

# AMBERLEY ON ENGLISH HILL

124/24

SEC. 24, TWP. 26 N., RGE. 5 E., W.M.

KING COUNTY, WASHINGTON

**DESCRIPTION**

This plat of AMBERLEY ON ENGLISH HILL embraces that portion of the Southeast 1/4 of Section 24, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

**BEGINNING** at the Northeast corner of the South 1/2 of the Northwest 1/4 of said Southeast 1/4; thence S 0°28'31" W along the East line of said last-mentioned subdivision 665.89 feet to the Northerly boundary of said Mount Clare Estates, recorded in Volume 111 of Plats, pages 1 through 5, records of said county; thence N 89°26'45" W along said plat boundary 661.26 feet to the Westerly boundary of said plat; thence S 1°19'47" W along said Westerly plat boundary 186.00 feet to the Northeast corner of Lot 10 on the pages 66 through 68, records of said county; thence in a general northerly direction along the boundary of said plat of Sunrise by the following courses and distances: N 77°44'45" W 101.85 feet; N 1°19'47" E 148.86 feet to intersect the arc of a curve at a point from which the center lies N 14°59'30" E 430.00 feet distant; westerly along said curve to the right through a central angle of 3°46'53" an arc distance of 28.38 feet to a point of tangency; N 71°13'37" W 23.47 feet; N 18°46'23" E 60.00 feet to intersect the arc of a curve at a point from which the center lies N 18°46'59" E 25.00 feet distant; northwesterly along said curve to the right through a central angle of 96°21'13" an arc distance of 42.04 feet to a point of compound curvature and the beginning of a curve to the right with a radius of 522.00 feet; northeasterly along said curve through a central angle of 9°52'24" an arc distance of 89.95 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 228.00 feet; northeasterly along said curve through a central angle of 22°16'58" an arc distance of 88.67 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 25.00 feet; northeasterly along said curve through a central angle of 78°49'58" an arc distance of 34.40 feet; N 1°33'00" E 48.00 feet; S 88°27'00" E 68.79 feet; N 1°33'00" E 95.00 feet; N 36°30'50" W 96.03 feet; N 30°25'41" W 92.79 feet; N 44°10'51" E 43.67 feet; S 85°43'22" W 90.22 feet; N 6°23'25" W 101.71 feet to intersect the arc of a curve at a point from which the center lies N 6°23'25" W 298.00 feet distant; easterly distance of 77.65 feet; N 21°19'14" W 56.00 feet to intersect the arc of a curve at a point from which the center lies N 21°19'14" W 242.00 feet distant; easterly along said curve to the left through a central angle of 8°10'54" an arc distance of 34.56 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 328.00 feet; easterly along said curve through a central angle of 4°22'01" an arc distance of 25.00 feet; N 5°38'19" W 100.00 feet; N 67°25'10" E 109.58 feet; S 84°00'00" E 140.00 feet; and S 66°00'00" E 85.00 feet to the most southerly corner of Tract "B" in said plat of Sunrise No. 1; thence N 24°00'00" E 100.00 feet; thence S 66°00'00" E 48.00 feet; thence N 85°00'00" E 120.00 feet; thence N 3°06'24" E 153.57 feet; thence S 28°37'30" E 180.87 feet; thence S 13°43'38" E 124.92 feet; thence S 2°57'47" E 57.98 feet; thence S 37°57'29" E 100.00 feet; thence S 29°33'52" W 42.48 feet to the POINT OF BEGINNING.

**EASEMENT PROVISIONS**

An easement is hereby reserved for and granted to RIGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY of the NORTHWEST, CABLE TV, and KING COUNTY WATER DISTRICT NO. 104, (sewer and water) 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, cables, pipe, and wires with necessary facilities and other equipment for the purpose of serving this subdivision enter upon the lots at all times for the purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

An easement is hereby reserved for and granted to Water District No. 104 under and upon the easements shown on the plat and described herein as "water easement" and "sewer easement" to install, maintain, replace, repair and operate water mains/sewer mains and appurtenances for this sub-division and other property together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements.

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.

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat of AMBERLEY ON ENGLISH HILL is based upon an actual survey and subdivision of Section 24, Twp. 26 N., Range 5 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, Pro. Land Surveyor  
Certificate No. 9435

**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. Also, Tract A is hereby dedicated to King County for detention purposes.

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 have set our hands and seals.

UNION SERVICE CORPORATION  
*[Signature]*

GREAT WESTERN UNION FEDERAL SAVINGS & LOAN ASSOCIATION  
*[Signature]*

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON)  
COUNTY OF KING ) ss  
This is to certify that on this 30th day of MARCH, 1983, before me, the undersigned, a Notary Public personally appeared E. F. DENOVAN, a Washington corporation to be known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.  
*[Signature]*  
Notary Public in and for the State of Washington, residing at *[Address]*

STATE OF WASHINGTON)  
COUNTY OF KING ) ss  
This is to certify that on this 30th day of MARCH, 1983, before me, the undersigned, a Notary Public personally appeared G. J. DITTENGER, a Washington corporation to be known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.  
*[Signature]*  
Notary Public in and for the State of Washington, residing at *[Address]*

**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 27 day of 1983.

OFFICE OF THE COMPTROLLER

King County Comptroller \_\_\_\_\_ Deputy Comptroller \_\_\_\_\_

**APPROVALS**

Examined and approved this 5th day of MAY, 1983.

DEPARTMENT OF PUBLIC WORKS  
County Road Engineer *[Signature]*

Examined and approved this 16th day of May, 1983.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
Manager, Building and Land Development Division *[Signature]*

Examined and approved this 17th day of May, 1983.

DEPARTMENT OF ASSESSMENTS  
King County Assessor \_\_\_\_\_ Deputy, King County Assessor \_\_\_\_\_

Examined and approved this 22nd day of May, 1983.

KING COUNTY COUNCIL  
Chairman, King County Council \_\_\_\_\_ attest: \_\_\_\_\_ Clerk of the Council

**RECORDING CERTIFICATE 8305250958**

Filed for Record at the request of the King County Council this 25 day of MAY, 1983, at 3:00 minutes past 2 p.m. and recorded in Volume 124 of Plats, pages 24-25, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

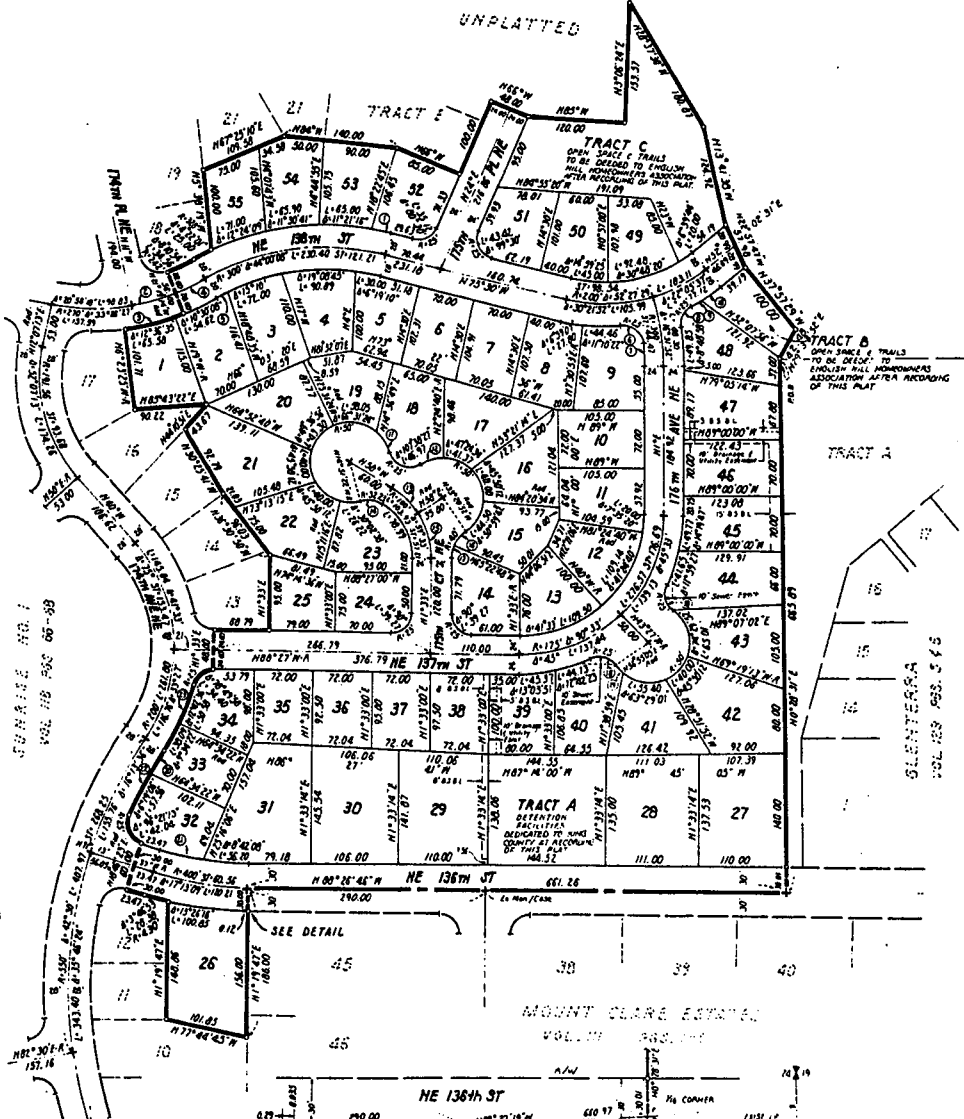
# AMBERLEY ON ENGLISH HILL

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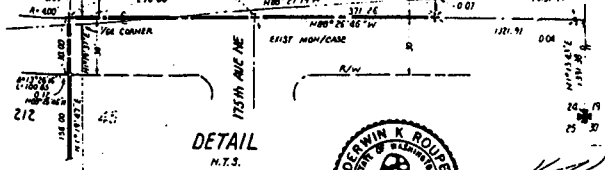
KING COUNTY, WASHINGTON

NO.	DELTA	LENGTH	RADIUS
1	0° 42' 01"	1.2500	R = 328'
2	1° 12' 28" 09"	1.3076	R = 270'
3	1° 40' 35" 49"	1.7745	R = 258'
4	2° 10' 54"	1.3835	R = 270'
5	3° 22' 13"	1.1600	R = 272'
6	4° 08' 29" 04"	1.3868	R = 25'
7	4° 48' 23"	1.2894	R = 228'
8	5° 31' 36" 56"	1.3123	R = 25'
9	6° 10' 47"	1.1863	R = 228'
10	7° 32' 10"	1.3800	R = 228'
11	8° 30' 40" 16"	1.2831	R = 50'
12	9° 34' 22" 55"	1.3000	R = 50'
13	10° 40' 00"	1.4530	R = 100'
14	11° 46' 57" 22"	1.2836	R = 3223'
15	12° 53' 33" 00"	1.5853	R = 100'
16	14° 00' 36" 39"	1.2347	R = 40'
17	15° 07' 29" 09"	1.1500	R = 40'
18	16° 14' 02" 19"	1.3500	R = 25'
19	17° 20' 55" 02"	1.1676	R = 50'
20	18° 27' 33" 18"	1.3239	R = 522'
21	19° 34' 01" 01"	1.5500	R = 370'
22	20° 40' 34" 26"	1.0975	R = 522'
23	21° 47' 16" 30"	1.0067	R = 220'



MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS  
SCALE: 1" = 100'  
O PLUGGED IRON PIPE  
+ KING COUNTY STD. MONUMENT

NOTE  
Maintenance of landscaping in traffic islands shall be the responsibility of lot owners adjoining those islands (Lots 15-23 and 41-43).  
Subject to an Agreement entered into between Bayview Farms, Inc. and King County Water District No. 102 under King County Recording No. 6105030736.



D. K. ROUPE, Professional Land Surveyor  
License No. 2426

Provided courtesy of: Tony Meier Real Estate Services Inc. 425-461-1000

All information contained within this document is believed to be accurate and is from reliable sources but is offered without warranty or guarantee.

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