

CHESTNUT RIDGE DIV. 1

SEC. 6, TWP. 22 N., RGE. 5 E., W.M.

A REPLAT OF A PORTION OF LOTS 2 & 7, WASHINGTON CENTRAL IMPROVEMENT COMPANY'S FRUITLAND ADDITION TO KENT, TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF
140/87

DESCRIPTION

This plat of Chestnut Ridge Div. 1 is a replat of a portion of Lots 2 and 7, Washington Central Improvement Company's Fruitland Addition to Kent, according to the plat thereof recorded in Volume 7 of Plats, Page 40, Records of King County, Washington, together with a portion of the Southeast 1/4 of Section 6, Township 22 North, Range 5 East, W.M., and together with a portion of road as vacated by King County Ordinance No. 8110, in King County, Washington, the whole being more particularly described as follows:

COMMENCING at the Southeast corner of said section; thence N 0°04'12" E along the East line of said section 1333.14 feet to the North line of the South 10.50 feet of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of said section; thence N 89°58'17" W along said North line 30.00 feet to the POINT OF BEGINNING on the West margin of 100th Avenue S.E.; thence continuing N 89°58'17" W along said North line 237.51 feet; thence N 0°04'12" E 270.54 feet; thence S 89°58'32" W 354.51 feet; thence N 0°18'43" W 6.03 feet; thence S 89°58'32" W 47.25 feet to the beginning of a curve to the right with a radius of 224.00 feet; thence Northwesterly along said curve through a central angle of 37°51'07" an arc distance of 147.98 feet; thence S 44°59'22" W 123.00 feet; thence S 0°33'09" E 207.21 feet; thence S 87°40'38" E 235.97 feet to intersect the Northernly prolongation of the East line of Lot 2 of said Fruitland Addition; thence S 0°08'38" W along said Northernly prolongation, said East line, the East line of said Lot 7 and the West boundary of Belva Lane, according to the plat thereof recorded in Volume 67 of Plats, Page 9, Records of said County a distance of 675.32 feet to the Northeast corner of Star View Estates, according to the plat thereof recorded in Volume 85 of Plats, Page 5, Records of said County; thence N 89°57'15" W along the South line of said Lot 7 and the North boundary of said last mentioned plat a distance of 297.00 feet; thence N 0°02'45" E 242.13 feet; thence N 44°00'00" W 197.17 feet; thence N 46°00'00" E 40.00 feet; thence N 44°00'00" W 166.00 feet; thence S 59°48'20" W 45.15 feet; thence N 40°04'41" W 53.65 feet; thence N 34°17'45" E 123.40 feet to intersect the arc of a curve at a point from which the center lies N 49°58'23" E 274.00 feet distant; thence Northwesterly along said curve through a central angle of 16°04'51" an arc distance of 76.90 feet to intersect the East line of the West 9.43 feet of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of said section; thence N 0°12'148" E along said East line 493.14 feet to the North line of said subdivision; thence N 89°58'32" E along said North line 630.54 feet; thence S 0°04'12" W 320.00 feet; thence N 89°58'32" E 639.39 feet to the West margin of said 100th Avenue S.E.; thence S 0°04'12" W along said road margin 330.79 feet to the POINT OF BEGINNING.

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.

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

Examined and approved this 5th day of February, 1988
[Signature]
 Development Engineer

Examined and approved this 5th day of February, 1988
[Signature]
 Manager, Building & Land Development Division

DEPARTMENT OF ASSESSMENTS
 Examined and approved this 5th day of February, 1988
[Signature]
 King County Assessor

Account Number _____
 KING COUNTY COUNCIL
 Examined and approved this 16th day of FEBRUARY, 1988
[Signature]
 Chairman, King County Council
 attest: *[Signature]*
 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 27th day of February, 1988.

OFFICE OF FINANCE
[Signature]
 Deputy Director of Finance

RECORDING CERTIFICATE

Filed for Record at the request of the King County Council this 16th day of February, 1988, at 24 minutes past 5 P.M. and recorded in Volume 140 of Plats, Pages 37-38.

DIVISION OF RECORDS AND ELECTIONS
 JANE HAGUE
 Manager
 W.M.E. YOUNG
 Superintendent of Records

B.A.L.D. FILE NO. 386-23

SHEET 1 OF 2 SHEETS

GROUP FOUR, INC. 86-8023

225-47

140/87

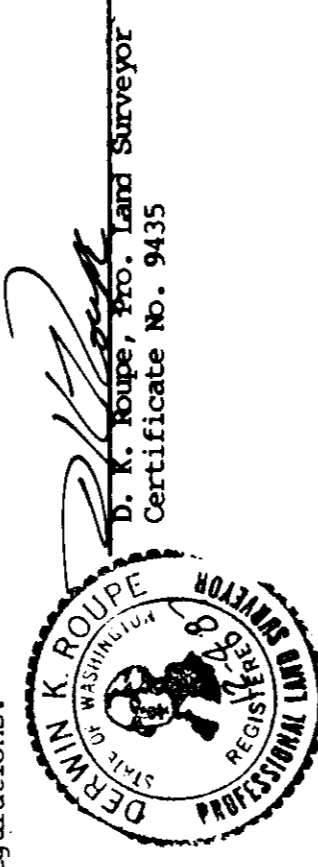
EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER and LIGHT COMPANY, GENERAL TELEPHONE COMPANY, WASHINGTON NATURAL GAS, CABLE TV, SOOS CREEK WATER and their respective successors and assigns, under and upon the exterior 7 feet parallel with and adjoining the street frontage of all lots 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 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 private drainage.

No lines or wires for the transmission of electric current or for telephone use, CABLE, 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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of CHESTNUT RIDGE DIV. 1 is based upon actual survey and subdivision of Section 6, Twp. 22 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.



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, 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 of 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 have set our hands and seals.

HENDERSON HOMES, INC.

[Signature]
 PRESIDENT
 SR. V.P.

PUGET SOUND SAVINGS BANK

[Signature]
 PUGET SOUND SAVINGS BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
 COUNTY OF King) ss

This is to certify that on this 31st day of August, 1987, before me, the undersigned, a Notary Public personally appeared Charles L. Henderson, a WASHINGTON Corporation to me known to be the individual who executed the within act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument.

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

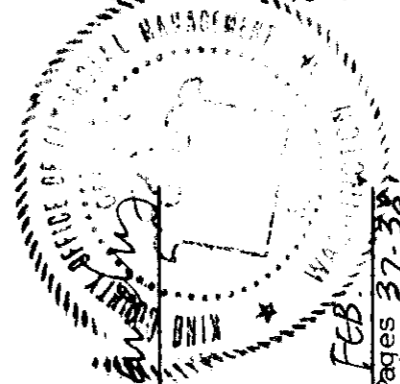
[Signature]
 Notary Public in and for the State of Washington
 Residing at Bellevue

STATE OF WASHINGTON)
 COUNTY OF King) ss

This is to certify that on this 15th day of September, 1987, before me, the undersigned, a Notary Public personally appeared W.M. Reviglio, a WASHINGTON Corporation to me known to be the individual who executed the within act and deed for the uses and purposes therein mentioned and on oath stated that he was 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 at Bellevue



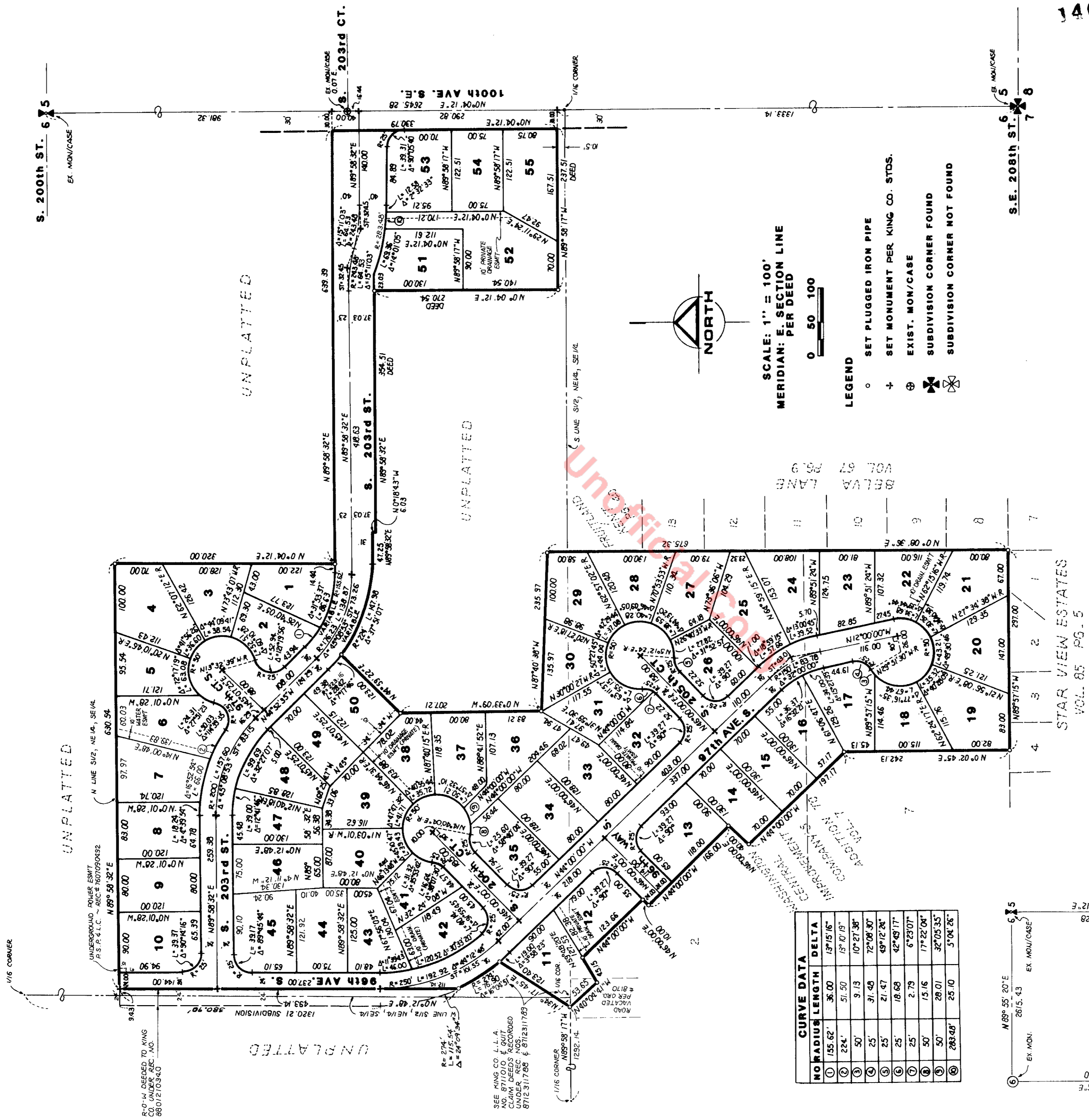
CHESTNUT RIDGE DIV. 1

SEC. 6, TWP. 22 N., RGE. 5 E., W.M.

KING COUNTY, WASHINGTON

140/38

A REPLAT OF A PORTION OF LOTS 2 & 7, WASHINGTON CENTRAL IMPROVEMENT COMPANY'S FRUITLAND ADDITION TO KENT, TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF



140/38



SCALE: 1" = 100'
MERIDIAN: E. SECTION LINE
PER DEED

CURVE DATA
NO RADIUS LENGTH DELTA
① 155.62' 36.00' 137°15'16"
② 224' 51.50' 137°10'19"
③ 50' 9.13' 107°27'38"
④ 25' 31.46' 72°08'30"
⑤ 25' 21.47' 49°12'24"
⑥ 25' 18.66' 42°43'17"
⑦ 25' 2.79' 67°23'07"
⑧ 50' 15.16' 17°22'04"
⑨ 50' 28.01' 32°05'35"
⑩ 283.48' 25.10' 57°04'26"

- LEGEND
- SET PLUGGED IRON PIPE
 - + SET MONUMENT PER KING CO. STDS.
 - ⊕ EXIST. MON./CASE
 - ⊗ SUBDIVISION CORNER FOUND
 - ⊘ SUBDIVISION CORNER NOT FOUND

NOTES:

1. MAINTENANCE OF LANDSCAPING IN TRAFFIC ISLAND PLANTERS SHALL BE THE RESPONSIBILITY OF ADJACENT LOT OWNERS (LOTS 2 THROUGH 6, 18 THROUGH 22, 26 THROUGH 31, 51 THROUGH 53 AND 55 THROUGH 47).
2. ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR AN APPROVED DRYWELL SYSTEM AS SHOWN ON CONSTRUCTION DINGS, NO. P-988, A THROUGH K ON FILE WITH KING CO. DEPT. OF PUBLIC WORKS UNLESS OTHERWISE APPROVED BY KING CO. B.A.L.D. DIVISION, OR ITS SUCCESSOR AGENCY.
3. ACCESS TO LOTS 53, 54 AND 55 SHALL BE RESTRICTED TO 100TH AVENUE S.E.



D.K. ROUPE, PRO. LAND SURVEYOR
CERTIFICATE NO. 9435
GROUP FOUR, INC. 86-8023

SHEET 2 OF 2 SHEETS

B.A.L.D. FILE NO. 386-23

225-47A

215.97A