WATERFORD TERRACE

SECTION 19, TWP. 24 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

109-32

LEGAL DESCRIPTION

That portion of Government Lot 1 in the Northeast quarter of Section 19, Township 24 North, Range 6 East, W.M., King County, Washington as conveyed in Statutory Warranty Deed as recorded under King County Recording No. 7108180459, which is more particularly described as follows:

Commencing at the northwest corner of the Northeast quarter of Section 19; thence S88°15'10"E along the north line of said subdivision 2075.83 feet to a existing one-inch iron pipe at Point "A-1" and the POINT OF BEGINNING; thence S09°41'08"E 13.24 feet to an existing concrete monument at Point "A", thence continuing S09°41'08"E 440.75 feet to Point "F"; thence S39°07'32"E 90.20 feet to Point "H"; thence S47°22'32"E 31.60 feet to Point "I"; thence S02°27'28"W 91.55 feet to Point "J"; thence S31°54'00"E 20.04 feet to Point "R"; thence S61°29'28"W 281.32 feet to the northeasterly margin of W. Lake Sammamish Pkwy. S.E. (Newport-Issaquah Road); thence N59°10'10" W along said margin 522.39 feet to the southeasterly line of a tract of land conveyed to the State of Washington by Auditor File Nos. 4712257 and 4712259; thence N30°49'50"E along said line 130.00 feet to the most easterly corner of said tract; thence N59°10'10"W along the northerly line thereof 218.67 feet to intersect a line parallel with and 99 feet easterly of the west line of said Government Lot 1; thence N01°10'24" E along said parallel line 310.03 feet to the north line of said Government Lot 1; thence S88°15'10"E along said north line 647.67 feet to the POINT OF BEGINNING.

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

_____

_____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the _____ day of _____, 197 , before me, the undersigned, a Notary Public, personally appeared _____ and _____ the _____ and _____ respectively, of _____ a Washington corporation, to me known to be the individual(s) 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 the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and offical seal the day and year first above written.

_____
Notary Public in and for the State of Washington residing at _____

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the _____ day of _____, 197 , before me, the undersigned, a Notary Public, personally appeared _____ and _____ the _____ and _____ respectively, of _____ a Washington corporation, to me known to be the individual(s) 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 the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and offical seal the day and year first above written.

_____
Notary Public in and for the State of Washington residing at _____

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of WATERFORD TERRACE is based upon an actual survey and subdivision of Section 19, Township 24 North, Range 6 East of W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Glen E. Muggy, Jr., Professional Land Surveyor
Certificate No. 12336

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY and PACIFIC NORTHWEST BELL, EASTGATE SEWER DISTRICT, 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 servicing this subdivision and other property with electric and telephone and sewer service, together with the right to enter upon the lots at all times for the purposes stated.

Also, each lot shall be sujbect 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 of for telephone use, CATV, fire, or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the buildings.

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 21ST day of DECEMBER, 1978

DEPARTMENT OF PUBLIC WORKS

_____
County Engineer

Examined and approved this _____ day of _____, 197___

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

_____
Manager, Building & Land Development Division

Examined and approved this 28 day of DECEMBER, 1978

DEPARTMENT OF ASSESSMENTS

HARLEY H. HOPPE
King County Assessor

Deputy, King County Assessor

Examined and approved this 8TH day of January, 1979

KING COUNTY COUNCIL

Ruby Chow
Chairman, King County Council

ATTEST: Beverly Fr. Quinn
Clerk of the 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 assessment 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 29TH day of DECEMBER 1978.

OFFICE OF THE COMPTROLLER

WILLIAM L. PARSONS
King County Comptroller

Deputy Comptroller

RECORDING CERTIFICATE 7901090672

Filed for record at the request of King County Council this 9 day of January 1979, at 19 minutes past 10 A.M. and recorded in Volume 109 of Plats, page 32,33, records of King County, Washington.

DIVISION OF RECORDS & ELECTIONS

CLINT G. ELSOM
Manager

James S. Weeks
Superintendent of Records

TRIAD ASSOCIATES

SHEET 1 OF 2 SHEETS

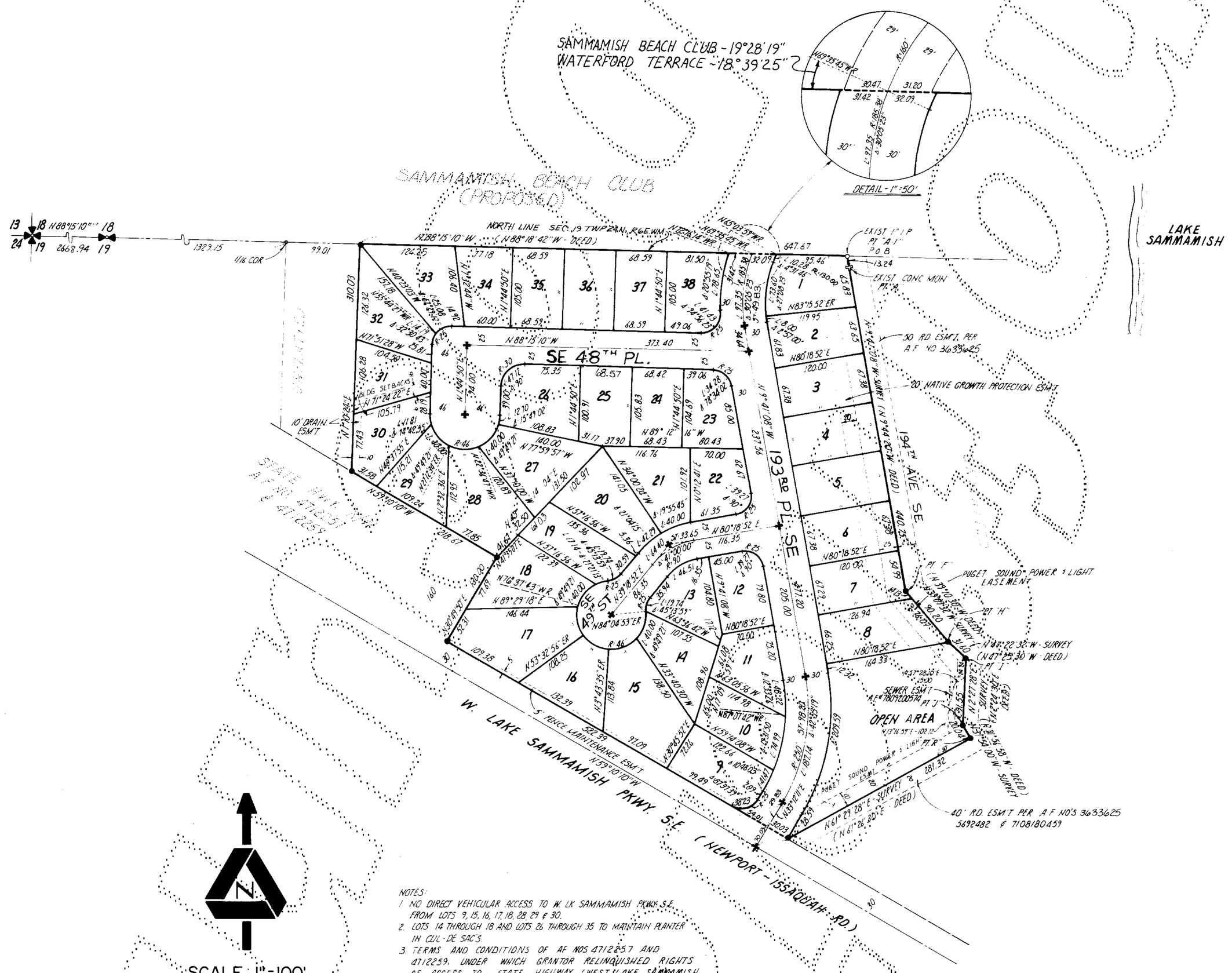
109/32

WATERFORD TERRACE

SECTION 19, TWP. 24 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

109-33



NOTES:

1. NO DIRECT VEHICULAR ACCESS TO W. LK SAMMAMISH PKWY. S.E. FROM LOTS 9, 15, 16, 17, 18, 28, 29 & 30.
2. LOTS 14 THROUGH 18 AND LOTS 26 THROUGH 35 TO MAINTAIN PLANTER IN CUL-DE-SAC'S.
3. TERMS AND CONDITIONS OF AF NOS 4712257 AND 4712259, UNDER WHICH GRANTOR RELINQUISHED RIGHTS OF ACCESS TO STATE HIGHWAY (WEST LAKE SAMMAMISH PARKWAY S.E.) AND OF LIGHT, VIEW, AND AIR.

78-050 TRIAD ASSOC.

SHEET 2 OF 2 SHEETS

109/33