

MEADOW CREEK OFFICE PARK

141/26

NE⁴ SEC. 28, TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

88/05/04 #0297
RECD F 25.00
REV S 26.00
CRSHSL ***51.00
11

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this plat to be the graphic representation of the subdivision made hereby, and do 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 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 plat as being dedicated or conveyed to a person or entity other than the public.

Further, the undersigned owners of the land hereby 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 subdivision other than claims resulting from inadequate maintenance by King County.

Further, the undersigned owners of the land hereby 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 subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or subsurface water flows within this subdivision or by establishment, construction or maintenance of the roads within this 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.

IN WITNESS WHEREOF we set our hands and seals

MURRAY FRANKLYN DEVELOPMENT CORPORATION, A Washington Corporation

BY: [Signature] BY: [Signature]
Its Pres Its Sec

Savings Bank of Puget Sound, A Washington Corporation

By: [Signature] By: _____
It's SR. VICE PRES It's _____

ACKNOWLEDGEMENTS

State of Washington

County of KING

I certify that I know or have satisfactory evidence that Donald Kline and Donald Jasper signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary of Murray Franklin Dev Corp to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated Mar 7, 1988

[Signature]
(Signature of notary public)

TITLE: _____

My appointment expires 10-2-91



State of Washington

County of KING

I certify that I know or have satisfactory evidence that Wm. Revercomb signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated MAR 8, 1988

[Signature]
(Signature of notary public)

TITLE: _____

My appointment expires 3-18-88

RESTRICTIONS

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 or this plat shall be less than the area required for the use district in which located.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Meadow Creek Office Park is based upon an actual survey and subdivision of Section 28, Township 24 North, Range 6 East of W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.



[Signature]
Gustav B. Osterback, Professional Land Surveyor. Certificate No. 18094

LEGAL DESCRIPTION

Lot 4 and an undivided interest in Tract A of Short Plat No. 186039 recorded under auditor's file no. 8707301095 being described as a portion of the following:
That portion of the northeast quarter of the northeast quarter of Section 28, Township 24 North, Range 6 East, W.M., in King County, Washington, lying easterly of the easterly right-of-way line of the Northern Pacific Railway Company, westerly of 228th Avenue Southeast (New Issaquah-Redmond Highway) as established by Deed to the State of Washington recorded under Recording No. 6374019 and northerly of the following described line: Beginning at the northeast corner of Section 28, Township 24 North, Range 6 East, W.M., in King County, Washington; thence south 1°49'37" west along the east line of said Section a distance of 417.57 feet; thence north 88°32'27" west a distance of 109.79 feet to the southwesterly margin of new Issaquah-Redmond Highway (228th Avenue Southeast) and the True Point of Beginning of the herein described line; thence continuing north 88°32'27" west a distance of 904.17 feet to the easterly right-of-way line of the Northern Pacific Railway Company and the terminus of the herein described line.
Together with that vacated portion of East Lake Sammamish Parkway Southeast as vacated under King County Ordinance 8022 which would attach by operation of law.

GENERAL NOTES

- THE PUBLIC DRAINAGE EASEMENT SHALL BE PRIVATELY MAINTAINED AS AN OPEN, GRASS-LINE SWALE. IN NO CASE SHALL PIPING, FILLING OR OBSTRUCTING OF THE SWALE BE PERMITTED, UNLESS WRITTEN APPROVAL IS GRANTED BY THE KING COUNTY DIVISION OF SURFACE WATER MANAGEMENT AND THE KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION.
- ALL SURFACE WATER RUNOFF MUST PASS THROUGH AT LEAST 200 FEET OF BIO-FILTRATION (E.G. A GRASS-LINED SWALE) PRIOR TO DISCHARGE INTO THE NORTH FORK OF ISSAQUAH CREEK.
- PART OF ALL OF THE LOTS CREATED WITHIN THIS PLAT ARE DESIGNATED AS BEING CLASS III SEISMIC HAZARD AREA. A SPECIAL STUDY MAY BE REQUIRED THROUGH THE SENSITIVE AREAS REVIEW PROCESS AT THE TIME OF BUILDING PERMIT APPLICATION TO ADDRESS FOUNDATION STABILITY AND POTENTIAL IMPACT OF DEVELOPMENT.
- EACH LOT SHALL SHARE UNDIVIDED OWNERSHIP OF TRACT X AND SHALL BE RESPONSIBLE FOR ITS MAINTENANCE. TRACT X SHALL BE 22 FEET WIDE AND IMPROVED WITH A 20-FOOT WIDE PAVED SURFACE AND CONTROLLED DRAINAGE.
- ALL STRUCTURES WITHIN THE SUBDIVISION SHALL HAVE THE LOWEST FLOOR ELEVATED TO THE ELEVATION OF ONE HUNDRED YEAR FLOOD OR BE FLOOD PROOFED IN ACCORDANCE WITH KCC 21.54.070.
- THE STORMWATER SYSTEM SHALL BE AVAILABLE TO ALL LOTS WITHIN THE SUBDIVISION AND THAT THE RESPONSIBILITY FOR MAINTENANCE SHALL BE SHARED BY THE OWNERS OF THE ENTIRE SUBDIVISION.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, WASHINGTON NATURAL GAS COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, KING COUNTY WATER DISTRICT NO. 82, a cable television company, and their respective successors and assigns, under and upon Tract X in which to install, lay, construct, renew, operate and maintain underground conduits, cable, pipeline, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric, telephone, gas, cable television service, sewer and water.

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

Examined and approved this 10th day of April, 1988

[Signature]
Development Engineer

Examined and approved this 20th day of April, 1988

[Signature]
Manager, Building & Land Development Division

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 21 day of April, 1988

[Signature]
King County Assessor

[Signature]
Deputy King County Assessor

Account Number _____

KING COUNTY COUNCIL

Examined and approved this 2nd day of MAY, 1988

[Signature]
Chairman, King County Council

[Signature]
Clerk of the Council

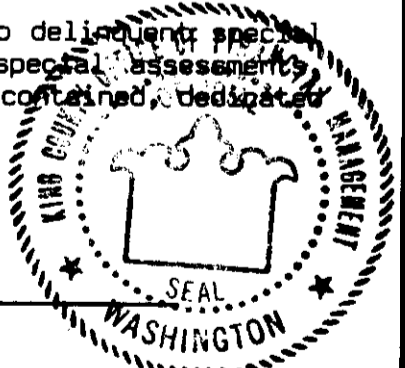
FINANCE DIRECTOR'S CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for other public use, are paid in full.
This 21st day of April, 1988.

OFFICE OF FINANCE

[Signature]
Director of Finance

[Signature]
Deputy Director of Finance



RECORDING CERTIFICATE 8805040297

Filed for record at the request of King County Council this 04th day of MAY, 1988, at 58 minutes past 9 A.M. and recorded in Volume 141 of Plats, page 26-27, records of King County, Washington.

DIVISION OF RECORDS & ELECTIONS

JANE HAGUE
Manager

W.M.E. YOUNG
Superintendent of Records