MEADOWBROOK POINTE

N.W. 1/4, SEC. 18, TWP. 24 N. RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

DESCRIPTION

This Plat of Meadowbrook Pointe embraces that portion of Government Lot 2, Section 18, Township 24 North, Range 6 East, W.M., in King County, Washington, as established in King County Superior Court Cause No. 74791 and confirmed in King County Superior Court Cause No. 420078, described as follows:

BEGINNING at the West quarter corner of said section 18; thence S 88°18'41" E along the quarter line 1,578.99 feet; thence North 657.14 feet; thence N 89°44'44" E 499.87 feet to the TRUE POINT OF BEGINNING; thence S 89°44'44" W 499.87 feet; thence N 0°12'00" W 366.14 feet; thence S 88°57'00" E 198.00 feet; thence N 0°51'00" E 74.90 feet; thence N 1°15'00" W 439.00 feet, more or less, to the Shore of Lake Sammamish; thence Northeasterly along said shore 460.00 feet more or less to a point that bears N 1°16'00" E from the POINT OF BEGINNING; thence S 1°16'00" W 1,135 feet, more or less, to the TRUE POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Pacific Northwest Bell Tele. Co., Washington Natural gas, City of Bellevue Water District, and their successors and assigns, under and upon the exterior 7 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, cable, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric, telephone, gas, cable TV service, sewer and water, together with the right to enter upon the lots at all times for the purpose stated.

Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear 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 othe purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

An easement is hereby reserved for and granted to City of Bellevue Water District under and upon the easements shown on the plat and described herein as "water easement" and "sanitary sewer easement" to install, maintain, replace repair and operate water mains and sewer mains and appurtenances for this subdivision and other property together with the right to enter said easement at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements.

APPROVALS

Examined and approved this 7th day of November, 1986

KING COUNTY DEPARTMENT OF PUBLIC WORKS

County Road Engineer

Examined and approved this 12th day of November, 1986

KING COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Manager, Building & Land Development Division

Examined and approved this ____ day of _____, 19____

KING COUNTY DEPARTMENT OF ASSESSMENTS

King County Assessor | Deputy King County Assessor

Examined and approved this 17th day of November, 1986

KING COUNTY COUNCIL | ATTEST:

Chairman, King County Council | 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 13th day of NOVEMBER, 1986.

OFFICE OF FINANCE

D. LEE DEDRICK
Director of Finance
ACTING

Deputy Director of Finance

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of MEADOWBROOK POINTE is based upon an actual survey and subdivision of Section 18, 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.

signed _____ (seal)
Licensed Land Surveyor #15025

B.A.L.D. File No. 1085-4 SHEET 1 OF 4

GEO-DIMENSIONS, INC.

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 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 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 sub-surface 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.

Savings Bank of Puget Sound, | Northstream Development Corporation, Linda Nordstrom

Edgar Lewis | Gretchen Lewis

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 5th day of JUNE, 1986, before me, the undersigned, a Notary Public, personally appeared ~~and~~ WM. REVERCOMB the SR. VICE PRES. ~~and~~ respectively, of SAVINGS BANK OF PUGET SOUND a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Carol M. Schick
Notary Public in and for the State of Washington residing at Kent

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 11th day of June, 1986, before me, the undersigned, a Notary Public, personally appeared LINDA NORDSTROM and N/A the PRESIDENT and SECRETARY respectively, of NORTHSTREAM DEVELOPMENT COMPANY INC. a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Judith A. Witt
Notary Public in and for the State of Washington residing at BELLEVUE

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

RECORDING CERTIFICATE 8611180607

Filed for Record at the request of the King County Council this 18 day of NOV, 1986, at 29 minutes past 10 A. m. and recorded in Volume 135 of Plats, page 54-57, records of King County, Washington.

DIVISION OF RECORDS & ELECTIONS

JANE HAGUE
Manager

JAMES S. WEEKS
Superintendent of Records

135/54

223-100

135755

MEADOWBROOK POINTE

N.W. 1/4, SEC. 18, TWP. 24 N. RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
ss.
County of King

On this 3rd day of July, A.D. 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Edgar F. Matthew Jewell to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as Trustee free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Judith L. Demoth
Notary Public in and for the State of Washington residing at Bainbridge Island

STATE OF WASHINGTON
ss.
County of _____

On this _____ day of _____, A.D. 19__, before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn personally appeared _____ to me known to be the individual___ described in and who executed the foregoing instrument, and acknowledged to me that ___he___ signed and sealed the said instrument as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

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

SURVEY DIVISION RECEIVED

GEO-DIMENSIONS, INC. B.A.L.D. File No. 1085-4 SHEET 2 OF 4

135755

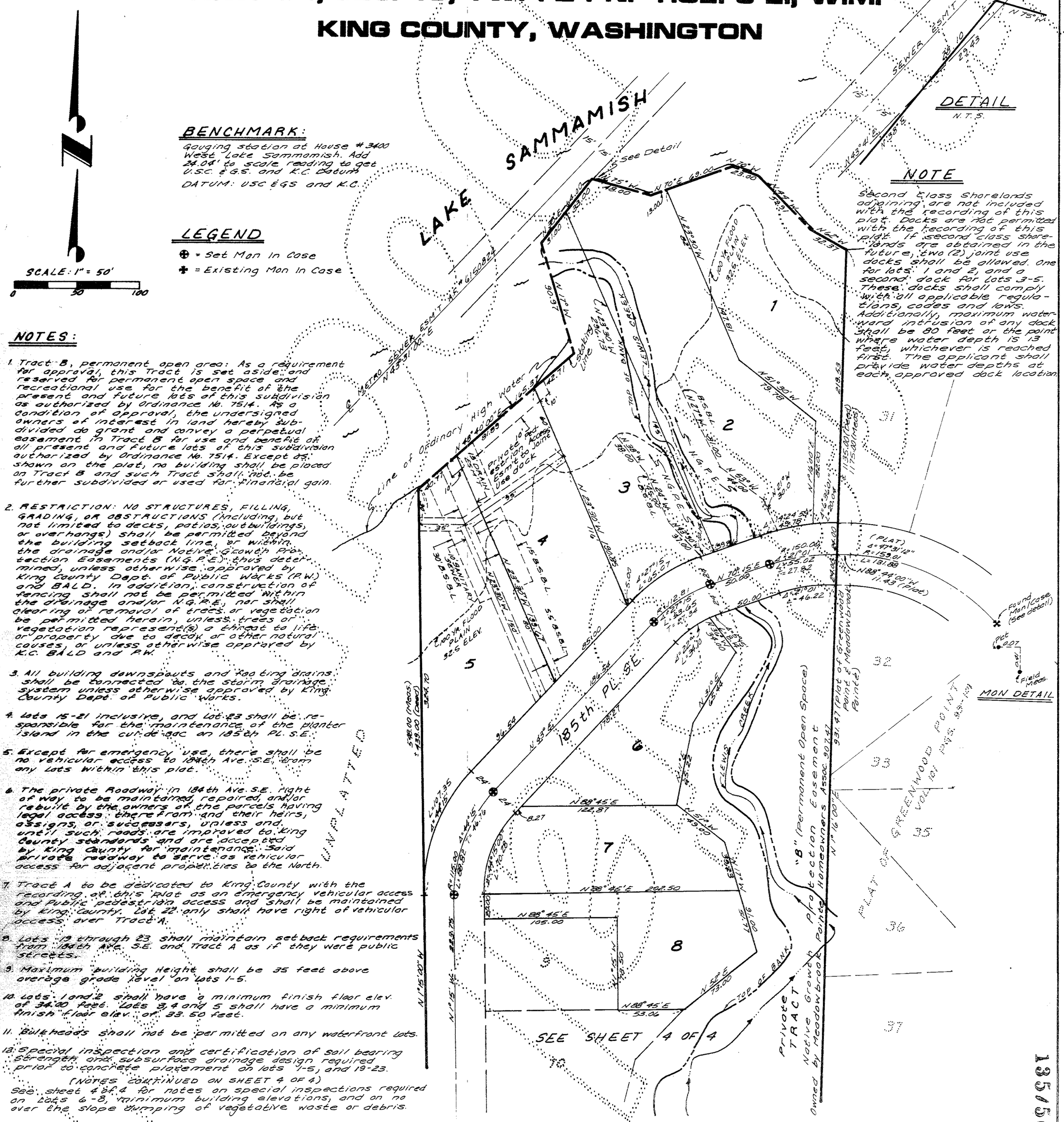
223-100A

135756

MEADOWBROOK POINTE

N.W. 1/4, SEC. 18, TWP. 24 N. RGE. 6 E., W.M.

KING COUNTY, WASHINGTON



BENCHMARK:

Gauging station at House # 3400 West Lake Sammamish. Add 24.04' to scale reading to get U.S.C. & G.S. and K.C. Datum

DATUM: USC & GS and K.C.

LEGEND

⊕ = Set Mon In Case

✚ = Existing Mon In Case

NOTE

Second Class Shorelands adjoining are not included with the recording of this plat. Docks are not permitted with the recording of this plat. If second class shorelands are obtained in the future, two (2) joint use docks shall be allowed. One for lots 1 and 2, and a second dock for lots 3-5. These docks shall comply with all applicable regulations, codes and laws. Additionally, maximum waterward intrusion of any dock shall be 80 feet or the point where water depth is 13 feet, whichever is reached first. The applicant shall provide water depths at each approved dock location.

NOTES:

1. Tract B, permanent open area: As a requirement for approval, this Tract is set aside and reserved for permanent open space and recreational use for the benefit of the present and future lots of this subdivision as authorized by Ordinance No. 7514. As a condition of approval, the undersigned owners of interest in land hereby subdivided do grant and convey a perpetual easement in Tract B for use and benefit of all present and future lots of this subdivision authorized by Ordinance No. 7514. Except as shown on the plat, no building shall be placed on Tract B and such Tract shall not be further subdivided or used for financial gain.

2. RESTRICTION: NO STRUCTURES, FILLING, GRADING, OR OBSTRUCTIONS (including, but not limited to decks, patios, outbuildings, or overhangs) shall be permitted beyond the building setback line, or within the drainage and/or Native Growth Protection Easements (N.G.P.E.) thus determined, unless otherwise approved by King County Dept. of Public Works (P.W.) and BALD. In addition, construction of fencing shall not be permitted within the drainage and/or N.G.P.E., nor shall clearing or removal of trees or vegetation be permitted herein, unless trees or vegetation represent(s) a threat to life or property due to decay or other natural causes, or unless otherwise approved by K.C. BALD and P.W.

3. All building downspouts and footing drains shall be connected to the storm drainage system unless otherwise approved by King County Dept. of Public Works.

4. Lots 15-21 inclusive, and Lot 23 shall be responsible for the maintenance of the planter island in the cul-de-sac on 185th PL. S.E.

5. Except for emergency use, there shall be no vehicular access to 184th Ave. S.E. from any Lots within this plat.

6. The private Roadway in 184th Ave. S.E. right of way 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 accepted by King County for maintenance. Said private roadway to serve as vehicular access for adjacent properties to the North.

7. Tract A to be dedicated to King County with the recording of this plat as an emergency vehicular access and Public pedestrian access and shall be maintained by King County. Lot 22 only shall have right of vehicular access over Tract A.

8. Lots 19 through 23 shall maintain setback requirements from 184th Ave. S.E. and Tract A as if they were public streets.

9. Maximum building Height shall be 35 feet above average grade level on Lots 1-5.

10. Lots 1 and 2 shall have a minimum finish floor elev. of 34.00 feet. Lots 3, 4 and 5 shall have a minimum finish floor elev. of 33.50 feet.

11. Bulkheads shall not be permitted on any waterfront lots.

12. Special inspection and certification of soil bearing strength and subsurface drainage design required prior to concrete placement on lots 1-5, and 19-23.

(NOTES CONTINUED ON SHEET 4 OF 4)

See sheet 4 of 4 for notes on special inspections required on Lots 6-8, minimum building elevations, and on no over the slope dumping of vegetative waste or debris.

BALD File No. 1085-4
GEO-DIMENSIONS, INC.

135756

223-100B

135/57

MEADOWBROOK POINTE

N.W. 1/4, SEC. 18, TWP. 24 N. RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

SCALE: 1" = 50'

0 50 100

LEGEND

⊕ = Set Mon In Case

✚ = Existing Mon In Case

NOTES: (Continued)

13. Special inspection and certification of the stream bank stability is required prior to concrete placement on Lots 6-8, and 10-15.

14. Subject to an easement to Puget Sound Power and Light Company for an electric transmission and distribution pole line under King County Recording No's. 2439210 and 3436375.

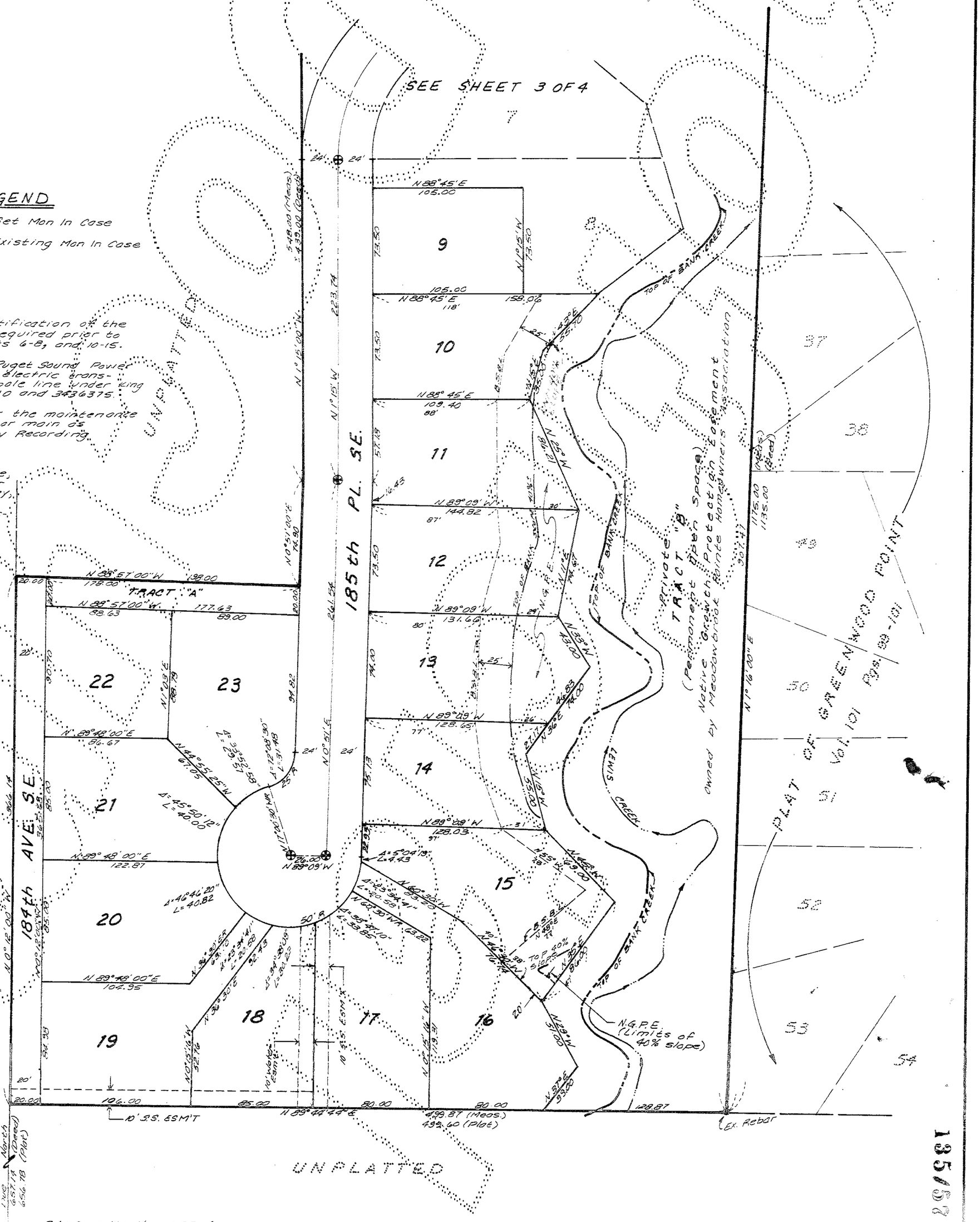
15. Subject to an easement for the maintenance of an existing water pipe or main as recorded under King County Recording No. 2494224.

16. See sheet 3 of 4 for notes regarding N.G.P.E., open space, building downspouts, planter islands, 184th Ave. S.E. roadway, Tract A, Lot 19-23 building setbacks, And special inspection of Lots 19-23.

17. No building shall be placed below an elevation of 32.5 feet. U.S.C. & G.S. Datum.

18. There shall be no over the slope dumping of soil, vegetative waste or debris.

19. Tract "A" shall be utilized for emergency vehicular and public pedestrian access.



BALC File No. 1085-4

SHEET 4 OF 4

GEO-DIMENSIONS, INC.

135/62

223-100C