

# THE MEADOWS AT LAKE SAMMAMISH 5

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

112-12

### DESCRIPTION

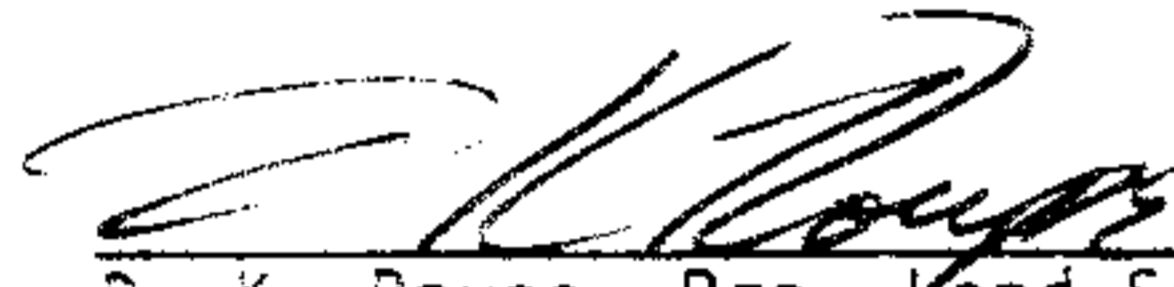
This plat of THE MEADOWS AT LAKE SAMMAMISH 5 embraces that portion of the East 1/2 of Section 18, Township 24 North, Range 6 East W.M., in King County, Washington described as follows:

BEGINNING at the Southeast corner of LOT 12 in the plat of LAKE WEST as recorded in Volume 94 of plats, page 83, records of said county; thence N 0°03'45" E along the Easterly boundary of said plat 324.12 feet; thence N 87°32'49" E along the Southerly boundary and the Easterly prolongation thereof 500.36 feet; thence S 12°00'00" E 236.29 feet; thence N 77°17'38" E 365 feet more or less to the intersection with the line of ordinary high water of Lake Sammamish; thence Southerly along said line 487 feet more or less to the intersection with the Northerly line of Lot 3 in the plat of The Meadows at Lake Sammamish 3 as recorded in Volume 103 of plats, page 29 records of said county; thence S 67°34'00" W along the North line of said Lot 148 feet more or less to the Northwesterly corner of said Lot 3; thence Westerly and Northerly along the boundary of the plat of The Meadows at Lake Sammamish as recorded in Volume 101 of plats, pages 5 and 6 records of said county, the following courses and distances: N 86°42'02" W 58.49 feet to a point on the arc of a curve to the left from which the center bears S 83°42'58" W 86.00 feet distant; thence Northerly along said curve through a central angle of 14°42'58" an arc distance of 22.09 feet to a point of tangency; N 21°00'00" W 27.36 feet; S 87°00'00" W 102.89 feet; S 16°00'00" E 30.00 feet; S 72°00'00" W 137.00 feet; S 59°00'00" W 172.00 feet; N 76°28'54" W 239.20 feet; N 8°30'00" W 287.00 feet, and N 56°00'00" W 187.00 feet to the POINT OF BEGINNING.

TOGETHER WITH second class shorelands, as conveyed by the State of Washington under King County Auditor's File No. 528026 and registered under Volume 8, Page 250 Washington State Record of Title Land Deeds, situate in front of adjacent to or abutting hereon. Portions of Lots 1 thru 6 are subject to exceptions and reservations contained in Deed recorded under Auditor's File No. 528026 whereby the State of Washington reserved all oil, gas, coal, ore, minerals, and fossils, etc., and the right to enter upon said lands for the purposes of opening, developing and working mines, etc., and subject to exceptions and reservations contained in Deed recorded under Auditor's File No. 702869 whereby the Northwest Improvement Co., a New Jersey Corp., reserved all minerals of any nature, and also the use of such surface ground, as may be necessary for exploring for and mining or otherwise extracting said minerals.

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of THE MEADOWS AT LAKE SAMMAMISH 5 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 it has fully complied with the provisions of the platting regulations.

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



### 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 30th day of August, 1979.

OFFICE OF THE COMPTROLLER


  
WILLIAM L. PARSONS  
King County Comptroller

  
Fred H. Fisher  
Deputy Comptroller

### APPROVALS

Examined and approved this 24th day of August, 1979.

DEPARTMENT OF PUBLIC WORKS

  
County Engineer

Examined and approved this 24th day of August, 1979.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

  
Manager, Building and Land Development Division

Examined and approved this 29th day of August, 1979.

DEPARTMENT OF ASSESSMENTS


  
HARCEY H. HORPE  
King County Assessor

  
Deputy, King County Assessor

Examined and approved this 4th day of September, 1979.

KING COUNTY COUNCIL

  
Chairman, King County Council

ATTEST:  
  
Clerk of Council

### RECORDING CERTIFICATE

Aimed for record at the request of the King County Council this 5th day of SEPT, 1979, at 24 minutes past 3 p.m. and recorded in Volume 112 of Plats, page 12-13, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Rec. No. 7909051003

  
CLINT G. ELSOM  
Manager

  
Superintendent of Records

### 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, CITY OF BELLEVUE (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, re-new, operate and maintain underground conduits, cables, pipe and wires with necessary facilities, and other equipment for the purposes 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.

No lines of 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.

### RESTRICTIONS

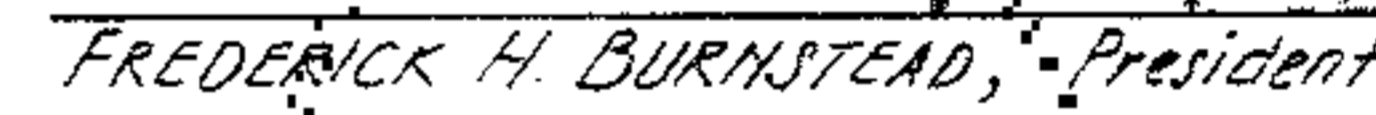
No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

### DEDICATION

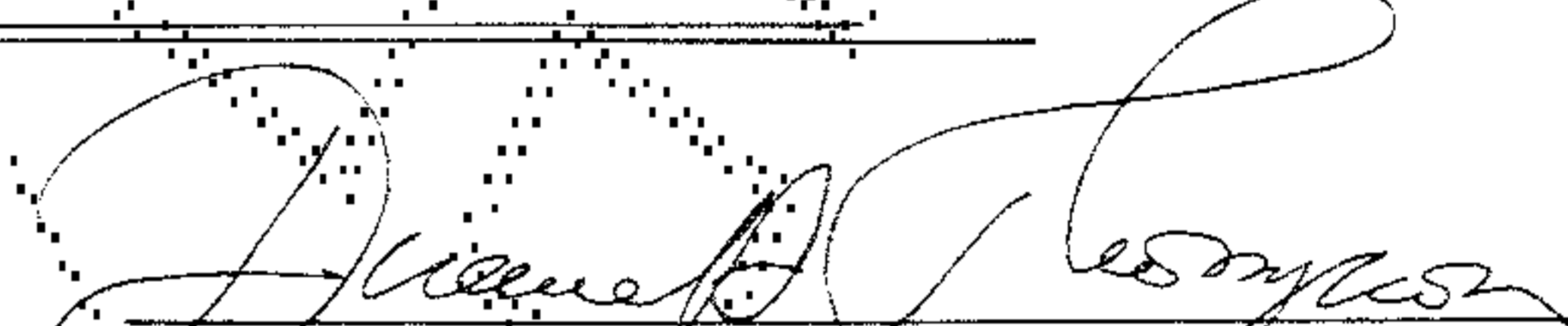
KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public 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.

IN WITNESS WHEREOF we have set our hands and seals.

FINER HOMES, INC.

  
FREDERICK H. BURNSTEAD, President

UNIGARD MUTUAL INSURANCE COMPANY

  
DUANE H. THOMPSON, Vice Pres. and Treas.

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF ) ss.

This is to certify that on this 1st day of September, 1979, before me, the undersigned, a Notary Public personally appeared FREDERICK H. BURNSTEAD, President and DUANE H. THOMPSON, Vice President and Treasurer, 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 is 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 \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF ) ss.

This is to certify that on this 1st day of December, 1979, before me, the undersigned, a Notary Public personally appeared DUANE H. THOMPSON, Vice President and Treasurer, and \_\_\_\_\_, respectively, of UNIGARD MUTUAL INSURANCE COMPANY, 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 is 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 \_\_\_\_\_

425.50 (handwritten)

**THE MEADOWS AT  
LAKE SAMMAMISH 5  
SECTION 18, TWP. 24 N., R. 6 E., W.M.  
KING COUNTY, WASHINGTON**

112-13



**NOTE**  
NO STRUCTURES SHALL BE LOCATED WITHIN THE SETBACK AREA OR THE 100 YEAR FLOOD PLAIN.  
LOTS 1 THRU 6 INCLUDE SHORELANDS OF THE SECOND CLASS.  
MAINTENANCE OF ISLAND PLANTERS IN RIGHTS-OF-WAY SHALL BE BORNE BY OWNERS OF LOTS ADJACENT LOTS 9 THRU 12 AND LOTS 33 THRU 38.



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

NORTH  
SCALE: 1" = 100'

\* KING COUNTY STANDARD MON PLUGGED IRON PIPE