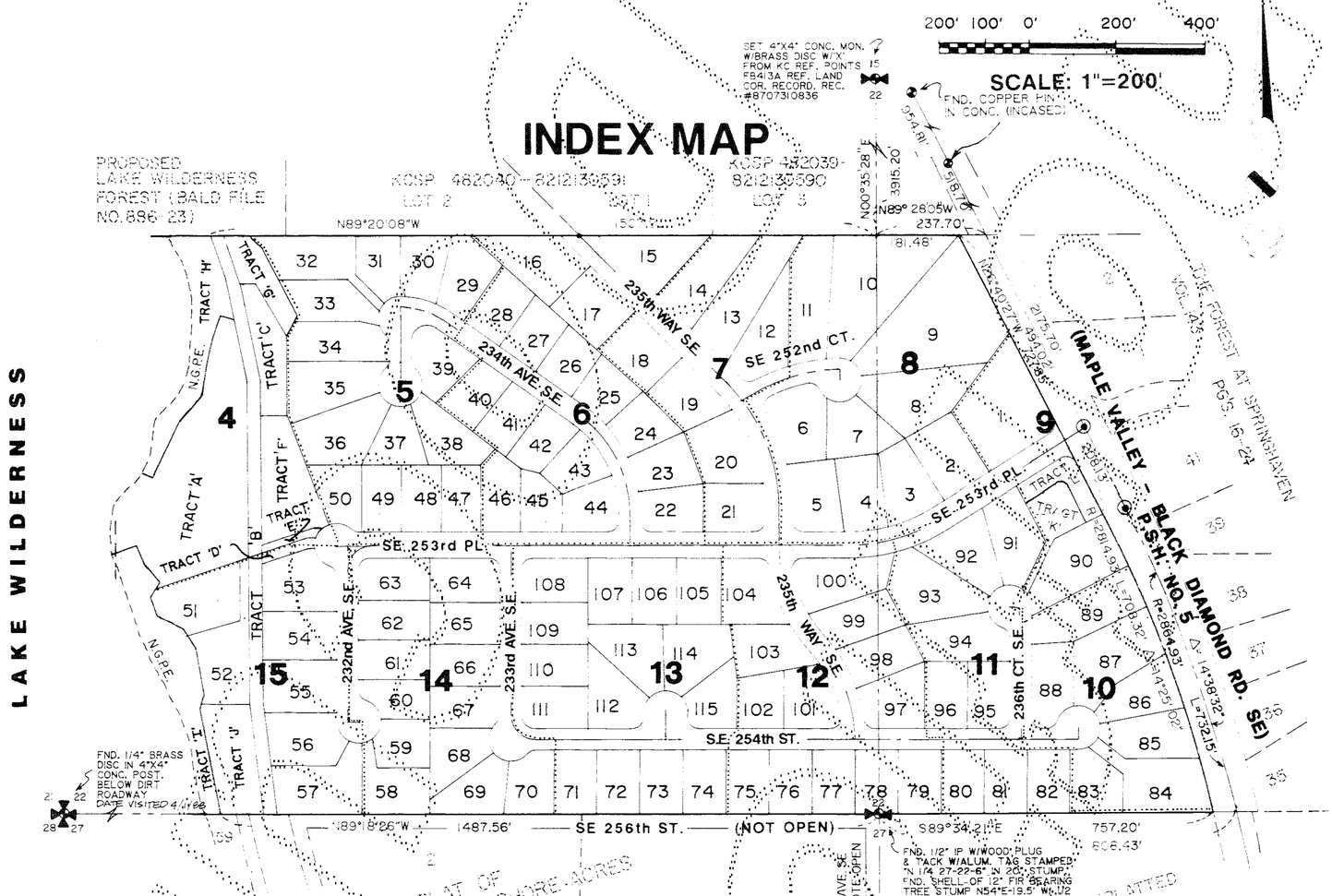
14711

LAKE FOREST ESTATES

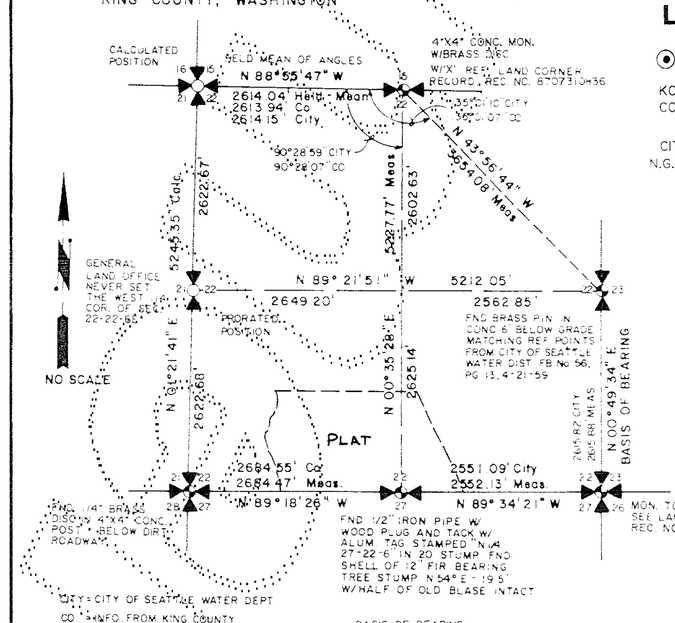
A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



SECTION BREAKDOWN

SECTION 22, TWP 22 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON



LEGEND

⊙ = FND. KC STANDARD MONUMENT

KC = KING COUNTY

CO = INFORMATION FROM KING COUNTY SURVEY OF 1932. (FB#413A)

CITY = CITY OF SEATTLE

N.G.P.E. = NATIVE GROWTH PROTECTION EASEMENT

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Lake Forest Estates is based upon actual survey and subdivision of Sec. 22, Twp. 22N, Rge. 6E, W.M., that the corners 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.

7-10-89

Norman E. Larson, P.L.S. #22338 Date

NORMAN E. LARSON STATE OF WASHINGTON 22338 REGISTERED PROFESSIONAL LAND SURVEYOR

7-10-89

RECORDING CERTIFICATE 890810464

Filed for record at the request of the King County Council this 01 day of Aug., 1989, at 37 minutes past 10 A.m. and recorded in Volume 147 of Plats at pages 1 thru 16, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

JANE HAGUE
Manager

CAROLYN ABLEMAN
Superintendent of Records

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
18215-72nd. Ave. So., Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 1 OF 16

14711

227-05

14712

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, 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 dedicated 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 title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the established, 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 with 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 by King County, its successor and 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.

PRESIDENT, NOVASTAR ENTERPRISES, INC.

ASSISTANT V.P. BANCORP MORTGAGE CO.

ACKNOWLEDGMENTS

STATE OF Washington)
)ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Thomas A. Berghausen is ~~(are)~~ the person ~~(s)~~ who appeared before me and said person ~~(s)~~ acknowledged that (he/~~she/they~~) signed this instrument, on oath stated that (he/~~she/they~~) (was/~~were~~) authorized to execute the instrument and acknowledged it as the President of Novastar Enterprises Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date 7-10-89

Signature of Notary Public Janet A. Sumner

Title

My appointment expires 4-12-91

JANET D. SUMNER
COMMISSION EXPIRES
NOTARY
PUBLIC
4-12-91
STATE OF WASHINGTON

STATE OF Washington)
)ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Sheri J. Shirley is ~~(are)~~ the person ~~(s)~~ who appeared before me and said person ~~(s)~~ acknowledged that (~~he~~/she/~~they~~) signed this instrument, on oath stated that (~~he~~/she/~~they~~) (was/~~were~~) authorized to execute the instrument and acknowledged it as the Assistant Vice Pres of US Bancorp Mortgage Co. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date 7-10-89

Signature of Notary Public Janet A. Sumner

Title

My appointment expires 4-12-91

JANET D. SUMNER
COMMISSION EXPIRES
NOTARY
PUBLIC
4-12-91
STATE OF WASHINGTON

14712

NORMAN E. LAPP
STATE OF WASHINGTON
22338
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-10-89

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
18215-72nd. Ave. So., Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 2 OF 16

227-05A

14713

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON

DESCRIPTION

PARCEL "A":

That portion of the Southwest quarter of the Southeast quarter, lying Westerly of Maple Valley-Black Diamond Highway established February 27, 1933, by Volume 32, Page 588 of Court Commissioner's records, Section 22, Township 22 North, Range 6 East, Willamette Meridian, in King County, Washington.

PARCEL "B":

Government Lot 8 in Section 22, Township 22 North, Range 6 East, Willamette Meridian, in King County, Washington;

TOGETHER WITH that portion of the Columbia and Puget Sound Railroad Company right-of-way lying within said Government Lot 8, as abandoned by Quit claim Deed recorded under Recording No. 8101140675;

TOGETHER WITH second class shorelands, as conveyed by the State of Washington, situate in front of, adjacent to or abutting thereon.

EXCEPT that portion conveyed to the State of Washington for right-of-way purposes by instrument filed under King County Recording No. 8809190666.

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT:

Examined and approved this 12th day of July, 1989.

P.E.
Development Engineer

Examined and approved this 26th day of July, 1989.

Manager, Building and Land Development Division

DEPARTMENT OF ASSESSMENTS:

Examined and approved this 26 day of July, 1989.

RUTHE RIDDER
King County Assessor

Deputy King County Assessor

ACCOUNT NO. _____

KING COUNTY COUNCIL:

Examined and approved this 31st day of July, 1989.

Chairman, King County Council

ATTEST:
Clerk of the Council

EASEMENT & RESERVATIONS

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, US West Communications, Washington Natural Gas Company, and any Cable Television Company, and their respective successors and assigns, under and upon the front seven feet parallel with and adjoining the street and tract frontage of all lots in which to install, lay, construct, renew, operate and maintain underground pipe, conduit, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, gas and utility service together with the right to enter upon the lots and all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition. No lines or wires for transmission of electric current or for telephone use or cable television shall be placed or permitted to be placed any lot unless the same shall be underground or in conduit attached to a building. Also, each lot shall be subject to an easement 2.50 feet in width, parallel with and adjacent to all interior lot lines for the purpose 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.

If two or more lots are combined into one building site, said 2.5 foot easement shall apply to the exterior sidelines of the combined building site only.

FINANCE DIRECTORS 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 July 1989.

OFFICE OF FINANCE

~~Director~~ MANAGER, King County Office of Finance

Deputy

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.

SUBJECT TO EXECPTIONS AND RESERVATIONS CONTAINED IN DEED AS RECORDED UNDER RECORDING NUMBER 2014627.

NORMAN E. LARSON
STATE OF WASHINGTON
22338
REGISTERED
PROFESSIONAL LAND SURVEYOR

7-10-89

14713

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
18215-72nd. Ave. So., Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 3 OF 16.

227-05B

UNOFFICIAL DOCUMENT

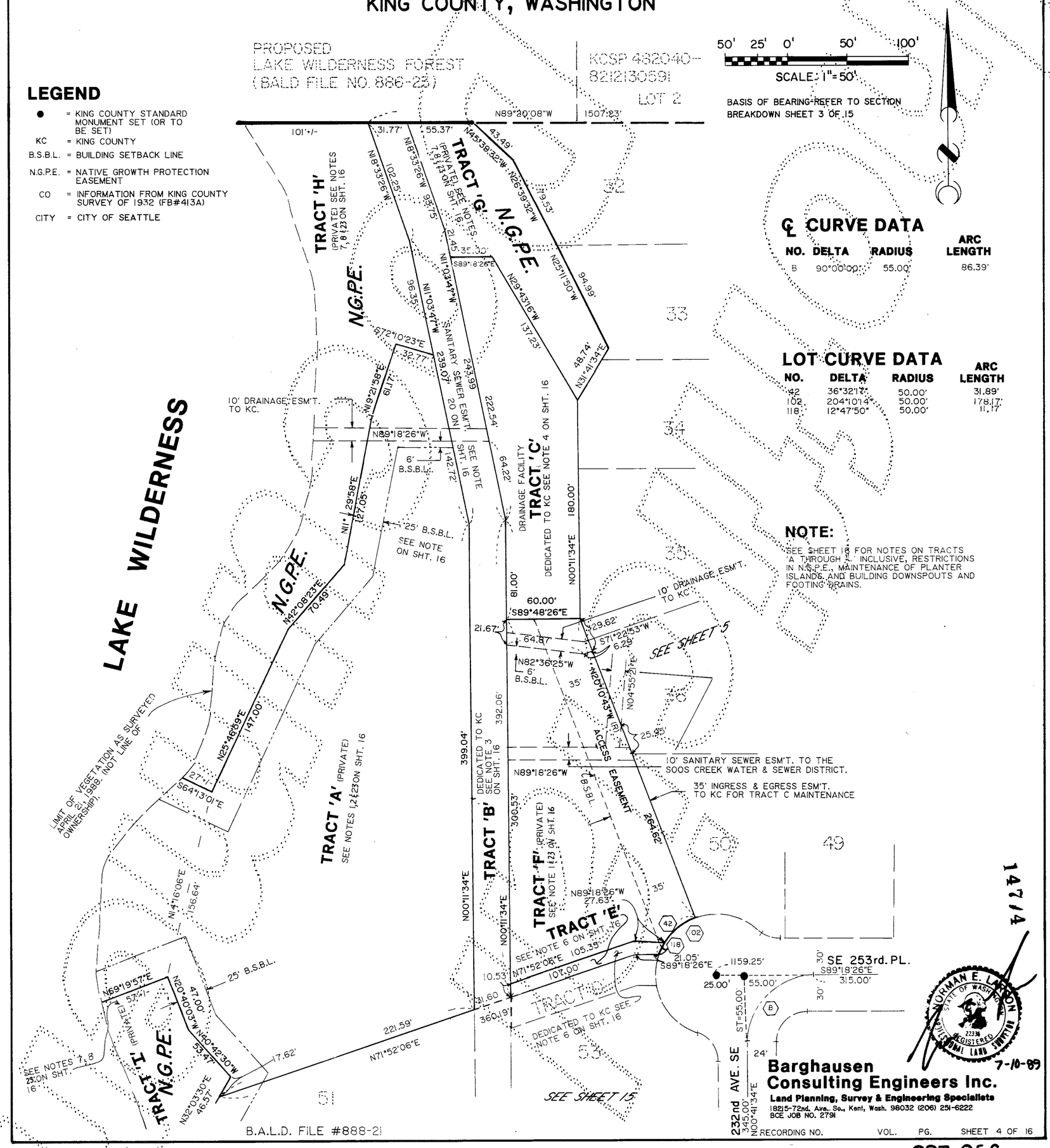
LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
- KC = KING COUNTY
- B.S.B.L. = BUILDING SETBACK LINE
- N.G.P.E. = NATIVE GROWTH PROTECTION EASEMENT
- CO = INFORMATION FROM KING COUNTY SURVEY OF 1932 (FB#413A)
- CITY = CITY OF SEATTLE



℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
B	90°00'00"	55.00'	86.39'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
42	36°32'17"	50.00'	31.89'
102	204°10'14"	50.00'	178.17'
118	12°47'50"	50.00'	11.17'

NOTE:

SEE SHEET 16 FOR NOTES ON TRACTS 'A' THROUGH 'I' INCLUSIVE, RESTRICTIONS IN N.G.P.E., MAINTENANCE OF PLANTER ISLANDS, AND BUILDING DOWNSPOUTS AND FOOTING DRAINS.

NORMAN E. LARSON STATE OF WASHINGTON 22336 REGISTERED PROFESSIONAL LAND SURVEYOR 7-10-89

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215-72nd. Ave. So., Kent, Wash. 98032 (206) 251-6222

BCE JOB NO. 2791

RECORDING NO. VOL. PG. SHEET 4 OF 16

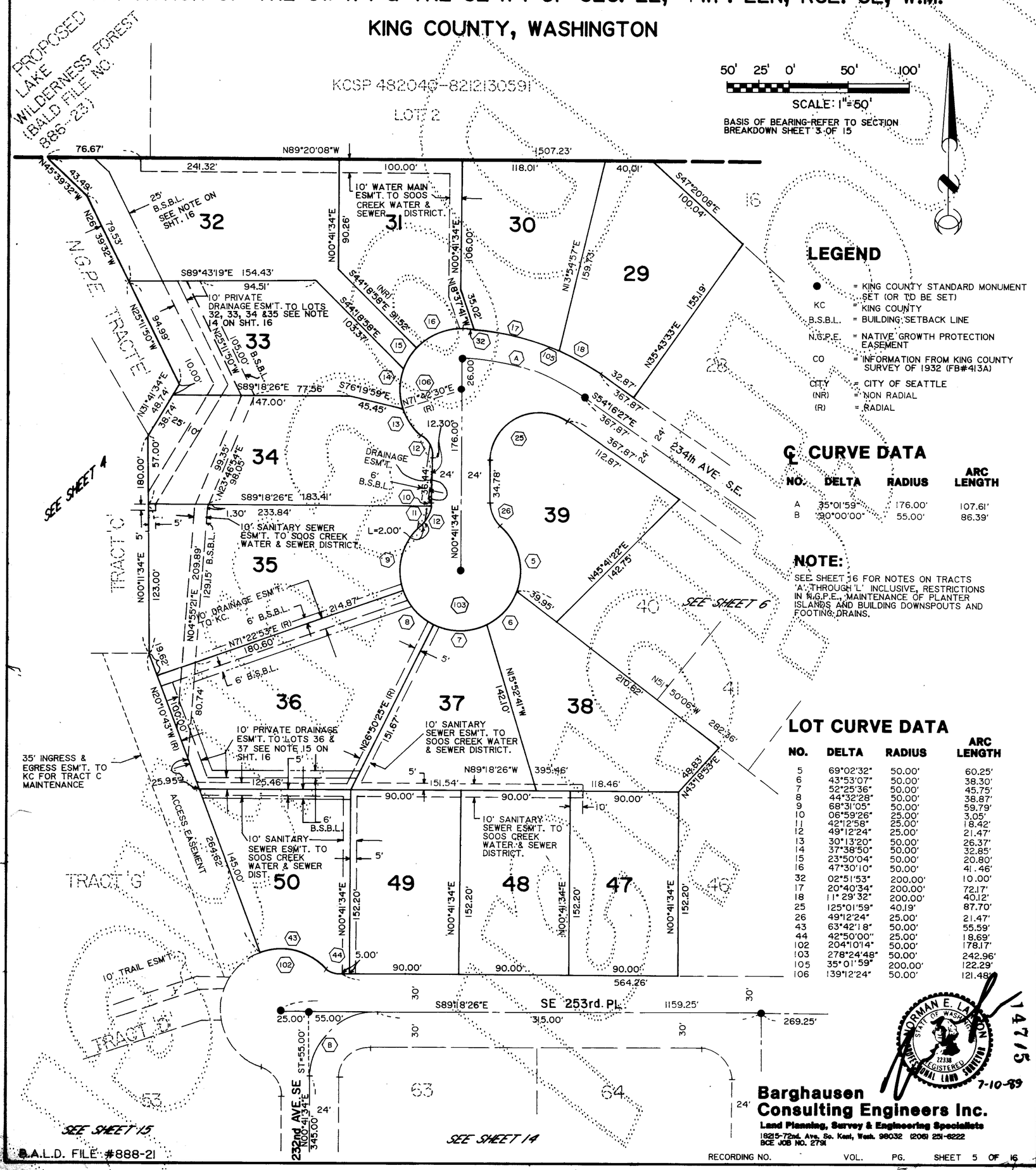
227-05C

14715

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



LEGEND

●	= KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
KC	= KING COUNTY
B.S.B.L.	= BUILDING SETBACK LINE
N.G.P.E.	= NATIVE GROWTH PROTECTION EASEMENT
CO	= INFORMATION FROM KING COUNTY SURVEY OF 1932 (FB#413A)
CITY	= CITY OF SEATTLE
(NR)	= NON RADIAL
(R)	= RADIAL

℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
A	35°01'59"	176.00'	107.61'
B	90°00'00"	55.00'	86.39'

NOTE:

SEE SHEET 16 FOR NOTES ON TRACTS 'A' THROUGH 'L' INCLUSIVE, RESTRICTIONS IN N.G.P.E., MAINTENANCE OF PLANTER ISLANDS AND BUILDING DOWNSPOUTS AND FOOTING DRAINS.

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
5	69°02'32"	50.00'	60.25'
6	43°53'07"	50.00'	38.30'
7	52°25'36"	50.00'	45.75'
8	44°32'28"	50.00'	38.87'
9	68°31'05"	50.00'	59.79'
10	06°59'26"	25.00'	3.05'
11	42°12'58"	25.00'	18.42'
12	49°12'24"	25.00'	21.47'
13	30°13'20"	50.00'	26.37'
14	37°38'50"	50.00'	32.85'
15	23°50'04"	50.00'	20.80'
16	47°30'10"	50.00'	41.46'
32	02°51'53"	200.00'	10.00'
17	20°40'34"	200.00'	72.17'
18	11°29'32"	200.00'	40.12'
25	125°01'59"	40.19'	87.70'
26	49°12'24"	25.00'	21.47'
43	63°42'18"	50.00'	55.59'
44	42°50'00"	25.00'	18.69'
102	204°10'14"	50.00'	178.17'
103	278°24'48"	50.00'	242.96'
105	35°01'59"	200.00'	122.29'
106	139°12'24"	50.00'	121.48'

NORMAN E. LAWSON STATE OF WASHINGTON 12338 REGISTERED PROFESSIONAL LAND SURVEYOR

14715

7-10-89

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215-72nd. Ave. So. Kent, Wash. 98032 (206) 251-6222

BCE JOB NO. 2791

RECORDING NO. VOL. PG. SHEET 5 OF 16

227-05D

LAKE FOREST ESTATES

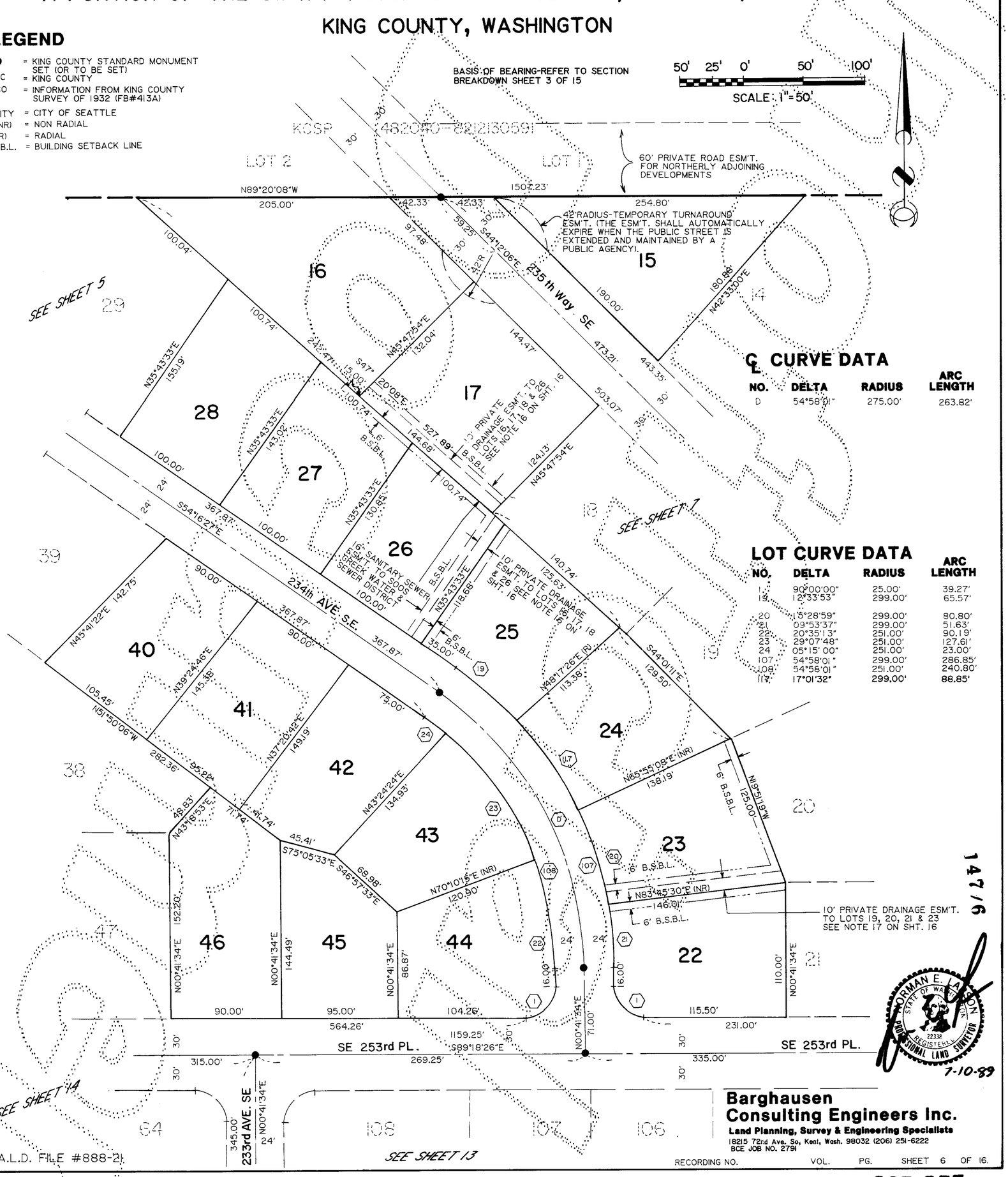
147/6

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
- KC = KING COUNTY
- CO = INFORMATION FROM KING COUNTY SURVEY OF 1932 (FB#413A)
- CITY = CITY OF SEATTLE
- (NR) = NON RADIAL
- (R) = RADIAL
- B.S.B.L. = BUILDING SETBACK LINE



℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
D	54°58'01"	275.00'	263.82'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
1	90°00'00"	25.00'	39.27'
19	12°33'53"	299.00'	65.57'
20	15°28'59"	299.00'	80.80'
21	09°53'37"	299.00'	51.63'
22	20°35'13"	251.00'	90.19'
23	29°07'48"	251.00'	127.61'
24	05°15'00"	251.00'	23.00'
107	54°58'01"	299.00'	286.85'
108	54°56'01"	251.00'	240.80'
117	17°01'32"	299.00'	88.85'

147/6

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

RECORDING NO. VOL. PG. SHEET 6 OF 16.

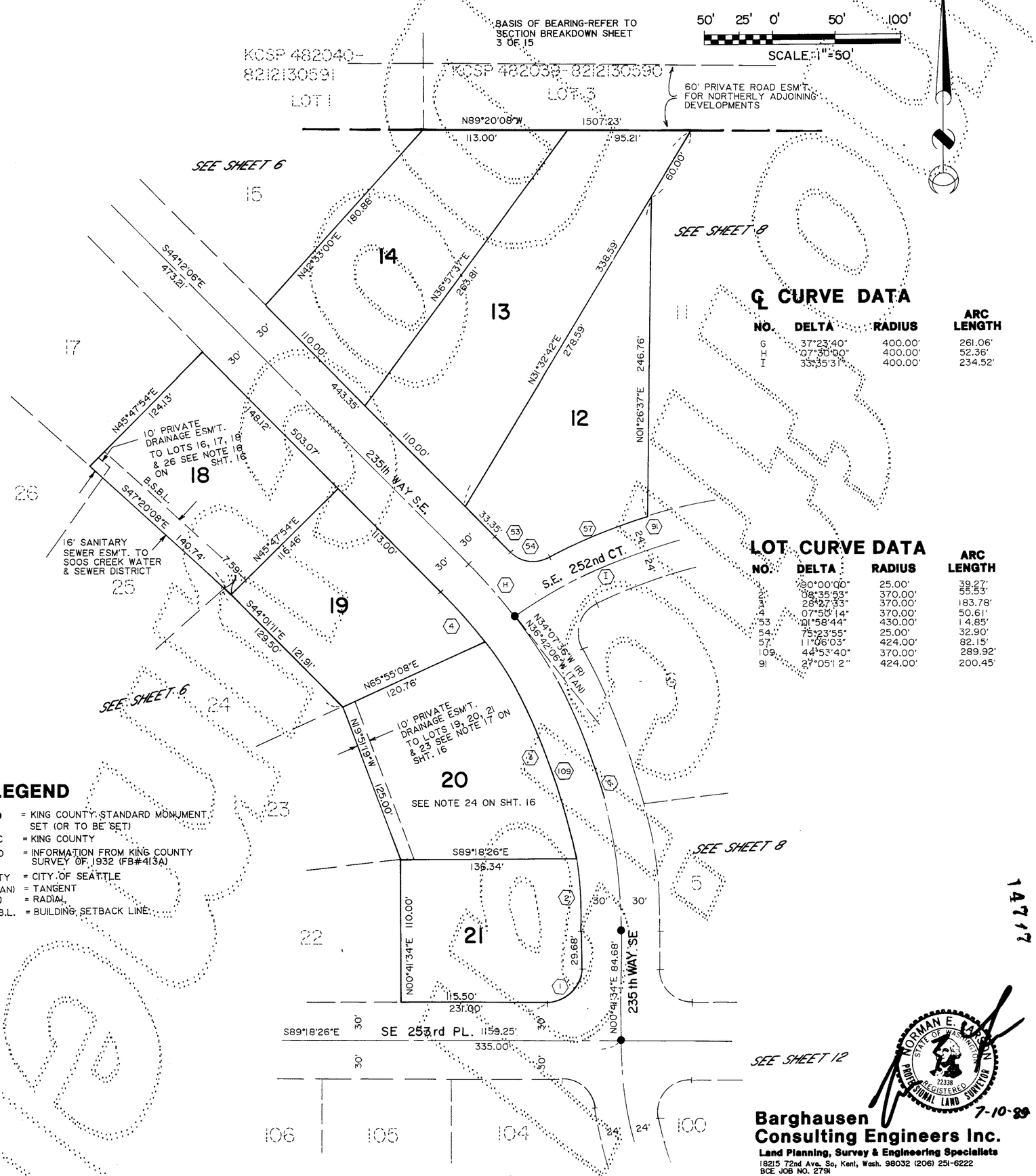
227-05E

14717

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
G	37°23'40"	400.00'	261.06'
H	07°30'00"	400.00'	52.36'
I	33°35'31"	400.00'	234.52'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
1	90°00'00"	25.00'	39.27'
2	08°35'53"	370.00'	55.53'
3	28°27'33"	370.00'	183.78'
4	07°50'14"	370.00'	50.61'
53	01°58'44"	430.00'	14.85'
54	75°23'55"	25.00'	32.90'
57	11°06'03"	424.00'	82.15'
109	44°53'40"	370.00'	289.92'
91	27°05'12"	424.00'	200.45'

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
- KC = KING COUNTY
- CO = INFORMATION FROM KING COUNTY SURVEY OF 1932 (FB#413A)
- CITY = CITY OF SEATTLE
- (TAN) = TANGENT
- (R) = RADIAL
- B.S.B.L. = BUILDING SETBACK LINE

NORMAN E. LARSEN
STATE OF WASHINGTON
22338
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-10-89

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 7 OF 16.

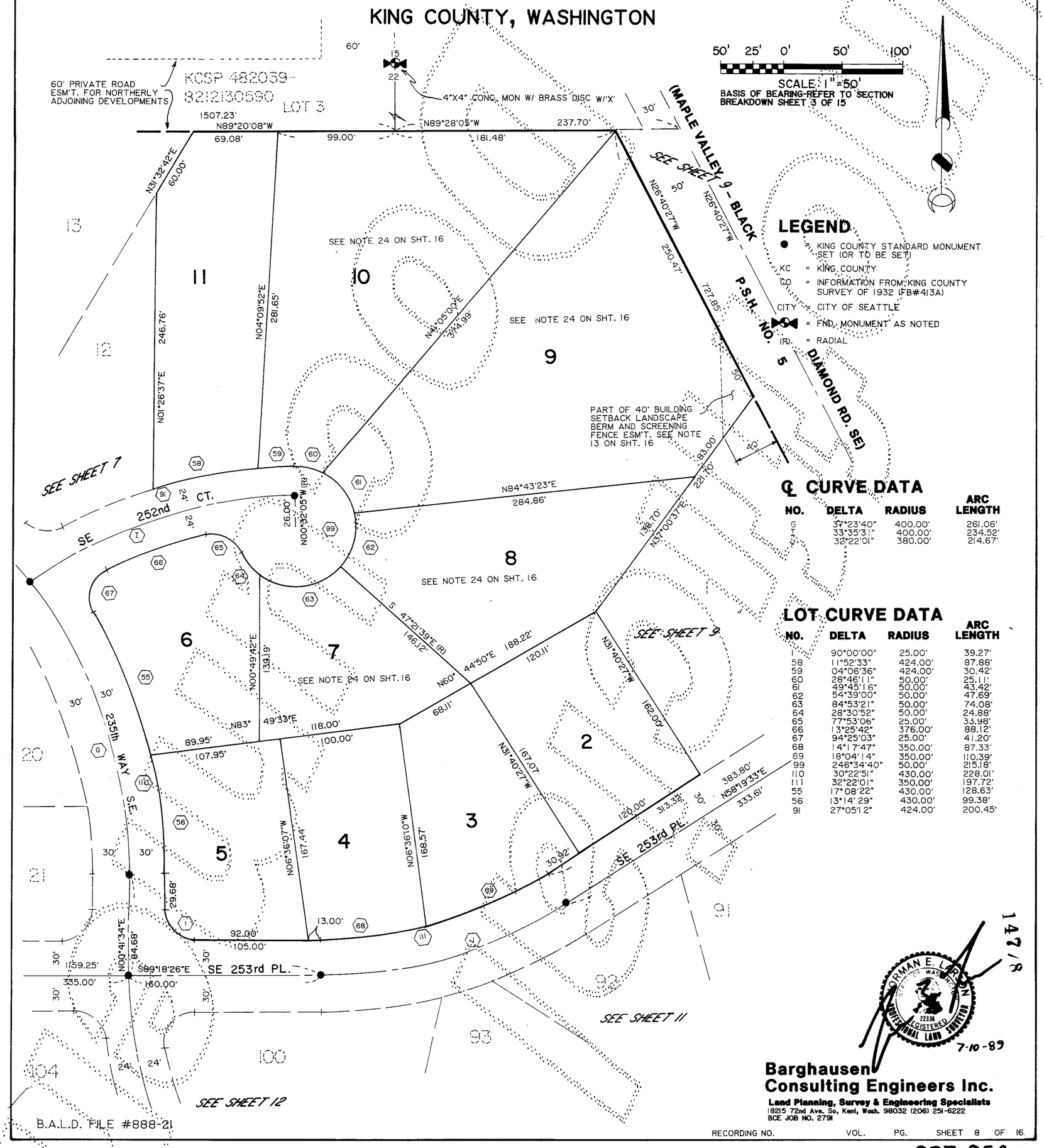
14717

227-05F

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



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- CITY = CITY OF SEATTLE
- = FND. MONUMENT AS NOTED
- (R) = RADIAL

℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
G	37°23'40"	400.00'	261.06'
I	33°35'31"	400.00'	234.52'
J	32°22'01"	380.00'	214.67'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
1	90°00'00"	25.00'	39.27'
58	11°52'33"	424.00'	87.88'
59	04°06'36"	424.00'	30.42'
60	28°46'11"	50.00'	25.11'
61	49°45'16"	50.00'	43.42'
62	54°39'00"	50.00'	47.69'
63	84°53'21"	50.00'	74.08'
64	28°30'52"	50.00'	24.88'
65	77°53'06"	25.00'	33.98'
66	13°25'42"	376.00'	88.12'
67	94°25'03"	25.00'	41.20'
68	14°17'47"	350.00'	87.33'
69	18°04'14"	350.00'	110.39'
99	246°34'40"	50.00'	215.18'
110	30°22'51"	430.00'	228.01'
111	32°22'01"	350.00'	197.72'
55	17°08'22"	430.00'	128.63'
56	13°14'29"	430.00'	99.38'
91	27°05'12"	424.00'	200.45'

147/8

NORMAN E. LARSON — STATE OF WASHINGTON — 22338 — REGISTERED PROFESSIONAL LAND SURVEYOR

7-10-89

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists
18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

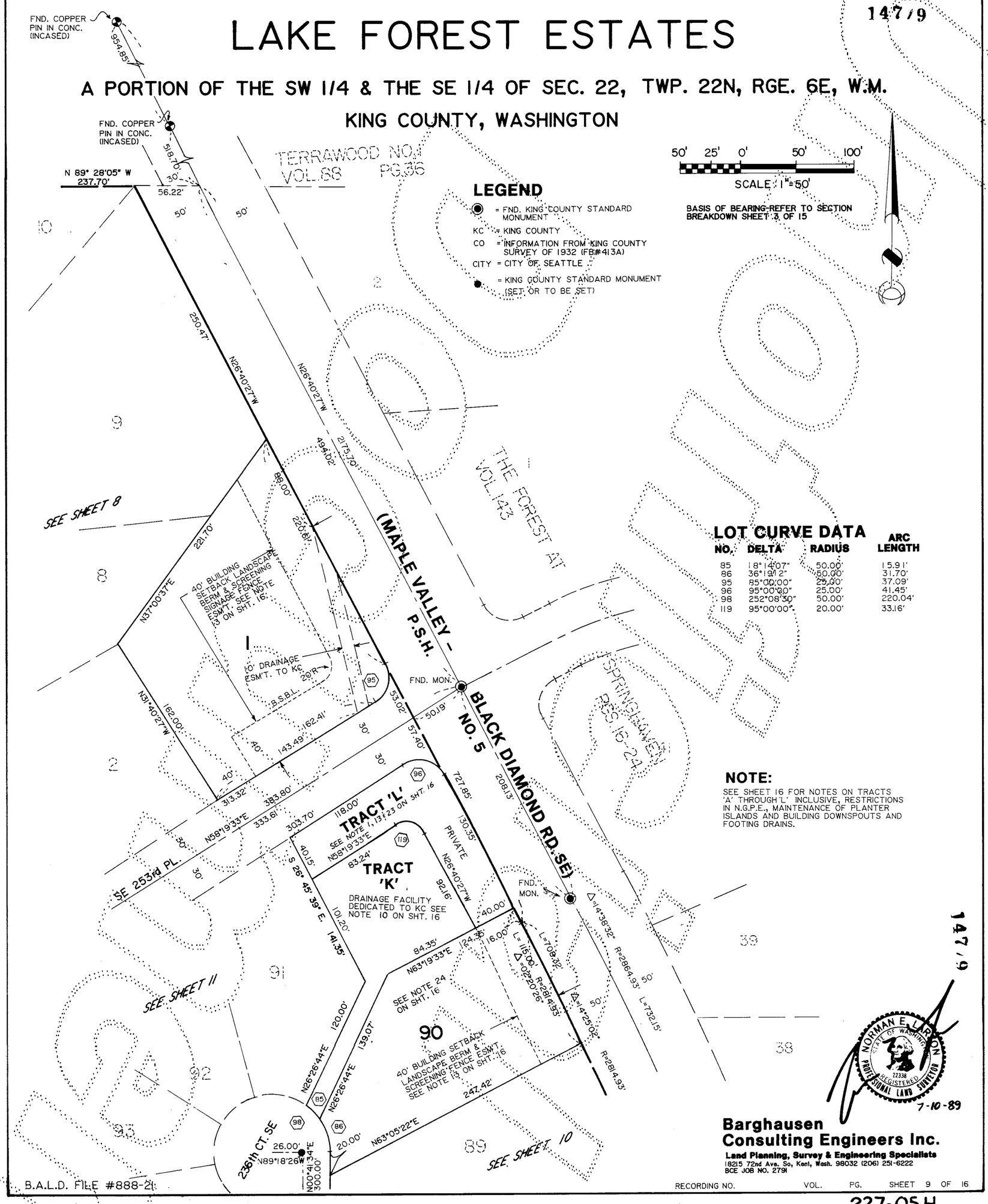
RECORDING NO. VOL. PG. SHEET 8 OF 16.

227-05G

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
85	18°14'07"	50.00'	15.91'
86	36°19'12"	50.00'	31.70'
95	85°00'00"	25.00'	37.09'
96	95°00'00"	25.00'	41.45'
98	252°08'30"	50.00'	220.04'
119	95°00'00"	20.00'	33.16'

NOTE:

SEE SHEET 16 FOR NOTES ON TRACTS 'A' THROUGH 'L' INCLUSIVE, RESTRICTIONS IN N.G.P.E., MAINTENANCE OF PLANTER ISLANDS AND BUILDING DOWNSPOUTS AND FOOTING DRAINS.

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 9 OF 16

227-05H

147/9

147/10

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22N, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON

LEGEND

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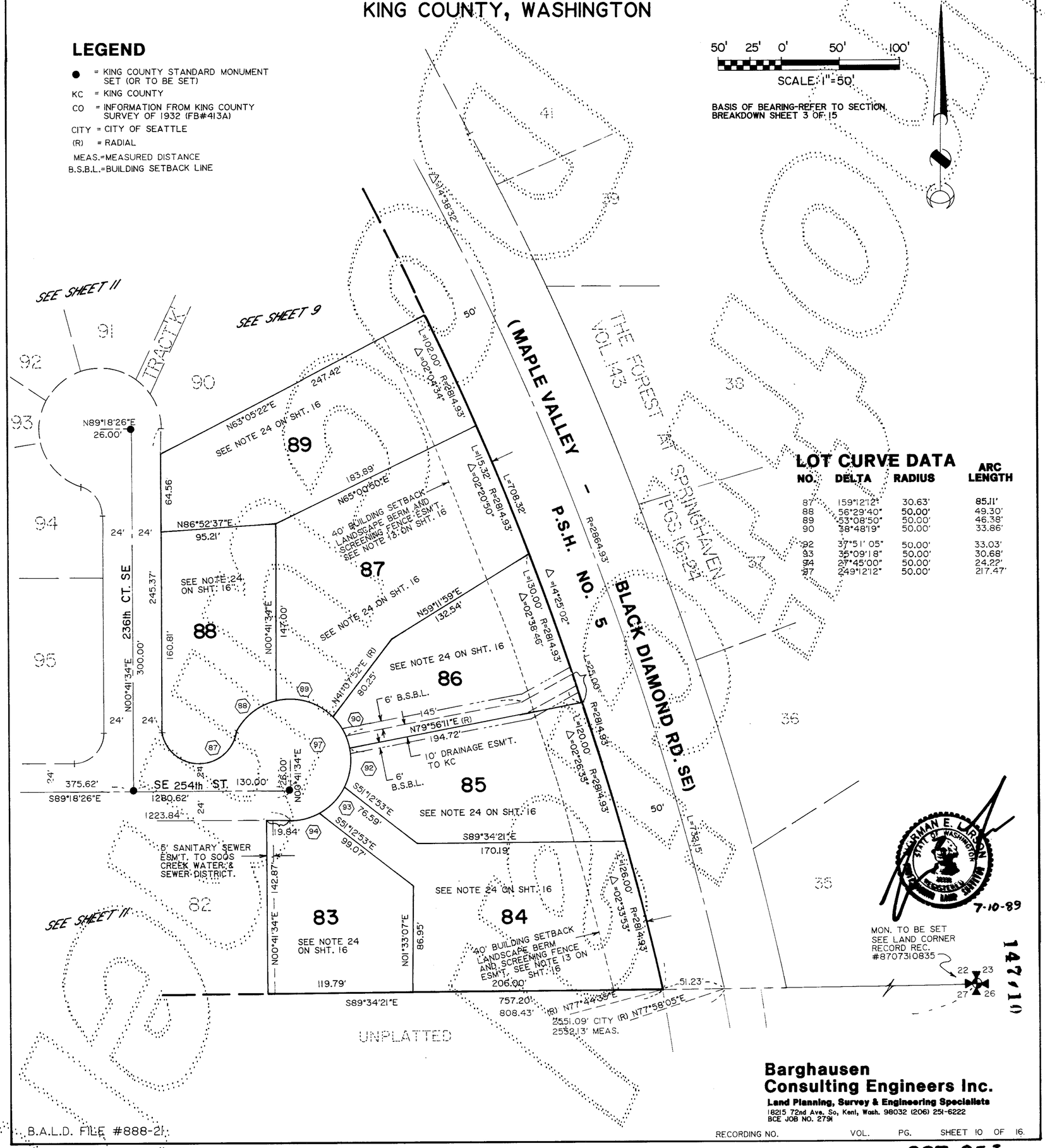
- CITY = CITY OF SEATTLE
- (R) = RADIAL
- MEAS.=MEASURED DISTANCE
- B.S.B.L.=BUILDING SETBACK LINE

50' 25' 0' 50' 100'

SCALE: 1"=50'

BASIS OF BEARING-REFER TO SECTION BREAKDOWN SHEET 3 OF 15



LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
87	159°12'12"	30.63'	85.11'
88	56°29'40"	50.00'	49.30'
89	53°08'50"	50.00'	46.38'
90	38°48'19"	50.00'	33.86'
92	37°51'05"	50.00'	33.03'
93	35°09'18"	50.00'	30.68'
94	27°45'00"	50.00'	24.22'
97	249°12'12"	50.00'	217.47'

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222

BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 10 OF 16.

147/10

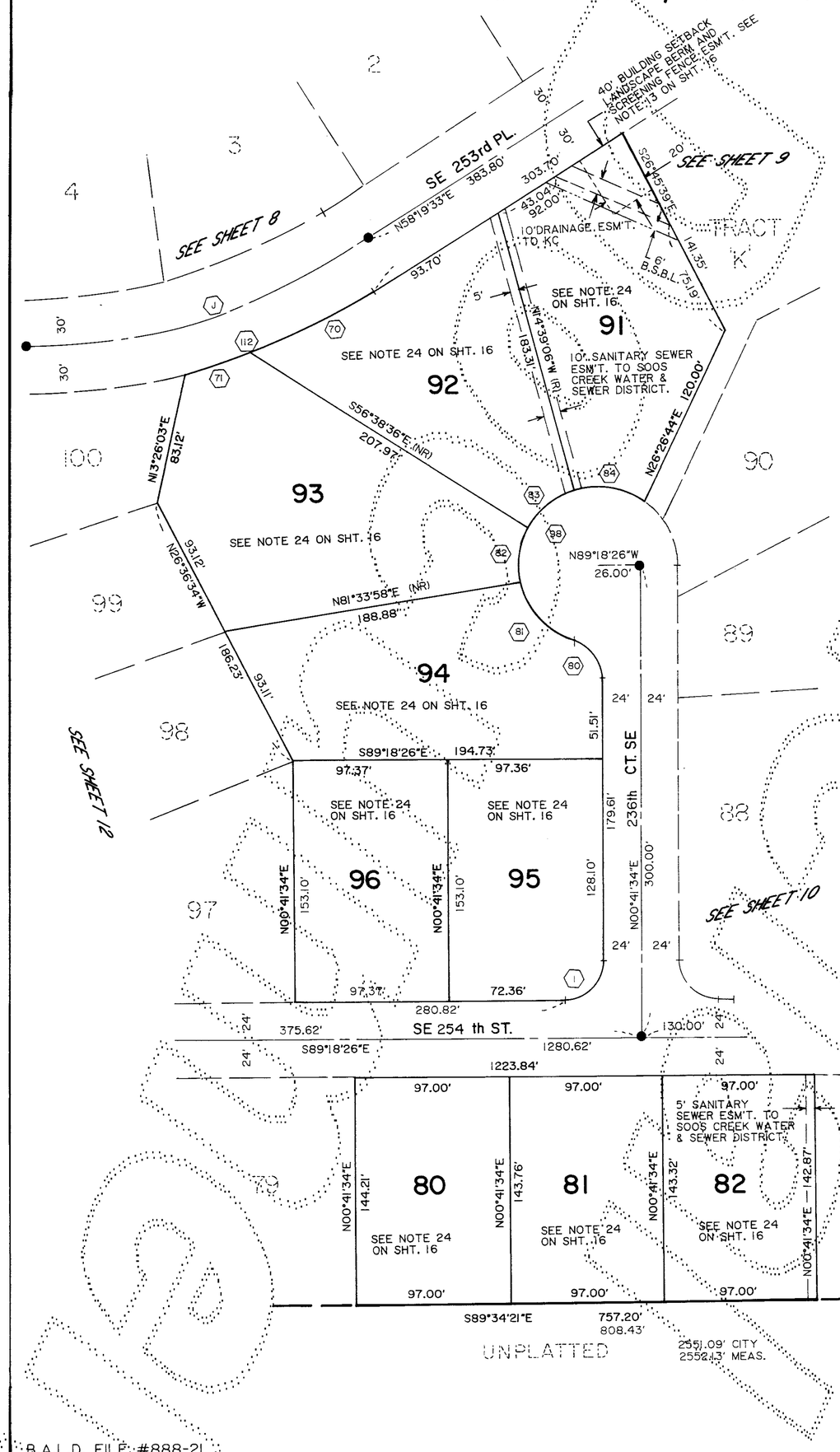
227-051

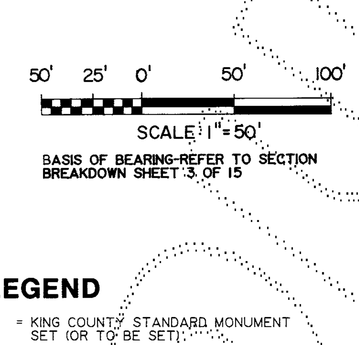
LAKE FOREST ESTATES

147711

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON





BASIS OF BEARING-REFER TO SECTION BREAKDOWN SHEET 3 OF 15

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
- KC = KING COUNTY
- CO = INFORMATION FROM KING COUNTY SURVEY OF 1932 (FB#413A)
- CITY = CITY OF SEATTLE
- MEAS. = MEASURED DISTANCE
- (NR) = NON RADIAL
- (R) = RADIAL
- B.S.B.L. = BUILDING SETBACK LINE

℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
J	32° 22'01"	380.00'	214.67'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
1	90°00'00"	25.00'	39.27'
70	12°10'53"	410.00'	87.17'
71	05°59'19"	410.00'	42.85'
80	72°08'30"	25.00'	31.48'
81	60°22'31"	50.00'	52.69'
82	40°33'19"	50.00'	35.39'
83	45°52'00"	50.00'	40.03'
84	50°47'21"	50.00'	44.32'
98	252°08'30"	50.00'	220.04'
112	32°22'01"	410.00'	231.61'

147711

NORMAN E. LARSON STATE OF WASHINGTON 32338 REGISTERED PROFESSIONAL LAND SURVEYOR 7-10-89

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists
18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 11 OF 16

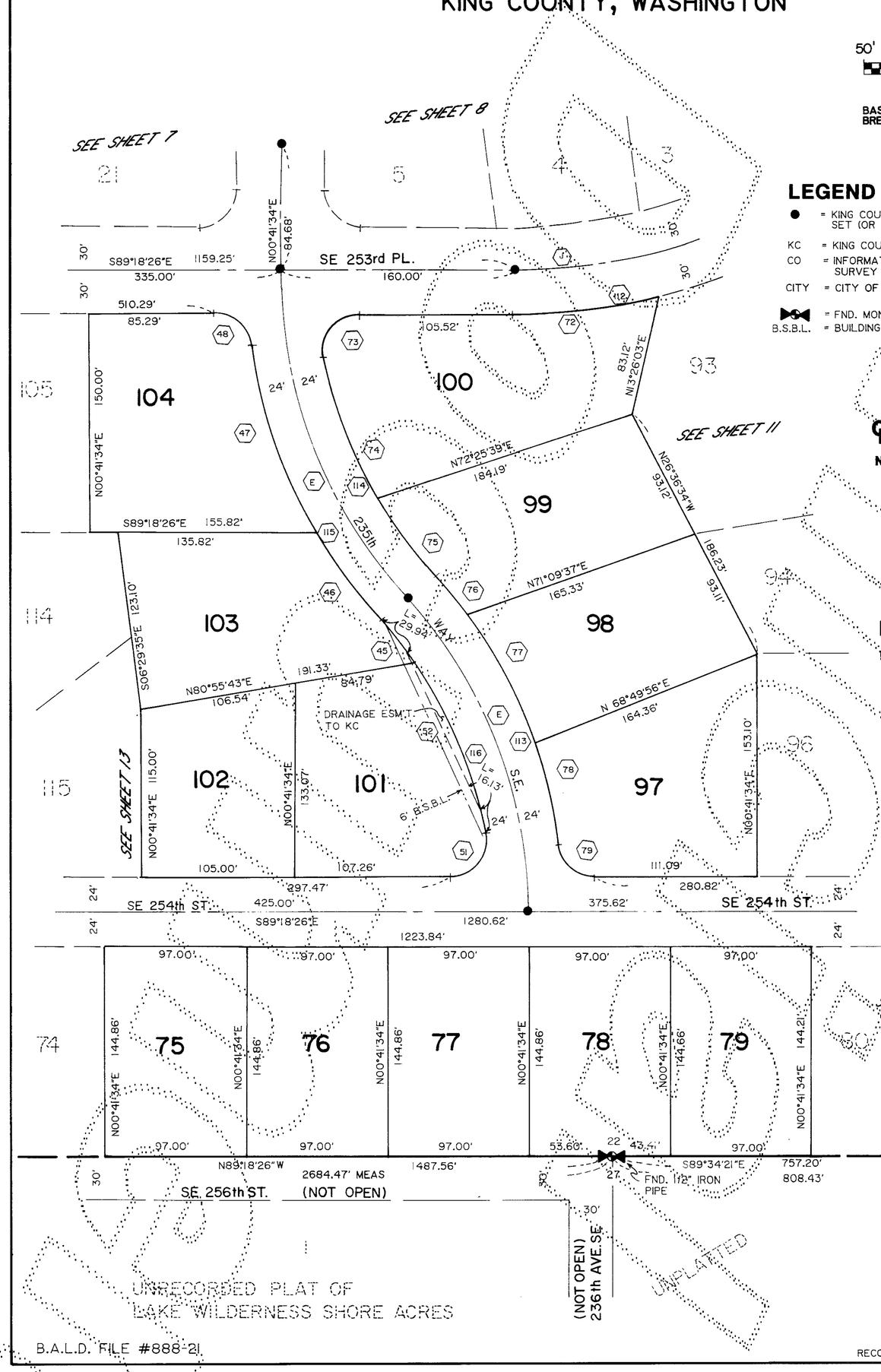
227-05J

147/12

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



SCALE 1" = 50'

50' 25' 0' 50' 100'

BASIS OF BEARING-REFER TO SECTION BREAKDOWN SHEET 3 OF 15

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
- KC = KING COUNTY
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- CITY = CITY OF SEATTLE
- = FND. MONUMENT AS NOTED
- B.S.B.L. = BUILDING SETBACK LINE

℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
E	42°19'13"	327.61'	241.98'
J	32°22'01"	380.00'	214.67'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
45	07°56'18"	303.61'	42.07'
46	11°31'38"	351.61'	70.74'
47	22°23'43"	351.61'	137.43'
48	81°36'09"	25.00'	35.61'
51	100°07'46"	25.00'	43.69'
52	24°15'08"	303.61'	128.51'
72	14°11'49"	410.00	101.59'
73	101°23'07"	25.00'	44.24'
74	19°35'41"	303.61'	103.83'
75	11°20'24"	303.61'	60.09'
76	06°44'33"	351.61'	41.38'
77	16°19'49"	351.61'	100.21'
78	11°46'17"	351.61'	72.24'
79	82°31'27"	25.00'	36.01'
112	32°22'01"	410.00'	231.61'
113	34°50'39"	351.61'	213.83'
114	30°56'05"	303.61'	163.92'
115	33°55'22"	351.61'	208.18'
116	32°11'26"	303.61'	170.58'

147/12

NORMAN E. LARSON STATE OF WASHINGTON 22336 REGISTERED PROFESSIONAL LAND SURVEYOR 7-10-87

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222

BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 12 OF 16.

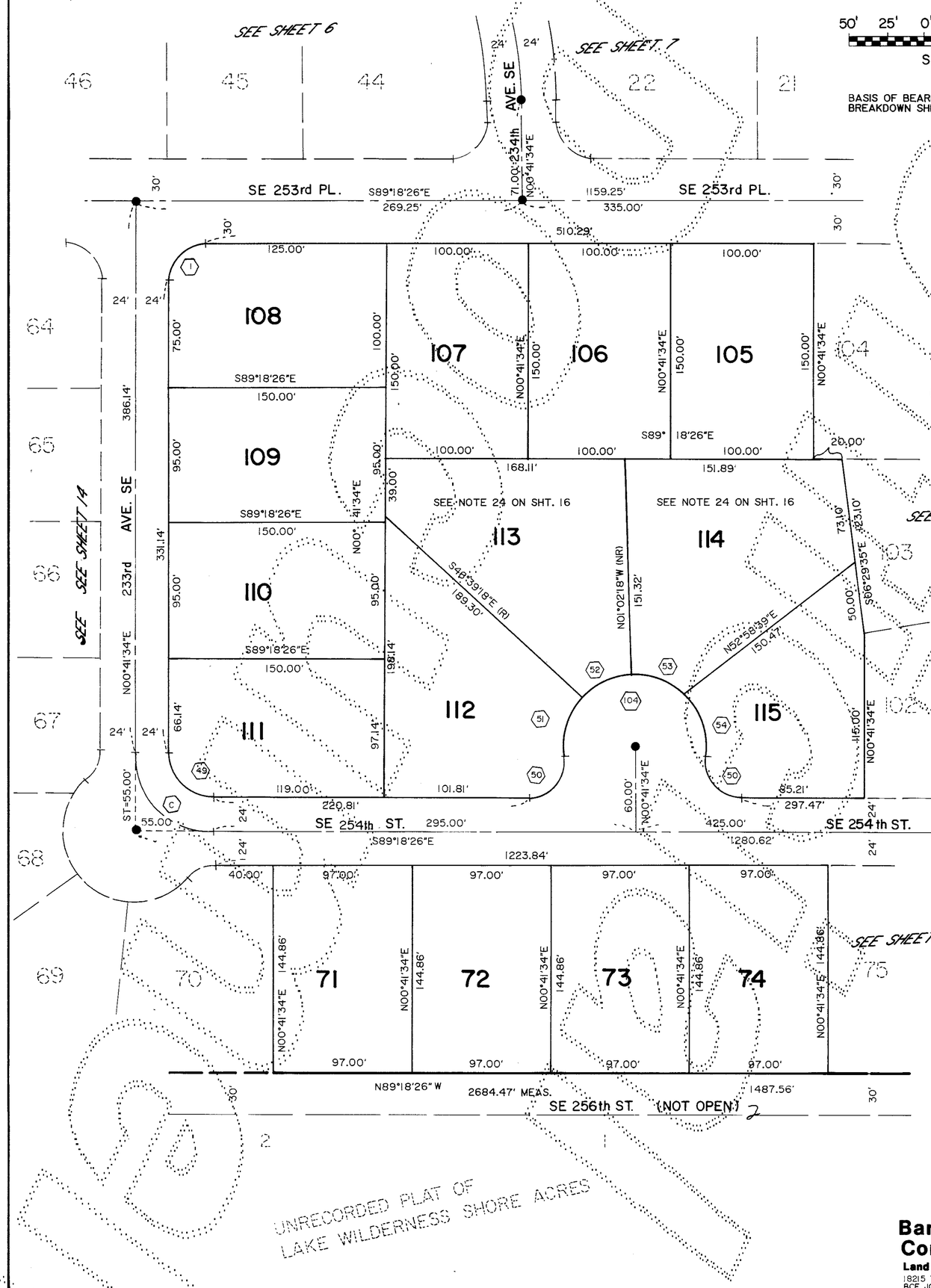
227-05K

147/13

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



SCALE: 1" = 50'

50' 25' 0' 50' 100'

BASIS OF BEARING-REFER TO SECTION BREAKDOWN SHEET 3 OF 15.

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
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- (NR) = NON RADIAL
- (R) = RADIAL

℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
C	90°00'00"	55.00'	86.39'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
49	90°00'00"	25.00'	39.27'
50	90°00'00"	31.00'	48.69'
51	98°26'02"	25.00'	42.95'
52	51°05'10"	50.00'	44.58'
53	43°32'20"	50.00'	37.99
54	46°49'36"	50.00'	40.86'
104	55°24'57"	50.00'	48.36'
	196°52'03"	50.00'	171.80'

147/13

NORMAN E. L... STATE OF WASHINGTON 27338 REGISTERED PROFESSIONAL LAND SURVEYOR

7-10-89

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215 72nd Ave. So, Kent, Wash. 98032 (206) 251-6222

BCE JOB NO. 2791

B.A.L.D. FILE #888-21.

RECORDING NO. VOL. PG. SHEET 13 OF 16

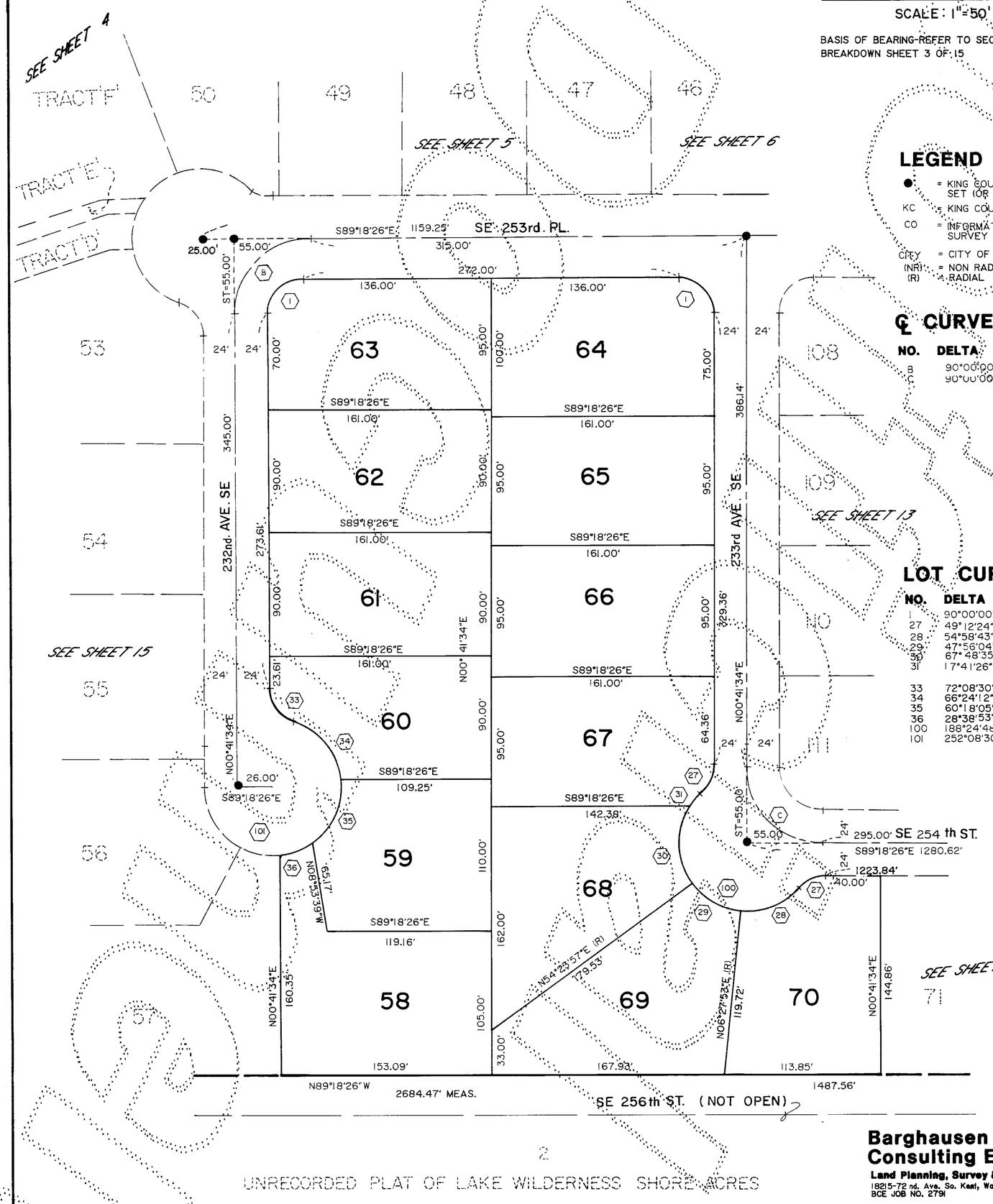
227-05L

147/14

LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON



50' 25' 0' 50' 100'

SCALE: 1"=50'

BASIS OF BEARING-REFER TO SECTION BREAKDOWN SHEET 3 OF 15

N

LEGEND

- ● = KING COUNTY MONUMENT SET (OR TO BE SET)
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- CITY = CITY OF SEATTLE
- (NR) = NON RADIAL
- (R) = RADIAL

℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
B	90°00'00"	55.00'	86.39'
C	90°00'00"	55.00'	86.39'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
1	90°00'00"	25.00'	39.27'
27	49°12'24"	25.00'	21.47'
28	54°58'43"	50.00'	47.98'
29	47°56'04"	50.00'	41.83'
30	67°48'35"	50.00'	59.18'
31	17°41'26"	50.00'	15.44'
33	72°08'30"	25.00'	31.48'
34	66°24'12"	50.00'	57.95'
35	60°18'05"	50.00'	52.62'
36	28°38'53"	50.00'	25.00'
100	188°24'48"	50.00'	164.42'
101	252°08'30"	50.00'	220.04'

NORMAN E. LARSON
STATE OF WASHINGTON
22338
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-10-89

147/14

Barghausen Consulting Engineers Inc.

Land Planning, Survey & Engineering Specialists

18215-72 nd. Ave. So. Kent, Wash. 98032 (206) 251-6222

BCE JOB NO. 2791

B.A.L.D. FILE #888-2

RECORDING NO. VOL. PG. SHEET 14 OF 16

227-05M

147/15

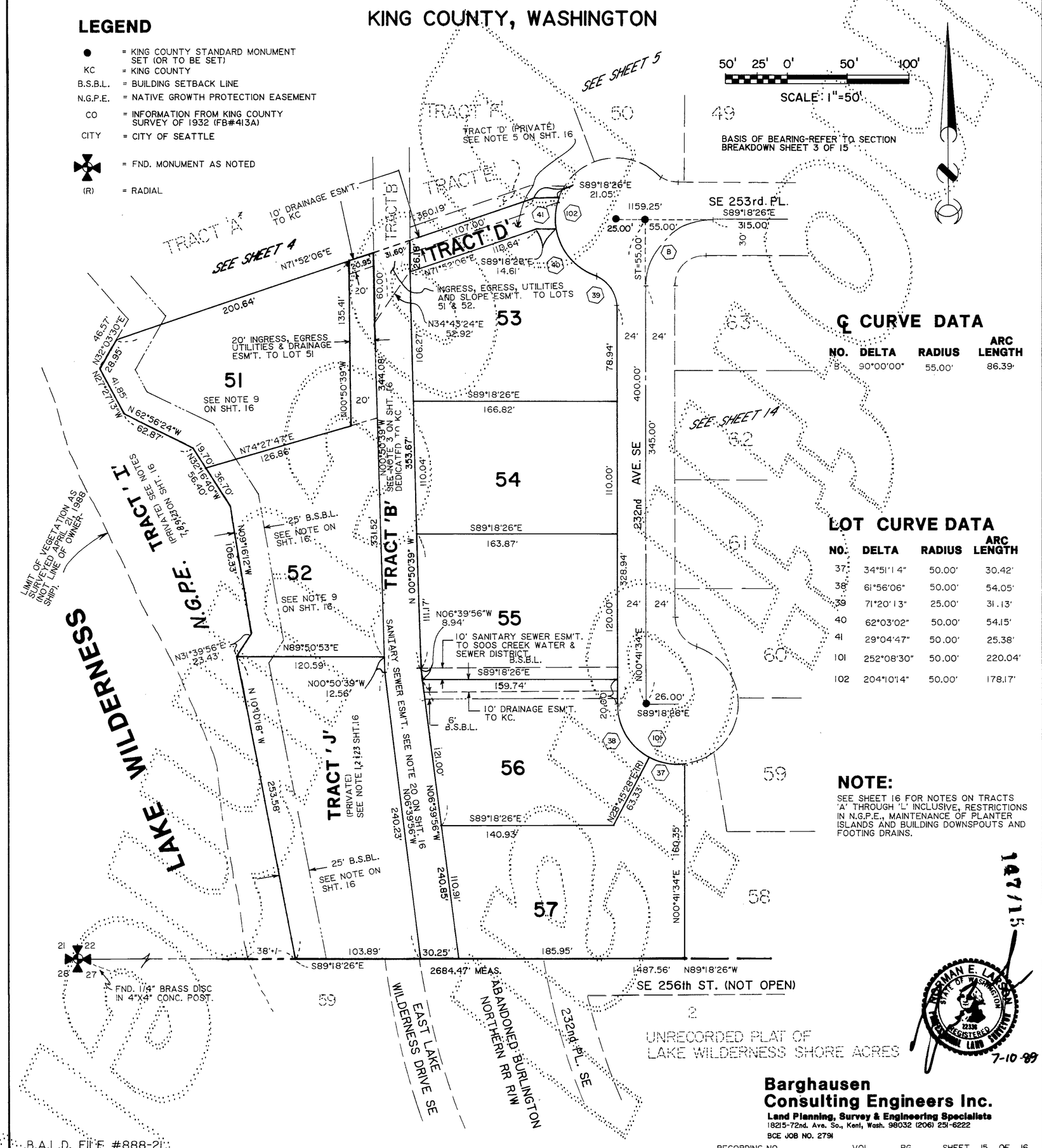
LAKE FOREST ESTATES

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON

LEGEND

- ● = KING COUNTY STANDARD MONUMENT SET (OR TO BE SET)
- KC = KING COUNTY
- B.S.B.L. = BUILDING SETBACK LINE
- N.G.P.E. = NATIVE GROWTH PROTECTION EASEMENT
- CO = INFORMATION FROM KING COUNTY SURVEY OF 1932 (FB#413A)
- CITY = CITY OF SEATTLE
- = FND. MONUMENT AS NOTED
- (R) = RADIAL



℄ CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
8	90°00'00"	55.00'	86.39'

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC LENGTH
37	34°51'14"	50.00'	30.42'
38	61°56'06"	50.00'	54.05'
39	71°20'13"	25.00'	31.13'
40	62°03'02"	50.00'	54.15'
41	29°04'47"	50.00'	25.38'
101	252°08'30"	50.00'	220.04'
102	204°10'14"	50.00'	178.17'

NOTE:

SEE SHEET 16 FOR NOTES ON TRACTS 'A' THROUGH 'L' INCLUSIVE, RESTRICTIONS IN N.G.P.E., MAINTENANCE OF PLANTER ISLANDS AND BUILDING DOWNSPOUTS AND FOOTING DRAINS.

147/15

NORMAN E. LARSON STATE OF WASHINGTON 22338 REGISTERED PROFESSIONAL LAND SURVEYOR

7-10-89

Barghausen Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
18215-72nd. Ave. So., Kent, Wash. 98032 (206) 251-6222
BCE JOB NO. 2791

B.A.L.D. FILE #888-21

RECORDING NO. VOL. PG. SHEET 15 OF 16

227-05N

LAKE FOREST ESTATES

147/16

A PORTION OF THE SW 1/4 & THE SE 1/4 OF SEC. 22, TWP. 22N, RGE. 6E, W.M.

KING COUNTY, WASHINGTON

PLAT NOTES

1. Tracts "A," "F," "J" and "L" - Permanent open area: As a requirement for approval these tracts were set aside and reserved for permanent open space and recreational use of the benefit of the lots of this subdivision, as authorized by Ordinance No. 8633. As a condition of approval, the undersigned owners of interest in land hereby subdivided do grant and convey a perpetual easement for recreational purposes in Tracts "A," "F," "J" and "L" for the use and benefit of all present and future owners of the lots of this subdivision, authorized by Ordinance No. 8633. Tracts "A," "F," "J" and "L" shall not be further subdivided or used for financial gain. Tract "L" is reserved for general open space and signage purposes, and for landscaping, as more fully set forth in the CC&Rs. (SEE NOTE 19)

2. As a condition of approval of this subdivision a separation fence, six feet in height, is to be erected during the construction phase of this subdivision between Tract "A" and Lot 51 and between Tract "J" and Lot 52 along the common lines. These fences are to be maintained in a reasonable condition by the homeowners' association for this subdivision and they are to remain as a separation between the single-family residential and the community uses.

3. Tract "B" is dedicated to King County upon recording of this plat as a pedestrian and equestrian path and trail way tract and is to be maintained by King County. Tract "B" is subject to an easement for ingress and egress for the owners, successors and assigns of Lots 1 through 50 and 58 through 115, inclusive. Tract "B" is also subject to an easement for ingress, egress, slopes, and utilities for the owners, successors and assigns of Lots 51 through 57, inclusive, and for the Lake Forest Estates Homeowners' Association, their successors and assigns. The area dedicated is not to be used for motor vehicles except those which are necessary for the construction and maintenance of Tract "B" facilities and/or the facilities for which easements have been granted herein or upon the plat, and except to allow for vehicular access across said Tract "B" for ingress and egress for Lots 51 and 52, and except to allow the Lake Forest Estates Homeowners' Association, or their agents, to cross said tracts to have access for maintenance or construction within said Tracts "A" and "J."

4. Tract "C" is dedicated to King County upon the recording of this plat as a storm drainage tract and is to be maintained by King County.

5. Tract "D" is dedicated to the owners, successors and assigns of lots 51 and 52 as an ingress, egress and utilities tract. Lots 51 and 52 shall both be deeded an undivided 1/2 interest in Tract "D" and each lot will be burdened with 1/2 the cost associated with the continued maintenance of the roadway or other improvements as may have been or may be constructed.

6. Tract "E" is dedicated to King County upon the recording of this plat for pedestrian footpaths and pedestrian ingress and egress. The area dedicated is not to be used by motor vehicles or for equestrian purposes.

7. Tracts "G," "H" and "I" are dedicated to the Lake Forest Estates Homeowners' Association and are to be maintained by said Lake Forest Estates Homeowners' Association. The area dedicated as Tracts "G," "H" and "I" are also designated as Native Growth Protection Easement (NGPE).

8. Structures, fill and obstructions(including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line (BSBL) and restricted 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 slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the 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 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.

9. As a condition of approval of this subdivision a separation fence, three feet in height, is to be erected during the construction phase of this subdivision between Tract I, and Lots 51 and 52 along the common line between the tract and the lots. This fence is to be maintained in a reasonable condition by the owners of Lots 51 and 52, respectively, is not to be removed, and is to remain as a separation between the single-family residential and the NGPE uses.

10. Tract "K" is dedicated to King County upon the recording of this plat as a storm drainage tract and is to be maintained by King County.

11. All building downspouts, footing drains and drains conveying runoff from all impervious surfaces such as patios and driveways shall be connected to the approved storm drainage outlet as shown on Construction Drawing No. 1265, A-L, on file with King County Building and Land Development, unless otherwise approved by Engineering Review, King County Building and Land Development Division, or its successor agency. Building permit application for lots numbered 1 through 115, inclusive, will require a King County approved stormwater retention/detention system to serve all roof downspouts, driveways, and other impervious surfaces.

12. Structures, fill or obstructions (including but not limited to decks, patios, out buildings, or overhangs) shall not be permitted beyond the building setback line or within drainage easement. 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 Building and Land Development Division.

13. The 40-foot-wide landscape berm and screening fence easement which is contiguous to P.S.H. No. 5 (SR-169) (Maple Valley - Black Diamond Highway) and Southeast 253rd Place within Lots 1, 9, 84 through 87, 89 through 91, and Tract "L" is being established for the benefit of the owner, successors and/or assigns of the land hereby subdivided. The costs of maintenance of the berm and the screening fence line shall be the responsibility of the Lake Forest Estates Homeowners' Association.

14. The storm drainage easement within or contiguous to Lots 32 through 35, inclusive (Sheet 5), is dedicated to the owners, successors and assigns of said lots and is to be maintained equally between the four lots. The easement is for the conveyance of stormwater runoff through underground stormwater structures.

15. The storm drainage easement within or contiguous to Lots 36 AND 37, inclusive (Sheet 5), is dedicated to the owners, successors and assigns of said lots and is to be maintained equally between the two lots. The easement is for the conveyance of stormwater runoff through underground stormwater structures.

16. The storm drainage easement within or contiguous to Lots 16, 17, 18 and 26, inclusive (Sheets 6 and 7), is dedicated to the owners, successors and assigns of said lots and is to be maintained equally between the four lots. The easement is for the conveyance of stormwater runoff through underground stormwater structures.

17. The storm drainage easement within or contiguous to Lots 19, 20, 21 and 23, inclusive (Sheets 6 and 7), is dedicated to the owners, successors and assigns of said lots and is to be maintained equally between the four lots. The easement is for the conveyance of stormwater runoff through underground stormwater structures.

18. Outlets from the building downspouts shall not discharge directly onto slopes greater than 40 percent.

19. Subject to covenants, conditions and restrictions contained in instrument recorded under King County Recording No. 8906080499.

20. An easement is hereby reserved for and granted to Soos Creek Water and Sewer District and their respective successors and assigns, under and upon Tract "B" and those easements shown on the face of this plat as "sanitary sewer easement to Soos Creek Water and Sewer District" in which to install, lay, construct, renew, operate and maintain underground pipe with necessary facilities and other equipment for the purpose of serving this subdivision and other property with sewer service together with the right to enter upon the lots and tracts of this subdivision and all times for the purpose here in stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.

21. There shall be no direct vehicular ingress or egress to the Maple Valley-Black Diamond Highway from the lots which abut this highway. This includes Lots, 1, 9, 84, 85, 86, 87, 89 and 90.

22. Elevations on these maps are King County datum and are based upon the following (benchmark data provided by Hedges, Roth Engineering Inc.):

BM 11-C2-5 Elev. 560.85	Ex. 6" nail in west side power pole at east side Maple Valley-Black Diamond Road at 800 ft. ± south of S.E. 251st.
BM C157-20-1 Elev. 564.08	Set 60p nail in west face of guy pole at east side Maple Valley Black Diamond Road at southeast corner of S.E. 258th

24. Lots 7, 8, 9, 10, 20, 80-96, 113 and 114 have minimum lower level finished floor elevations recommended in order to allow for gravity sanitary sewer service from proposed sewer lines. Houses constructed on these lots shall be constructed with floor elevations at or above the elevations listed below unless approval is otherwise obtained from the sanitary sewer utility district (the Soos Creek Water and Sewer District) for individual pumping installations in the respective houses.

MINIMUM FINISH FLOOR ELEVATION
(KING COUNTY DATUM)

LOT	ELEV.
7	612.0
8	612.0
9	612.0
10	612.0
20	574.0
80	555.0
81	555.0
82	555.0
83	556.0
84	557.0
85	556.0
86	556.0
87	557.0
88	555.0
89	554.0
90	555.0
91	554.0
92	554.0
93	554.0
94	554.0
95	555.0
96	555.0
113	570.0
114	570.0

23. Tracts "A," "F," "G," "H," "I," "J" and "L" are dedicated at the time of recording of this plat to the Lake Forest Estates Homeowners' Association as it was created by that certain document filed under King County Recording No. 8906080499 and are to be maintained by said homeowners' association.

25. Planter islands in the roadways dedicated by this subdivision are to be maintained by the abutting lot owners until such time as the homeowners association assumes maintinence.

Planter Island in:	Abutting and to be maintained by lot(s):
SE 253rd Pl	No. 1
234th Ave. SE	No. 35,36,37,38 & 39
SE 252nd Ct.	No. 7,8,9 & 10
SE 253rd Pl	No. 50 & 53
232nd Ave SE	No. 55,56,57,58,59 & 60
SE 254th St.	No. 67,68,69 & 70
SE 254th St.	No. 83,84,85,86 & 87
236th Ct. SE.	No. 90,91,92,93 & 94
SE 254th St.	No. 112,113,114 & 115

NORMAN E. LARSON
STATE OF WASHINGTON
22338
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-10-89

147/16

B.A.L.D. FILE #888-2

RECORDING NO. VOL. PG. SHEET 16 OF 16

227-050