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131/09

RECEIVED THIS
May 30 8 30 M
RECORDED AT THE REQUEST OF

131/09

THE PLAT OF SUMMERHILL

SW 1/4, SEC. 20, T. 24 N., R. 6 E., W.M.

KING COUNTY, WASHINGTON

CITY OF ISSAQUAH

LEGAL DESCRIPTION:

The north 525 feet of that portion of the south half of the southwest quarter of Section 20, Township 24 North, Range 6 East, W.M., lying westerly of Newport-Issaquah Road (ALSO KNOWN AS State Road No. 2 and Southeast Newport Way).

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, to Pacific Northwest Bell and to Group W Cable and to their respective successor's and assigns, under and upon the exterior seven (7) feet of all lots adjoining street frontage, in which to install, lay contruct, renew, operate, and maintain underground conduits. Cables, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone and television 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, unless otherwise shown.

HOME OWNERS ASSOCIATION:

Every owner of a Lot in this plat shall be a member of the Summerhill Home Owners Association membership shall be appurtenant to and may not be separated from ownership of any lot in this plat. Membership included the obligation to pay periodic assessments to the Home Owner's Association for cost associated with the common open space areas within the Plat.

RESTRICTIONS:

No lot or portion of a lot 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.

DEDICATION:

Know all men by these presents that we the undersigned owners in fee simple of the land herein platted, hereby declare this plat and dedicated to the use of the public forever, all streets and avenues shown thereon and the use thereof for public purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the face of this plat in the original reasonable grading of the streets and avenues shown hereon.

Also Tract "A" is hereby dedicated to the City of Issaquah for storm drainage purposes. Ownership of tracts "B" and "C" shall be vested as undivided interest of lot owners and the Summerhill Homeowners Association for open area.

In witness whereof we have hereunto set our hand and seals:

Patrick J. O'Boyle
WEXFORD DEVELOPMENT CORPORATION (PRESIDENT)

V. Pres.
COLUMBIA FEDERAL SAVINGS BANK (TITLE)

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

This is to certify that on this 20th day of May 1985, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared Patrick J. O'Boyle, to me known to be the president of Wexford Development, Corp. the corporation that executed the aforementioned instrument to be the free and voluntary act and deed of said corporation and said limited partnership, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.
Witness my hand and official seal the date and year first above written.

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

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

This is to certify that on this 20th day of May 1985, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn personally appeared (Title) DEL R. JORDAN V.P. of Columbia Federal Savings Bank, a Washington Corporation the aforementioned instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.
Witness my hand and official seal the date and year first above written.

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

LAND SURVEYORS CERTIFICATE:

I hereby certify that the perimeter boundaries of this PUD as represented hereon are true and correct and are based on an actual survey and subdivision of Section 20, Township 24 North, Range 6 East, W.M.; that the courses and distances are shown correctly hereon, and that monuments will be set and all property and building corners will be staked correctly on the ground.

Professional Land Surveyor
Washington License No: 16915

TREASURERS' CERTIFICATES:

I HEREBY CERTIFY 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 uses, are paid in full this 28th day of May 1985, A.D.

FINANCE DIRECTOR, CITY OF ISSAQUAH

COMPTROLLER KING COUNTY OFFICIAL SEAL WASHINGTON

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 uses, are paid in full this 29th day of May 1985, A.D.

Robert V. Cowan Jr.
KING COUNTY TREASURER
Director of Finance

DEPUTY TREASURER

APPROVALS:

I HEREBY CERTIFY that this Plat of Summerhill is Duly Approved By the City of Issaquah Development Commission This 27th day of MAY 1985, A.D.

CHAIRMAN, DEVELOPMENT COMMISSION

SECRETARY, DEVELOPMENT COMMISSION

EXAMINED AND APPROVED this 24 day of May 1985, A.D.

DIRECTOR, PLANNING DEPARTMENT

EXAMINED AND APPROVED this 24th day of May 1985, A.D.

MAYOR, CITY OF ISSAQUAH

ATTEST: Lois H. Taylor, Deputy
CLERK, CITY OF ISSAQUAH

EXAMINED AND APPROVED this 24th day of MAY 1985, A.D.

CITY ENGINEER

EXAMINED AND APPROVED this 29 day of MAY 1985, A.D.

KING COUNTY ASSESSOR

DEPUTY COUNTY ASSESSOR

RECORDING CERTIFICATE: 8505300311

Filed for record at the request of the City of Issaquah this 30 day of May 1985, at 30 minutes past 8 A.m., and recorded in Volume 131 of Plat's pages 9-10, records of King County, Washington. Division of Records and Elections.

ELLEN HANSEN
MANAGER

JAMES S. WEEKS
Superintendent of Records