

SAMMAMISH 95 141/21

S. 1/2, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.,
KING COUNTY WASHINGTON

DESCRIPTION

This plat of Sammamish 95 embraces that portion of the Southeast quarter of the Southwest quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, lying Easterly of Issaquah-Redmond Road as conveyed to King County by deed recorded under Recording Number 957049; EXCEPT the following described portion:

Beginning at the South quarter corner of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington; thence West along the section line 309 feet, more or less, to the Easterly margin of the Issaquah-Redmond Road, as conveyed to King County by deed recorded under Recording Number 957049; thence Northwesterly along said margin of said road 420 feet; thence in a Northeasterly direction, 494 feet, more or less, to intersect the centerline of said Section 16, at a point 447 feet North of the point of beginning; thence South along said centerline to the POINT OF BEGINNING.

TOGETHER WITH the South half of the Southeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Co., Pacific Northwest Bell Tele., Verizon Cable Co., Washington Natural Gas and Sammamish Plateau Sewer Water Dist. 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 private 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 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 Sammamish Plateau Sewer & Water District under and upon the easements shown on the plat and described herein as "water easement", "sanitary sewer", and "utility 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 * INSTRUMENT AFFECTING.
SEE A.F. # 8916080533
PARKS, PLANNING AND RESOURCES DEPARTMENT
Examined and approved this 20 day of Apr-1, 1988
[Signature]
Manager, Building & Land Development Division

Examined and approved this 19 day of April, 1988
[Signature]
Development Engineer

KING COUNTY DEPARTMENT OF ASSESSMENTS
Examined and approved this 26 day of APRIL, 1988
RUTH R. RICH [Signature]
King County Assessor Deputy King County Assessor

KING COUNTY COUNCIL
Examined and approved this 2nd day of MAY, 1988
[Signature] [Signature]
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 27 day of April, 1988

OFFICE OF FINANCE
[Signature] [Signature]
Director of Finance Deputy Director of Finance

RECORDING CERTIFICATE 8805040244
Filed for Record at the request of the King County Council this 04 day of MAY, 1988, at 26 minutes past 9 a.m. and recorded in Volume 141 of Plats, page 21-25, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS
JANE HAGUE **WM. E. YOUNG**
Manager Superintendent of Records

* INSTRUMENT AFFECTING.
SEE A.F. # 8808150130

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.

William E. Buchan, Inc. [Signature]
William E. Buchan, Inc. [Signature]
Bank of California [Signature]
Jane R. [Signature]
ACKNOWLEDGEMENTS
STATE OF WASHINGTON,
County of King

I certify that I know or have satisfactory evidence that
William E. Buchan
signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledge it as the:
President

of William E. Buchan, Inc. to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.
Dated 11-4-87
Signature of Notary Public [Signature]
Title _____
My appointment expires 1-1-88

STATE OF WASHINGTON,
County of King
I certify that I know or have satisfactory evidence that
William J. High
signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledge it as the:
Vice President

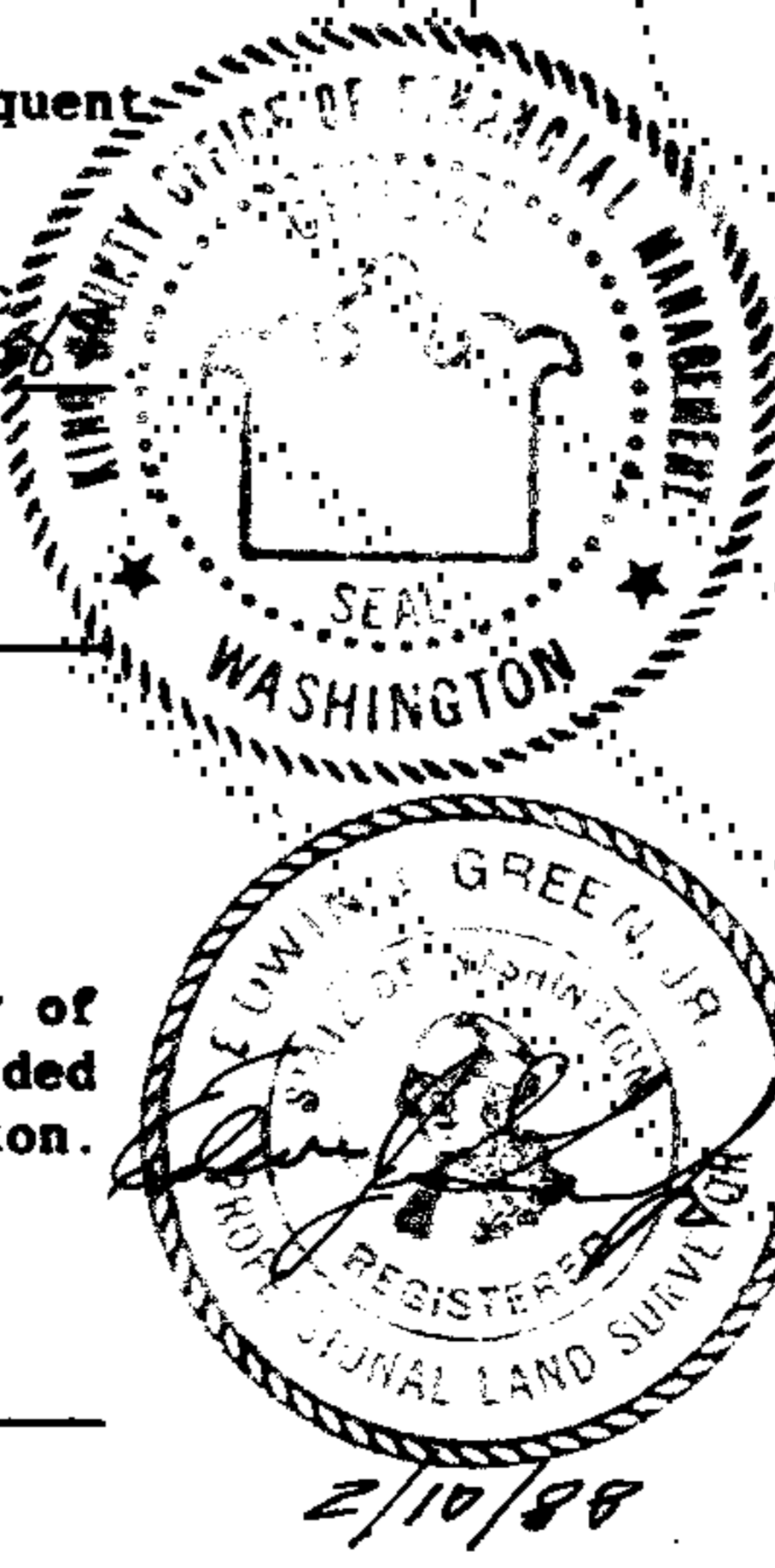
of Bank of California to be the free and voluntary act of such (party/parties) for the uses and purposes mentioned in the instrument.
Dated 11-4-87
Signature of Notary Public [Signature]
Title _____
My appointment expires 1-1-88
* See Sheet 3 of 5 for additional Acknowledgement

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 that the area required for the use district in which located.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SAMMAMISH 95 is based upon an actual survey and subdivision of Section 16, 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 [Signature] (Seal)
Licensed Land Surveyor #15025



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SAMMAMISH 95 141/22

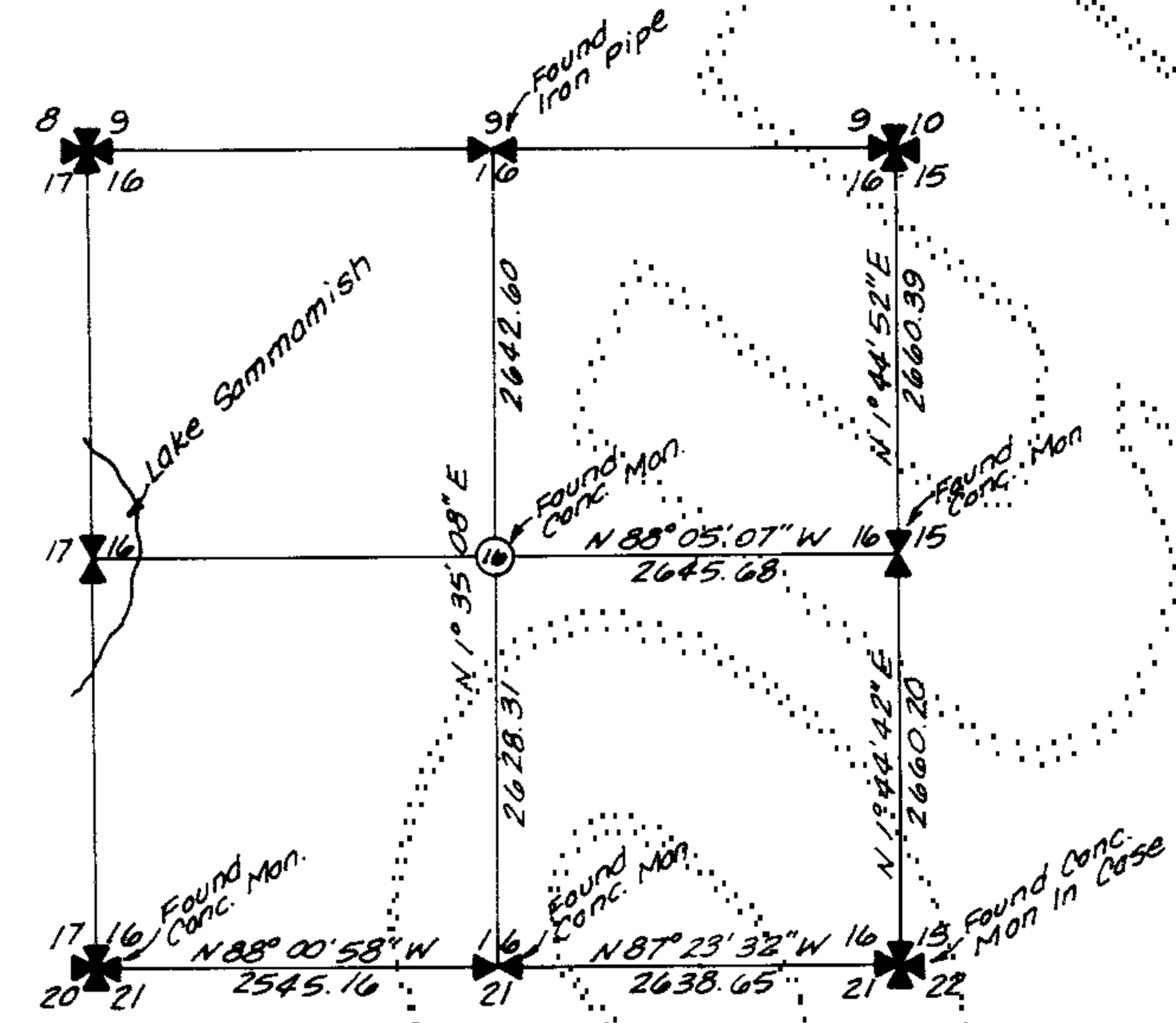
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KING COUNTY WASHINGTON

SHEET INDEX

Sheet 1 of 5: Legal Sheet (Approvals, Description, Dedication & Acknowledgements)
Sheet 2 of 5: Section Breakdown, Sheet Index & Additional Notes.
Sheet 3 of 5: Tract "F"
Sheet 4 of 5: Lots 16-50, 64-81, Tracts "C" and "D"
Sheet 5 of 5: Lots 1-15, 51-65, 82-95, Tracts "A", "B" and "E"

NOTES:

- The roof drain infiltration/dispersal trenches for lots 38, 39, 40, & 41 shall be constructed in conformance with these plans and the supplemental soils report letter by David L. Nelson & Assoc., Inc. dated 7/29/07 No. 2786, Recording No. 8803030306. The pipe connecting the roof downspouts to the infiltration/dispersal trenches shall be perforated.
- Structures on Lots 36 & 37 to be built at elevations insuring roof drain tight lines to Storm system.
- All building downspouts, footing drains and runoff from all impervious surfaces such as patios and driveways shall be connected to the storm drainage system, or an approved drywell system as shown on construction drawing # P1022 on file with King County Department of Public Works, unless otherwise approved by King County Building and Land Development Division, or its successor agency.
- Tracts A, B, D & E, permanent open area: As a requirement for approval, these Tracts are 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. 1808. As a condition of approval, the undersigned owners of interest in land hereby subdivided do grant and convey a perpetual easement in Tracts A, B, D & E for use and benefit of all present and future lots of this subdivision authorized by Ordinance No. 1808. Except as shown on the plat, no building shall be placed on Tracts A, B, D & E and such Tracts shall not be further subdivided or used for financial gain.
- Abutting lot owners shall be responsible for the maintenance of the landscape planters in the cul-de-sacs. These lots affected are 62-64, 75-77 and 89-92.
- This plat of Sammamish 95 is subject to an easement for cut or fill slopes per instrument recorded under King County recording No. 957048 and 8801060633.
- Tracts A, B, D & E shall be owned and maintained by the Sammamish 95 Homeowners Association.
- This plat of Sammamish 95 is subject to an easement granted to Puget Sound Power & Light Company for an underground electric transmission and/or distribution system as constructed or to be constructed per Recording No. 8711000637.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 21-41, THE APPLICANT WILL SUBMIT A REPORT, PREPARED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL, ADDRESSING SITE CONDITIONS & CONSTRUCTION RECOMMENDATIONS, AS RECOMMENDED BY DAVE NELSON & ASSOCIATES, FEB, 1988.
- LIGHT STRUCTURES, FOR EXAMPLE: WOODEN DECKS, WOODEN FENCES, OR PATIOS MAY EXTEND UP TO A MAXIMUM OF 10' BEYOND THE INDICATED BESEL ON LOTS 21-41. ANY SUCH CONSTRUCTION WILL NEED TO BE APPROPRIATELY REVIEWED IN A GEOTECHNICAL REPORT & WILL BE SUBJECT TO BEAD REVIEW & APPROVAL.
- THERE WILL BE NO TEMPORARY OR PERMANENT FILL PLACEMENT BEYOND THE INDICATED BESEL.



SECTION BREAKDOWN

DATUM: K.C.A.S.
SCALE: N.T.S.

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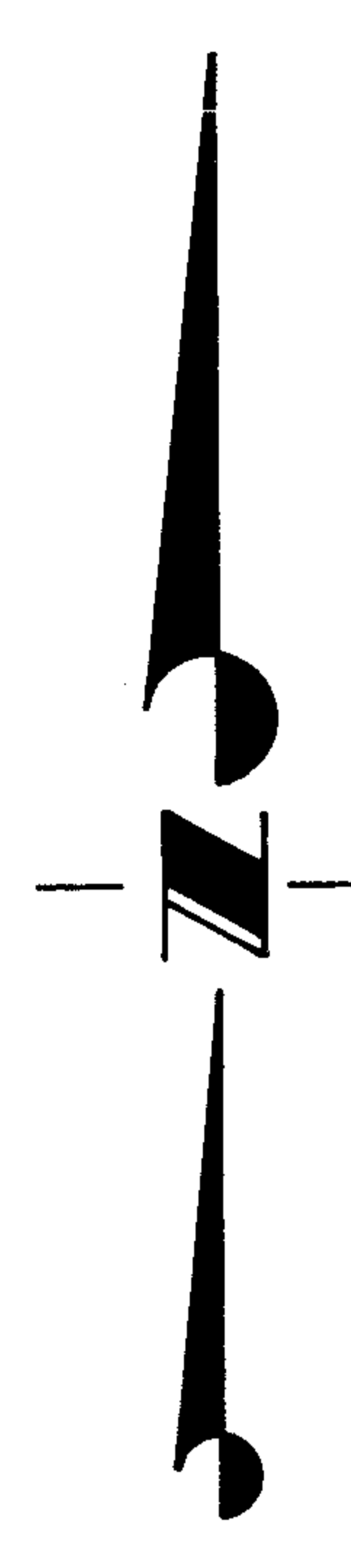
SAMMAMISH 95 141/24

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NOTE:

1. Tract "C" is for Ingress/Egress for the benefit of Lots 40 & 41. Lots 40 & 41 shall have an equal and undivided interest in Tract "C", and shall be responsible for the maintenance of Tract "C", also an esmt for power, telephone, T.V., gas, water and sanitary sewer.
2. Lots 22 through 37, rear lot line is also the top of slope line.

CURVE SCHEDULE			
1	A=25.00	Δ=94°10'48"	L=41.09 T=26.89
2	A=150.00	Δ=34°30'00"	L=90.32 T=46.58
3	A=25.00	Δ=93°44'39"	L=40.90 T=26.69
4	A=25.00	Δ=86°26'29"	L=37.72 T=23.49
5	A=25.00	Δ=88°48'30"	L=38.75 T=24.49
6	A=140.00	Δ=44°30'23"	L=108.73 T=57.28
7	A=25.00	Δ=95°51'53"	L=40.96 T=26.70
8	A=50.00	Δ=25°54'01"	L=22.60 T=11.50
9	A=50.00	Δ=23°04'49"	L=20.14 T=10.21
10	A=105.77	Δ=11°06'20"	L=20.48 T=10.27
11	A=50.00	Δ=13°22'25"	L=16.91 T=8.54
12	A=25.00	Δ=68°04'18"	L=29.70 T=16.89



* INSTRUMENT AFFECTING TRACT "D"
SEE A.F. # 8808150130

SCALE: 1"=100'
0 100 200
Basis of Bearing: K.C.A.S.

LEGEND:
+ Set Man In Case
o Set Iron Pipe at Property Corner

SEE SHEET 3 OF 5

TRACT "D"
Permanent Open Space and N.G.P.E. dedicated to the Sammamish 95 Homeowners Association
Note: Tract "D" is designated as a permanent open space space/ Native Growth Protection Easement.
ANY WORK, VEGETATION REMOVAL OR PRUNING WITHIN TRACT "D" REQUIRES A FORMAL APPLICATION SUBMITTED BY THE H.O. MEET. OR DECLARATION WHICH IS CONSISTENT WITH COMPTON 22 OF THE HEARING EXAMINER'S REPORT. ANY ADDITIONAL WORK IN THIS TRACT WILL ONLY BE ENTERTAINED ON SLOPES WHICH ARE LESS THAN 40%. THIS PROPOSAL WILL BE SUBJECT TO REVIEW & APPROVAL BY B.A.L.D. ANY REMOVAL OR DISTURBANCE OF VEGETATION OUTSIDE OF THIS APPROVAL WOULD BE CONSIDERED A VIOLATION OF COUNTY CODE AND SUBJECT TO PROSECUTION AND PENALTIES.

* INSTRUMENT AFFECTING
SEE A.F. # 890688P533

Note: * - see note 2, sheet 2 of 5 for elevations of roof drain. for lots 36 and 37.
** - See note 4, sheet 2 of 5 for lots 38 through 41.

N 83° 38' 39" E
506.94
N 1° 35' 08" E
447.00
N 1° 33' E
807.00

LOT 1
K.C.S.P. 1276052 REV. - 7906240525

LOT 1
K.C.S.P. 780044, 810703, 559

LOT 1
K.C.S.P. 776043-8004140570

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LEGEND:

- ✦ = Set Man In Case
- = Set Iron Pipe at property corner
- B.S.B.L. = Building Setback line

SCALE: 1" = 100'



Basis of Bearing: K.C.A.S.

CURVE SCHEDULE			
1	A= 370.00	Δ= 11° 30' 00"	L= 74.26 T= 37.26
2	A= 460.00	Δ= 10° 30' 00"	L= 84.30 T= 42.27
3	A= 430.00	Δ= 13° 00' 00"	L= 111.18 T= 55.83
4	A= 195.00	Δ= 05° 56' 20"	L= 20.21 T= 10.12
5	A= 145.00	Δ= 9° 28' 08"	L= 23.96 T= 12.01
6	A= 222.00	Δ= 9° 33' 19"	L= 37.02 T= 18.55
7	A= 165.00	Δ= 11° 50' 00"	L= 34.08 T= 17.10
8	A= 25.00	Δ= 43° 43' 30"	L= 19.08 T= 10.03
9	A= 25.00	Δ= 79° 46' 50"	L= 34.81 T= 20.30
10	A= 25.00	Δ= 49° 12' 24"	L= 21.47 T= 11.35
11	A= 25.00	Δ= 49° 12' 24"	L= 21.47 T= 11.45

NOTES:

1. DRAINAGE ESM'T. RESTRICTIONS:

Structures, fill, or obstructions (including, but not limited to decks, patios, outbuildings, or overhangs) shall not be permitted beyond the building setback line or within drainage easements. Additionally, grading and construction of fencing shall not be allowed within the drainage easements unless otherwise approved by King County Department of Public Works.

2. BUILDING SETBACKS & NATIVE GROWTH PROTECTION ESM'TS

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 Easement(s) as shown.

Dedication of a Native Growth Protection Easement (N.G.P.E.) 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 N.G.P.E. 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.

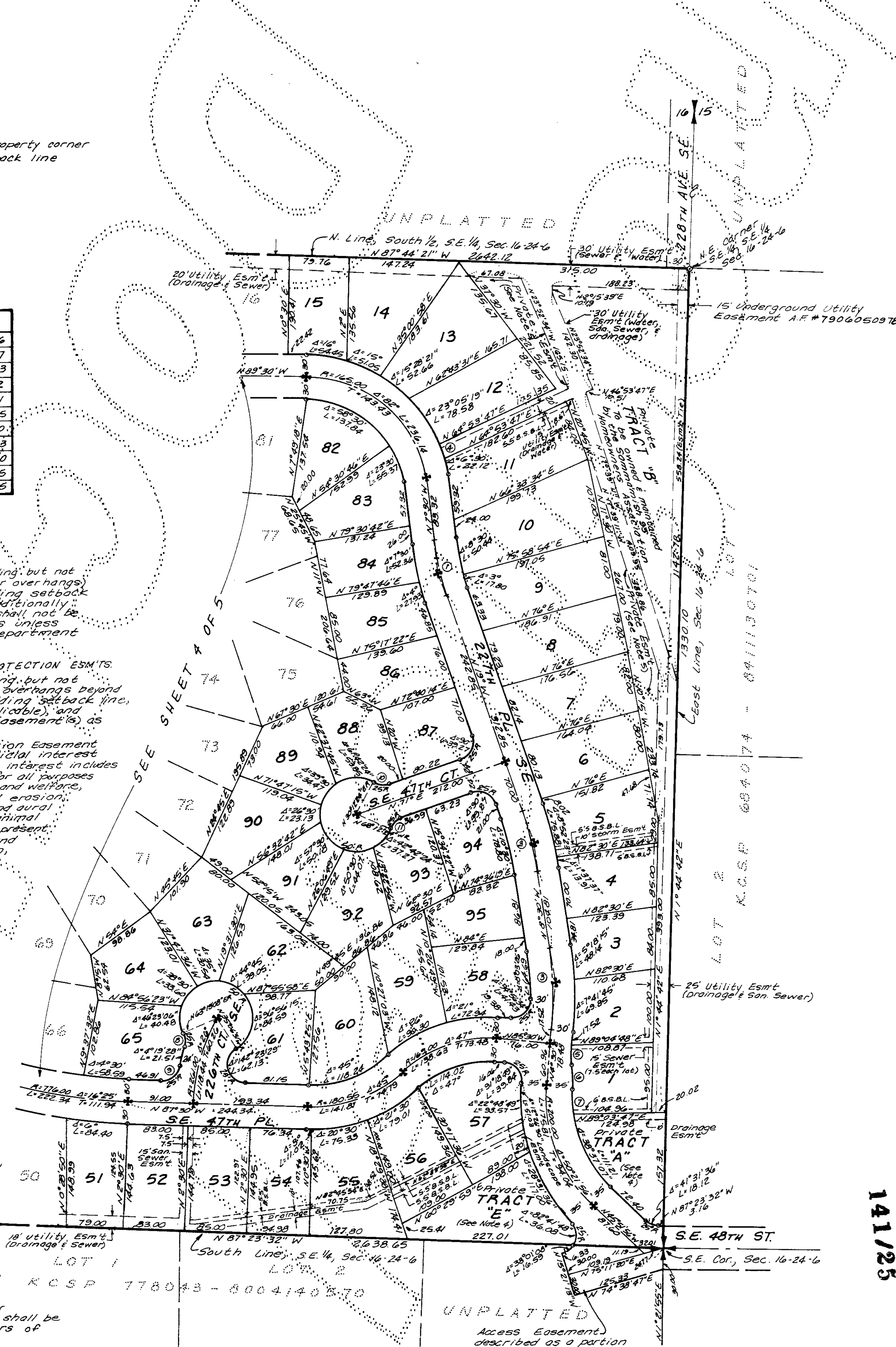
Before, beginning, and during the course of any grading, building construction, or other development activity on a lot subject to the N.G.P.E., the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of King County.

3. RESERVATIONS & EXCEPTIONS CONTAINED IN DEED FROM STATE OF WASHINGTON:

Whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry, recorded under Recording No. 427422.

4. Tracts "A" and "E" are for landscaping purposes and are dedicated to the Sammamish 95 Homeowners Association for maintenance and ownership.

5. A private storm drainage and sanitary sewer easement lying easterly of lots 5-13 shall be for the benefit of adjoining lot owners of said lots.



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