

EASTWOOD ACRES

NE1/4 SEC. 33, TWP. 26 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

VOLUME / PAGE
152/32

DESCRIPTION

This plat of EASTWOOD ACRES embraces that portion of the West 410.00 feet of the South half of the Northeast quarter of Section 33, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

COMMENCING at the Northwest corner of said subdivision; thence S0°35'26"W along the West line thereof 200.35 feet to the South line of the North 200.00 feet of said subdivision and the POINT OF BEGINNING; thence S87°12'45"E along said South line 410.71 feet to the East line of said West 410.00 feet; thence S0°35'26"E along said East line 957.10 feet to the northerly margin of Novelty Hill Road; thence S68°30'32"W along said road margin 438.86 feet to the West line of said subdivision; thence N0°35'26"W along said West line 1137.87 feet to the POINT OF BEGINNING.

Also known as Lot 1 of King County Short Plat Number 1075023, recorded under Recording Number 181170792, in King County, Washington.

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. No further subdivision of any lot without resubmitting for formal plat procedure.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY, WASHINGTON NATURAL GAS, CABLE TV, UNION HILL WATER ASSOCIATION, and their respective successors and assigns, under and upon the exterior feet parallel with and adjoining the street frontage of all lots, tracts and parcels in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe, and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, and utility service together with the right to enter upon the lots, tracts and parcels at all times for the purposes herein stated. Also, each lot, tract and parcel 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 private 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.

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

Examined and approved this 27th day of April, 1992.

[Signature]
Manager, Building and Land Development Division

Examined and approved this 26th day of April, 1992.

[Signature]
Development Engineer

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 30th day of April, 1992.

[Signature]
King County Assessor
Deputy, King County Assessor

Account Number _____

KING COUNTY COUNCIL

Examined and approved this 7th day of May, 1992.

[Signature]
Chairman, King County Council
attest: *[Signature]*
Clerk of the Council

FINANCE DIVISION 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 on the day of June, 1992.

FINANCE DIVISION

[Signature]
Manager, King County Finance Division

RECORDING CERTIFICATE

Filed for record at the request of the King County Council this 26th day of May, 1992, at 52 minutes past 10 a.m. and recorded in Volume 152 of Plats, Pages 32-33, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

[Signature]
Manager

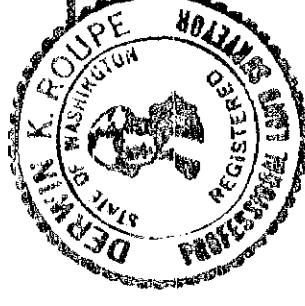
Superintendent of Records

LD FILE NO. 700-1

SHEET 1 OF 2 SHEETS

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of EASTWOOD ACRES is based upon actual survey and subdivision of Section 33, Twp. 26 N., Range 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 and that I have fully complied with the provisions of the platting regulations.



D.K. ROURKE, PRO LAND SURVEYOR
CERTIFICATE NO. 9435
GROUP FOUR, INC.
16030 JUANITA WOODINVILLE WY NE
BOTHELL, WA. 98011
PHONE: 362-4244

DATE
1/9/90

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 public forever all streets and avenues not shown dedicate to the use of the public and the easements and rights therein 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 identified on this plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

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 defense, resulting in whole or in part from the negligence of King County, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we have set our hands and seals.

FIRSTMARK CORPORATION

BY: *[Signature]* TITLE: President

BY: *[Signature]* TITLE: Secretary

EXECUTIVE HOUSE INC.

BY: *[Signature]* TITLE: President

BY: *[Signature]* TITLE: Secretary

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF _____)ss

This is to certify that on this 10 day of Jan, 1992, before me, the undersigned a Notary Public personally appeared Firstmark Corporation, a corporation known to me to be the individuals who executed the within act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument.

WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON)
COUNTY OF _____)ss

Notary Public in and for the State of Washington
Residing at Bothell, WA

This is to certify that on this 30 day of April, 1992, before me, the undersigned, a Notary Public personally appeared Firstmark Corporation, a corporation known to me 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.

WITNESS my hand and official seal the day and year first above written.
[Signature]
Notary Public in and for the State of Washington
Residing in Bothell, WA

VOLUME / PAGE
152/32

223-11

EASTWOOD ACRES

NE 1/4 SEC. 33, TWP. 26 N., RGE. 6 E., W.M.

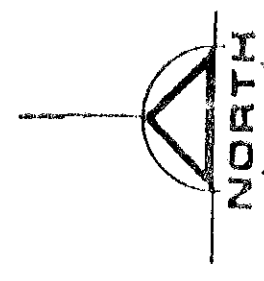
KING COUNTY, WASHINGTON

VOLUME 7 PAGE
152/93

25 33 27
35 34 27
2639.43

END 4" SQUARE CONC MON W/
3" DISK STAMPED:
KING CO. SURVEY
NO. 788-1
6 250 FINE
VISITED 4/21/85

N 1/2 COR
END CONC MON 0.49 N x 3.61 W. OF
K.C.A.S. SINGLE PROPORTION POSITION.
K.C.A.S. INDICATES MON FOUND OR
SET. USED IN MON. PLANS.
SEE K.C.A.S. COORDINATE SHEET FOR
26-26-E E.M.M.
VISITED 4/10/89
NW COR. OF S1/2 OF NE
SEC. 33 - 26-E



SCALE: 1" = 100'
0' 50' 100'

BASIS OF BEARINGS: K.C.C.S.
NOTE: FIELD KING COUNTY CONTROL
SURVEY FOR SUBDIVISION

LEGEND
○ SET PLUGGED IRON PIPE
⊕ SET MON PER CO. STDS.
⊗ EXISTING MON/CASE AS NOTED
● FOUND REBAR AS NOTED
■ FOUND LINE STAKE AS NOTED

NOTES:
1. The planter islands (if any) within the cul-de-sacs shall be maintained by the abutting lot owners.
2. NATIVE GROWTH PROTECTION EASEMENT

Structures, fill and obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line (B.S.L.), and within the native growth protection easement as shown.

Dedication of a native growth protection easement (N.G.P.E.) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion; maintenance of slope stability; visual and aural buffering; and protection of plant and animal habitat. The N.G.P.E. imposes upon all present and future owners and occupants of land subject to the easement the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from King County, which permission must be obtained in writing from the King County Building and Land Development Division or its successor agency.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the Native Growth Protection Easement, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of King County.

3. All individual storm drainage sub-outs shall be privately owned and maintained by the lot homeowner.

4. All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the approved permanent storm drain outlet, or an approved driveway system, as shown on the approved construction drawings # P1340-A-C on file with the Department of Public Works. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval.

5. Outlets from building downspouts, footing drains, yard drains or any other surface drains shall not discharge directly onto steep slopes.

6. There shall be no direct vehicular access to or from Novelty Hill Road from those lots which abut it (Lots 1 and 9).

7. Subject to exceptions and reservations contained in Deed recorded under Recording Number 700130375 whereby the Weyerhaeuser Company, its successors and assigns, excepts and reserves all ores and minerals of any nature in or upon said land.

8. Subject to restrictions imposed by Protective Covenants recorded under Recording Number 750080265.



DERIN K. ROUPE, PRO. LAND SURVEYOR
KING COUNTY, WASH.
GROUP 1, CLASS NO. 5435
18030 WALKER-MCCOYVILLE WAY NE
SOTHELL, WA. 98001
PHONE: 775-5581 OR 382-4244
DATE: 1/9/89
C-3055

SOLD FILE NO. 788-1

SHEET 2 OF 2 SHEETS

272 1A

228-11A