

# SKY MOUNTAIN DIV. 2

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

### KING COUNTY, WASHINGTON

#### 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 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 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.

This subdivision, dedication and waiver of claims is made with the free consent and in accordance with the desires of said owners.

IN WITNESS WHEREOF we set our hands and seals.

SKY MOUNTAIN PARTNERSHIP BY TERPOMEGA CORPORATION, A WASHINGTON CORPORATION. PRESTON RIDGE FINANCIAL SERVICES CORPORATION, A WASHINGTON CORPORATION.

*P. Cannon* PRESIDENT

WASHINGTON MUTUAL SAVINGS BANK, A WASHINGTON CORPORATION.

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 11<sup>th</sup> day of July, 1993, before me, the undersigned, a Notary Public, personally appeared P. Cannon and Terpomega Corporation and Preston Ridge Financial Services Corporation respectively, of Terpomega Corporation 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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COUNTY OF KING

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#### 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 west half 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 southeast corner of the north half of said subdivision; thence, N01°23'03"E along the east line thereof 31.00 feet; to the TRUE POINT OF BEGINNING; thence N85°56'00"W 81.03 feet; thence S85°28'16"W 95.05 feet; thence S48°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 S46°57'33"W 34.95 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°03'19"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 211.01 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 said subdivision; thence N86°36'42"W 941.50 feet to the southwest corner of said subdivision; thence N01°42'40"E 1663.21 feet to the north line of the south half of the north half of the north half of said subdivision; thence S85°54'21"E along said north line 1287.97 feet to the east line of said subdivision; thence S01°23'03"W 298.52 feet to the TRUE POINT OF BEGINNING. EXCEPT 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.

#### SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SKY MOUNTAIN DIVISION 2 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

DEPARTMENT OF PUBLIC WORKS

Examined and approved this 2<sup>nd</sup> day of September, 1993

*Robert J. ...*  
County Road Engineer

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Examined and approved this 11<sup>th</sup> day of Sept, 1993

*Sam ...*  
Manager, Building and Land Development Division

DEPARTMENT OF ASSESSMENTS

Examined and approved this    day of   , 19  

   King County Assessor    Deputy, King County Assessor

KING COUNTY COUNCIL

Examined and approved this 12<sup>th</sup> day of September, 1993

*Robert ...*  
Chairman, King County Council  
ATTEST:   
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 assessment 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, 11<sup>th</sup> day of SEPT, 1993.

OFFICE OF THE COMPTROLLER

*Robert V. ...*  
King County Comptroller

Deputy Comptroller

#### RECORDING CERTIFICATE 8309130613

Filed for record at the request of King County Council this 13 day of SEPT.

1993, at 12 minutes past 10 A.M. and recorded in Volume 124 of Plats,

page 97-98, records of King County, Washington.

INSTRUMENT AFFECTING  
SEE AFFIDAVIT 8209250916

DIVISION OF RECORDS & ELECTIONS

*ELLEN HANSEN*  
Manager

*JAMES S. WEEKS*  
Superintendent of Records

