

# SKY MOUNTAIN

## SEC. 13, T.24N., R.5E., W. M.

### KING COUNTY, WASHINGTON

122/72

#### DEDICATION

KNOW ALL MEN 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 thereon 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 grades 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 any governmental authority which may be occasioned to the adjacent lands of this subdivision by the established construction, drainage and maintenance of roads within this subdivision, and further agree to hold King County and any governmental authority harmless, including costs of defense if any, from any damages to persons or property within or without this subdivision resulting from alterations of the ground surface, vegetation, drainage, surface or sub-surface water flow, or in any other fashion caused by approval or construction of this subdivision.

Tract C, a private road, is hereby dedicated to the owners of Lots 47, 48, 49 & 50 who shall have an equal and undivided ownership and maintenance responsibility for said Tract C.

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 set our hands and seals.

TERROMEGA CORPORATION and PRESTON RIDGE FINANCIAL SERVICES CORP.  
dba SKY MOUNTAIN PARTNERSHIP, A WASHINGTON CORPORATION

WASHINGTON MUTUAL SAVINGS BANK, A WASHINGTON CORPORATION

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 27th day of October, 1982, before me, the undersigned, a Notary Public, personally appeared Terrence J. Burt and Robert J. Burt the President and Secretary and James E. Burt and John E. Burt respectively, of Washington Mutual Savings Bank 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 voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Terrence J. Burt  
Notary Public in and for the State of Washington  
residing at Bellevue

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 27th day of October, 1982, before me, the undersigned, a Notary Public, personally appeared Terrence J. Burt and Robert J. Burt respectively, of Washington Mutual Savings Bank 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 voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

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Terrence J. Burt  
Notary Public in and for the State of Washington  
residing at Bellevue

#### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT CO., PACIFIC NORTHWEST BELL, THE CITY OF BELLEVUE, VISTA CABLE TELEVISION dba VIACOM, 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, cable, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and 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 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.

#### LEGAL DESCRIPTION

That portion of the southeast quarter of Section 13, Township 24 North, Range 5 East, W.M., in King County, Washington described as follows:

BEGINNING at the northeast corner of the southeast quarter of the southeast quarter of said Section 13; thence N86°02'53"W along the east-west centerline of said southeast quarter 1289.73 feet to the southwest corner of the northeast quarter of the southeast quarter of said Section 13; thence N01°23'03"E along the west line thereof 31.00 feet; thence N85°56'00"W 81.03 feet; thence S85°28'16"W 95.05 feet; thence S18°35'25"E 124.90 feet; thence S72°43'00"W 113.49 feet; thence S17°17'00"E 24.88 feet; thence S72°43'00"W 164.57 feet; thence S17°54'00"E 21.79 feet; thence S76°11'00"W 84.01 feet; thence S33°22'00"W 32.00 feet; thence S74°47'00"W 193.26 feet; thence South 28.00 feet; thence S31°57'00"E 37.70 feet; thence S16°57'33"W 34.35 feet; thence S15°56'00"E 169.67 feet; thence S59°19'00"W 195.95 feet; thence S04°39'00"E 55.69 feet; thence S42°03'49"W 102.21 feet; thence S16°46'07"W 61.22 feet to a point hereinafter called "Point A"; thence S37°03'00"W 90.35 feet; thence S46°02'00"E 111.01 feet; thence S52°45'32"E 48.28 feet; thence S71°48'51"E 118.60 feet; thence S28°14'00"E 46.64 feet; thence S69°45'00"E 191.52 feet; thence S41°27'29"E 152.32 feet to the south line of the southeast quarter of said Section 13, thence S86°36'47"E 1652.14 feet to the southeast corner of said subdivision; thence N01°03'03"E 1305.65 feet to the POINT OF BEGINNING.

Also that portion described as follows:

BEGINNING at the aforementioned "Point A"; thence N16°46'07"E 61.22 feet to a point on a curve, the center which bears N42°03'19"E 472.00 feet; thence northwesterly along said curve to the right thru a central angle of 16°21'41", an arc distance of 134.78 feet; thence N31°35'00"W 138.68 feet to a point of curve; thence on a curve to the left having a radius of 628.00 feet, thru a central angle of 35°42'35" an arc distance of 391.40 feet to the west line of the southeast quarter of said Section 13; thence S01°42'40"W along said west line 60.43 feet to a point on a curve, the center which bears S24°52'33"W 572.00 feet; thence southeasterly along said curve to the right, thru a central angle of 33°32'27", an arc distance of 334.85 feet; thence S31°35'00"E 138.68 feet to a point of curve; thence on said curve to the left having a radius of 528.00 feet, thru a central angle of 19°12'00" an arc distance of 176.93 feet to the POINT OF BEGINNING.

EXCEPT THAT portion thereof lying within Lakemont Boulevard as conveyed to King County by deed recorded under Auditor File No. 5821502.

#### SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SKY MOUNTAIN is based upon an actual survey and subdivision of Section 13, Township 24 North, Range 5 East of 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.

Gustav B. Osterback  
Gustav B. Osterback, Professional Land  
Surveyor, Certificate No. 18094

#### APPROVALS

Examined and approved this 18th day of OCTOBER, 1982

[Signature]  
DEPARTMENT OF PUBLIC WORKS  
County Road Engineer

Examined and approved this 21st day of October, 1982

[Signature]  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
Manager, Building & Land Development Division

Examined and approved this 20th day of OCTOBER, 1982

[Signature]  
DEPARTMENT OF ASSESSMENTS  
Deputy, King County Assessor

Examined and approved this 1st day of November, 1982

[Signature]  
KING COUNTY COUNCIL  
ATTEST: [Signature] Deputy  
Clerk of the Council

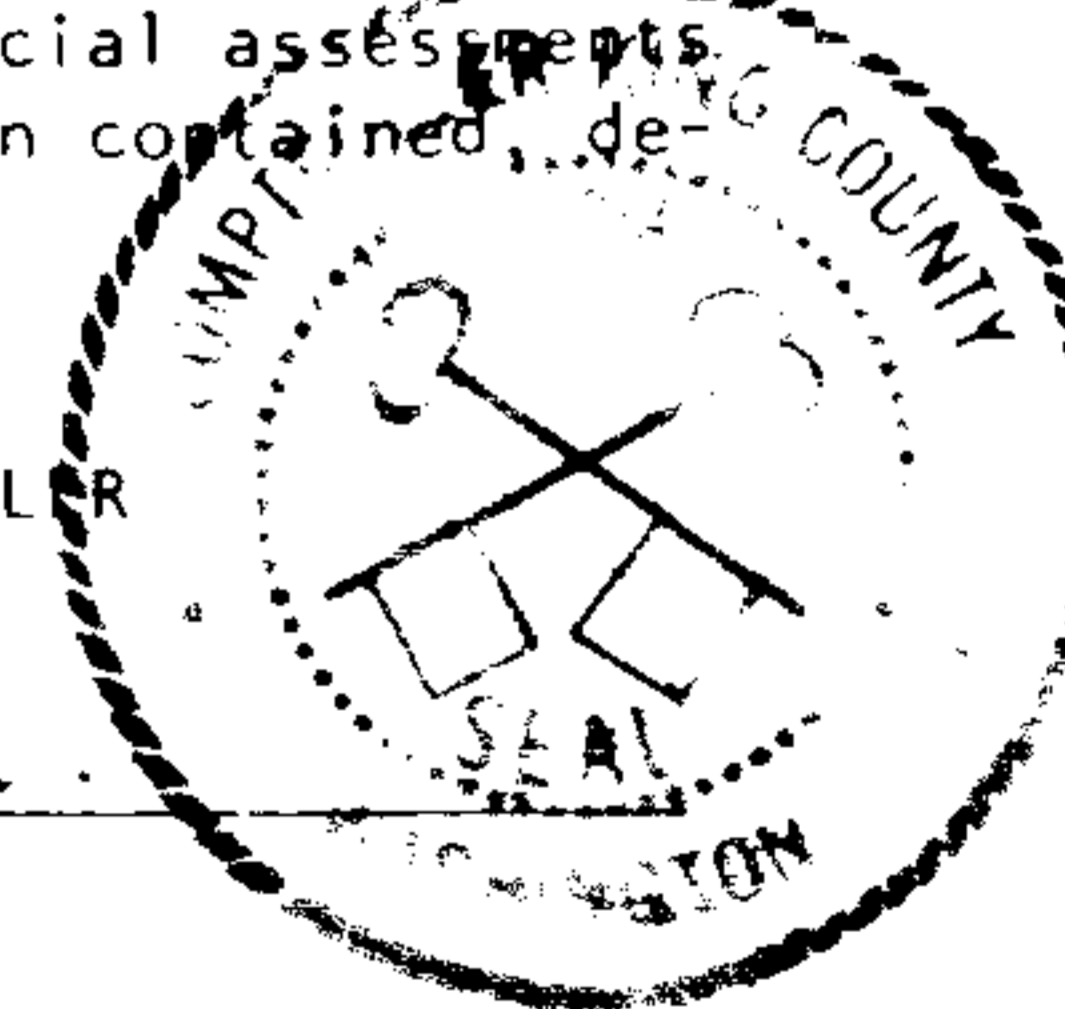
#### COMPTROLLER'S CERTIFICATE

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 OCTOBER, 1982

[Signature]  
King County Comptroller

[Signature]  
Deputy Comptroller



#### RECORDING CERTIFICATE 8211030413

Filed for record at the request of King County Council this 3 day of NOV 1982, at 30 minutes past 3 P.M. and recorded in Volume 122 of Plats, page 72-75, records of King County, Washington.

DIVISION OF RECORDS & ELECTIONS

[Signature]  
Manager

[Signature]  
Supintendent of Records

# SKY MOUNTAIN

SEC. 13, T.24N., R.5E., W. M.  
KING COUNTY, WASHINGTON



1" = 100'  
CONCRETE MON. W/ BRASS CAP MARKED WITH TRIAD 12336 WASH. NORTH LAMBERT GRID

THEORETICAL CTR OF SECTION

W 1/4 SEC. 13 PER KING CO FND CONC. MON. W/ BRASS CAP MARKED KING CO SURVEY 1/4 14+13 T.24N., R.5E.

SW COR SEC. 13 FND MON. & CASE

N 1/4 SEC. 13 PER KING COUNTY (NOT RECOVERED THIS SURVEY)

FND CONC. MON. W/ BRASS CAP 10' NORTH & 6' EAST OF THEORETICAL CTR. OF SECTION

E 1/4 SEC. 13 FND. CONCRETE MONUMENT W/ BRASS CAP

SE COR SEC. 13 FND 4'x4' WOOD POST FLUSH WITH GROUND

RESET S' COR SEC. 13 FROM KING CO SURVEY MON. F-110 SET CONC. MON. W/ LD. PLUG

### SUBDIVISION DETAIL

NOTE: LOTS 1 thru 7, 9, 10, 17, 18, 20 thru 27, 54 thru 57, 63 thru 65, 79 thru 81, AND 90 ARE RESTRICTED AS TO FINISHED FLOOR ELEVATION FOR SANITARY LOWER CONNECTIONS. SEE APPROVED PLANS ON FILE AT THE CITY OF BELLEVUE.

\*NOTE: 1- BUILDING SITE ON LOTS 5 THRU 27 SHALL BE SUBJECT TO RESTRICTIONS OF "SOILS REPORT" RECORDED UNDER FILE NO. 8106250136. 2- THERE SHALL BE A MINIMUM 25 FOOT BUILDING SETBACK LINE FROM ESTABLISHED TOP OF BANK, THIS AREA SHALL REMAIN IN ITS NATURAL STATE WITHOUT EARTHWORK, FILLING OR VEGETATION REMOVAL, EXCEPT FOR SELECTIVE TREE THINNING, PER "SOILS REPORT" RECORDED UNDER FILE NO. 8106250736.

W LINE SE 1/4

UNPLATTED

TRACT B IS HEREBY DEDICATED TO KING COUNTY FOR OPEN AREA AND IS SUBJECT TO A CITY OF BELLEVUE WATER EASEMENT.

\*NOTE: NO VEGETATION TO BE REMOVED OR DEBRIS QUARIED ANYWHERE DOWN HILL OF THE TOP OF BANK LINE.

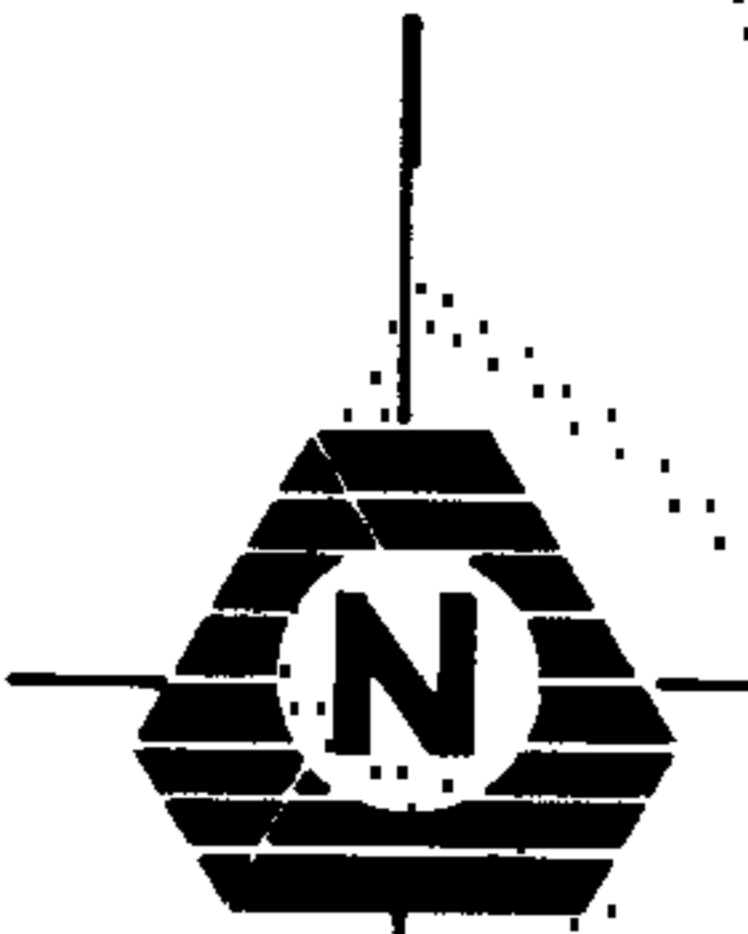
FND KING CO CONTROL SURVEY MONUMENT F-110 FIRMLY SET AND IN GOOD CONDITION

FND KING COUNTY SURVEY CONTROL MONUMENT FIRMLY SET AND IN GOOD CONDITION

TRIAD ASSOCIATES  
79-354

# SKY MOUNTAIN

SEC. 13, T.24 N., R.5 E., W. M.  
KING COUNTY, WASHINGTON



"1" = 100'  
+ CONCRETE MON.  
o REBAR WITH YELLOW NYLON  
CAP MARKED WITH "TRIAD 12336"  
WASH NORTH CAMBERT GRID

### NOTES:

TRACT 'C': LOTS 47, 48, 49 AND 50 SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR TRACT 'C'.  
TRACT 'C' IS ALSO SUBJECT TO A PUBLIC INGRESS-EGRESS, DRAINAGE, CITY OF BELLEVUE WATER & SEWER, PUGET SOUND POWER & LIGHT, PACIFIC NORTHWEST BELL, WASHINGTON NATURAL GAS, AND VISTA CABLE TELEVISION UTILITY EASEMENTS.

### NOTE:

- 1- ALL SANITARY SEWER AND WATER EASEMENTS LISTED ON THIS PAGE ARE HEREBY RESERVED FOR & GRANTED TO THE CITY OF BELLEVUE.
- 2- LOTS 1 THRU 7, 9, 10, 17, 18, 24 THRU 27, 54 THRU 57, 63 THRU 65, 78 THRU 81, AND 90, ARE RESTRICTED AS TO FINISHED FLOOR ELEVATIONS FOR SANITARY SEWER CONNECTIONS. SEE APPROVED PLANS ON FILE AT THE CITY OF BELLEVUE.

### DETAIL

NO SCALE

WATER ESMT. TO THE CITY OF BELLEVUE (SEE SHEET 31)  
S.W. COR. NE 1/4, SE 1/4  
N 86° 02' 53" W  
S. LINE OF NE 1/4, SE 1/4  
1289.73

### TRACT A

(PRIVATE OWNERSHIP)  
PERMANENT OPEN SPACE FOR THE USE OF THE HOMEOWNERS OF THE PLATS OF SKY MOUNTAIN.

20' TRAIL ESMT - FOR PUBLIC PEDESTRIAN INGRESS-EGRESS (SEE SHEET 4)

TOP OF BANK\*  
NOTE: NO VEGETATION TO BE REMOVED OR DEBRIS DUMPED ANYWHERE DOWNHILL OF THE TOP OF BANK LINE.

10' P.S.P.L. ESMT.  
10' SANITARY SEWER EASEMENT  
10' DRAINAGE ESMT  
20' & 30' INGRESS-EGRESS EASEMENTS (SEE SHEET 4)

15' INGRESS-EGRESS ESMT TO THE CITY OF BELLEVUE FOR SANITARY SEWER MAINTENANCE, TO KING COUNTY FOR DRAINAGE MAINTENANCE, AND TO PUGET SOUND POWER & LIGHT (P.S.P.L.) FOR POWER UTILITY MAINTENANCE.

TRACT D (PRIVATE OWNERSHIP)  
PUBLIC PEDESTRIAN INGRESS-EGRESS TO TRAIL EASEMENT; AND AN INGRESS-EGRESS ESMT TO THE CITY OF BELLEVUE FOR SANITARY SEWER MAINTENANCE, TO KING COUNTY FOR DRAINAGE MAINTENANCE, AND TO PUGET SOUND POWER & LIGHT (P.S.P.L.) FOR POWER UTILITY MAINTENANCE.

### TRACT A

(PRIVATE OWNERSHIP)

- \* NOTE: 1- BUILDING SITE ON LOTS 5 THRU 27 SHALL BE SUBJECT TO RESTRICTIONS OF "SOILS REPORT" RECORDED UNDER FILE NO. 8106250736.
- 2- THERE SHALL BE A 25 FOOT BUILDING SETBACK LINE FROM ESTABLISHED TOP OF BANK. THIS AREA SHALL REMAIN IN ITS NATURAL STATE WITHOUT EARTHWORK, FILLING OR VEGETATION REMOVAL EXCEPT FOR SELECTIVE TREE THINNING PER "SOILS REPORT" RECORDED UNDER FILE NO. 8106250736.

10' SLOPE ESMT (SUPPLEMENTAL TO ESMT AF# 5821502)  
EXISTING 10' SLOPE, WALKWAY & UTILITY EASEMENT (A.F.# 5821502)

### TRACT A

(PRIVATE OWNERSHIP)

20' TRAIL ESMT - FOR PUBLIC PEDESTRIAN INGRESS-EGRESS (SEE SHEET 4)

TOP OF BANK\*  
NOTE: NO VEGETATION TO BE REMOVED OR DEBRIS DUMPED ANYWHERE DOWNHILL OF THE TOP OF BANK LINE.

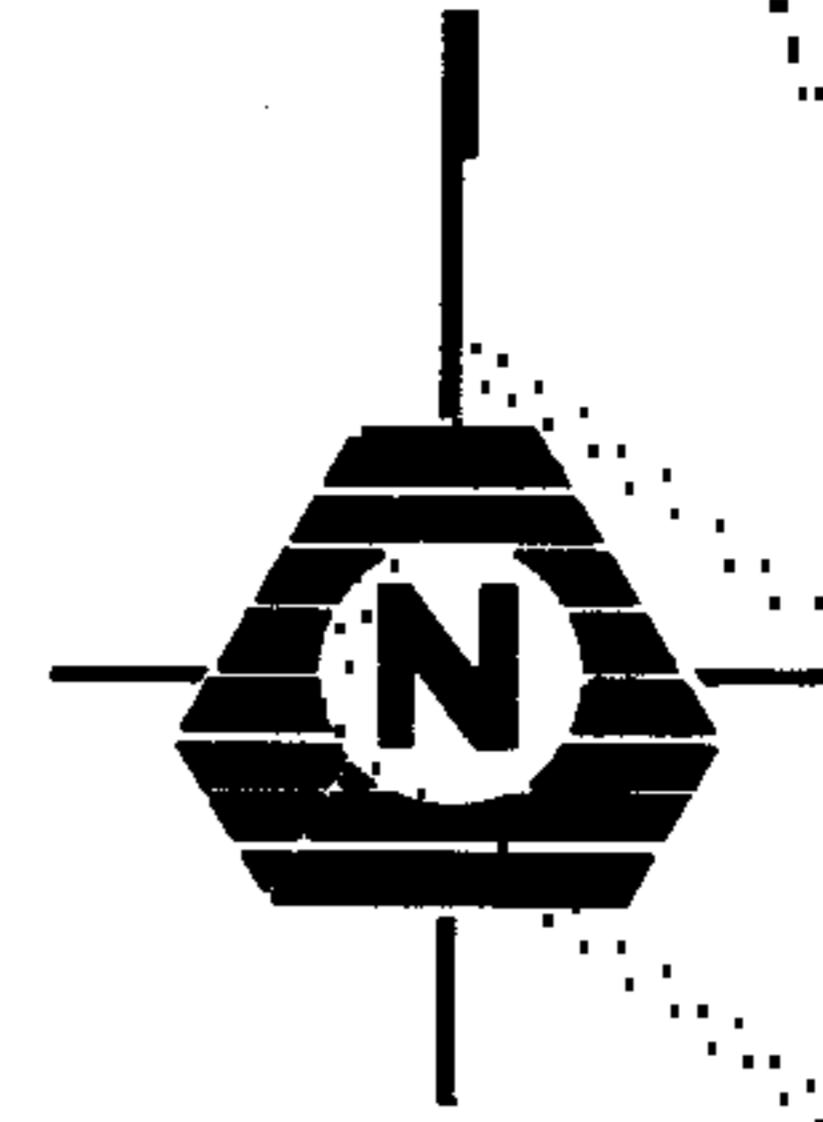
NEW CASTLE FIVE ACRE TRACTS  
VOL. 8, P. 55

168.00

# SKY MOUNTAIN

SEC. 13, T.24 N., R.5 E., W. M.

KING COUNTY, WASHINGTON



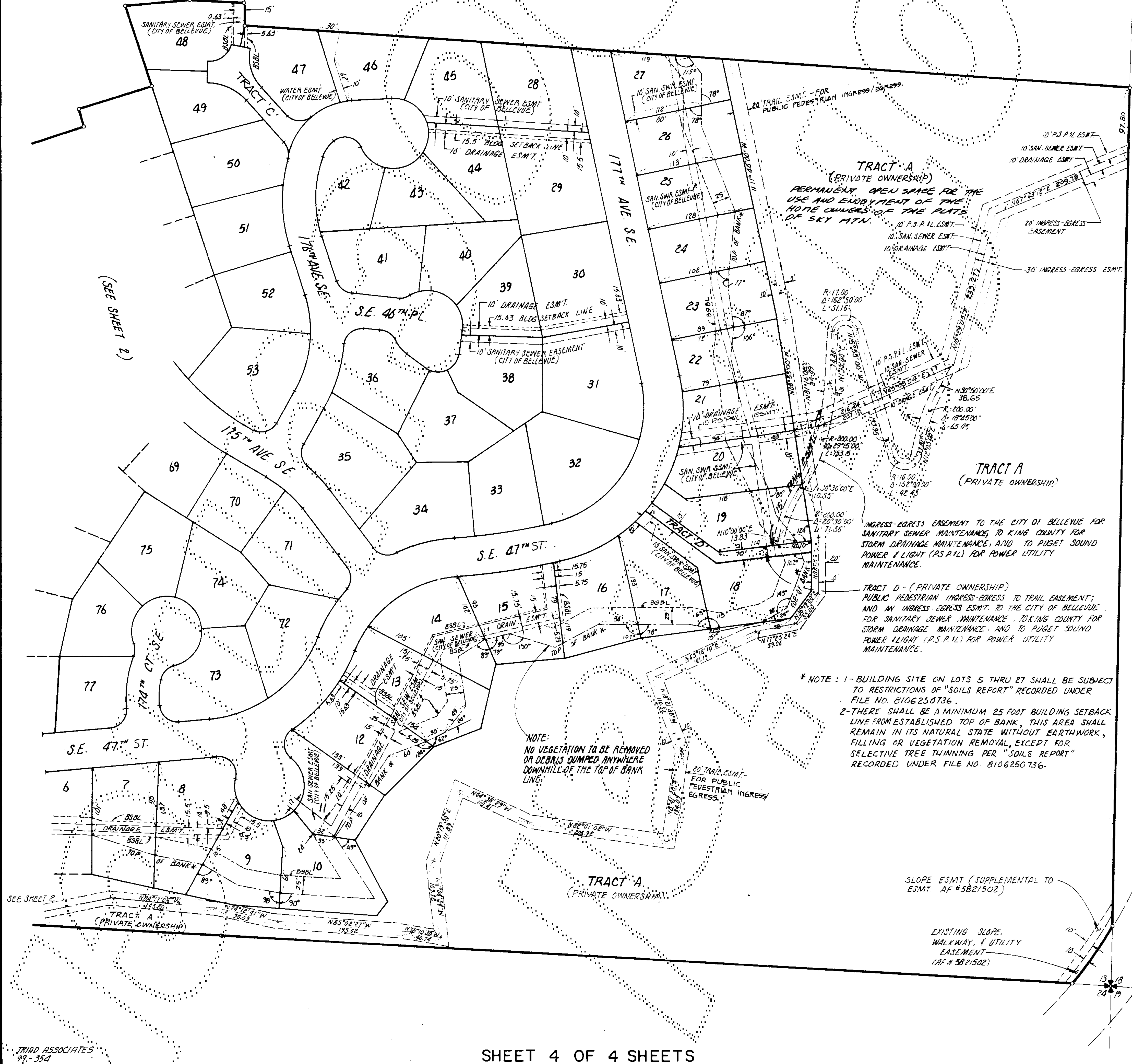
SCALE: 1"=100'  
+ CONCRETE MAN & CASE  
o REBAR WITH YELLOW NYLON CAP MARKED "TRIAD" 12336  
WASHINGTON NORTH CAMBERT GRID

**NOTES:**

TRACT C - LOTS 47, 48, 49, AND 50 SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR TRACT C.

TRACT C IS ALSO SUBJECT TO A PUBLIC INGRESS-EGRESS, DRAINAGE, CITY OF BELLEVUE WATER & SEWER, PUGET SOUND POWER & LIGHT, PACIFIC NORTHWEST BELL, WASHINGTON NATURAL GAS, AND VISTA CABLE TELEVISION UTILITY EASEMENTS.

NOTE: ALL SANITARY SEWER AND WATER EASEMENTS LISTED ON THIS PAGE ARE HEREBY RESERVED FOR & GRANTED TO THE CITY OF BELLEVUE.



(SEE SHEET 2)

S.E. 47th St

S.E. 46th Pl

S.E. 47th St

177th Ave SE

175th Ave SE

174th Ave SE

NOTE: NO VEGETATION TO BE REMOVED OR DEBRIS QUINNED ANYWHERE DOWNHILL OF THE TOP OF BANK LINE.

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2-THERE SHALL BE A MINIMUM 25 FOOT BUILDING SETBACK LINE FROM ESTABLISHED TOP OF BANK, THIS AREA SHALL REMAIN IN ITS NATURAL STATE WITHOUT EARTHWORK, FILLING OR VEGETATION REMOVAL, EXCEPT FOR SELECTIVE TREE THINNING PER "SOILS REPORT" RECORDED UNDER FILE NO. 8106250736.

SLOPE ESMT (SUPPLEMENTAL TO ESMT AF #5821502)

EXISTING SLOPE WALKWAY & UTILITY EASEMENT (AF # 5821502)