

# THE MEADOWS AT LAKE SAMMAMISH 2

## SECTION 18, TWP. 24 N., R. 6 E., W.M. KING COUNTY, WASHINGTON

104-45

### DESCRIPTION

This plat of THE MEADOWS AT LAKE SAMMAMISH NO. 2 embraces that portion of the West one-half 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 4 and Government Lot 5 in said Section 18, all more particularly described as follows:

Commencing at a point on the South line of said Section 18 lying S 89°20'58" E thereon 1152.19 feet from the Southwest corner of the Southeast 1/4 of said Section 18; said point being at a point on a curve from which the center bears N78°42'39" W 5729.58 feet distance; thence Northerly along said curve to the left through a central angle of 8°34'03" an arc distance of 856.75 feet to the Point of Beginning; thence continuing along said curve through a central angle of 6°16'45" an arc distance of 627.92 feet; thence N 86°00'00" W 55.95 feet; thence N 4°00'00" E 51.23 feet; thence N 34°00'00" W 140.75 feet to a point on a curve from which the center bears N 21°12'36" W 75.00 feet distant; thence Westerly along said curve to the right through a central angle of 25°12'36" an arc distance of 33.00 feet to a point of tangency; thence N 86°00'00" W 27.00 feet; thence N 4°00'00" E 119.00 feet; thence S 70°00'00" W 82.10 feet; thence N 60°00'00" W 55.63 feet; thence N 86°00'00" W 162.00 feet; thence N 75°52'52" W 104.20 feet; thence S 49°00'00" W 41.00 feet; thence N 38°00'00" W 113.00 feet; thence N 14°57'45" W 55.88 feet; thence N 55°00'00" W 101.60 feet; thence N 54°00'00" E 62.00 feet; thence N 5°00'00" W 90.00 feet; thence N 12°54'51" W 50.48 feet; thence N5°00'00" W 103.42 feet to the Southerly Boundary of THE MEADOWS AT LAKE SAMMAMISH as recorded in Volume 101 of plats, pages 5 & 6 records of said County; thence along said boundary S 88°24'07" E 136.76 feet and N 71°30'00" E 105.91 feet; thence leaving said boundary S 7°36'25" E 209.00 feet; thence S 53°00'00" E 43.00 feet; thence S 84°00'00" E 187.00 feet; thence S 4°00'00" E 40.00 feet; thence S69°03'06" E 107.73 feet; thence S 86°30'35" E 51.69 feet; thence S 74°08'09" E 105.11 feet; thence N 16°00'00" E 82.00 feet to reintersect the boundary of the aforesaid mentioned plat of THE MEADOWS AT LAKE SAMMAMISH; thence along said boundary S 8°52'44" E 115.00 feet to a point on a curve from which the center bears N 8°52'44" W 3600.00 feet distant; thence Easterly along said curve to the left through a central angle of 12°49'52" an arc distance of 806.20 feet to the line of ordinary high water of Lake Sammamish; thence generally along said line of ordinary high water the following courses and distances S 8°00'00" E 92.00 feet; S 26°10'00" E 391.00 feet and S 13°17'06" E 584.00 feet; thence leaving said line of ordinary high water S 86°39'32" W 370.00 feet to a point on a curve to the right from which the center bears N58°20'28" W 180.00 feet distant; thence Westerly along said curve through a central angle of 28°44'02" an arc distance of 90.27 feet to a point of compound curvature and the beginning of a curve to the right having a radius of 1211.52 feet; thence Westerly along said curve through a central angle of 34°03'54" an arc distance of 720.30 feet to the Point of Beginning.

Together with Shoreland of the Second class as conveyed by the State of Washington, situated in front of, adjacent to or abutting thereon.

### 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 7th day of September, 1977.

DEPARTMENT OF PUBLIC WORKS

Director

Examined and approved this 13th day of September, 1977.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Manager, Building and Land Development Division

Examined and approved this 13 day of SEPTEMBER, 1977.

DEPARTMENT OF ASSESSMENTS

King County Assessor

Examined and approved this 17th day of September, 1977.

KING COUNTY COUNCIL

Chairman, King County Council

### COMPTROLLERS CERTIFICATE

I 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 15th day of SEPTEMBER, 1977.

OFFICE OF COMPTROLLER

King County Comptroller

7709200721

Filed for record at the request of the King County Council this 20th day of SEPT., 1977, at 51 minutes past 1200 and recorded in Volume 104 of Plats, page 45, 46, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager

GROUP FOUR, INC.

Superintendent of Records

SHEET 1 OF 2 SHEETS

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of THE MEADOWS AT LAKE SAMMAMISH NO. 2 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.



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

### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, EASTGATE SEWER DISTRICT, and BELLEVUE UTILITY DEPT., and their respective 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, 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.

### 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.

PUGET SOUND MUTUAL SAVINGS BANK

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

This is to certify that on this 15th day of November, 1976, before me, the undersigned, a Notary Public personally appeared H. P. Halvorson and Earl P. Finney, respectively, of FINER HOMES, INC., a Washington corporation, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he 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.

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

This is to certify that on this 15th day of November, 1976, before me, the undersigned, a Notary Public personally appeared H. P. Halvorson and Earl P. Finney, respectively, of PUGET SOUND MUTUAL SAVINGS BANK, 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.

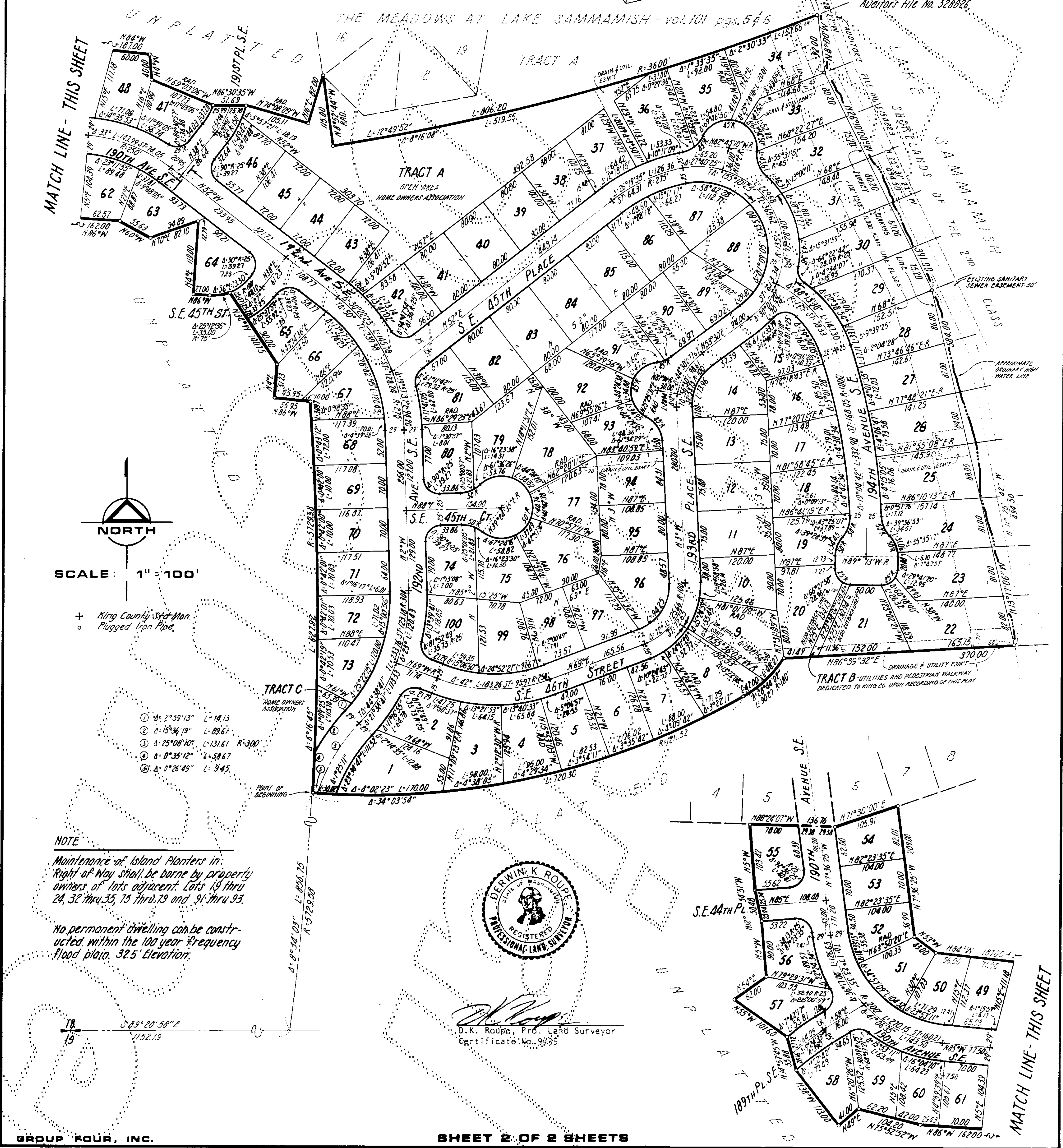
Notary Public in and for the State of Washington  
Residing at Maple Valley

# 3875-00

# THE MEADOWS AT LAKE SAMMAMISH 2

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KING COUNTY, WASHINGTON

Note: Lots 22 thru 34, subject to mineral exceptions and restrictions the right of entry by the State of Washington under Advertiser file No. 328826.



MATCH LINE - THIS SHEET



SCALE: 1" = 100'

- + King County Surv. Mon.
- o Plugged Iron Pipe.

- ①  $\Delta = 2^{\circ}59'13''$  L = 14.13
- ②  $\Delta = 15^{\circ}36'19''$  L = 89.61
- ③  $\Delta = 25^{\circ}08'10''$  L = 131.61 R = 300'
- ④  $\Delta = 0^{\circ}35'12''$  L = 58.67
- ⑤  $\Delta = 0^{\circ}28'49''$  L = 9.45

NOTE  
Maintenance of Island Planters in Right of Way shall be borne by property owners of lots adjacent. Lots 19 thru 24, 32 thru 35, 75 thru 79 and 91 thru 93.  
No permanent dwelling can be constructed within the 100 year frequency flood plain, 32.5' Elevation.



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

GROUP FOUR, INC.

SHEET 2 OF 2 SHEETS

16-096

MATCH LINE - THIS SHEET