136/03

WEATHERWOOD EAST

A PORTION OF
SW 1/4, SECTION 18, T 24 N, R 6 E, W.M.
KING COUNTY, WASHINGTON

RESTRICTION

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.

"TAX LOTS 119 AND 117 SHALL NOT HAVE USE OF 186TH AVE. S.E. UNTIL SUCH TIME AS IT IS EXTENDED TO S.E. 44TH ST."

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, WASHINGTON NATURAL GAS CO., CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT SEVEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR THE PURPOSE OF UTILITIES AND DRAINAGE.
SEE K.C. REC. NO. 8610130413.

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF December, 19 86, A.D.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT DIVISION

MANAGER - BUILDING AND LAND DEVELOPMENT DIVISION

EXAMINED AND APPROVED THIS 30th DAY OF December, 19 86, A.D.
KING COUNTY COUNCIL

ATTEST: _____
CHAIRMAN, KING COUNTY COUNCIL CLERK OF THE COUNCIL

EXAMINED AND APPROVED THIS 1st DAY OF Dec., 19 86, A.D.
DEPARTMENT OF PUBLIC WORKS

COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS ____ DAY OF _____, 19____, A.D.
DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT "WEATHERWOOD EAST" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION IN SECTION 18, T 24 N, R 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 AS CONSTRUCTION IS COMPLETED, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

JOHN R. EWING P.L.S. CERT. NO. 11926

FINANCE DIRECTOR'S CERTIFICATION

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 CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 3rd DAY OF December, 19 86 A.D.

OFFICE OF THE FINANCE DIRECTOR

DIRECTOR - K.CO. OFFICE OF FINANCE DEPUTY DIRECTOR - K.CO. OFFICE OF FINANCE

KING COUNTY OFFICE OF FINANCE OFFICIAL SEAL WASHINGTON

RECORDING CERTIFICATE 8612314133

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 31 DAY OF DEC, 1986, A.D. AT 3 MINUTES PAST 8 P.M., AND RECORDED IN VOLUME 136 OF PLATS, PAGES 3-4, RECORDS OF KING COUNTY, WASHINGTON

DIVISION OF RECORDS AND ELECTIONS

JANE HAGUE, MANAGER JAMES S. WEEKS, SUPERINTENDENT OF RECORDS

LEGAL DESCRIPTION

THAT PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 18, T 24 N, R 6 E, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE S 88 18' 41" E ALONG THE QUARTER SECTION LINE 1,578.99 FEET; THENCE S 00 41' 45" W, 323.54 FEET; THENCE S 88 34' 17" E 533.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 01 14' 25" W 984.94 FEET TO THE NORTHEASTERLY LINE OF LAKE SAMMAMISH ROAD, (ALSO KNOWN AS ISSAQUAH NEWPORT ROAD); THENCE S 66 54' 30" E ALONG SAID NORTHEASTERLY MARGIN 230.20 FEET; THENCE N 01 44' 00" E 428.28 FEET; THENCE N 00 54' 01" E 641.62 FEET; THENCE N 88 34' 17" W 213.58 FEET TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH THE EAST 15 FEET OF LOT 1, WEATHERWOOD NO 1, BY DEED UNDER K.C. REC. NO 8612031407.
SUBJECT TO A 20' WIDE SANITARY SEWER EASEMENT AS RECORDED UNDER AUDITORS FILE NUMBERS 7709210233 AND 8408220523, RECORDS OF KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING, BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENCE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION AND WAIVER OF CLAIMS IS MADE WITHIN THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

AS PRESIDENT

GREG A. NEWHALL, PRESIDENT, RNJ HOMES

LES ALAN, ASST. VICE PRESIDENT BANCSHARES MORTGAGE RES. CONST. DEPT.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS 10th DAY OF June, 1986, BEFORE ME PERSONALLY APPEARED GREG A. NEWHALL TO ME KNOWN TO BE THE PRESIDENT, RESPECTIVELY, OF RNJ Homes, Inc., THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL THE AND YEAR FIRST ABOVE WRITTEN.

4-4-87
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bothell.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS 17th DAY OF June, 1986, BEFORE ME PERSONALLY APPEARED LES ALAN TO ME KNOWN TO BE THE ASST. VICE PRESIDENT, RESPECTIVELY, OF BANCSHARES MORT, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL THE AND YEAR FIRST ABOVE WRITTEN.

4-4-87
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bothell.

136/08

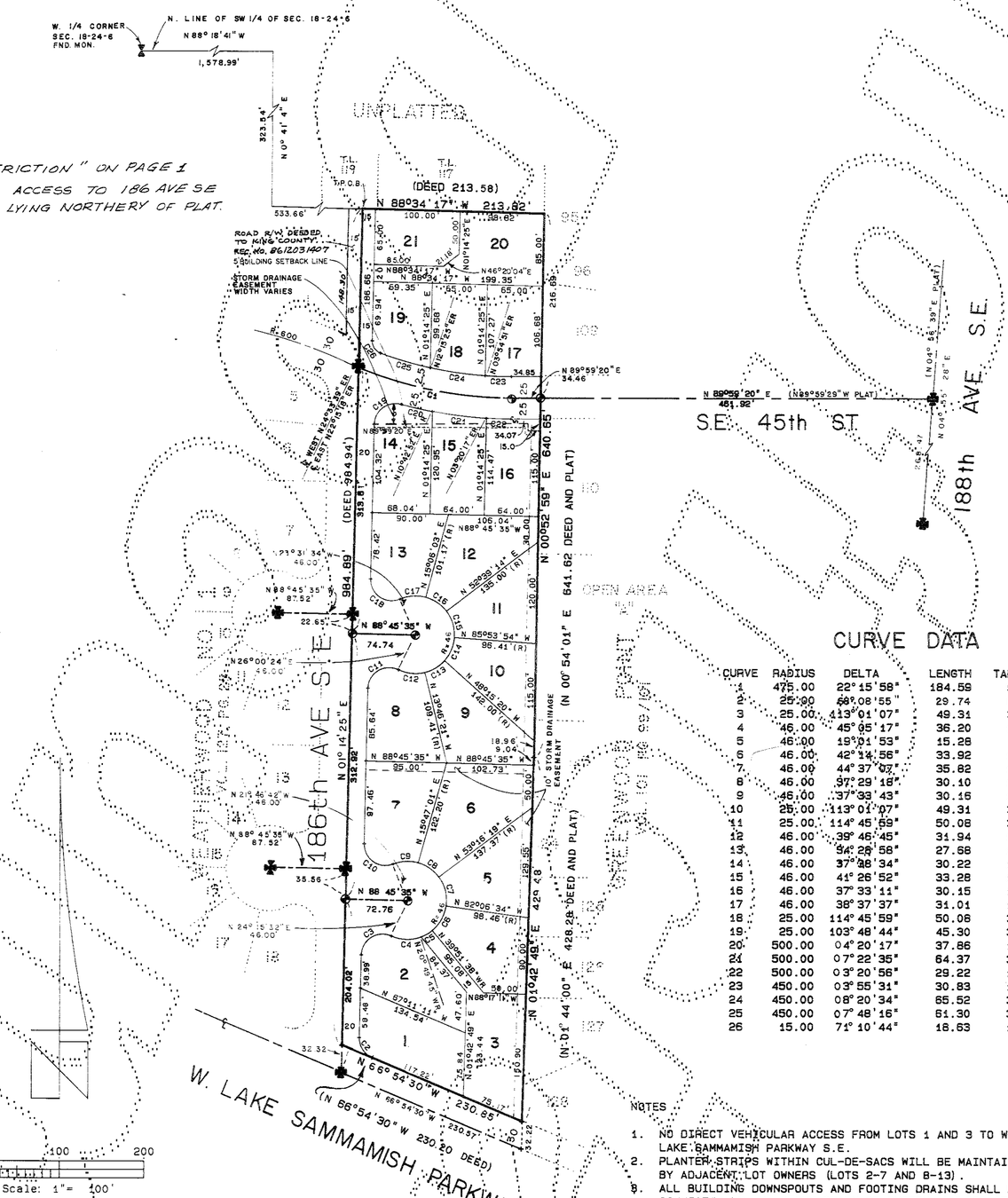
B.A.L.D. FILE NO. 685-1

224-11

136/04

WEATHERWOOD EAST

A PORTION OF
SW 1/4, SECTION 18, T 24 N, R 6 E, W.M.
KING COUNTY, WASHINGTON



NOTE:
SEE "RESTRICTION" ON PAGE 1
REGARDING ACCESS TO 186 AVE SE
FROM LAND LYING NORTHERY OF PLAT.

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	475.00	22° 15' 58"	184.59	93.48	183.43
2	25.00	68° 08' 55"	29.74	16.91	28.01
3	25.00	113° 01' 07"	49.31	37.78	41.70
4	46.00	45° 05' 17"	36.20	19.10	35.27
5	46.00	19° 01' 53"	15.28	7.71	15.21
6	46.00	42° 14' 56"	33.92	17.77	33.16
7	46.00	44° 37' 07"	35.82	18.87	34.92
8	46.00	37° 29' 18"	30.10	15.61	29.56
9	46.00	37° 33' 43"	30.16	15.64	29.62
10	25.00	113° 01' 07"	49.31	37.78	41.70
11	25.00	114° 45' 59"	50.08	39.07	42.11
12	46.00	39° 46' 45"	31.94	16.64	31.30
13	46.00	34° 28' 58"	27.68	14.28	27.27
14	46.00	37° 38' 34"	30.22	15.68	29.68
15	46.00	41° 26' 52"	33.28	17.40	32.56
16	46.00	37° 33' 11"	30.15	15.64	29.61
17	46.00	38° 37' 37"	31.01	16.12	30.43
18	25.00	114° 45' 59"	50.08	39.07	42.11
19	25.00	103° 48' 44"	45.30	31.89	39.35
20	500.00	04° 20' 17"	37.86	18.94	37.85
21	500.00	07° 22' 35"	64.37	32.23	64.33
22	500.00	03° 20' 56"	29.22	14.62	29.22
23	450.00	03° 55' 31"	30.83	15.42	30.82
24	450.00	08° 20' 34"	65.52	32.82	65.47
25	450.00	07° 48' 16"	61.30	30.70	61.25
26	15.00	71° 10' 44"	18.63	10.73	17.46

NOTES

1. NO DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 3 TO W. LAKE SAMMAMISH PARKWAY S.E.
2. PLANTER STRIPS WITHIN CUL-DE-SACS WILL BE MAINTAINED BY ADJACENT LOT OWNERS (LOTS 2-7 AND 8-13).
3. ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

RESTRICTION: NO STRUCTURES, FILLING, GRADING, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS SHALL BE PERMITTED BEYOND THE BUILDING SETBACK LINE, OR WITHIN THE DRAINAGE EASEMENTS THUS DETERMINED, UNLESS OTHERWISE APPROVED BY KING COUNTY DEPT. OF PUBLIC WORKS (P.W.) AND BALD. IN ADDITION, CONSTRUCTION OF FENCING SHALL NOT BE PERMITTED WITHIN THE DRAINAGE EASEMENTS, NOR SHALL CLEARING OR REMOVAL OF TREES OR VEGETATION BE PERMITTED HEREIN, UNLESS TREES OR VEGETATION REPRESENT(S) A THREAT TO LIFE OR PROPERTY DUE TO DECAY OR OTHER NATURAL CAUSES, OR UNLESS OTHERWISE APPROVED BY K.C. BALD AND P.W.

BASIS OF BEARING IS ON THE MONUMENT LINE OF 186th AVE S.E. FROM THE PLAT OF "WEATHERWOOD NO. 1" AS RECORDED IN VOLUME 127 OF PLATS, ON PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

LEGEND

- FOUND CASE MONUMENT
- CASE MONUMENT TO BE SET

136/04

SHT. 2 OF 2

FILE NO. 665 1

JRE 829.04

224-11A