

FORTY-ONE POINT FIVE SECTIONS 12 & 13, TWP. 24 N., R. 5 E., W.M. KING COUNTY, WASHINGTON

DESCRIPTION

This plat of FORTY-ONE POINT FIVE embraces that portion of the Northeast 1/4 of the North-west 1/4 of Section 13, Township 24 North, Range 5 East, W.M., King County, Washington lying Northerly of the State Highway, S.R. 90, as condemned in King County Superior Court No. 736790.

TOGETHER WITH that portion of Government Lot 1 of said Section 13, lying Southwesterly of WEST LAKE SAMMAMISH BLVD. and Northerly of said State Highway EXCEPT the South 400.00 feet of the North 500.00 feet of said Government Lot 1 and EXCEPT that portion conveyed to King County for the Issaquah Neighborhood Park No. 2 by deed recorded under Auditors File No. 7407020452.

TOGETHER WITH that portion of Government Lot 4, Section 12, Township 24 North, Range 5 East, W.M., in said county described as follows:

Beginning at the South 1/4 corner of said Section 12; thence N 1°33'27" E 296.43 feet thence N 57°40'05" E to the Westerly margin of said WEST LAKE SAMMAMISH BLVD.; thence Southeasterly along the said Westerly margin to the South line of Section 12; thence West along said South line to the Point of Beginning.

EXCEPT the site of present well or spring located near the West line of said tract and the land surrounding the same, measured a distance of 800 feet from the outside of the concrete curb wall as situated in said well or spring on October 21, 1954.

CONTINUE ON SHEET 3 OF 3 SHEETS

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.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, CITY OF BELLEVUE 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.

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 21st day of FEBRUARY 1978.

OFFICE OF THE COMPTROLLER

HUBERT J. JAMES King County Comptroller
John M. Williams Deputy Comptroller

APPROVALS

Examined and approved this 10th day of Feb., 1978.

DEPARTMENT OF PUBLIC WORKS

J. H. Kelly Director
Examined and approved this 15th day of February, 1978.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Bill L. L. Manager, Building and Land Development Division
Examined and approved this 22nd day of FEBRUARY, 1978.

DEPARTMENT OF ASSESSMENTS

HARLEY H. HOPPE King County Assessor
A. Martin Deputy, King County Assessor
Examined and approved this 16th day of March, 1978.

KING COUNTY COUNCIL

Barbara A. Starna Chairman, King County Council
Dorothy M. O'Connell Clerk of Council
ATTEST:

RECORDING CERTIFICATE 7803070723

Filed for Record at the request of the King County Council this 7th day of MARCH, 1978, at 38 minutes past 11:00 a.m. and recorded in Volume 106 of Plats, pages 35-37, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

CLINT G. ELSOM Manager
David H. Shier Superintendent of Records

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of FORTY-ONE POINT FIVE is based upon an actual survey and subdivision of Sections 12 & 13, Twp. 24 N., Range 5 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
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 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.

NU PACIFIC COMPANY, An Oregon Corporation

Edward P. Dorst, Jr. Executive Vice President
Candy Lamoreaux Assistant Secretary

SECURITIES INTERMOUNTAIN, INC. An Oregon Corporation

Vincent P. De Donato Senior Vice President
Audrey Getty Assistant Secretary

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss:
COUNTY OF)

This is to certify that on this 11th day of May, 1977, before me, the undersigned, a Notary Public personally appeared EDWARD P. DORST, JR. and CANDY LAMOREAUX, Executive Vice President and Assistant Secretary respectively, of NU PACIFIC COMPANY an Oregon 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.

William C. Bejar
Notary Public in and for the State of Washington
Residing at King County

STATE OF WASHINGTON) ss:
COUNTY OF)

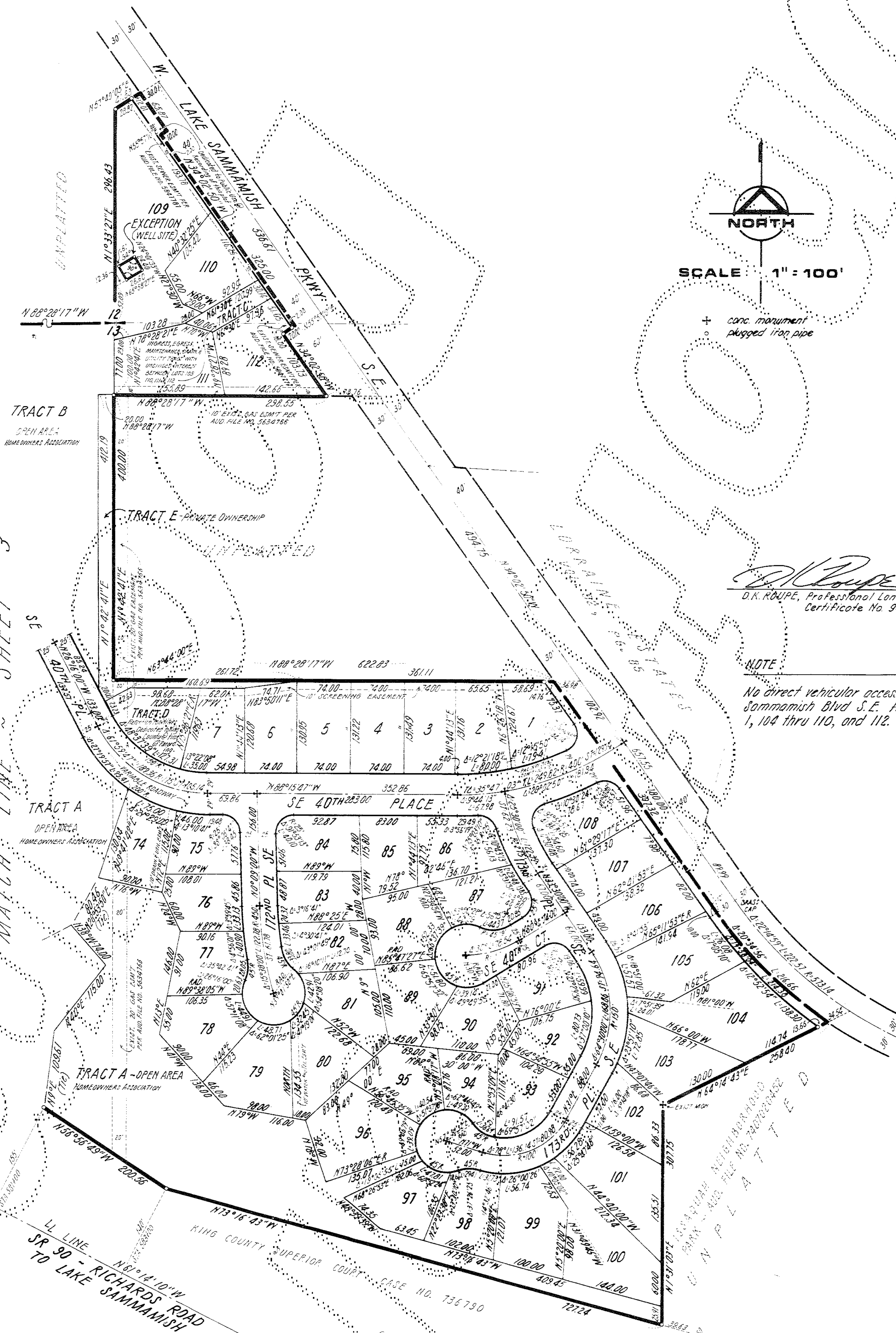
This is to certify that on this 11th day of October, 1977, before me, the undersigned, a Notary Public personally appeared VINCENT P. DE DONATO and AUDREY GETTY, Senior Vice President and Assistant Secretary respectively, of SECURITIES INTERMOUNTAIN, INC. an Oregon corporation, to me known to be the 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.

David W. Wadsworth
Notary Public in and for the State of Washington
Residing at Bellevue

FORTY-ONE POINT FIVE SECTIONS 12 & 13, TWP. 24 N., R. 5 E., W. M. KING COUNTY, WASHINGTON

106-36



NORTH

SCALE: 1" = 100'

+ conc. monument
o plugged iron pipe

D. K. Roupe
D.K. ROUPE, Professional Land Surveyor
Certificate No. 9435

NOTE
No direct vehicular access to Lake Sammamish Blvd S.E. from Lots 1, 104 thru 110, and 112.

MATCH LINE ~ SHEET 3

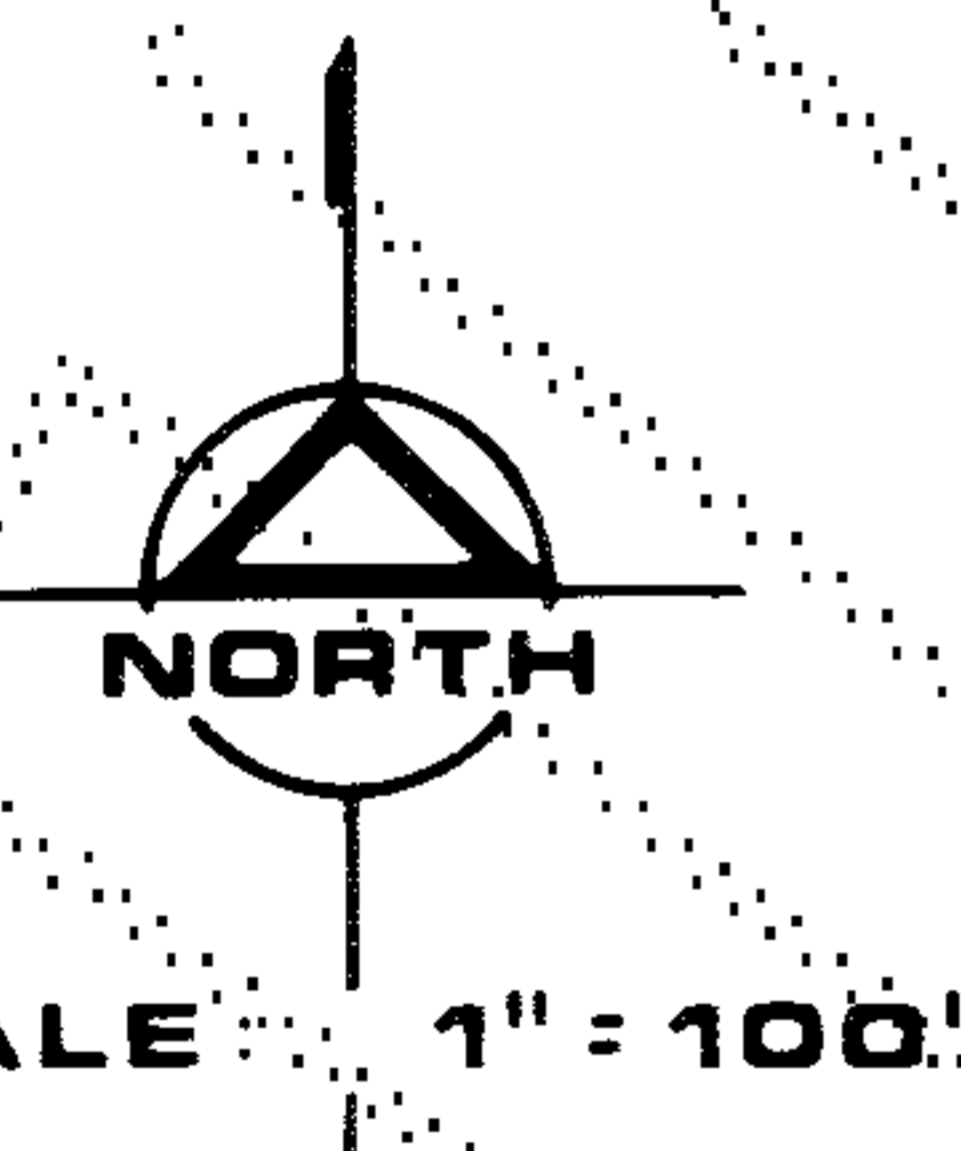
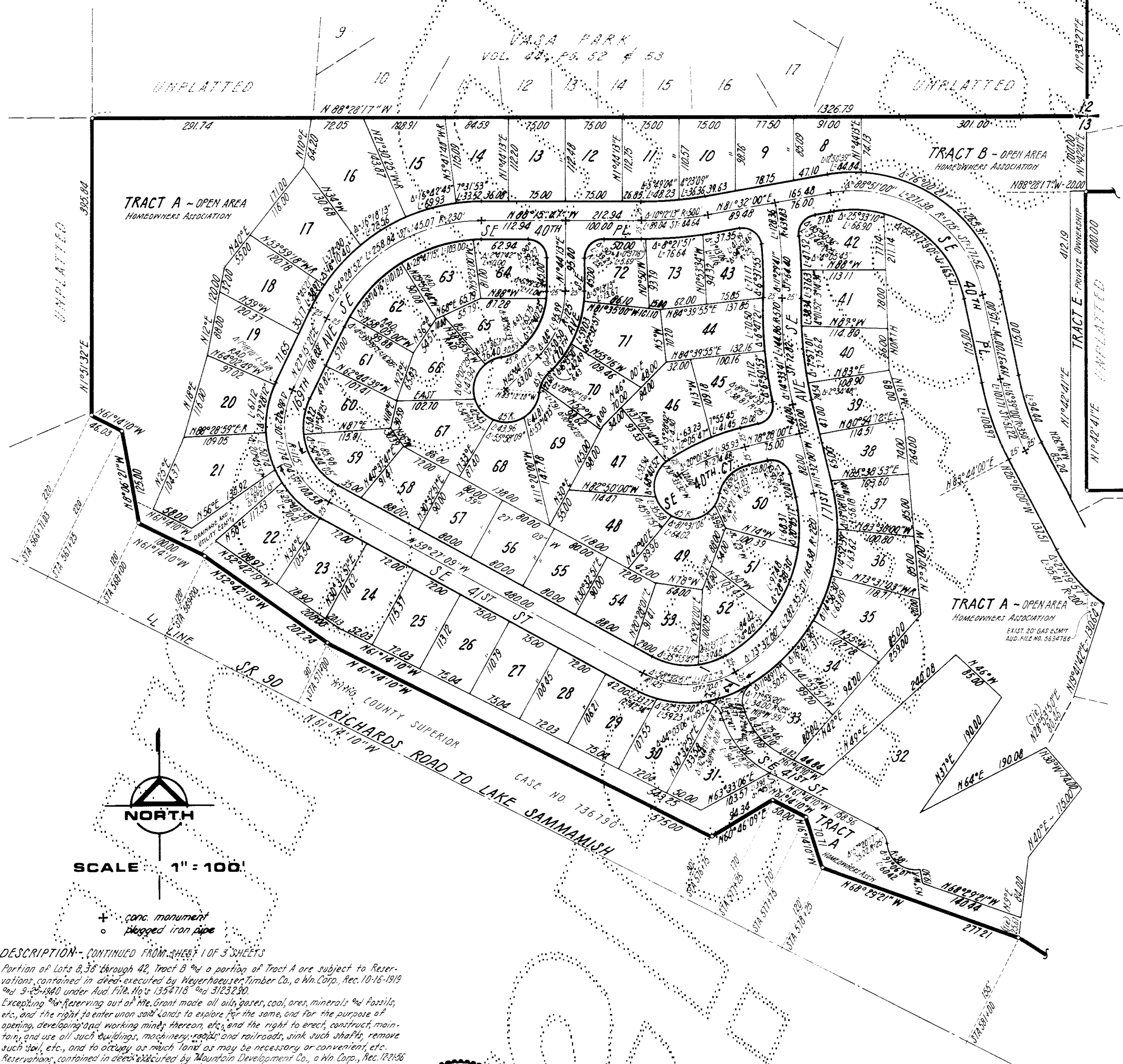
GROUP FOUR, INC.
75-310

SHEET 2 OF 3 SHEETS

M.M. O'NEILL

FORTY-ONE POINT FIVE SECTIONS 12 & 13, TWP. 24 N., R. 5 E., W.M. KING COUNTY, WASHINGTON

106-37



+ conc. monument
o flagged iron pipe

DESCRIPTION - CONTINUED FROM SHEET 1 OF 3 SHEETS
 Portion of Lots 8, 36 through 42, Tract B and a portion of Tract A are subject to Reservations contained in deeds executed by Meyerhoeuser Timber Co., a Wn. Corp., Rec. 10-16-1919 and 9-25-1940 under Aud. File No's 1554718 and 3123290.
 Excepting the Reserving out of the Grant made all oils, gases, coal, ores, minerals and Fossils, etc., and the right to enter upon said lands to explore for the same, and for the purpose of opening, developing and working mines thereon, etc., and the right to erect, construct, maintain, and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, etc., and to occupy as much land as may be necessary or convenient, etc.
 Reservations contained in deeds executed by Mountain Development Co., a Wn. Corp., Rec. 12-25-1956 under Aud. File No. 4758516. Said grantor reserves unto itself, its heirs, and assigns, all oils, gases, coal, ores, minerals, etc., and the right of entry for opening, developing and working mines, etc.
 SAID WELL SITE EXCEPTION and the Land surrounding the same being more particularly described as follows:
 * COMMENCING at the South Corner of said Section 12, thence N1°33'27"E 52.09 feet, thence N65°58'27"E 12.36 feet to the Point of Beginning;
 THENCE N24°01'33"W 24.40 feet, thence N65°58'27"E 25.60 feet, thence S24°01'33"E 24.40 feet, S 65°58'27"W 25.60 feet to the Point of Beginning



D. K. ROUPE, Professional Land Surveyor
 Certificate No. 9435

GROUP FOUR, INC.
 75-310

SHEET 3 OF 3 SHEETS

M. H. GREENBERG