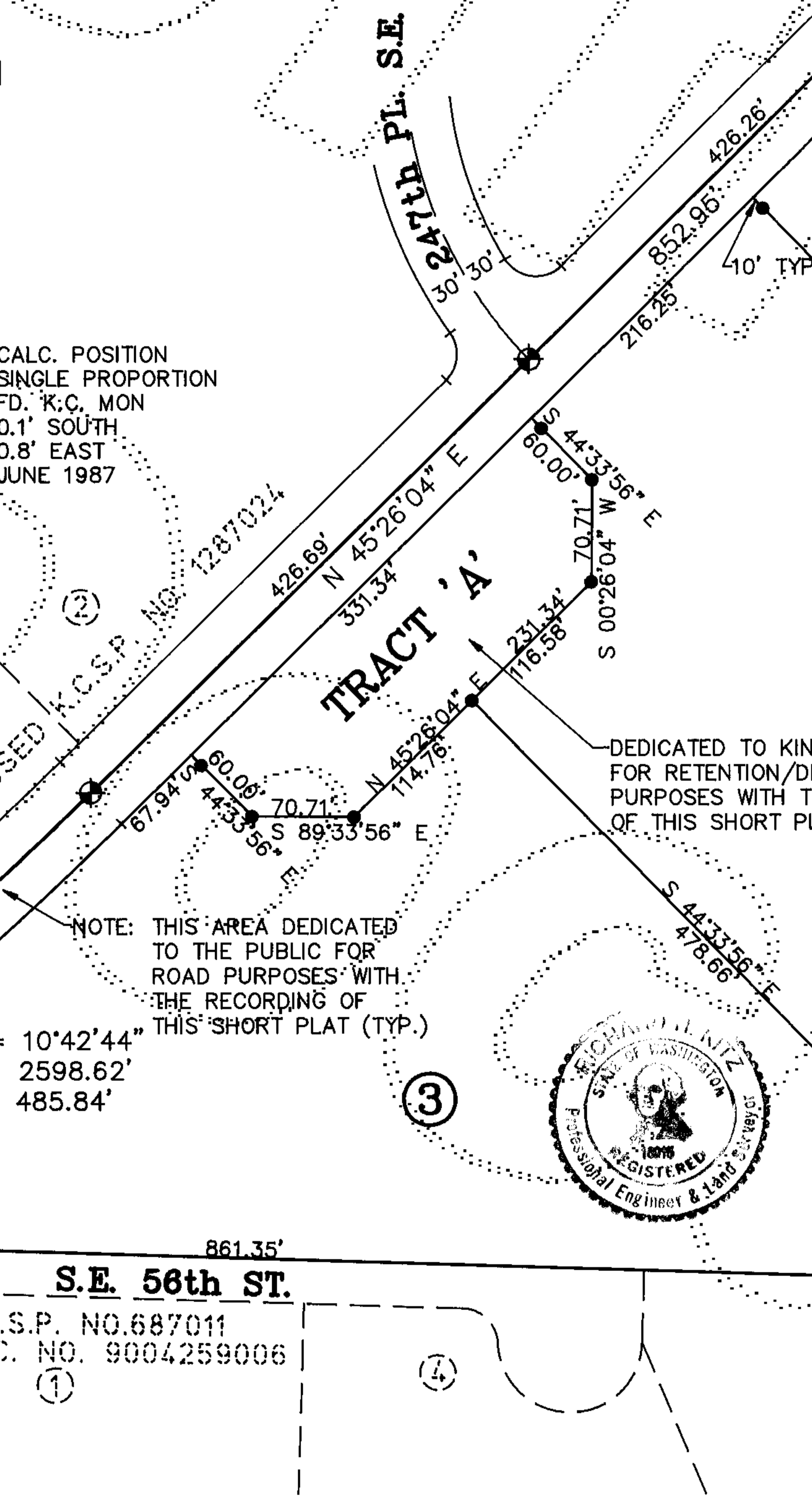
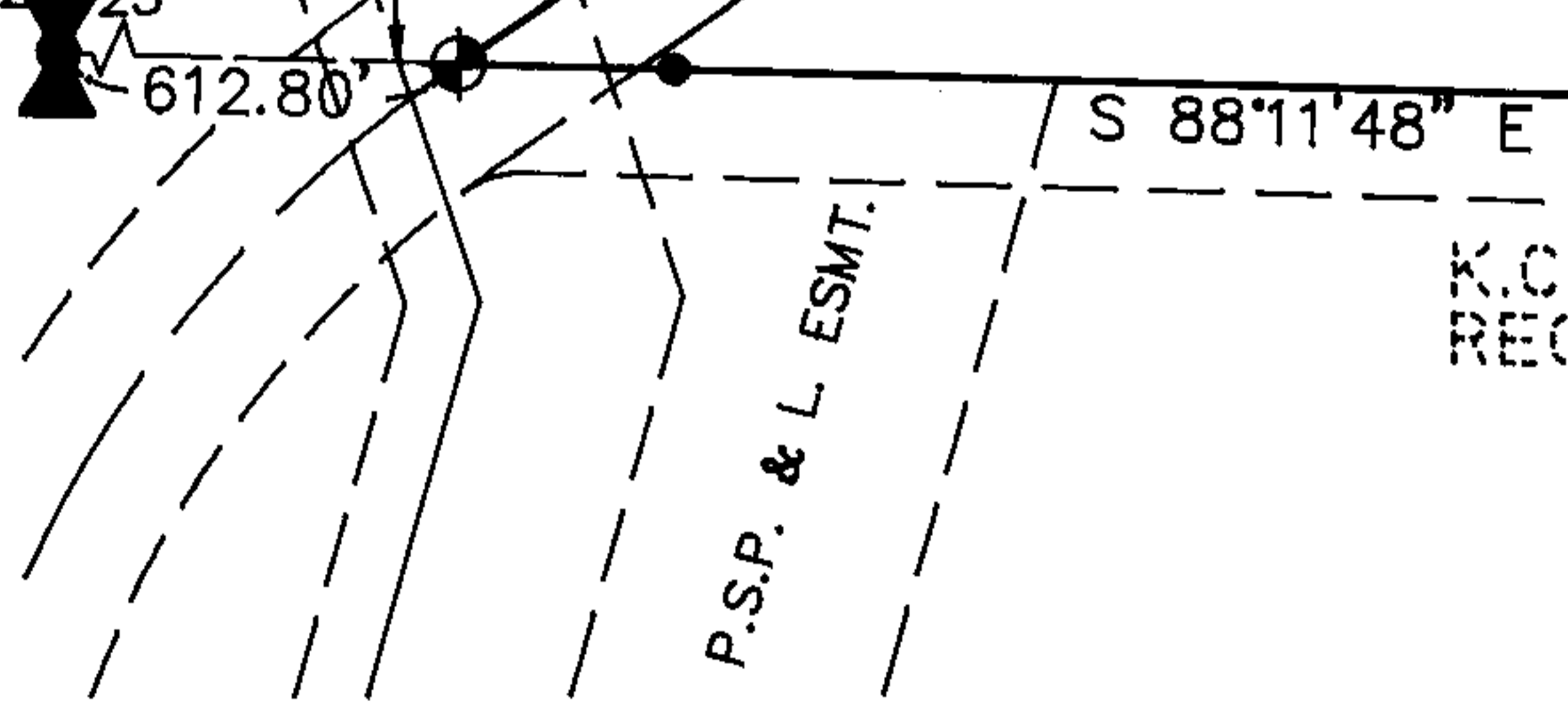
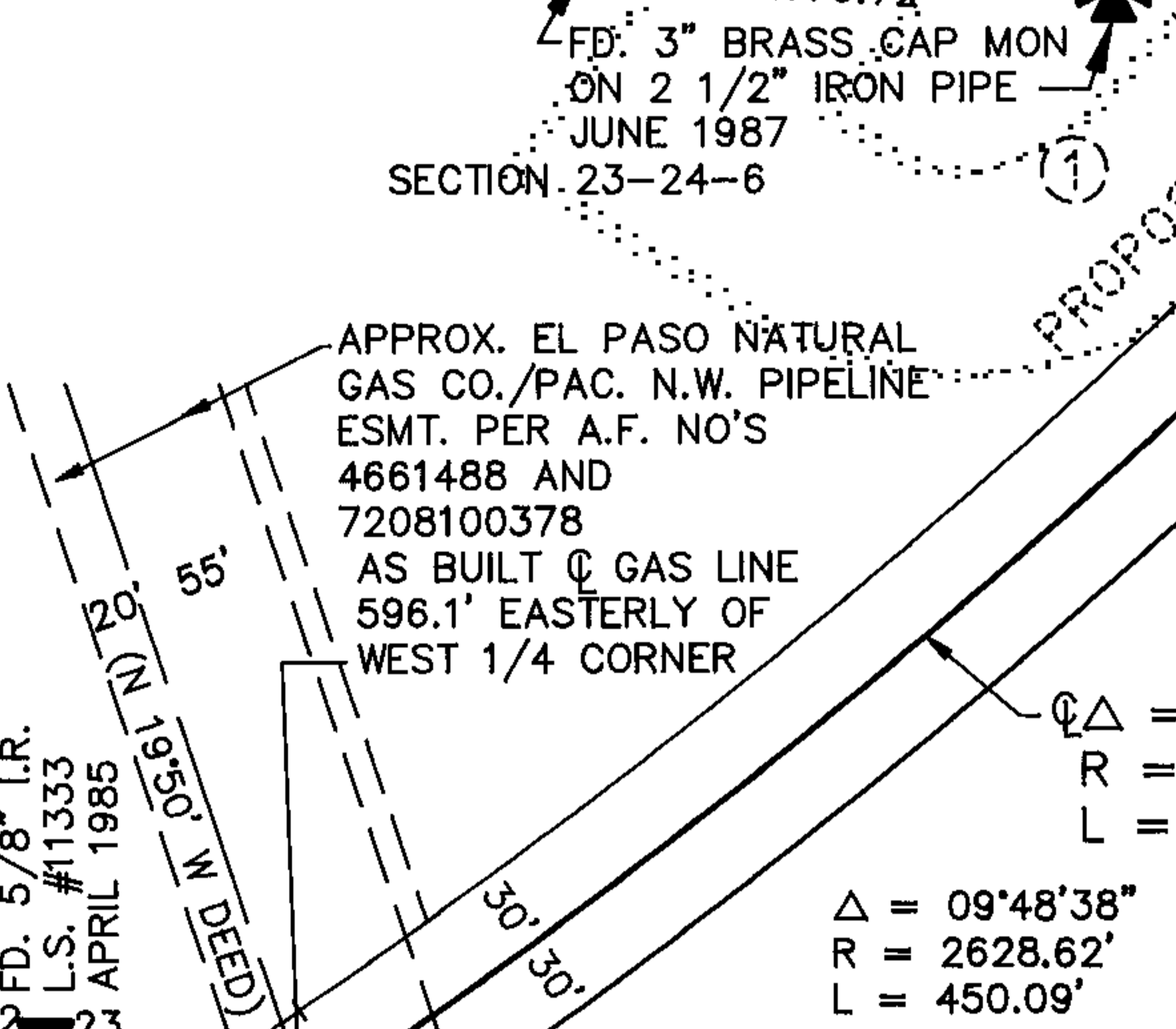
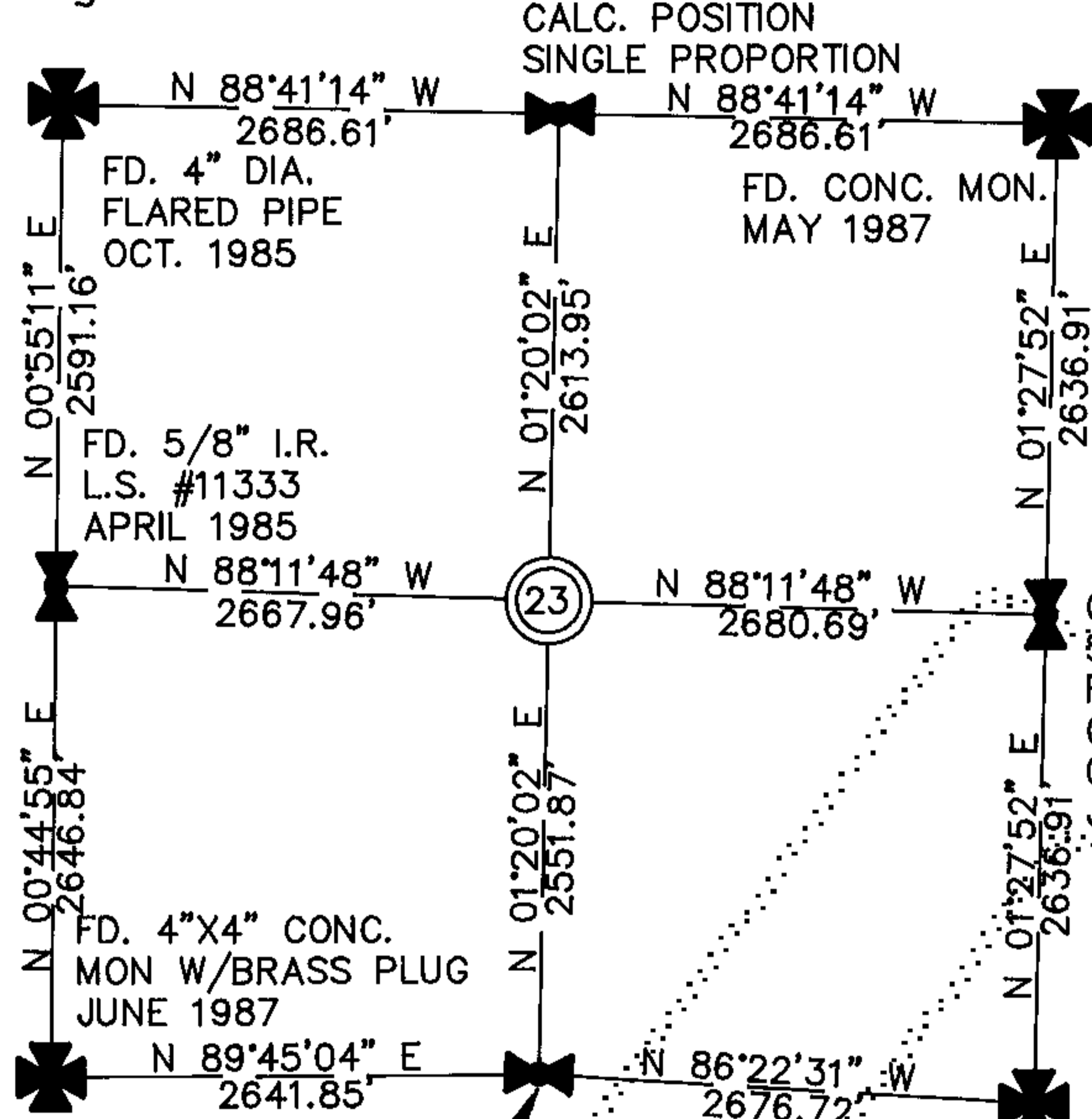
Beginning at the northeast corner of the south one-half of the northwest quarter of Section 23, Township 24 North, Range 6 East, W.M., thence N88°26'34"W along the north line of said subdivision 738.99 feet to the center of an existing road as located by field survey; Thence S45°26'04"W along said road 508.48 feet to the point of beginning, and a curve concave to the north whose radius is 125.00 feet and bears N45°26'04"E and included angle is 90°; Thence along said curve an arc length of 196.35 feet to a point of reverse curvature, concave to the south, whose radius is 125.00 feet and bears S44°33'56"E, and included angle is 139°55'18"; Thence along said reverse curve an arc length of 305.26 feet; Thence S05°21'22"W 286.13 feet to a curve concave to the northeast whose radius is 100.00 feet and bears S84°38'38"E and included angle is 124°44'04"; Thence along said 100.00 foot radius curve an arc length of 217.70 feet; Thence S29°22'42"E 547.74 feet to the south line of said subdivision; Thence N88°11'48"W along said south line 1764.02 feet to a curve concave to the northwest whose radius is 2598.62 feet and bears N33°51'12"W and included angle is 10°42'44"; Thence northeasterly along said 2598.62' radius curve an arc length of 485.84 feet; Thence N45°26'04"E 852.95 feet to the point of beginning.

Except all coal and mineral rights and the right to explore for a mine the same, as reserved by instruments recorded under Recording No.'s 34277 and 40906.

Situate in the County of King, State of Washington.

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

subject to an easement for roadway as filed under Recording No.'s 7804209015 and 861179003. Subject to an easement as filed under Auditor's File No. 9009250905.



LEGEND:
NGPE = NATIVE GROWTH PROTECTION EASEMENT
BSBL = BUILDING SETBACK LINE
● = SET KING COUNTY STANDARD MONUMENT IN CASE
● = SET R/B & CAP W/L.S. #16915 (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
GENERAL NOTES
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.

LINE	DIRECTION	DISTANCE
S	N 70°33'32\"	E 125.75'
T	S 70°28'07\"	E 102.20'
U	N 77°32'31\"	E 93.58'
AA	N 21°47'34\"	W 54.86'
BB	N 04°02'58\"	E 41.72'
CC	N 19°29'53\"	E 46.77'
DD	N 34°05'16\"	E 50.02'
EE	N 21°28'07\"	E 59.50'
FF	N 24°06'14\"	E 85.37'
HH	N 58°43'21\"	E 53.18'
II	S 70°11'01\"	E 66.91'
JJ	S 33°13'41\"	W 52.15'
KK	S 27°43'11\"	W 56.60'
LL	S 14°03'35\"	W 35.69'
MM	S 04°46'40\"	E 59.77'
NN	S 37°09'56\"	W 58.92'
OO	S 53°22'43\"	W 37.74'
PP	S 09°33'39\"	W 37.53'
QQ	S 70°06'43\"	W 64.38'



RECORDER'S CERTIFICATE 9104309005
Filed for record this 30 day of April 1991 at 10:21 AM in book 80 of Survey at page 65 at the request of RICHARD R. KITZ, Surveyor's Name
Jane H. Jaque Mgr. Carolyn Ableman 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 AUG 1990
Richard R. Kitz Certificate No. 16915

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
415 RAINIER BLVD. NORTH
ISSAQUAH, WASHINGTON 98027
PHONE: [206]392-6351

K.C.S.P. NO. 1287026
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

9104309005

SHORT PLAT NO. 1287026
KING COUNTY, WASHINGTON

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

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

Manager, Building & Land Development Division

Assessor

Examined and approved this 22nd day of April 1991

Deputy Assessor

Development Engineer

Account Number 232406-9128
S 1/2 of NW 1/4, S. 23 T. 24N 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:

Name: [Signature] Title: VICE PRESIDENT

Name: _____ Title: _____

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

Name: [Signature] Title: Vice President

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 Abrahamson President and John F. Buchanan Construction, Inc. 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 he is 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



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

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

On this _____ day of _____ 19____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ President and _____ 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 _____ 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.

Notary Public in and for the State of Washington, residing at _____

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.