136711

SUFFIELD DIV. 2

NW1/4 SEC. 27, TWP. 25N., RGE. 6E., W.M.

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 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 or 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.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF SEATTLE

Ferris L. Dracobly
Senior Vice Pres.

Russell D. Peterson
Assistant Vice President

ACKNOWLEDGEMENT

State of Washington
County of King

I certify that I know or have satisfactory evidence that Ferris L. Dracobly & Russell D. Peterson signed this instrument, on oath stated that ~~they were~~ they are authorized to execute the instrument and acknowledged it as the SR. VICE PRES. + ASS'T VICE PRES. respectively of METROPOLITAN FEDERAL SVGS + LOAN ASS'N OF SEATTLE to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 12-30-86
Signature of Notary Public Marjorie Patton
Title Notary Public
My appointment expires 12-3-88

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 NORTH 89°35'50" WEST ALONG THE NORTH LINE THEREOF 955.27 FEET; THENCE SOUTH 18°52'26" EAST 260.00 FEET; THENCE SOUTH 28°13'29" EAST 20.10 FEET; THENCE SOUTH 31°18'00" EAST 64.34 FEET; THENCE SOUTH 15°25'00" EAST 450.52 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 39°29'58" EAST 372.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°50'02", AN ARC DISTANCE OF 57.36 FEET; THENCE SOUTH 28°29'00" EAST 66.22 FEET; THENCE SOUTH 15°37'00" EAST 526.17 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 89°58'28" EAST 551.30 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 01°04'06" EAST 1351.47 FEET TO THE POINT OF BEGINNING.

NOTES:

1. TRACT A - DETENTION TRACT IS HEREBY DEDICATED TO KING COUNTY.
2. TRACTS B & C OPEN SPACE AND PUBLIC PEDESTRIAN WALKWAY SHALL BE OWNED AND MAINTAINED BY THE SUFFIELD HOMEOWNERS ASSOCIATION.
3. TRACTS B & C PERMANENT OPEN AREA: AS A REQUIREMENT FOR APPROVAL, THESE TRACTS ARE SET ASIDE AND RESERVED FOR PERMANENT OPEN SPACE AND 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 THE LAND HEREBY SUBDIVIDED DO GRANT AND CONVEY A PERPETUAL EASEMENT IN TRACTS B AND C FOR USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF THE LOTS OF THIS SUBDIVISION AUTHORIZED BY ORDINANCE NO. 6278. NO BUILDING SHALL BE PLACED ON TRACTS B AND C AND SAID TRACTS SHALL NOT BE FURTHER SUBDIVIDED OR USED FOR FINANCIAL GAIN.
4. ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM ACCORDING TO THE APPROVED PLANS WHICH ARE ON FILE IN THE DEPARTMENT OF PUBLIC WORKS, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. LOT 30 AND 31 MAY DRAIN DIRECTLY TO DETENTION POND IN TRACT "A".
5. THE PLANTER ISLAND IN CUL-DE-SAC OF 234TH CT. NE SHALL BE MAINTAINED BY LOTS 74-79; THE PLANTER ISLAND IN NE 23RD STREET SHALL BE MAINTAINED BY LOTS 65-69; THE PLANTER ISLANDS IN CUL-DE-SAC OF 235TH CT. NE SHALL BE MAINTAINED BY LOTS 51-56; THE PLANTER ISLAND IN NE 21ST ST. SHALL BE MAINTAINED BY LOTS 15-21; THE PLANTER ISLAND IN 235 PL. NE. SHALL BE MAINTAINED BY LOTS 24-28.
6. 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 RECORDING NO. 4175063.
7. DRAINAGE EASEMENT RESTRICTIONS: STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS UNLESS OTHERWISE APPROVED BY KING COUNTY DEPARTMENT OF PUBLIC WORKS.
8. NORTHWEST PIPELINE CORPORATION ENCROACHMENT SPECIFICATIONS REQUIRE THAT ANY CHANGE IN THE AMOUNT OF EXISTING MATERIAL (SOIL) ON AND OVER THE RIGHT OF WAY MUST BE APPROVED IN ADVANCE. ADDITIONALLY ANY PLOWING OR RIPING OF SOIL AT DEPTHS GREATER THAN 1 FOOT WILL BE HANDLED ON AN INDIVIDUAL BASIS.
9. LOTS 9-11 AND LOTS 30-37 INCLUSIVE SHALL HAVE MINIMUM FINISH FLOOR ELEVATIONS OF 372.00 FEET. (BM - TOP LAP BOLT OF FIRE HYDRANT NW CORNER OF INTERSECTION OF NE 25TH WAY AND 231ST AVE. NE. ELEVATION = 382.98 KCAS DATUM).
10. LOTS 69, 70, AND 71 SHALL HAVE MINIMUM FINISH FLOOR ELEVATIONS OF 380.50, 380.50, AND 381.50 RESPECTIVELY. SEE NOTE 9 FOR BM DATA.
11. 40' RADIUS - TEMPORARY TURNAROUND EASEMENT. (THE EASEMENTS SHALL AUTOMATICALLY EXPIRE WHEN THE PUBLIC STREET IS EXTENDED AND MAINTAINED BY A PUBLIC AGENCY.)

136711

BALD FILE NO. 681-3
TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 86-225

224-12

SUFFIELD DIV. 2

NW1/4 SEC. 27, TWP. 25N., RGE. 6E., W.M.

KING COUNTY, WASHINGTON

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., NE LAKE SAMMAMISH 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 purpose stated.

An easement is hereby reserved for and granted to North East Lake Sammamish 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.

APPROVALS

Examined and approved this 2nd day of January, 1987
DEPARTMENT OF PUBLIC WORKS

County Road Engineer

Examined and approved this 5th day of [illegible], 19[illegible]
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Manager, Building & Land Development Division

Examined and approved this _____ day of _____, 19__
DEPARTMENT OF ASSESSMENTS

King County Assessor — Deputy, King County Assessor

Examined and approved this 12th day of January, 1987
KING COUNTY COUNCIL

Gary Grant — ATTEST: Nancy M. [illegible]
Chairman, King County Council — Clerk of the Council

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.

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 6th day of January, 1987.

OFFICE OF FINANCE

acting D. Lee Jedrich — Director, King County Office of Finance
Deputy Director

KING COUNTY OFFICE OF FINANCE OFFICIAL SEAL WASHINGTON

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SUFFIELD DIV 2 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.

Gregory T. Juneau
Gregory T. Juneau Professional Land Surveyor. Certificate No. 22335

RECORDING CERTIFICATE 8701140466

Filed for record at the request of King County Council this 14 day of JAN. 1987, at 18 minutes past 10 A.M. and recorded in Volume 136 of Plats, page 11-15, records of King County, Washington.

DIVISION OF RECORDS & ELECTIONS

JANE HAGUE — Manager
JAMES S. WEEKS — Superintendent of Records

136/12

BALD FILE NO. 681-3
TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 86-225

SHEET 2 OF 5 SHEETS

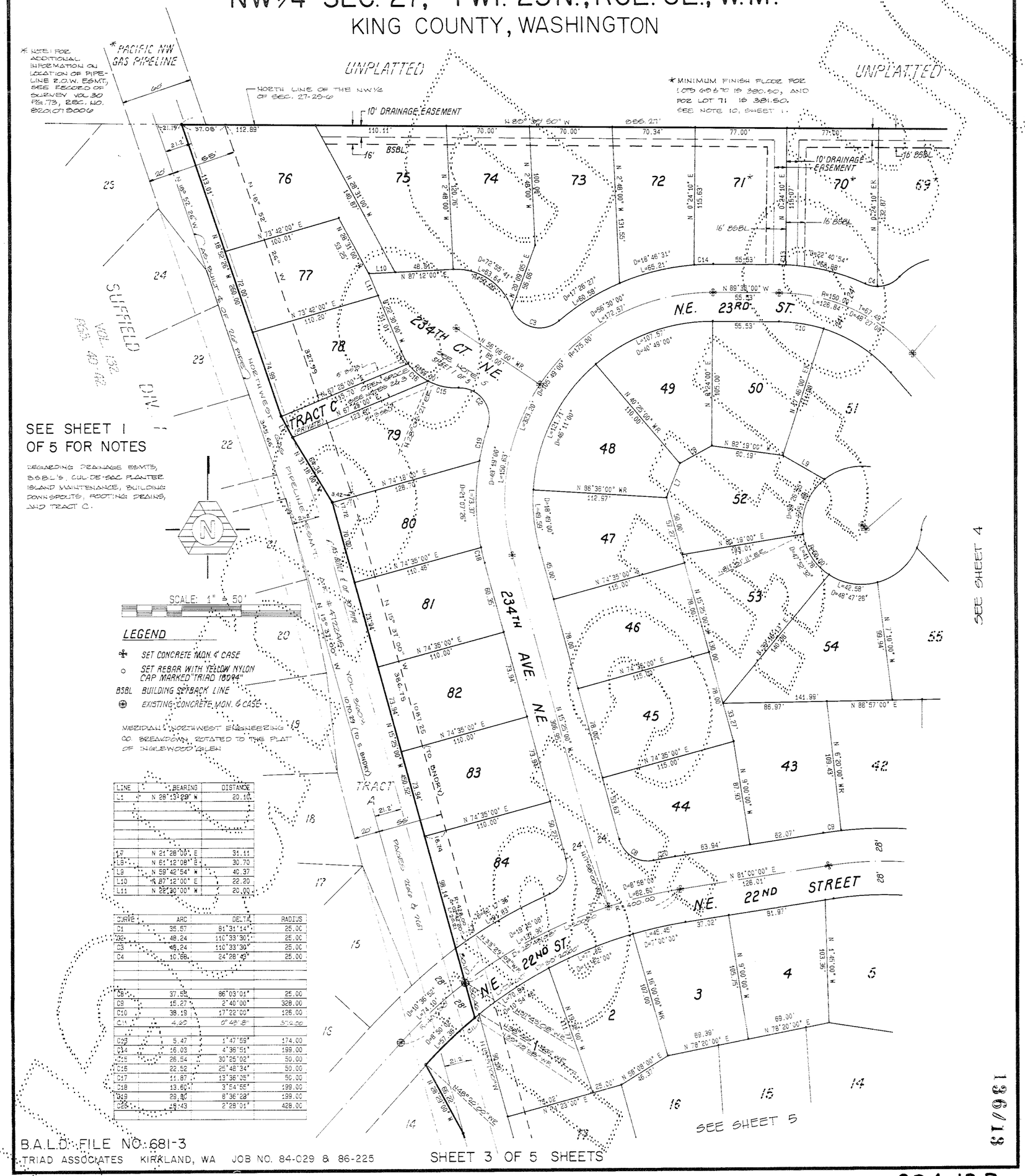
224-12A

136/13

SUFFIELD DIV. 2

NW1/4 SEC. 27, TWP. 25N., RGE. 6E., W.M.

KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N 28°13'09" W	20.10
L7	N 21°28'00" E	31.11
L8	N 61°12'08" E	30.70
L9	N 59°42'54" W	40.37
L10	N 87°12'00" E	22.20
L11	N 22°30'00" W	20.00

CURVE	ARC	DELTA	RADIUS
C1	35.57	81°31'14"	25.00
C2	48.24	110°33'30"	25.00
C3	48.24	110°33'30"	25.00
C4	10.68	24°28'42"	25.00
C8	37.59	86°03'01"	25.00
C9	15.27	2°40'00"	328.00
C10	38.19	17°22'00"	126.00
C11	4.25	0°49'18"	296.00
C13	5.47	1°47'59"	174.00
C14	16.03	4°36'51"	199.00
C15	26.54	30°25'02"	50.00
C16	22.52	25°48'34"	50.00
C17	11.87	13°36'05"	50.00
C18	13.60	3°54'55"	199.00
C19	29.30	8°36'28"	199.00
C20	15.43	2°28'01"	428.00

B.A.L.D. FILE NO. 681-3

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 84-029 & 86-225

SHEET 3 OF 5 SHEETS

136/13

224-12B

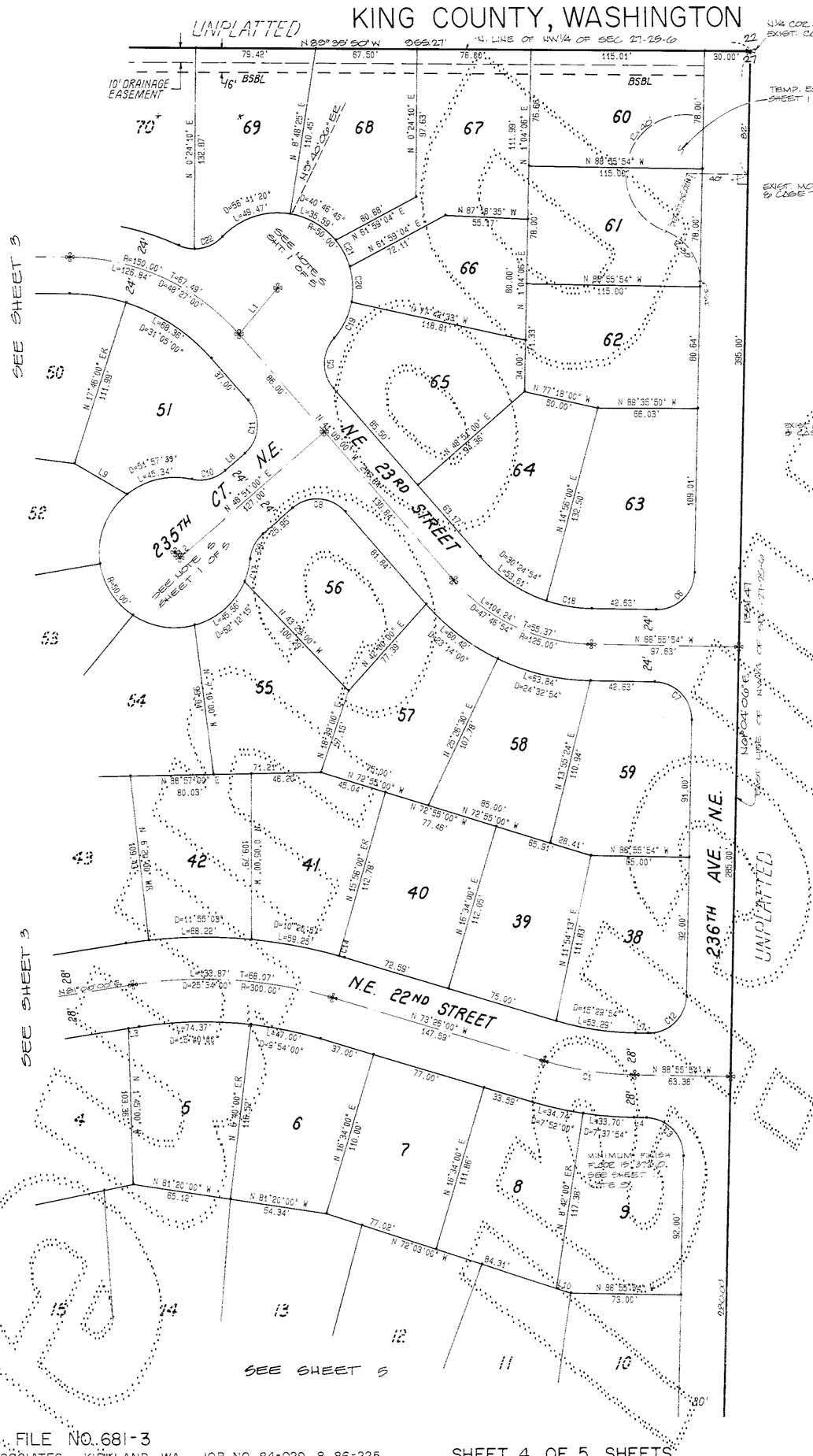
136/14

SUFFIELD DIV. 2

NW1/4 SEC. 27, TWP. 25N., RGE. 6E., W.M.

KING COUNTY, WASHINGTON

* MINIMUM FINISH FLOOR FOR LOTS 60 & 10 & SEC. 80. SEE NOTE 10 SHEET 1.



LINE	BEARING	DISTANCE
L1	N 39°53'00" E	40.00
L2	N 41°09'00" W	5.00
L3	N 81°00'00" E	7.02
L4	N 88°55'54" W	8.38
L7	N 88°55'54" W	8.38
L8	N 48°54'00" E	17.26
L9	N 59°42'54" W	40.37
L10	N 72°03'00" W	10.00

CURVE	ARC	DELTA	RADIUS
C1	60.86	15°29'54"	225.00
C3	39.27	90°00'00"	25.00
C5	36.10	82°43'54"	25.00
C6	39.27	90°00'00"	25.00
C7	39.27	90°00'00"	25.00
C8	39.27	90°00'00"	25.00
C9	19.17	43°56'44"	25.00
C10	23.60	54°04'45"	25.00
C11	39.27	90°00'00"	25.00
C12	39.27	90°00'00"	25.00
C14	3.63	0°38'00"	328.00
C17	15.48	17°44'40"	50.00
C18	30.61	17°22'00"	101.00
C19	27.00	30°56'23"	50.00
C20	23.67	27°07'14"	50.00
C21	20.14	23°04'25"	50.00
C22	20.69	47°25'24"	25.00

SEE SHEET 1 OF 5 FOR NOTES REGARDING DRAINAGE EASMTS, B.S.B.L.S, CUL-DE-SAC PLANTER ISLAND MAINTENANCE, BUILDING DOWNSPOUTS, AND FOOTING DRAINS.

136/14

B.A.L.D. FILE NO. 681-3

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 84-029 & 86-225

SHEET 4 OF 5 SHEETS

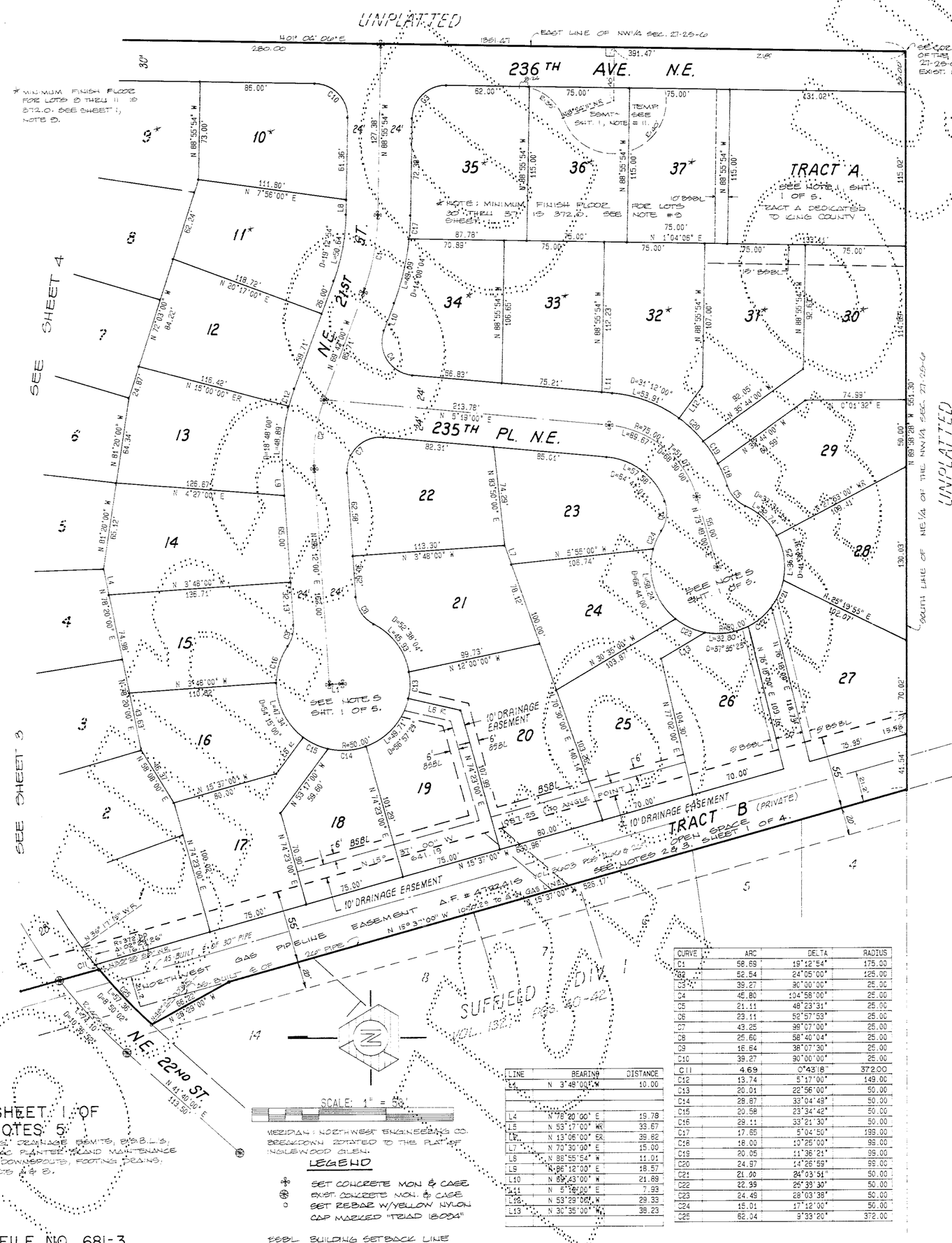
224-12C

136/15

SUFFIELD DIV. 2

NW1/4 SEC. 27, TWP. 25N., RGE. 6E., W.M.

KING COUNTY, WASHINGTON



CURVE	ARC	DELTA	RADIUS
C1	58.69	19°12'54"	175.00
C2	52.54	24°05'00"	125.00
C3	39.27	90°00'00"	25.00
C4	45.80	104°56'00"	25.00
C5	21.11	48°23'31"	25.00
C6	23.11	52°57'53"	25.00
C7	43.25	99°07'00"	25.00
C8	25.60	58°40'04"	25.00
C9	16.64	38°07'30"	25.00
C10	39.27	90°00'00"	25.00
C11	4.69	0°43'18"	372.00
C12	13.74	5°17'00"	149.00
C13	20.01	22°56'00"	50.00
C14	29.87	33°04'49"	50.00
C15	20.58	23°34'42"	50.00
C16	29.11	33°21'30"	50.00
C17	17.65	5°04'50"	199.00
C18	18.00	10°25'00"	99.00
C19	20.05	11°36'21"	99.00
C20	24.97	14°26'59"	99.00
C21	21.00	24°03'51"	50.00
C22	22.39	25°39'30"	50.00
C23	24.49	28°03'38"	50.00
C24	15.01	17°12'00"	50.00
C25	62.04	9°33'20"	372.00

LINE	BEARING	DISTANCE
L4	N 3°48'00" W	10.00
L4	N 78°20'00" E	19.78
L5	N 53°17'00" W	33.67
L6	N 13°06'00" E	39.82
L7	N 70°30'00" E	15.00
L8	N 88°55'54" W	11.01
L9	N 86°12'00" E	18.57
L10	N 89°43'00" W	21.69
L11	N 5°19'00" E	7.93
L12	N 53°29'00" W	29.33
L13	N 30°35'00" W	38.23

SEE SHEET 1 OF 5 FOR NOTES 5

REMAINING DRAINAGE EASMTS, ESBL'S, CUL-DE-SAC PLANTER, LAND MAINTENANCE BUILDING DOWNSPOUTS, FOOTING DRAINS, AND TRACTS A & B.

MERIDIAN: NORTHWEST ENGINEERING CO. BREAKDOWN ROTATED TO THE PLAT OF INGLEWOOD GLEN.

LEGEND

- SET CONCRETE MON & CASE
- EXIST. CONCRETE MON. & CASE
- SET REBAR W/YELLOW NYLON CAP MARKED "TRIAD 18094"

BSBL BUILDING SETBACK LINE

B.A.L.D. FILE NO. 681-3

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 84-029 & 86-225

SHEET 5 OF 5 SHEETS

136/15

224-12D