SCALE: 1"=100'

SHEET 1 OF 3

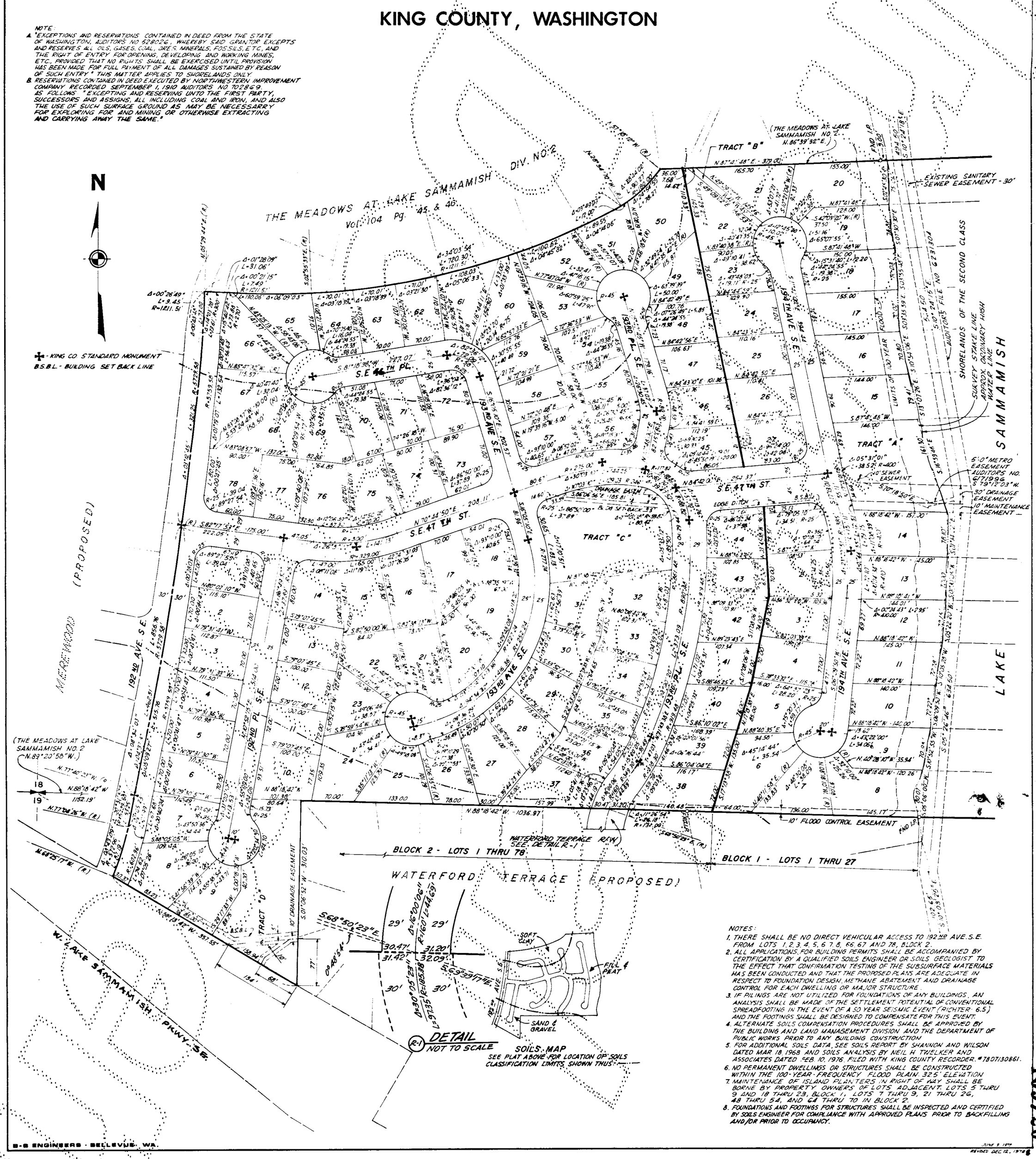
109-20

SAMMAMISH BEACH CLUB

SECTION 18 & 19, T24N, R6E, W.M.

KING COUNTY, WASHINGTON

NOTE:
A. "EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, AUDITOR'S NO 528026, WHEREBY SAID GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC, AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING MINES, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY" THIS MATTER APPLIES TO SHORELANDS ONLY.
B. RESERVATIONS CONTAINED IN DEED EXECUTED BY NORTHWESTERN IMPROVEMENT COMPANY RECORDED SEPTEMBER 1, 1910 AUDITORS NO. 702869. AS FOLLOWS: "EXCEPTING AND RESERVING UNTO THE FIRST PARTY, SUCCESSORS AND ASSIGNS, ALL INCLUDING COAL AND IRON, AND ALSO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARRY FOR EXPLORING FOR AND MINING OR OTHERWISE EXTRACTING AND CARRYING AWAY THE SAME."



✚ - KING CO. STANDARD MONUMENT
B.S.B.L. - BUILDING SET BACK LINE

NOTES:
1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 192ND AVE. S.E. FROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 66, 67 AND 78, BLOCK 2.
2. ALL APPLICATIONS FOR BUILDING PERMITS SHALL BE ACCOMPANIED BY CERTIFICATION BY A QUALIFIED SOILS ENGINEER OR SOILS GEOLOGIST TO THE EFFECT THAT CONFIRMATION TESTING OF THE SUBSURFACE MATERIALS HAS BEEN CONDUCTED AND THAT THE PROPOSED PLANS ARE ADEQUATE IN RESPECT TO FOUNDATION DESIGN, METHANE ABATEMENT AND DRAINAGE CONTROL FOR EACH DWELLING OR MAJOR STRUCTURE.
3. IF PILINGS ARE NOT UTILIZED FOR FOUNDATIONS OF ANY BUILDINGS, AN ANALYSIS SHALL BE MADE OF THE SETTLEMENT POTENTIAL OF CONVENTIONAL SPREADFOOTING IN THE EVENT OF A 50 YEAR SEISMIC EVENT (RICHTER 6.5) AND THE FOOTINGS SHALL BE DESIGNED TO COMPENSATE FOR THIS EVENT.
4. ALTERNATE SOILS COMPENSATION PROCEDURES SHALL BE APPROVED BY THE BUILDING AND LAND MANAGEMENT DIVISION AND THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY BUILDING CONSTRUCTION.
5. FOR ADDITIONAL SOILS DATA, SEE SOILS REPORT BY SHANNON AND WILSON DATED MAR. 18, 1968 AND SOILS ANALYSIS BY NEIL H. TWELKER AND ASSOCIATES DATED FEB. 10, 1976. FILED WITH KING COUNTY RECORDER. #7807130861.
6. NO PERMANENT DWELLINGS OR STRUCTURES SHALL BE CONSTRUCTED WITHIN THE 100-YEAR-FREQUENCY FLOOD PLAIN. 32.5' ELEVATION
7. MAINTENANCE OF ISLAND PLANTERS IN RIGHT OF WAY SHALL BE BORNE BY PROPERTY OWNERS OF LOTS ADJACENT. LOTS 5 THRU 9 AND 18 THRU 23, BLOCK 1, LOTS 7 THRU 9, 21 THRU 26, 48 THRU 54, AND 64 THRU 70 IN BLOCK 2.
8. FOUNDATIONS AND FOOTINGS FOR STRUCTURES SHALL BE INSPECTED AND CERTIFIED BY SOILS ENGINEER FOR COMPLIANCE WITH APPROVED PLANS PRIOR TO BACKFILLING AND/OR PRIOR TO OCCUPANCY.

B-S ENGINEERS · BELLEVUE, WA.

JUNE 9, 1979
REVISED DEC 12, 1978

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SAMMAMISH BEACH CLUB

SECTION 18 & 19, T24N, R6E, W.M.

KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 22 ND day of DECEMBER, 1978

DEPARTMENT OF PUBLIC WORKS

County Engineer

Examined and approved this 22 day of December, 1978

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Manager, Building and Land Development Division

Examined and approved this 27 day of DECEMBER, 1978

DEPARTMENT OF ASSESSMENTS

HARLEY H. HOPPE — King County Assessor

Deputy, King County Assessor

Examined and approved this 2nd day of January, 1979

KING COUNTY COUNCIL

ATTEST

Chairman, King County Council

Clerk of Council

COMPTROLLERS 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 27TH day of DECEMBER, 1978

OFFICE OF THE COMPTROLLER

WILLIAM L. PARSONS — King County Comptroller

Deputy King County Comptroller

RECORDING CERTIFICATE 7901030688

Filed for Record at the request of the King County Council this 3 day of JAN, 1979, at 22 minutes past 9 A m, and recorded in Volume 109 of Plats, pages 20-22, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

CLINT G ELSOM — Manager

Superintendent of Records

LEGAL DESCRIPTION

That portion of Government Lot 5, in Section 18, Township 24 North, Range 6 East, W.M., in King County, Washington, and that portion of the southwest quarter of the southeast quarter of Section 18, Township 24 North, Range 6 East, W.M., in said county, TOGETHER WITH that portion of Government Lot 1, in Section 19, Township 24 North, Range 6 East, W.M., in said county, and that portion of the northwest quarter of the northeast quarter of Section 19, Township 24 North, Range 6 East, W.M., in said county, the whole being more particularly described as follows:

Commencing at the south quarter corner of said Section 18; thence south 88°18'42" east along the south line of said Section, a distance of 1152.19 feet to the point of beginning of this description; thence northerly along the arc of a curve to the left with a radius of 5729.58 feet, the radial point of which bears north 77°40'23" west through a central angle of 08°34'03" an arc distance of 856.76 feet to the south line of "The Meadows at Lake Sammamish 2" according to plat thereof recorded in volume 104 of plats, pages 45 and 46; thence easterly along the arc of a curve to the left with a radius of 1211.51 feet, the radial point of which bears north 05°29'44" east through a central angle of 34°03'54", an arc distance of 720.30 feet to a point of compound curvature; thence along the arc curve to the left with a radius of 180.00 feet through a central angle of 28°44'02" an arc distance of 90.27 feet to the southwest corner of Lot 20, of said plat; thence easterly along the south line of the plat, The Meadows at Lake Sammamish 2, a distance of 379 feet, more or less, to the line of ordinary high water of Lake Sammamish; thence southerly along said line of ordinary high water to the south line of said Section 18; thence north 88°18'42" west along the south line of said Section, a distance of 1036.97 feet, more or less, to the east line of the westerly 99.00 feet of Government Lot 1 in Section 19, Township 24 North, Range 6 East, W.M., thence south 01°06'52" west a distance of 310.03 feet to an intersection with the margin of Primary State Highway No. 2 (SR 90); thence north 59°13'42" west along said State Highway margin a distance of 357.55 feet; thence northerly along the arc of a curve to the left, with a radius of 572.96 feet, the radial point of which bears north 68°25'17" west, through a central angle of 08°43'09", an arc distance of 87.19 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 5729.58 feet, the radial point of which bears north 77°08'26" west, through a central angle of 00°31'57" an arc distance of 53.25 feet to the point of beginning.

TOGETHER WITH second class shorelands adjacent.

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.

Street islands to be maintained by the Sammamish Beach Club Home Owners Association. Each lot in the plat is subject to the Declaration of Covenants, Conditions and Restrictions.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, PACIFIC NORTHWEST BELL TELEPHONE, EASTGATE SEWER DISTRICT, WASHINGTON NATURAL GAS COMPANY, BELLEVUE UTILITY DEPARTMENT and their respective successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots 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. Auditors No. 7807250776, Recorded July 25, 1978.

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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Sammamish Beach Club is based upon an actual survey and subdivision of Sections 18 and 19, TWP. 24 N., Range 6 E., W. M. that the courses and distance are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.

Dave Paulson, Reg. Land Surveyor
Certificate No. 11390

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

The areas described in the plat of Sammamish Beach Club as tracts A, C and D are hereby conveyed and dedicated to Sammamish Beach Club Homeowners Association. A Washington non-profit corporation. Tract B is hereby conveyed and dedicated to King County for public use.

William M. Conner — Marilyn Conner

GREAT NORTHWEST FEDERAL SAVINGS AND LOAN ASSOCIATION

Mildred Anderson, Asst. Vice President — Faye Perkowski, Asst. Secretary

B·B ENGINEERS · BELLEVUE, WA.

JUNE 9, 1978
REVISED 7-7-78
" 8-24-78

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SAMMAMISH BEACH CLUB

SECTION 18 & 19, T24N, R6E, W.M.

KING COUNTY, WASHINGTON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) ss.

This is to certify that on this 30th day of August, 1978, before me, the undersigned, a Notary Public, personally appeared William M. Conner and Marilyn Conner, His Wife, to me known as the individuals 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 that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and officail seal the day and year first above written.

Elaine M. Nuzum
Notary Public in and for the State of Washington residing at Medina

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) ss.

This is to certify that on this 1st day of September, 1978, before me, the undersigned, a Notary Public, personally appeared Mildred Anderson, Asst. Vice President of Great Northwest Federal Savings and Loan Association, a Washington corporation to me known to be the individual who executed the within dedication and acknowledged to me that she signed and sealed the same as her voluntary act and deed for the uses and purposes therein mentioned and on oath stated that she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and official seal the day and year first above written.

Elaine M. Nuzum
Notary Public in and for the State of Washington residing at Medina

DIVISION OF RECORDS