

HUNTINGTON HIGHLANDS DIV. II
A PORTION OF THE NORTHWEST QUARTER, SEC. 6, TWP. 26 N., RGE. 6 E., 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 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, and 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 flow 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.

SERENE ASSOCIATES, A PARTNERSHIP COMPOSED OF
 CONNER DEVELOPMENT COMPANY AND PARKWOOD HOMES, INC.

SEAFIRST MORTGAGE CORPORATION:

William H. Cannon PRES. *Norman P. Collett*

PARKWOOD HOMES, INC.:

W.H. Mgr.
ghm m.d. pres.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

ON THIS 21st DAY OF October, 1986 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED William H. Cannon, TO ME KNOWN TO BE President OF THE CORPORATION THAT EXECUTED THE 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

Nelly J. J. J.
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Leakland
My commission expires 09-29-87

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

ON THE 15th DAY OF October, 1986 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Nelly J. J. J. AND William H. Cannon TO ME KNOWN TO BE THE President AND President OF Leakland Homes, Inc. THE CORPORATION THAT EXECUTED THE 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 WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

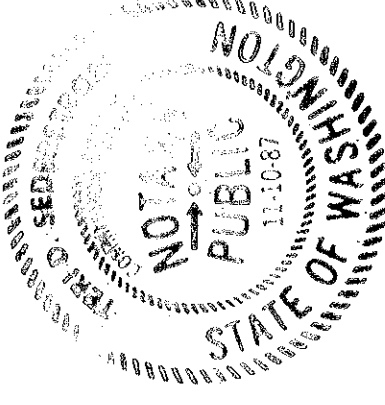
Nelly J. J. J.
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Leakland
My commission expires 09-29-87

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

ON THIS 16th DAY OF October, 1986 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Thomas J. Pickett TO ME KNOWN TO BE President OF THE CORPORATION THAT EXECUTED THE 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

Lee D. Sebastian
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Leakland
My commission expires 11-10-87

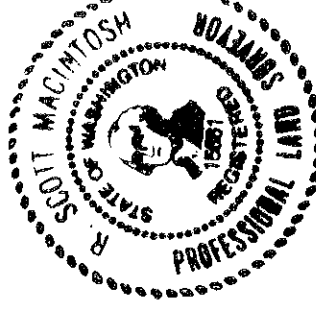
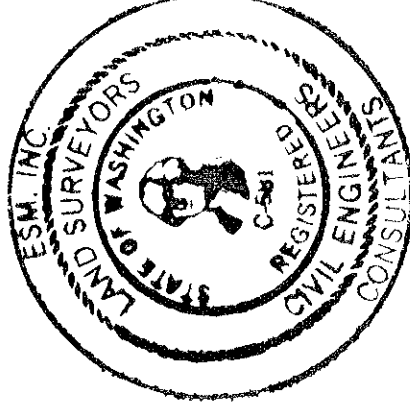


Official Copy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HUNTING HIGHLANDS DIV. II BASED UPON A SURVEY OF SECTION 6 TOWNSHIP 26 NORTH, RANGE 6 EAST, M.M., THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT ALL MONUMENTS AND CORNERS AS SHOWN THEREON WILL BE SET CORRECTLY ON THE GROUND, AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

R. Scott MacIntosh
 R. SCOTT MACINTOSH, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO 15664



451 S.W. 10th Suite 106
 RENTON, WASHINGTON 98055
 Phone: (206) 228-5628

SEE BACK SHEET FOR SHEET NO. 185/67

223-03

135/68

HUNTINGTON HIGHLANDS DIV. II

A PORTION OF THE NORTHWEST QUARTER, SEC. 6, TWP. 26 N., RGE. 6 E., W.M. KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING A POINT ON THE NORTHERLY LINE OF THE PLAT OF HUNTINGTON HIGHLANDS DIVISION NO. 11, AS FILED IN VOLUME 132 OF PLATS, PAGES 51 THROUGH 54, RECORDS OF KING COUNTY, WASHINGTON;

THENCE ALONG SAID NORTHERLY PLAT LINE N 84° 04' 47" W, 952.27 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY PLAT LINE, NORTHERLY 272.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2493.00 FEET, TO THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, BEING A POINT ON THE CENTRAL ANGLE OF 00° 37' 30.5" TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY PLAT LINE, NORTHERLY 50.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 986.49 FEET, THROUGH A CENTRAL ANGLE OF 02° 55' 16";

THENCE CONTINUING ALONG SAID NORTHERLY PLAT LINE, S 82° 46' 09" W, 62.32 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY FLAT LINE, N 89° 45' 22" W, 446.89 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE N 01° 34' 03" E, 880.63 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION N 88° 46' 13" E, 1419.90 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID SUBDIVISION S 00° 55' 30" W, 1324.11 FEET TO THE POINT OF BEGINNING.

BUILDING SETBACKS & N.G.P.E.

STRUCTURES, FILL AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES) ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE, AND WITHIN 25 YEAR FLOOD PLAINS (IF APPLICABLE), AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENT(S) AS SHOWN.

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) 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 SOPE STABILITY, VISUAL AND AURAL SUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS 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 BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NGPE, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF KING COUNTY.

EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBET POWER AND PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND VIA CDM CABLE T.V. COMPANY AND WASHINGTON NATURAL GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS 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 TELEPHONE, CABLE T.V. AND GAS SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES THEREIN STATED ALSO, EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.

NOTES

- ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- MINIMUM FINISH FLOOR ELEVATION FOR LOTS 33, 34 AND 35 SHALL BE 407.00 FEET.
- BASIS OF VERTICAL DATUM: T.B.M. "SE 105th" R.R. SPIKE IN NORTH FACE OF 18" MAPLE TREE AT THE S.E. CORNER OF 184th PL. N.E. AND N.E. 191st. (ELEVATION= 353.36).
- ROOF DRAINS ON LOTS 25, 26, 27 AND 28 SHALL BE CONNECTED TO THE 6" ADS PROVIDED IN TRACT "A".
- ALL DRIVEWAY CULVERTS FOR LOT ACCESS TO BE 12" MINIMUM PIPE INSTALLED IN ACCORDANCE WITH KING COUNTY SPECIFICATIONS.
- ROOF DRAINS ON LOTS 22, 23 AND 24 SHALL BE CONNECTED TO THE PRIVATE STRM DRAINAGE SYSTEM IN EASEMENT ACROSS LOTS 23 AND 24.

APPROVALS

Examined and approved this 19th day of November, 1986 A.D.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

B. J. Ryan
Manager, Building and Land Development Division

Examined and approved this 19th day of November, 1986 A.D.
KING COUNTY COUNCIL

ATTEST:

Debra J. Hargrave
Chairman, King County Council

Examined and approved this 19th day of November, 1986 A.D.
DEPARTMENT OF PUBLIC WORKS

James S. Weeks
County Road Engineer

Examined and approved this 19th day of November, 1986 A.D.
DEPARTMENT OF ASSESSMENTS

King County Assessor

Deputy, King County Assessor

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 19th day of November, 1986 A.D.
OFFICE OF FINANCE

Director, King County Office of Finance

Deputy

RECORDING CERTIFICATE 86/125/131

Filed for record at the request of the KING COUNTY COUNCIL, this 25 day of Nov, 1986 A.D., at 48 minutes past 12 P.M., and recorded in Volume 135 of Plats, Pages 67-69, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

JANE HAGUE

Manager

JAMES S WEEKS

Superintendent of Records

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 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 CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS UNLESS OTHERWISE APPROVED BY KING COUNTY DEPT. OF PUBLIC WORKS.



451 S.W. 10th Suite 106
RENTON, WASHINGTON 98055
Phone: (206) 228-5628

JOB NO. 258-06-568 DATE JUNE, 1986
DRAWN BY R. KARD SHEET 2 OF 3

228 03 A

223-03A

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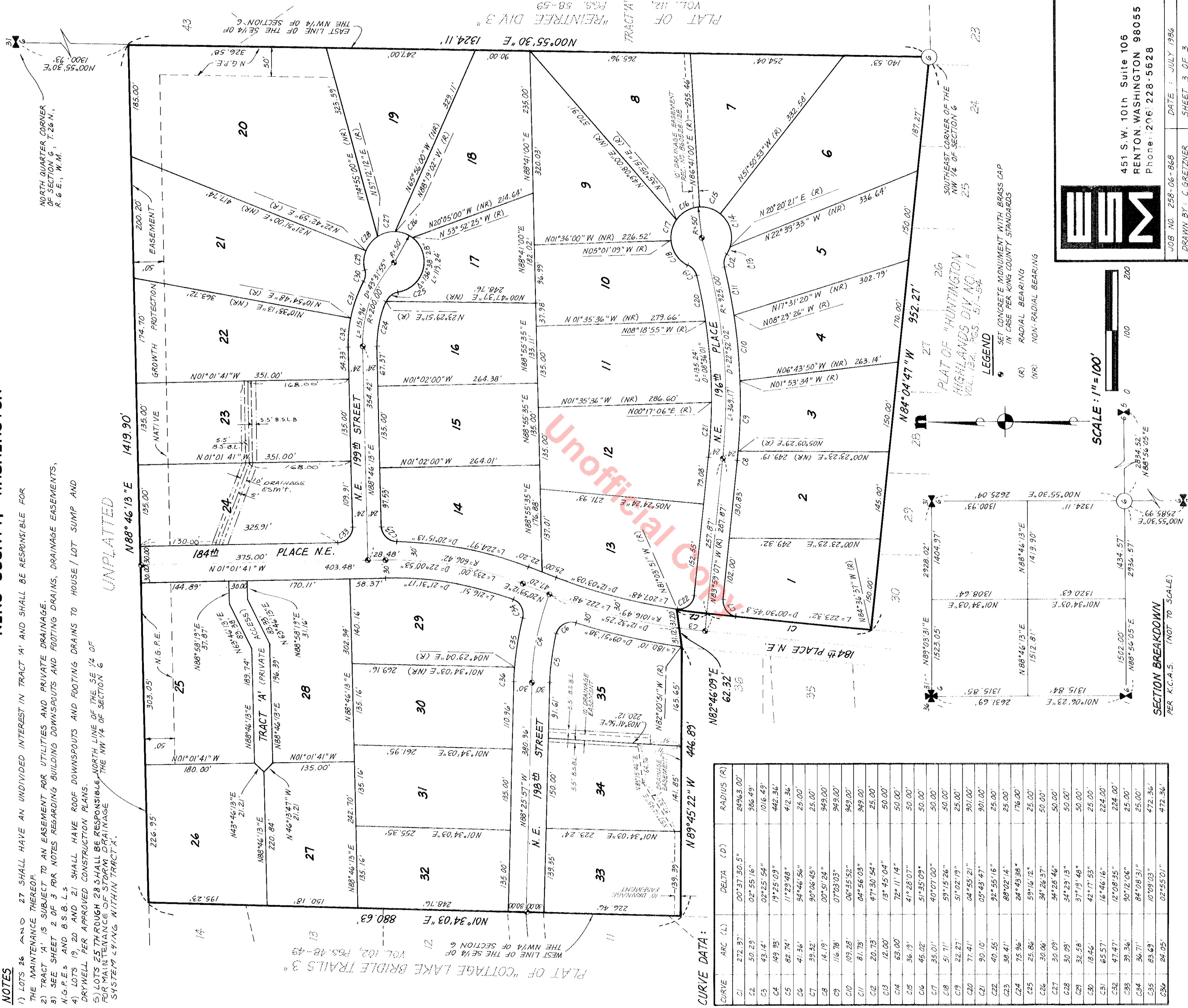
HUNTINGTON HIGHLANDS DIV. II

A PORTION OF THE NORTHWEST QUARTER, SEC. 6, TWP. 26 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

NOTES

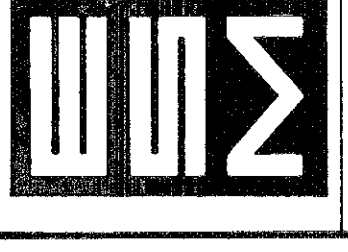
- 1) LOTS 26 AND 27 SHALL HAVE AN UNDIVIDED INTEREST IN TRACT 'A' AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
- 2) TRACT 'A' IS SUBJECT TO AN EASEMENT FOR UTILITIES AND PRIVATE DRAINAGE.
- 3) SEE SHEET 2 OF 3 FOR NOTES REGARDING BUILDING DOWNSPOUTS AND FOOTING DRAINS, DRAINAGE EASEMENTS, N.G.P.E.s AND G.S.B.L.s
- 4) LOTS 19, 20 AND 21 SHALL HAVE ROOF DOWNSPOUTS AND FOOTING DRAINS TO HOUSE / LOT SWAMP AND DRYWELL PER APPROVED CONSTRUCTION PLANS.
- 5) LOTS 25 THROUGH 28 SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE SYSTEM LYING WITHIN TRACT 'A'.

UNPLATTED

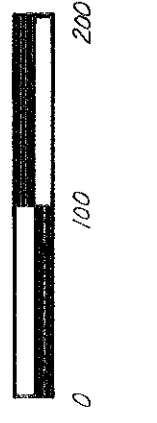


CURVE DATA:

CURVE	ARC (L)	DELTA (D)	RADIUS (R)
C1	272.37'	00°37'30.5"	24963.00'
C2	50.23'	02°55'16"	966.49'
C3	43.14'	02°25'54"	1016.43'
C4	149.73'	19°25'09"	442.36'
C5	86.74'	11°29'48"	412.36'
C6	41.36'	34°46'56"	25.00'
C7	39.32'	30°06'45"	25.00'
C8	14.19'	00°51'26"	949.00'
C9	116.78'	07°03'03"	949.00'
C10	109.28'	06°35'52"	949.00'
C11	81.78'	04°56'03"	949.00'
C12	20.73'	47°30'54"	25.00'
C13	12.00'	13°45'04"	50.00'
C14	63.00'	72°11'14"	50.00'
C15	36.19'	41°28'07"	50.00'
C16	46.02'	51°35'09"	50.00'
C17	35.01'	40°07'00"	50.00'
C18	51.71'	59°15'26"	50.00'
C19	22.21'	51°02'19"	25.00'
C20	71.41'	04°55'21"	301.00'
C21	30.10'	05°43'47"	301.00'
C22	40.55'	32°55'16"	25.00'
C23	38.41'	68°02'14"	25.00'
C24	75.96'	24°45'38"	176.00'
C25	25.86'	59°16'12"	25.00'
C26	30.06'	34°28'37"	50.00'
C27	30.09'	34°28'46"	50.00'
C28	30.09'	34°29'13"	50.00'
C29	32.58'	37°19'48"	50.00'
C30	18.46'	42°17'53"	25.00'
C31	65.57'	16°46'16"	224.00'
C32	47.47'	12°08'35"	224.00'
C33	39.36'	30°12'06"	25.00'
C34	36.71'	84°08'51"	25.00'
C35	85.69'	10°09'03"	472.36'
C36	24.05'	02°55'01"	472.36'



SCALE: 1"=100'



LEGEND
 SET CONCRETE MONUMENT WITH BRASS CAP
 IN CASE PER KING COUNTY STANDARDS
 (R) RADIAL BEARING
 (NR) NON-RADIAL BEARING

SECTION BREAKDOWN
 PER K.C.A.S. (NOT TO SCALE)

451 S.W. 10th Suite 106
 RENTON WASHINGTON 98055
 Phone: 206.228.5628

JOB NO. 258-06-868 DATE: JULY 1986
 DRAWN BY: C. GRETZNER SHEET 3 OF 3

224-03B