

THE MEADOWS AT LAKE SAMMAMISH

SECTION 18, TWP. 24 N., R. 6 E., W.M.

KING COUNTY, WASHINGTON

101-5

DESCRIPTION

This plat of THE MEADOWS AT LAKE SAMMAMISH DIVISION 1 embraces that portion of the North-west 1/4 of the Southeast 1/4 of Section 18, Township 24 North, Range 6 East, W.M., King County, Washington together with that portion of Government Lot 3 and Government Lot 4 in said Section 18; all more particularly described as follows:

Commencing at the South 1/4 corner of said Section 18; thence N 0°11'37" E, 2975.74 feet; thence due East 173.87 feet to the centerline of 188th Avenue S.E.; thence N 88°07'54" E, 30.15 feet to the Southwest corner of the plat of Lake West as recorded in Volume 94 of plats, page 83 records of said county, and the Point of Beginning; thence continuing N 88°07'54" E along the South line of said plat 579.20 feet to the Southeast corner of said plat; thence S 55°00'00" E 187.00 feet; thence S 8°30'00" E 287.00 feet; thence S 76°28'54" E 239.20 feet; thence N 59°00'00" E 172.00 feet; thence N 72°00'00" E 137.00 feet; thence N 16°00'00" W 30.00 feet; thence N 87°00'00" E 102.89 feet; thence S 21°00'00" E 27.36 feet to the beginning of a curve to the right having a radius of 86.00 feet; thence Southeasterly along said curve through a central angle of 14°42'58" an arc distance of 22.09 feet; thence S 86°42'02" E 58.49 feet to a point on the arc of a curve from which the center bears S 87°35'36" W 144.00 feet distant; thence Southerly along said curve to the right through a central angle of 10°10'46" an arc distance of 25.58 feet to a point of reverse curvature; thence Southeasterly along said curve to the left having a radius of 30.00 feet through a central angle of 64°26'11" an arc distance of 33.74 feet to a point of reverse curvature; thence Southeasterly along said curve to the right having a radius of 125.00 feet through a central angle of 34°49'49" an arc distance of 75.99 feet to a point of tangency; thence S 21°50'00" E 110.77 feet; thence N 71°00'00" E 145.24 feet to the intersection with line of ordinary high water of Lake Sammamish; thence Southeasterly along said line 442 feet (more or less) to a point on the North line of that property conveyed to E.M. Greenwood by Quit Claim Deed recorded under King County Recording No. 6498624; said point being a point on a curve from which the center bears N 21°42'36" W 3600.00 feet distant; thence Westerly along said curve to the right through a central angle of 12°49'52" an arc distance of 806.20 feet; thence N 8°52'44" W 220.00 feet; thence N 23°24'21" W 173.00 feet; thence N 72°30'00" W 250.00 feet; thence S 82°00'00" W 75.00 feet; thence S 71°30'00" W 248.00 feet; thence N 88°24'07" W 477.29 feet to the Easterly margin of said 188th Avenue S.E.; thence N 3°53'15" E along said margin 730.00 feet to the Point of Beginning.

TOGETHER WITH second class shore lands, as conveyed by the State of Washington under King County Auditor's File No. 528026 and registered under Volume 8, page 280 Washington State Record of Title Land Deeds situate in front of, adjacent to or abutting thereon. Portions of Lots 32, 33, 34, 35 of TRACT A are subject to exceptions and reservations contained in deed recorded under Auditor's File No. 528026 where by State of Wash. reserved all oil, gas, coal, ores, minerals & fossils etc. and the right to enter upon said lands for the purposes of opening, developing & working mines, etc.

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.

APPROVALS

Examined and approved this 22nd day of September, 1976.

DEPARTMENT OF PUBLIC WORKS

John McJannet
Director

Examined and approved this 29th day of SEPTEMBER, 1976.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Edward B. Sand
Manager, Building and Land Development Division

Examined and approved this 29th day of SEPTEMBER, 1976.

DEPARTMENT OF ASSESSMENTS

King County Assessor Deputy, King County Assessor

Examined and approved this 9th day of OCTOBER, 1976.

KING COUNTY COUNCIL

John J. ...
Chairman, King County 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 1st day of October, 1976.

OFFICE OF COMPTROLLER

Herb L. James
King County Comptroller

RECORDING CERTIFICATE 7610060615

Filed for Record at the request of the King County Council this 6th day of OCT., 1976, at 30 minutes past 10:00 and recorded in Volume 101 of Plats, page 5, 6, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Superintendent of Records

GROUP FOUR, INC.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY, EASTGATE SEWER DISTRICT and BELLEWUE UTILITY DEPARTMENT (WATER) 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, mains, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone and sewer 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.

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 THE MEADOWS AT LAKE SAMMAMISH is based upon an actual survey and subdivision of Section 18, Twp. 24 N., Range 6 E., W.M.; that the courses and distances 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.



Derwin K. Roupe
D. K. Roupe, Pro. Land Surveyor
Certificate No. 9435

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 & 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. IN WITNESS WHEREOF we have set our hands and seals.

FINER HOMES, INC.

Judith H. Burnstead Pres. John F. Burnstead Sec.

BANKWEST MORTGAGE COMPANY

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss:
COUNTY OF King

This is to certify that on this 4 day of December, 1975, before me, the undersigned, a Notary Public, personally appeared FREDERICK H. BURNSTEAD and JUDITH H. BURNSTEAD, President and Secretary, respectively, of FINER HOMES, INC., a Washington corporation, to me known to be 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 official seal the day and year first above written.

Patrick J. Gray
Notary Public in and for the State of Washington
residing at King County

STATE OF WASHINGTON) ss:
COUNTY OF King

This is to certify that on this 20th day of December, 1976, before me, the undersigned, a Notary Public, personally appeared MARY A. WARD and YVONNE, President and Secretary, respectively, of BANKWEST MORTGAGE COMPANY, a Washington corporation, to me known to be 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 official seal the day and year first above written.

Susan J. ...
Notary Public in and for the State of Washington
residing at Seattle

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KING COUNTY, WASHINGTON

101 - 6



SCALE: 1" = 100'

NOTE:
 MAINTENANCE OF ISLAND PLANTERS
 IN RIGHTS OF WAY SHALL BE BORNE
 BY OWNERS OF LOTS ADJACENT.
 (LOTS 1, 2, 16-20, 29-33, 53-57, 64-68,
 78-80, & 85.)
 NO VEHICULAR ACCESS TO 180TH AVENUE
 S.E. FROM LOTS 1, AND 79 THRU 85.



D. K. Roupe
 D. K. Roupe, Pro. Land Surveyor
 Certificate No. 9435

GROUP FOUR, INC.

SHEET 2 OF 2 SHEETS

NOTE
 NO STRUCTURES SHALL BE LOCATED
 WITHIN THE SETBACK AREA OR THE
 100 YEAR FLOOD PLAIN.
 TRACT A, LOTS 32, 33, 34 AND 35 INCLUDE
 SHORELANDS OF THE SECOND CLASS.