

PINE LAKE ESTATES DIVISION II

Situate in the NW 1/4, SW 1/4 Section 9, Township 24 North, Range 6 East, W.M.,
in King County, Washington

LEGAL DESCRIPTION

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 276027, RECORDED UNDER RECORDING NUMBER 7610130645, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN 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, 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.

JOHN F. BUCHAN CONSTRUCTION INC.

John F. Buchan
TITLE: VICE PRESIDENT

WEST ONE BANK, WASHINGTON, A WASHINGTON BANKING ASSOCIATION

Steven J. Kirk
TITLE: SENIOR VICE PRESIDENT

JAMES L. SEIBER

James L. Seiber

SUSAN J. SEIBER

Susan J. Seiber

RECORDING CERTIFICATE:

950222 0199

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS
22 DAY OF FEB, 1995, AT 82 MINUTES PAST 2:00
AND RECORDED IN VOLUME 172 OF PLATS, PAGES 67-69,
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

John A. Modawell
MANAGER

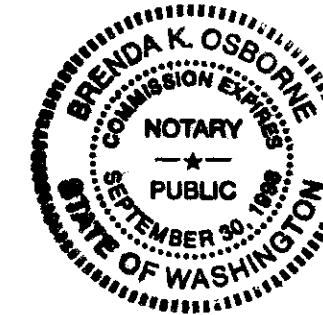
Barbara A. Hoffman
SUPERINTENDENT OF RECORDS

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DELLIS E. THORNTON SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF JOHN F. BUCHAN CONSTR. INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

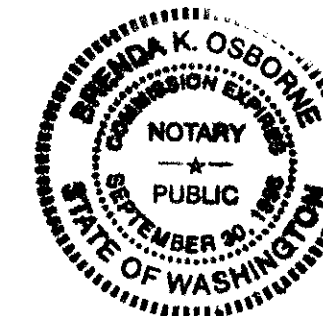
DATED: FEBRUARY 13, 1995
SIGNATURE OF Brenda K. Osborne
NOTARY PUBLIC
TITLE NOTARY PUBLIC
MY APPOINTMENT EXPIRES 9-30-98



STATE OF WASHINGTON)
COUNTY OF)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN G. KIRK SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRES. OF WEST ONE BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

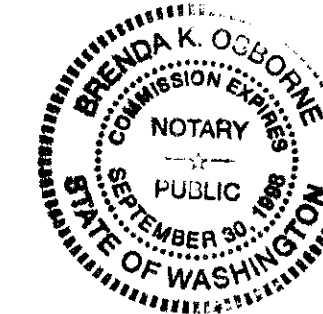
DATED: FEBRUARY 13, 1995
SIGNATURE OF Brenda K. Osborne
NOTARY PUBLIC
TITLE NOTARY PUBLIC
MY APPOINTMENT EXPIRES 9-30-98



STATE OF WASHINGTON)
COUNTY OF)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES L. SEIBER AND SUSAN J. SEIBER, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: FEBRUARY 13, 1995
SIGNATURE OF Brenda K. Osborne
NOTARY PUBLIC
TITLE NOTARY PUBLIC
MY APPOINTMENT EXPIRES 9-30-98



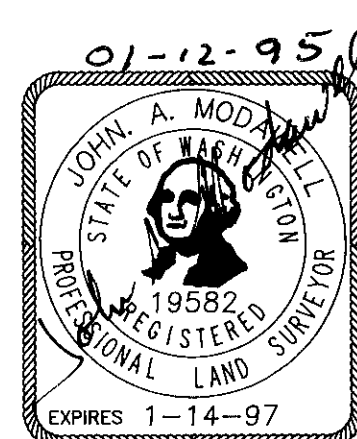
LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF PINE LAKE ESTATES DIVISION II IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9 TWP. 24 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 WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

John A. Modawell
JOHN A. MODAWELL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 19582

JOB NO. 93145
1-12-95

VOLUME
PAGE



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055

PINE LAKE ESTATES DIVISION II

Situate in the NW 1/4, SW 1/4 Section 9, Township 24 North, Range 6 East, W.M.,
in King County, Washington

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY, WASHINGTON NATURAL GAS, VIACOM CABLEVISION, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH LOT LINES 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 ELECTRICITY, TELEPHONE, AND UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND PARCELS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. 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.

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.

PLAT NOTES:

1. 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 LINES OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY KING COUNTY SURFACE WATER MANAGEMENT DIVISION.
2. ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # P2103 ON FILE WITH KING COUNTY LAND USE SERVICES DIVISION AND/OR THE DEPARTMENT OF PUBLIC WORKS. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. OR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER. NO LOTS ARE APPROVED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS.
3. STRUCTURES, FILL AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND EIGHTEEN INCHES) ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE, AND WITHIN 25-YEAR FLOOD PLAINS (IF APPLICABLE).
4. HOUSE ADDRESSING:
THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS:
ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 3300 TO 3399 AND WITHIN THE RANGE OF 21400 TO 21499 FOR THE EAST-WEST ROADS.
INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08.
5. TRACTS 'A' & 'B' SHALL BE STORM DRAINAGE TRACTS, OWNED, OPERATED, AND MAINTAINED BY KING COUNTY UPON RECORDING OF THIS PLAT.
6. TRACT 'C' SHALL BE A S.A.S.A. TRACT, OWNED AND MAINTAINED BY PINE LAKE ESTATES HOME OWNERS ASSOCIATION. (SEE NOTE #7)

7. DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA SETBACK AREA CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SETBACK AREA. 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 SENSITIVE AREA TRACT/SENSITIVE AREA SETBACK AREA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/SETBACK AREA 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 TRACT/SETBACK AREA MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION OR ITS SUCCESSOR AGENCY.

THE COMMON BOUNDARY BETWEEN THE TRACT/SETBACK AREA AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE FLAGGED TO THE SATISFACTION OF KING COUNTY PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT OR ADJACENT TO THE SENSITIVE AREA TRACT/SETBACK AREA. THE REQUIRED FENCING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE.

8. SCHOOL IMPACT FEES HAVE NOT BEEN PAID AT THE TIME OF FINAL PLAT APPROVAL. SCHOOL IMPACT FEES SHALL BE ASSESSED AND COLLECTED FOR EACH LOT AT THE TIME OF BUILDING PERMIT ISSUANCE, USING THE IMPACT FEE SCHEDULES IN EFFECT AT THE TIME OF PERMIT APPLICATION.

9. MPS FEES HAVE NOT BEEN PAID AT THE TIME OF FINAL PLAT APPROVAL. MPS FEES SHALL BE COLLECTED FOR EACH LOT AT THE TIME OF BUILDING PERMIT APPLICATION.

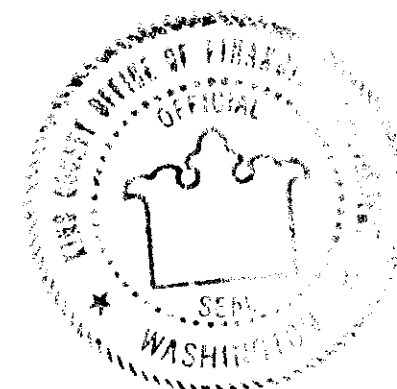
FINANCE DIVISION CERTIFICATE:

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 ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS 16th DAY OF February, 1995.

FINANCE DIVISION

D. L. Jones
MANAGER, KING COUNTY FINANCE
DIVISION

George J. Sanders
DEPUTY



APPROVALS:

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 15th DAY OF February, 1995.
John P.E.
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 15th DAY OF FEBRUARY, 1995.
Acty 9/2/95
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 16 DAY OF FEB, 19 95.
Scott Noble
KING COUNTY ASSESSOR

M. Martin
DEPUTY, KING COUNTY ASSESSOR

ACCOUNT NUMBER SW1/4 09-24-06 092406-9211
TE

KING COUNTY COUNCIL

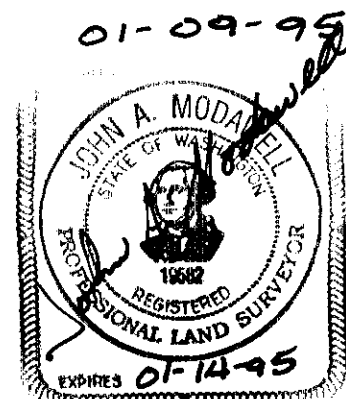
EXAMINED AND APPROVED THIS 21ST DAY OF FEBRUARY, 1995.
Kent Pullen ATTEST: Guadalupe P. P. P.
CHAIRPERSON, KING COUNTY COUNCIL CLERK OF THE COUNCIL

JOB NO. 93145
1-9-95



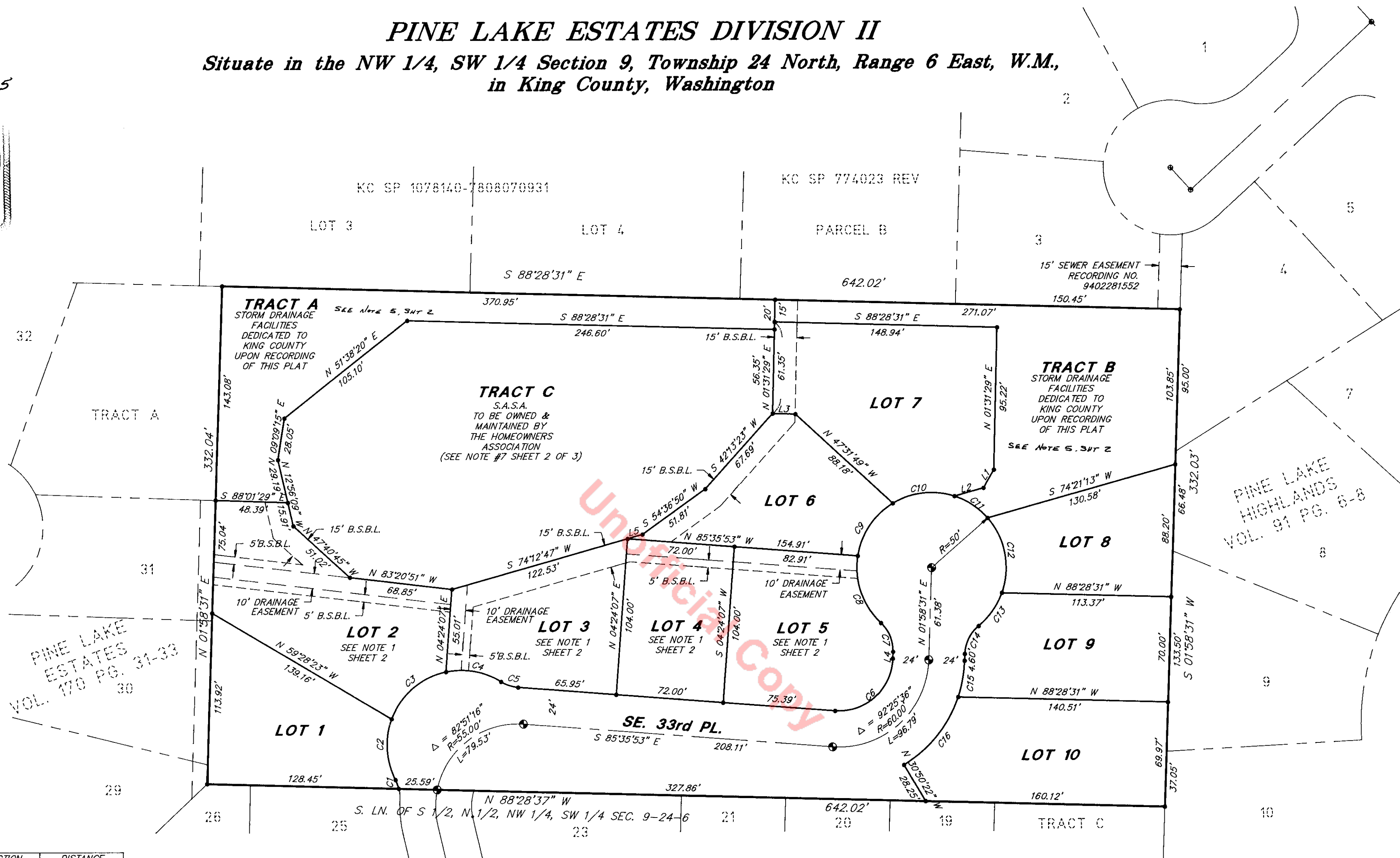
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DDes FILE NO. S91P0008



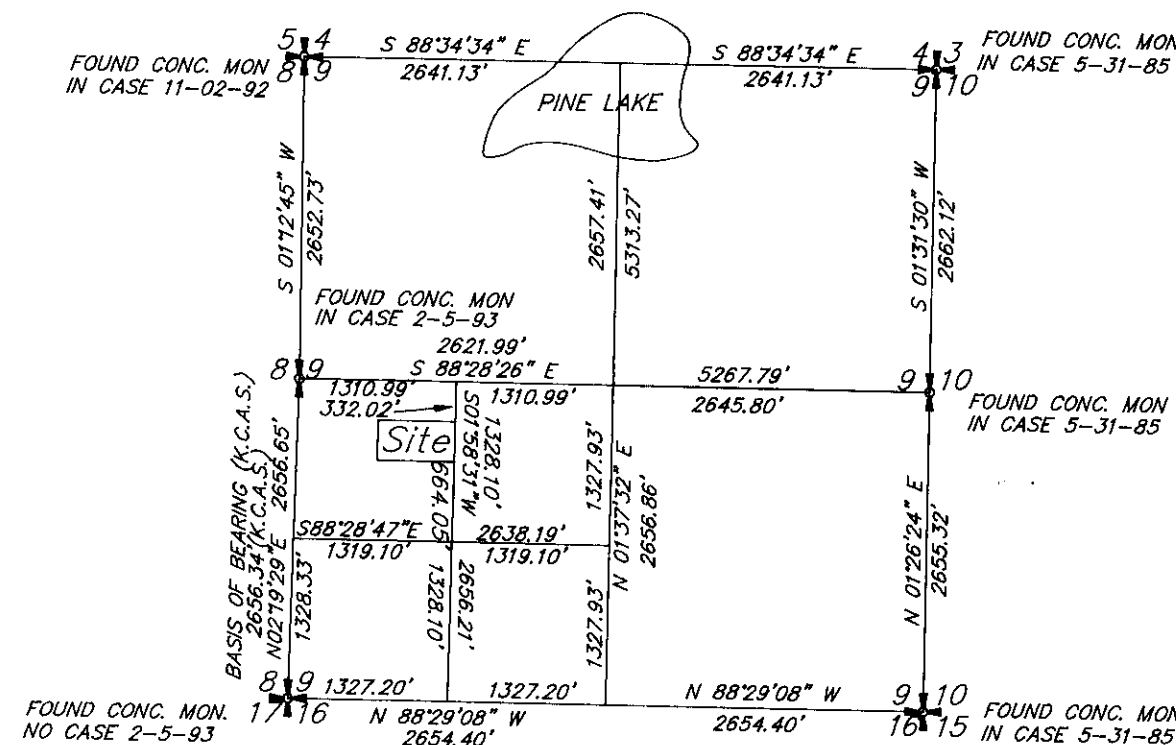
PINE LAKE ESTATES DIVISION II

Situate in the NW 1/4, SW 1/4 Section 9, Township 24 North, Range 6 East, W.M.,
in King County, Washington



LINE	DIRECTION	DISTANCE
L1	S 29°59'06" W	13.91'
L2	S 74°21'13" W	20.14'
L3	N 88°28'28" W	15.26'
L4	N 01°58'31" E	4.60'
L5	N 74°12'47" E	10.43'

LOT	CURVE	RADIUS	LENGTH	DELTA
1	C1	25.00'	6.31'	14°28'15"
1	C2	50.00'	41.96'	48°05'13"
2	C3	50.00'	50.21'	57°32'08"
3	C4	50.00'	38.50'	44°07'07"
3	C5	25.00'	12.16'	27°52'10"
5	C6	36.00'	58.07'	92°25'36"
5	C7	25.00'	21.47'	49°12'24"
5	C8	50.00'	49.19'	56°22'23"
6	C9	50.00'	43.51'	49°51'47"
7	C10	50.00'	42.91'	49°10'04"
TRACT B	C11	50.00'	26.76'	30°39'46"
8	C12	50.00'	53.27'	61°02'48"
9	C13	50.00'	27.31'	31°18'00"
9	C14	25.00'	21.47'	49°12'24"
9	C15	84.00'	24.55'	16°44'53"
10	C16	84.00'	59.28'	40°26'15"



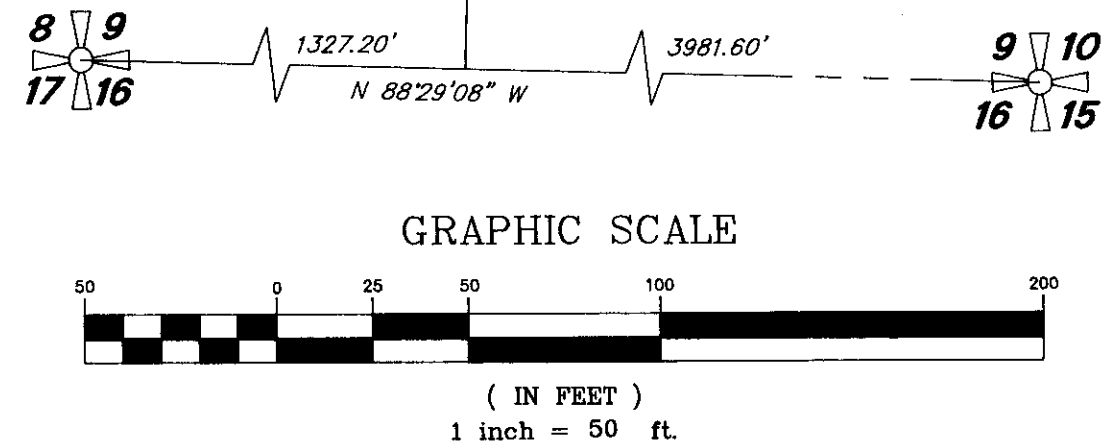
SECTION BREAKDOWN
SECTION 9, T24N, R6E, W.M.
NOT TO SCALE

LEGEND

- SET REBAR/CAP LS 19582
- SET MONUMENT IN CASE

EQUIPMENT USED:
05" ELECTRONIC THEODOLITE
AND DISTANCE METER.

METHOD USED:
FIELD TRAVERSE.
EXCEEDS STANDARDS SET BY
WAC 332-130-090



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055

FILE NO. L9300783

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JOB NO. 93145
1-9-95

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