

LEXINGTON

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W1/2, SE1/4, SW1/4 & SW1/4, SW1/4 SEC. 4 & NE1/4, NW1/4 SEC. 9, TWP. 26 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

This plat of LEXINGTON embraces the Southwest quarter of the Southwest quarter and the West half of the Southeast quarter of the Southwest quarter of Section 4, together with a portion of the Northeast quarter of the Northwest quarter of Section 9, All in Township 26 North, Range 6 East, W.M., in King County, Washington, the whole being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 4; thence N4°13'36"W along the West line of said section a distance of 1245.89 feet to the Northwest corner of said Southwest quarter of the Southwest quarter; thence S85°45'29"E along the North line of said subdivision and the North line of said West half of the Southeast quarter of the Southwest quarter a total distance of 1574.96 feet to the Northeast corner of said last-mentioned subdivision; thence S2°06'29"W along the East line thereof 1313.33 feet to the Southeast corner thereof; thence S82°34'29"E along the North line of said Northeast quarter of the Northwest quarter of Section 9 a distance of 88.99 feet to the West margin of 218th Avenue N.E.; thence S0°39'36"W along said road margin 611.22 feet to the North line of the South 660 feet of said last-mentioned subdivision; thence N85°05'21"W along said North line 554.77 feet to the West line thereof; thence N0°28'36"W along said West line 637.35 feet to the Northwest corner of said Northeast quarter of the Northwest quarter; thence N82°34'29"W along the South line of said Southwest quarter of the Southwest quarter of Section 4 a distance of 961.74 feet to the POINT OF BEGINNING.

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, WOODINVILLE WATER DISTRICT, and their respective successors and assigns, under and upon the exterior 10 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.

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

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.

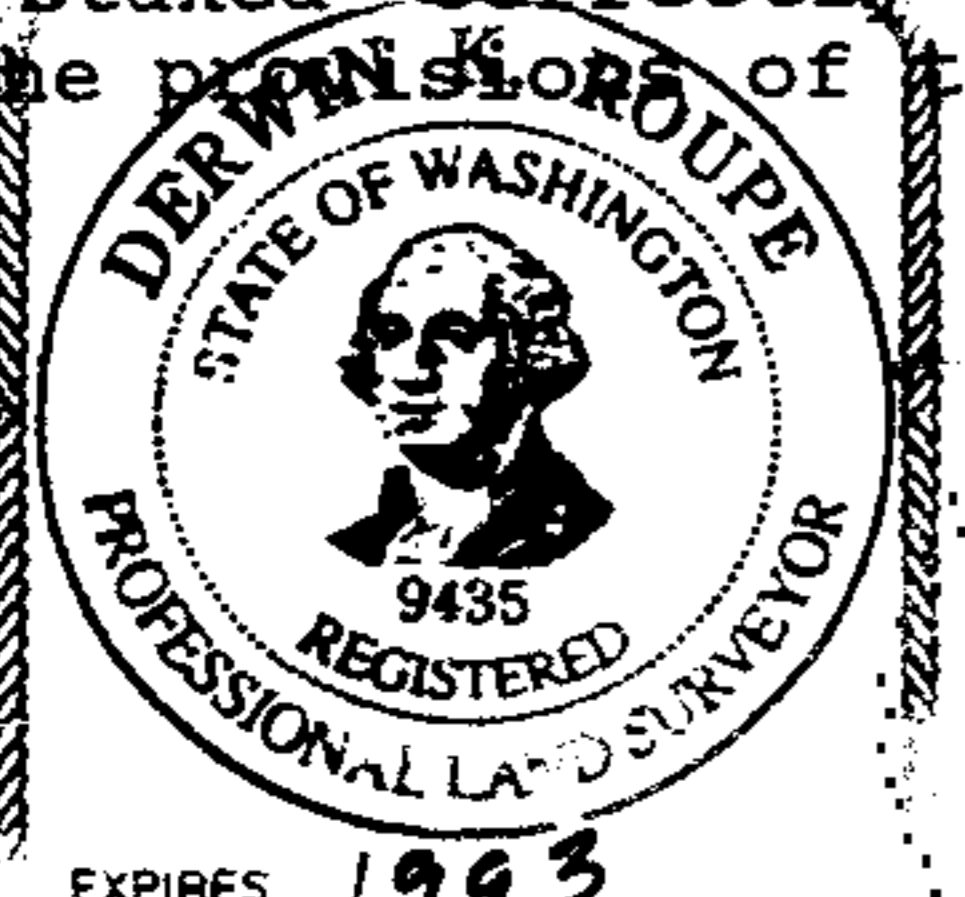
Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused 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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of LEXINGTON is based upon actual survey and subdivision of Sections 4 & 9, 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. Roupe
D.K. ROUPE, PRO. LAND SURVEYOR
CERTIFICATE NO. 9435
DATE April 19, 1990

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT
Examined and approved this 19th day of June, 1992
[Signature]
Manager, Building and Land Development Division

Examined and approved this 17th day of June, 1992.
[Signature] P.E.
Development Engineer

KING COUNTY DEPARTMENT OF ASSESSMENTS
Examined and approved this 23 day of June, 1992
Norward J. Brooks Deputy, King County Assessor
[Signature] Deputy, King County Assessor

KING COUNTY COUNCIL
Examined and approved this 29th day of June, 1992.
[Signature] attest: [Signature]
Chairman, King County Council 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. This 23rd day of June, 1992.

FINANCE DIVISION
[Signature] Manager, King County Finance Division
[Signature] Deputy

RECORDING CERTIFICATE

Filed for Record at the request of the King County Council this 30 day of June, 1992, at 22 minutes past 10:00 a.m. and recorded in Volume 161 of Plats, Pages 4-7, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS
[Signature] Manager
[Signature] Superintendent of Records
BALD FILE NO. 188-2

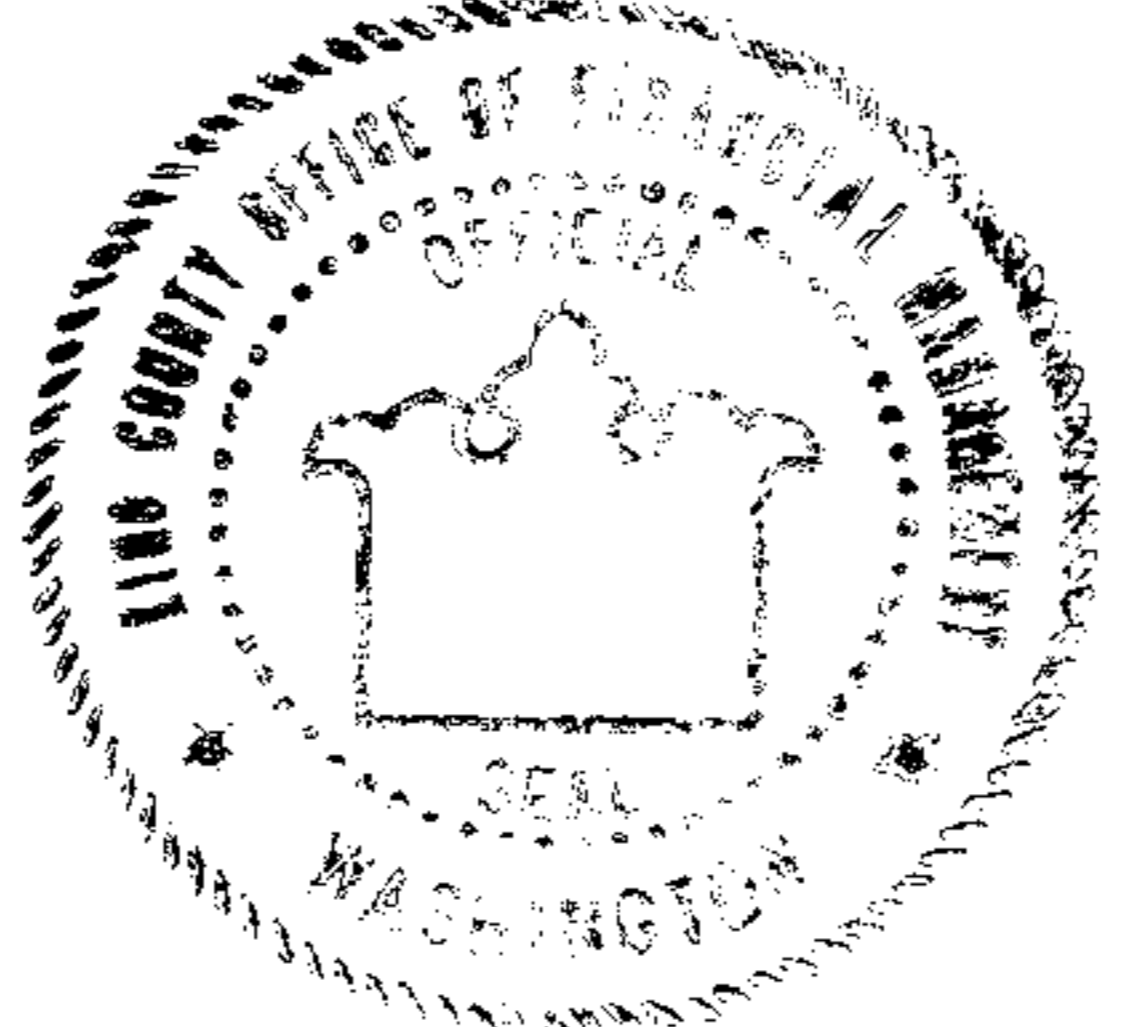
FIRSTMARK CORPORATION

BY: [Signature] TITLE: C.O.O.
BY: [Signature] TITLE: SECRETARY

EXECUTIVE HOUSE, INC.

BY: [Signature] TITLE: PRESIDENT
BY: [Signature] TITLE: SEC. TREAS.

(SEE ACKNOWLEDGEMENTS ON SHEET 2 OF 4)



GROUP FOUR, Inc.
16030 Juanita-Woodinville Way NE
Bothell, Washington 98011
(206)775-4581 • (206)362-4244 • FAX(206)362-3819
SURVEYING ENGINEERING PLANNING MANAGEMENT

Indexing Data: W1/2, SE1/4, SW1/4 & SW1/4 SEC. 4 & NE1/4, NW1/4 SEC. 9, T. 26 N., R. 6 E., W.M.

Job No.: 87-8013 Date: 3/13/90 Sheet 1 of 4

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W1/2, SE1/4, SW1/4 & SW1/4, SW1/4 SEC. 4 & NE1/4, NW1/4 SEC. 9, TWP. 26 N., RGE. 6 E., W.M.

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 line 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, 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 # P1531 A-K on file with King County Building and Land Development Division (BALD). 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. Individual lot infiltration systems, where permitted, shall be constructed at the time of the building permit and shall comply with said plans on file with BALD unless otherwise approved by Engineering Review, King County BALD, or its successor agency."

3. Tract A, permanent open area: As a requirement for approval, this Tract is set aside and reserved for permanent open space and recreational use for the benefit of the present and future owner(s) of the lots in this subdivision as authorized by Ordinance No. 8815. As a condition of approval, the undersigned owner(s) of interest in the land hereby subdivided do grant and convey a perpetual easement in Tract A for the use and benefit of all present and future owner(s) of the lots in this subdivision authorized by Ordinance No. 8815. Except as shown on the plat, no building shall be placed on Tract A and said Tract shall not be further subdivided or used for financial gain.

Tract A shall be dedicated to the owners, successors and assigns of Lots 1 through 49 upon the recording of this plat. Said lot owners shall be responsible for the perpetual maintenance of Tract A.

4. Tracts B, C and D shall be dedicated to King County upon the recording of this plat for Public Stormwater Detention Facilities.

5. BUILDING SETBACKS AND NATIVE GROWTH PROTECTION EASEMENTS

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), 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 plants 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.

6. All individual storm drainage stub-outs shall be privately owned and maintained by the lot homeowners.

7. Tract E shall be deeded to the adjacent lot owner to the south upon the recording of this plat.

8. Tract F shall be deeded to the adjacent lot owner to the west upon the recording of this plat.

9. Tract G shall be deeded to the adjacent lot owner to the south upon the recording of this plat.

10. The private drainage easement shown on Lots 26 and 31 is for the benefit of Lots 26 and 27. The owners of Lots 26 and 27 shall be equally responsible for the maintenance and repair of the drainage facilities within said easement.

RESERVATIONS

Subject to reservations contained in deed recorded under Auditor's File Numbers 3637331 and 4559737 whereby Weyerhaeuser Timber Co. reserves all coal, oil, gas and mineral rights, and the right to explore for the same.

KING COUNTY, WASHINGTON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING)

This is to certify that on this 12 day of SEPT, 1991, before me, the undersigned, a Notary Public personally appeared JOEL R. HEMCOCK and PATRICIA B. TRUE of FIRSTMARK CORP., a Washington corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that THEY signed and sealed the same as A free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that THEY ARE authorized to execute said instrument.

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

William H. Brown
Notary Public in and for the State of Washington,
residing at KIRKLAND

STATE OF WASHINGTON)
COUNTY OF)

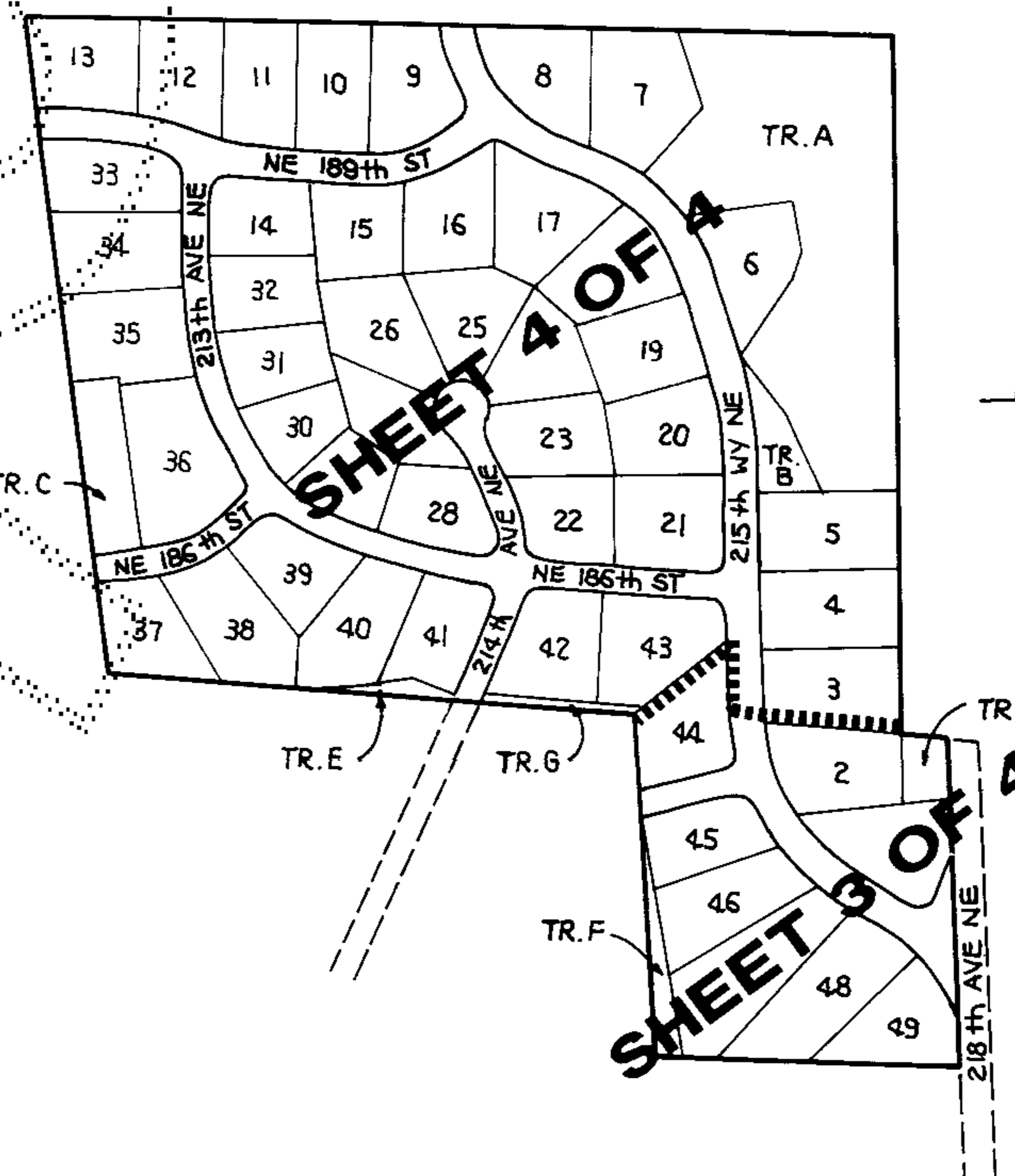
This is to certify that on this 17 day of SEPT., 1991, before me, the undersigned, a Notary Public personally appeared JOHN P. MILLS and GIENNA S. KENDRILL of EXECUTIVE HOUSE, INC., a Washington corporation, to me known to be the individual(s) who executed the within dedication, and acknowledged to me that THEY signed and sealed the same as THEIR free and 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.

Phyllis Thompson
Notary Public in and for the State of Washington,
residing at SEATTLE

NOTES (CONTINUED)

- Health Department septic system site approval required during high water table period for Lots 14, 15 and 16.
- Space on some lots for residential and accessory structures, drainfields and reserve drainfields is extremely limited. Septic system designs must be completed and approved for each lot and will delineate exact placement of structures, driveways and drainfield areas. Strict adherence to said design which will be on file with the Seattle-King County Health Department shall be required. Any deviation from the approved plan may render a lot non-buildable. Extreme care must be exercised in any clearing or grading to insure conformance with the approved plan. Due to space limitations, alternative on-site sewage disposal systems may be required.



SHEET INDEX
SCALE: 1" = 400'

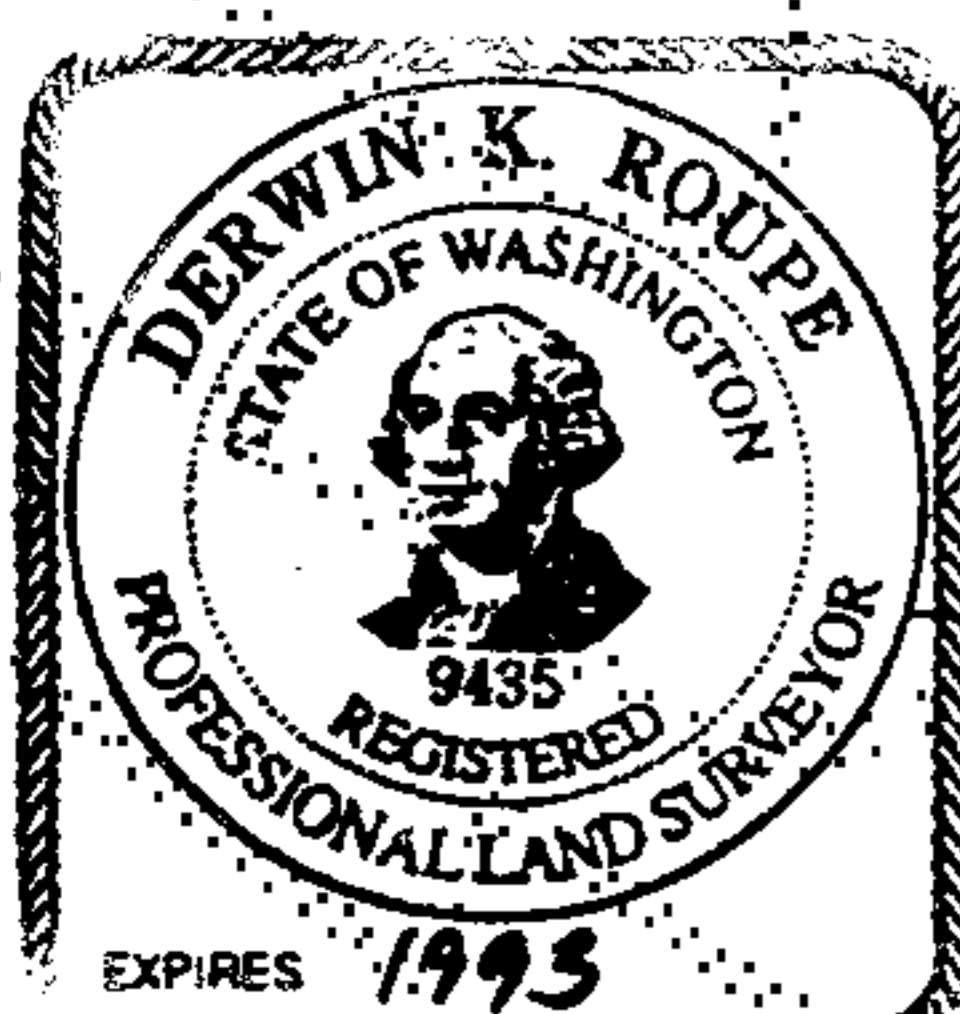
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D. K. Roupe
D. K. Roupe, Pro. Land Surveyor
Certificate No. 9435
87-8013

April 12, 1990
Date

BALD FILE NO. 188-2

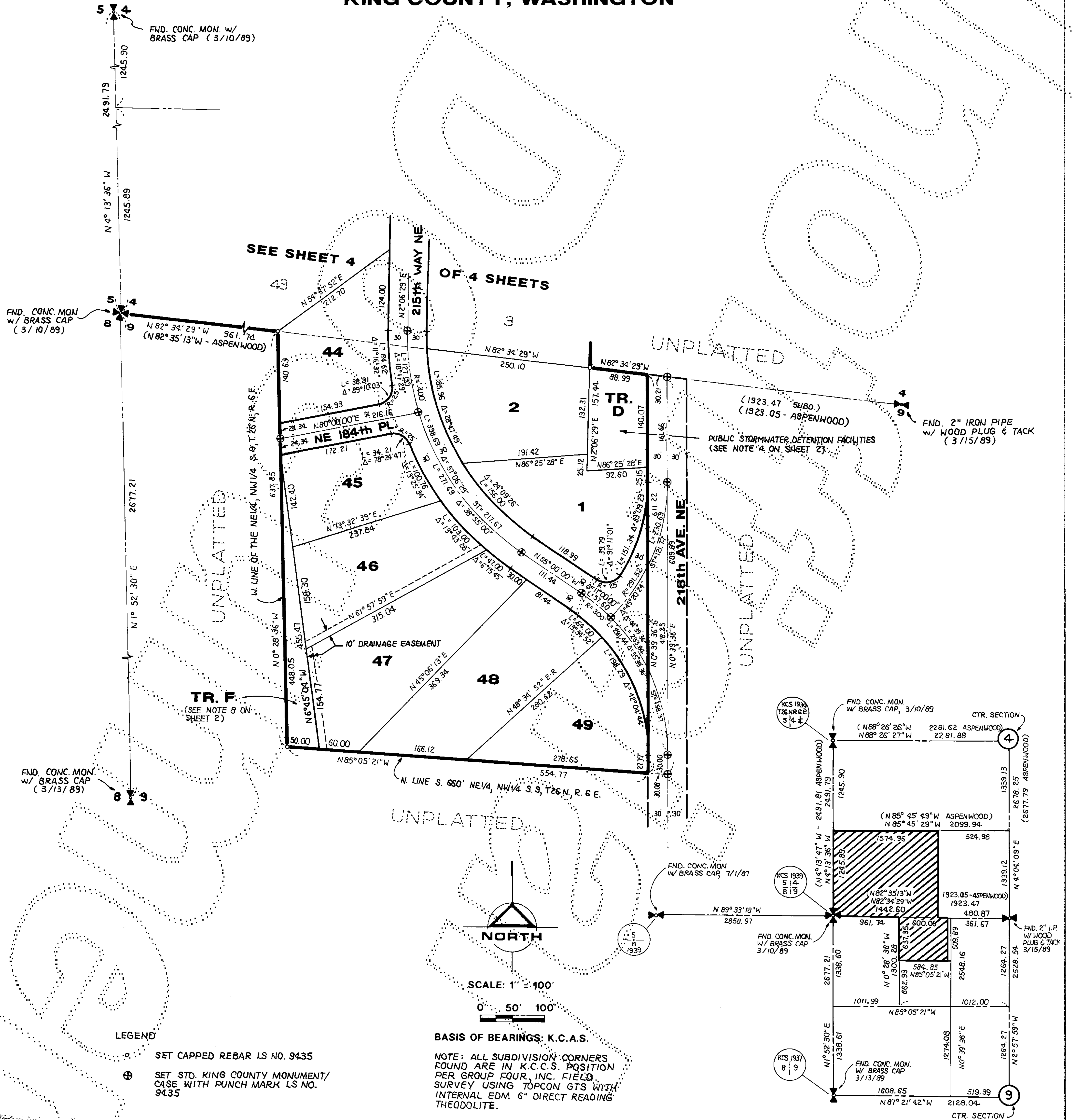
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KING COUNTY, WASHINGTON



SCALE: 1" = 100'

0' 50' 100'

BASIS OF BEARINGS: K.C.A.S.

NOTE: ALL SUBDIVISION CORNERS FOUND ARE IN K.C.C.S. POSITION PER GROUP FOUR, INC. FIELD SURVEY USING TOPCON GTS WITH INTERNAL EDM 6" DIRECT READING THEODOLITE.

LEGEND

- SET CAPPED REBAR LS NO. 9435
- ⊕ SET STD. KING COUNTY MONUMENT/CASE WITH PUNCH MARK LS NO. 9435



D. K. Roupe
 D. K. Roupe, Pro. Land Surveyor Date *April 12, 1990*
 Certificate No. 9435

BALD FILE NO. 188-2

K.C.A.S. SUBDIVISION
 SECS. 4 & 9, TWP. 26 N, RGE. 6 E, W.M.
 N.T.S.

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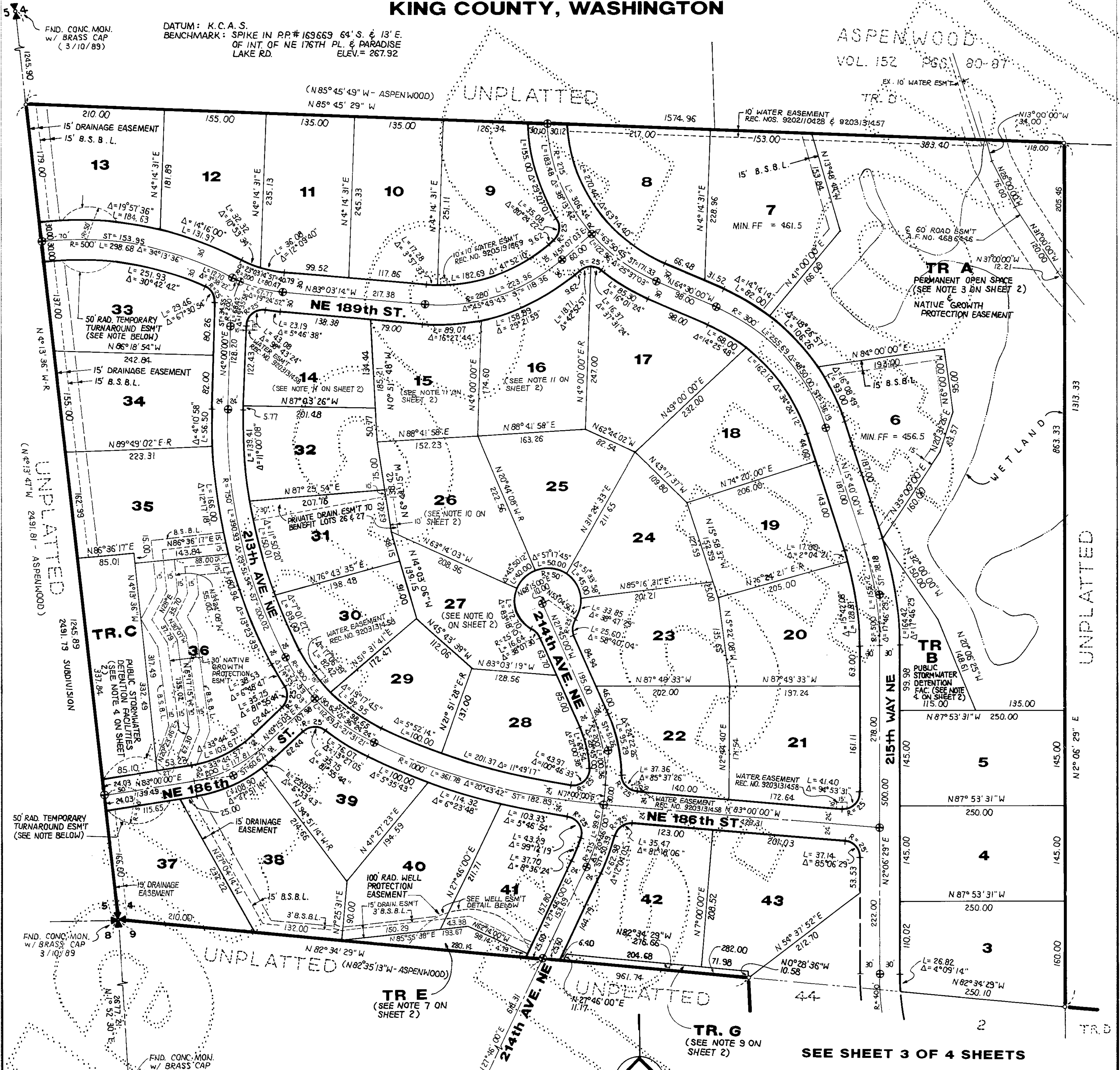
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KING COUNTY, WASHINGTON

ASPENWOOD
VOL. 152 P. 65 80-87

DATUM: K.C.A.S.
BENCHMARK: SPIKE IN RP# 163669 64' S. & 13' E.
OF INT. OF NE 176TH PL. & PARADISE
LAKE RD. ELEV. = 267.92



- LEGEND
- SET CAPPED REBAR LS NO 9435
 - ⊕ SET STD. KING COUNTY MON/CASE W/ PINCH MARK LS NO 9435
 - B.S.B.L. BUILDING SETBACK LINE

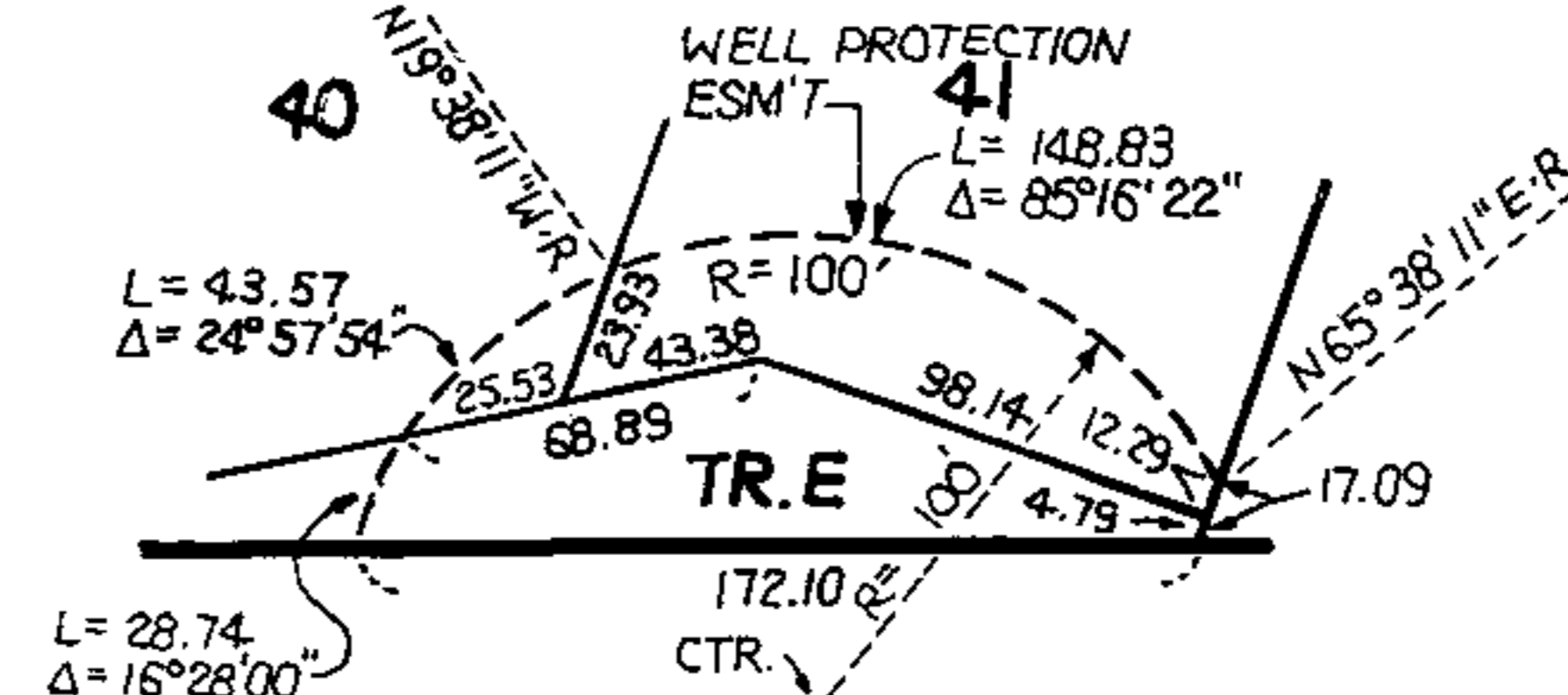
NORTH

SCALE: 1" = 100'

0' 50' 100'

BASIS OF BEARINGS: K.C.A.S.
NOTE: ALL SUBDIVISION CORNERS FOUND ARE IN K.C.C.S. POSITION PER GROUP FOUR, INC. FIELD SURVEY USING TOPCON GTS WITH INTERNAL EDM 6" DIRECT READING THEODOLITE.

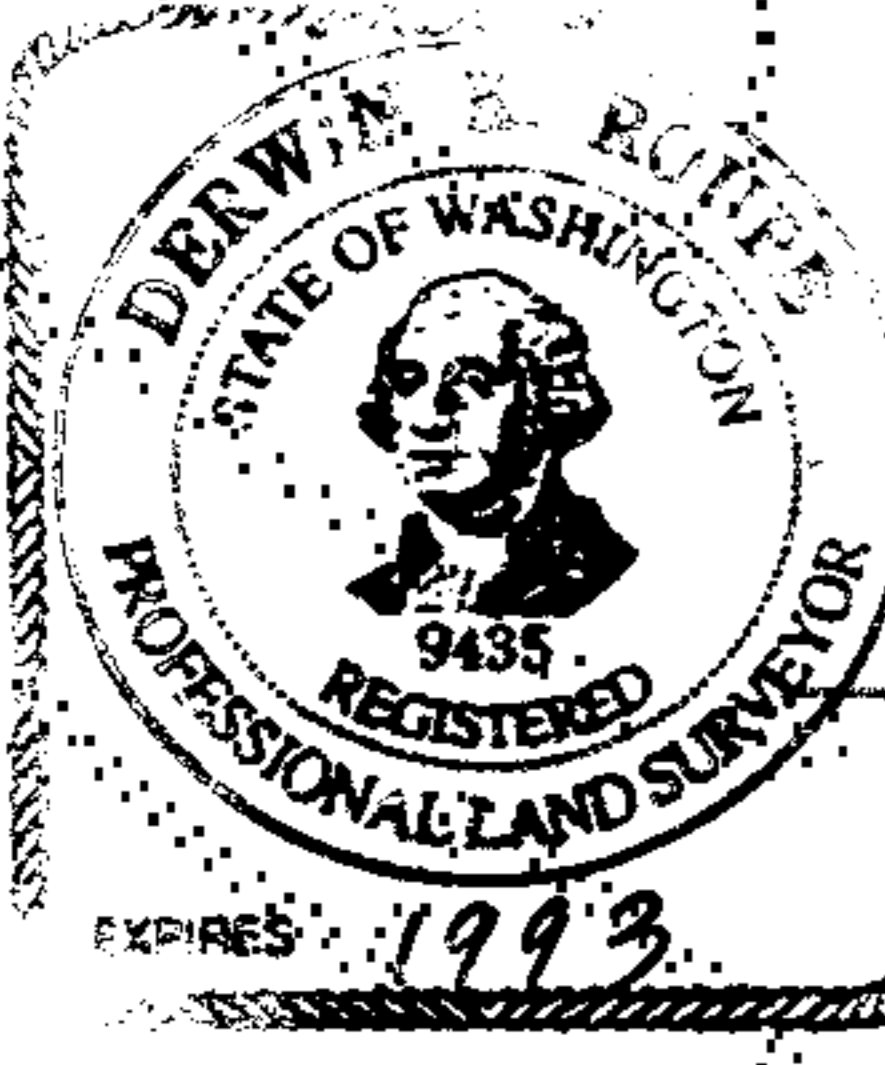
TEMPORARY TURNAROUND EASEMENT: THIS EASEMENT SHALL AUTOMATICALLY EXPIRE WHEN PUBLIC STREET IS EXTENDED AND MAINTAINED BY A PUBLIC AGENCY.



WELL EASEMENT

SCALE: 1" = 100'

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D. K. Roupe, Pro. Land Surveyor
Certificate No. 9435

Date

BALD FILE NO. 188-2

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