SUFFIELD DIV. 1

SEC. 27, TWP. 25 N, RGE 6 E, W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the northeast quarter of the northwest quarter of Section 27, Township 25 North, Range 6 East, W.M., in King County, Washington described as follows:

Beginning at the north quarter corner of said Section 27; thence N89°35'50"W along the north line thereof 955.27 feet to the TRUE POINT OF BEGINNING; thence S18°52'26"E 260.00 feet; thence S28°13'29"E 20.10 feet; thence S31°18'00"E 64.34 feet; thence S15°25'00"E 450.52 feet to a point on a curve, the center which bears S39°29'58"E 372.00 feet; thence westerly along said curve to the left, thru a central angle of 8°50'02", an arc distance of 57.36 feet; thence S28°29'00"E 66.22 feet; thence S15°37'00"E 526.17 feet to the South line of said subdivision; thence N89°58'28"W 785.57 feet to the southwest corner of said subdivision; thence N01°01'10"E 1360.26 feet to the northwest corner of said subdivision; thence S89°35'50"E 382.63 feet to the TRUE POINT OF BEGINNING.

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 the 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 identifed 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 subsurface 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 and assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of King County, its successors or assigns.

IN WITNESS WHEREOF we set our hands and seals.

PACIFIC INVESTORS, By William P. Minor, Partner

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF SEATTLE,
a Federal Savings and Loan Association

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on this 27 day of July, 1985, before me the undersigned, a Notary Public, personally appeared R. F. KING to me known to be the individual who executed the within dedication and acknowledged to me that he/she signed and sealed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.
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

This is to certify that on the day of , 19 , 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 official seal the day and year first above written.

Notary Public in and for the State of Washington
residing at

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, WASHINGTON NATURAL GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., SAHALEE SEWER AND WATER DISTRICT, a CABLE T.V. COMPANY, 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, cable, pipeline, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric, telephone, gas, cable T.V. service, sewer and water, together with the right to enter upon the lots at all time for the purposes stated.

Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all side lot lines and 5 feet in width, parallel with and adjacent to all rear 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 upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

An easement is hereby reserved for and granted to Sahalee Sewer and Water District under and upon the easements shown on the plat and described herein as "water easement" or "sewer easement" to install, maintain, replace, repair and operate water and sewer mains and appurtenances for this subdivision and other property together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements.

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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SUFFIELD DIV 1 is based upon an actual survey and subdivision of Section 27, Township 25 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.

Gustav B. Osterback, Professional Land Surveyor. Certificate No. 18094

APPROVALS

Examined and approved this 5TH day of SEPTEMBER, 1985
DEPARTMENT OF PUBLIC WORKS

County Road Engineer

Examined and approved this 5 day of September, 19 85
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Manager, Building & Land Development Division

Examined and approved this 19 day of SEPT., 19 85
DEPARTMENT OF ASSESSMENTS

King County Assessor — Deputy, King County Assessor

Examined and approved this 23rd day of September, 1985
KING COUNTY COUNCIL

Chairman, King County Council — ATTEST: Clerk of the Council

FINANCE DIRECTOR'S 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 6 day of SEPT., 19 85.

OFFICE OF FINANCE

ROBERT H. CRAWN, JR. — King County Office of Finance, Director — Deputy

RECORDING CERTIFICATE 8509250469

Filed for record at the request of King County Council this 25 day of SEPT. 19 85, at 29 minutes past 10 A. M. and recorded in Volume 132 of Plats, page 40-42, records of King County, Washington.

DIVISION OF RECORDS & ELECTIONS

ELLEN HANSEN, Manager — JAMES S. WEEKS, Superintendent of Records

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 84-029

SHEET 1 OF 3 SHEETS

222-87

SUFFIELD DIV. 1

SEC. 27, TWP. 25 N, RGE 6 E, W.M.

KING COUNTY, WASHINGTON

132/42

MERIDIAN: N.W. ENGR. BREAKDOWN ROTATED TO PLAT OF INGLEWOOD GLEN

○ = SET IRON PIN W/ NYLON CAP MARKED "TRIAD 18094"

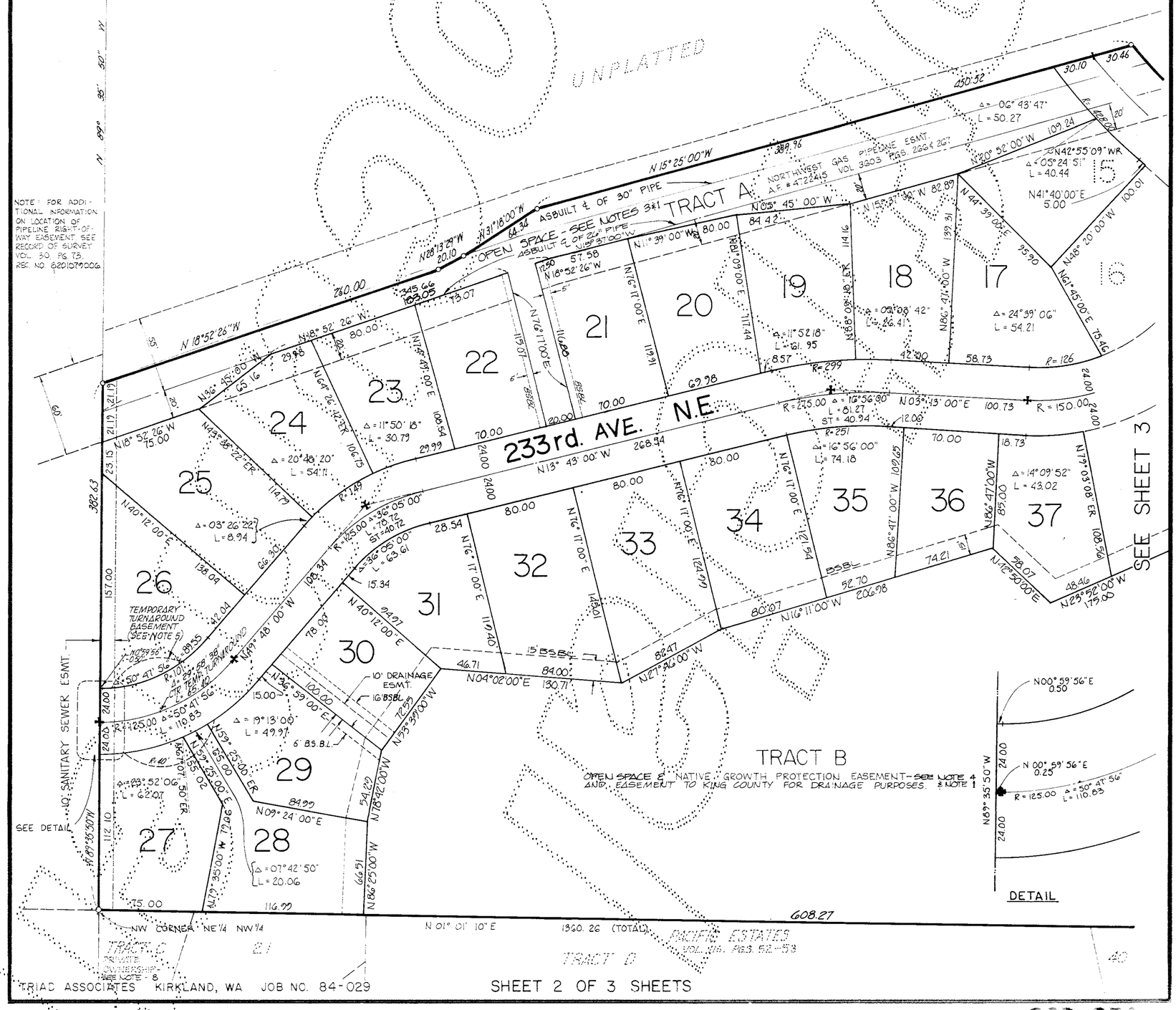
✠ = SET CONC. MONUMENT AND CASE

SCALE: 1" = 50'

N 1/4 CORNER SEC. 27-25-6

NOTES:

1. TRACTS 'A & B' PERMANENT OPEN AREA: AS A REQUIREMENT FOR APPROVAL, THIS TRACT IS SET ASIDE & RESERVED FOR PERMANENT OPEN SPACE & RECREATION USE, FOR THE BENEFIT OF THE PRESENT AND FUTURE OWNERS OF THE LOTS OF THIS SUBDIVISION AS AUTHORIZED BY ORDINANCE NO. 6278. AS A CONDITION OF APPROVAL, THE UNDERSIGNED OWNERS OF LAND HEREBY SUBDIVIDED DO GRANT & CONVEY A PERPETUAL ESMT. IN TRACTS A & B FOR USE & BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF THE LOTS OF THIS SUBDIVISION AUTHORIZED BY ORDINANCE NO. 6278. EXCEPT AS SHOWN ON THE PLAT, NO BUILDING SHALL BE PLACED ON TRACTS A & B AND SUCH TRACTS SHALL NOT BE FURTHER SUBDIVIDED OR USED FOR FINANCIAL GAIN.
2. NO STRUCTURE, FILL, OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO DECKS, PATIOS OR OTHER IMPERVIOUS SURFACES SHALL BE ALLOWED IN THE BUILDING SETBACK AREAS.
3. TRACT 'A' OPEN SPACE AND PUBLIC PEDESTRIAN WALKWAY SHALL BE OWNED AND MAINTAINED BY THE SUFFIELD HOMEOWNERS ASSOCIATION.
4. TRACT 'B' OPEN SPACE / NATIVE GROWTH PROTECTION ESMT. SHALL BE OWNED AND MAINTAINED BY THE SUFFIELD HOMEOWNERS ASSOCIATION, SUBJECT TO EASEMENT TO KING COUNTY FOR INGRESS / EGRESS AND STORM DRAINAGE PURPOSES.
   NOTE: NATIVE GROWTH PROTECTION ESMT: NO STRUCTURES, FILLING, GRADING OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, OUTBUILDINGS OR OVERHANGS) SHALL BE PERMITTED BEYOND THE BUILDING SETBACK LINE, OR WITHIN THE DRAINAGE OR NATIVE GROWTH PROTECTION ESMT'S THUS DETERMINED, UNLESS OTHERWISE APPROVED BY KING COUNTY DEPT. OF PUBLIC WORKS (PW) AND B.A.D. IN ADDITION, CONSTRUCTION OF FENCING SHALL NOT BE PERMITTED W/IN THE DRAINAGE OR NATIVE GROWTH PROTECTION ESMT'S. 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 KING COUNTY B.A.D. OR P.W.
5. TEMPORARY TURNAROUND EASEMENT ON LOTS 26-29 SHALL BECOME NULL & VOID WHEN 233RD WAY NE IS EXTENDED NORTH AND MAINTAINED BY A PUBLIC AGENCY.



NOTE: FOR ADDITIONAL INFORMATION ON LOCATION OF PIPELINE RIGHT-OF-WAY EASEMENT SEE RECORD OF SURVEY VOL. 30, PG. 73, REC. NO. 8201079006

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 84-029

SHEET 2 OF 3 SHEETS

222-87A

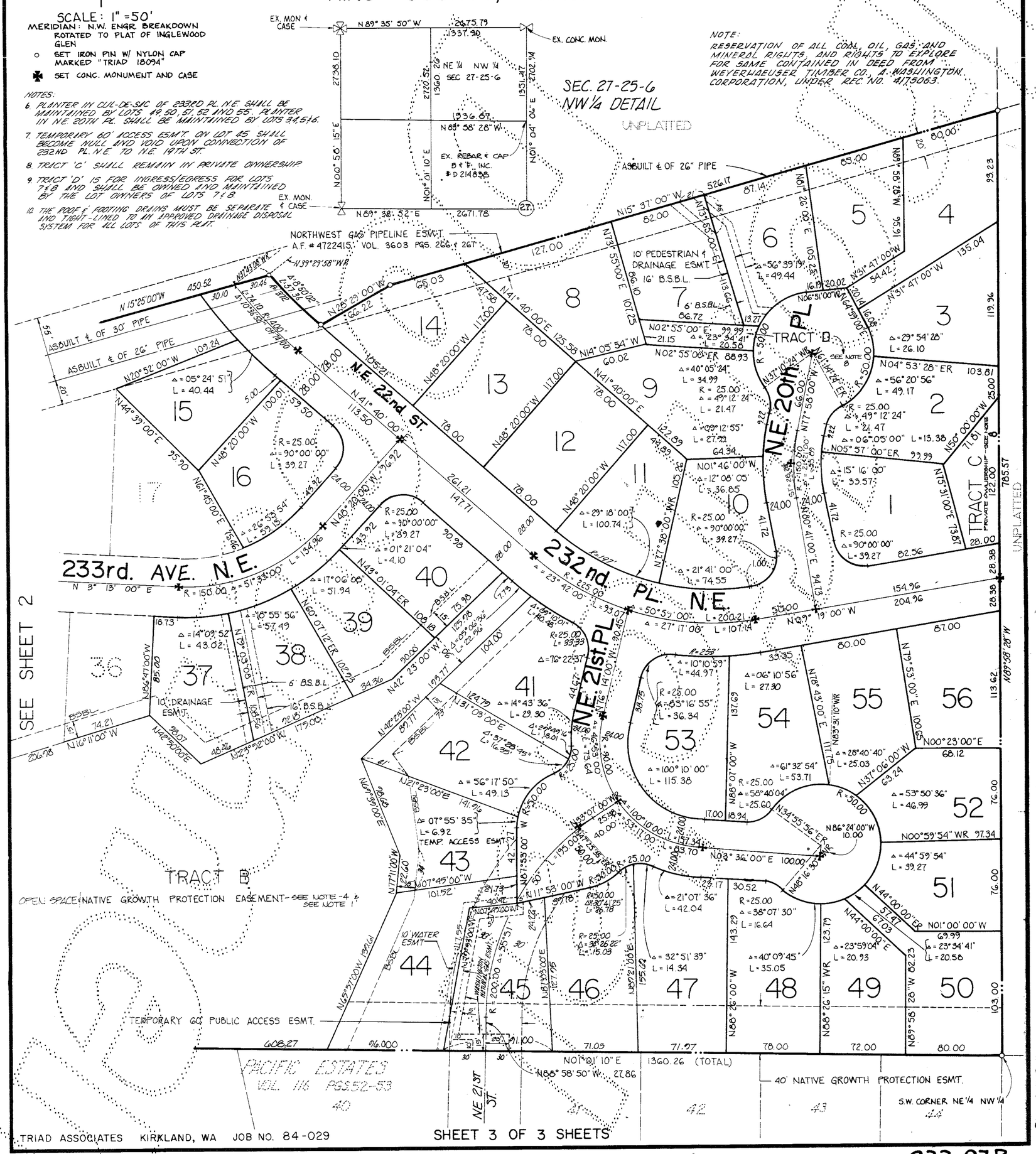
SUFFIELD DIV. 1

SEC. 27, TWP. 25 N, RGE. 6 E, W.M.
KING COUNTY, WASHINGTON

SCALE: 1" = 50'
MERIDIAN: N.W. ENGR. BREAKDOWN ROTATED TO PLAT OF INGLEWOOD GLEN
○ SET IRON PIN W/ NYLON CAP MARKED "TRIAD 18094"
✠ SET CONC. MONUMENT AND CASE

NOTES:
6. PLANTER IN CUL-DE-SAC OF 233RD PL. N.E. SHALL BE MAINTAINED BY LOTS 49, 50, 51, 52 AND 55. PLANTER IN N.E. 20TH PL. SHALL BE MAINTAINED BY LOTS 3,4,5,16.
7. TEMPORARY 60' ACCESS ESM'T ON LOT 45 SHALL BECOME NULL AND VOID UPON CONNECTION OF 232ND PL. N.E. TO N.E. 19TH ST.
8. TRACT 'C' SHALL REMAIN IN PRIVATE OWNERSHIP.
9. TRACT 'D' IS FOR INGRESS/EGRESS FOR LOTS 7 & 8 AND SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS OF LOTS 7 & 8.
10. THE ROOF & FOOTING DRAINS MUST BE SEPARATE AND TIGHT-LINED TO AN APPROVED DRAINAGE DISPOSAL SYSTEM FOR ALL LOTS OF THIS PLAT.

NOTE:
RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR SAME CONTAINED IN DEED FROM WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION, UNDER REC. NO. 4175063.



TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 84-029

SHEET 3 OF 3 SHEETS

222-87B