

# COVENTRY ON ENGLISH HILL

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

### KING COUNTY, WASHINGTON



24-26-5  
14 15 22

#### DESCRIPTION

This plat of COVENTRY ON ENGLISH HILL embraces that portion of the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4 and of the Northwest 1/4 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 most northerly corner of Tract "B" on the boundary of the Plat of SUNRISE NO. 1, recorded in Volume 118 of Plats, pages 66 through 68, records of said County; thence N 47°57'20" E along said plat boundary 200.00 feet to the beginning of a curve to the left with a radius of 430.00 feet; thence continuing along said plat boundary and the northerly prolongation thereof, and along said curve through a central angle of 50°53'34" an arc distance of 381.99 feet to a point of tangency; thence N 2°56'34" W 150.00 feet to the beginning of a curve to the left with a radius of 680.00 feet; thence northerly along said curve through a central angle of 13°17'26" an arc distance of 157.74 feet; thence N 67°35'00" E 242.00 feet; thence S 36°00'00" E 135.00 feet; thence S 51°06'53" E 141.97 feet; thence S 63°25'40" E 157.41 feet; thence S 87°57'36" E 173.00 feet; thence S 2°02'24" W 31.36 feet; thence S 87°57'36" E 120.00 feet; thence S 11°47'53" W 157.88 feet; thence S 1°19'26" E 86.24 feet; thence S 27°24'34" W 51.04 feet; thence S 40°07'24" W 150.93 feet; thence S 23°44'15" W 76.03 feet; thence N 41°34'32" W 66.00 feet; thence S 44°52'24" W 106.36 feet to intersect a curve to the left at a point from which the center lies W 47°53'23" E 270.00 feet distant; thence southeasterly along said curve through a central angle of 9°10'12" an arc distance of 43.21 feet; thence S 38°43'11" W 60.00 feet to intersect a curve to the left at a point from which the center lies S 39°43'11" W 25.00 feet distant; thence westerly and southeasterly along said curve through a central angle of 68°43'11" an arc distance of 30.42 feet to a point of tangency; thence S 59°00'00" W 73.90 feet; thence S 31°00'00" E 95.00 feet; thence S 59°00'00" W 137.99 feet; thence S 40°04'38" W 54.31 feet; thence S 19°16'55" W 51.04 feet; thence S 1°26'04" E 50.63 feet; thence S 11°09'14" E 218.68 feet to the most northerly corner of Tract "C" in the plat of Amberly on English Hill recorded in Volume 124 of Plats pages 24 through 25 records of said county; thence along the boundary of said plat by the following course and distances: S 3°06'24" W 153.57 feet, N 85°00'00" W 120.00 feet, N 66°00'00" W 48.00 feet, and S 24°00'00" W 28.00 feet to the most easterly corner of said Tract "F", SUNRISE NO. 1; thence along the boundary of said last-mentioned plat by the following course and distances: N 66°00'00" W 100.00 feet, W 24°00'00" E 62.16 feet, N 0°39'15" E 55.86 feet, N 20°34'17" W 179.37 feet, N 52°27'34" W 391.68 feet, and N 1°30'32" W 144.00 feet to the POINT OF BEGINNING.

TOGETHER WITH Tract "C" and a portion of Tract "D" in said plat of SUNRISE NO. 1 described as follows:

BEGINNING at the most easterly corner of said Tract "C"; thence S 47°57'20" W along the northwesterly margin of 172nd Avenue W.S. 320.70 feet; thence N 14°44'13" W 259.85 feet to the northwesterly boundary of said Tract "D"; thence N 47°57'20" E along said boundary and the boundary of said Tract "C" 201.95 feet to the most northerly corner of said Tract "C"; thence S 42°02'40" E along the northeasterly boundary of said Tract 230.00 feet to the POINT OF BEGINNING.

#### APPROVALS

Examined and approved this 2nd day of November, 1983.

#### DEPARTMENT OF PUBLIC WORKS

*Joseph J. Hyman P.E.*  
County Road Engineer

Examined and approved this 8th day of November, 1983.

#### DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

*Barbara J. ...*  
Manager, Building and Land Development Division

Examined and approved this 9th day of November, 1983.

#### DEPARTMENT OF ASSESSMENTS

*Harley H. ...*  
King County Assessor

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

#### KING COUNTY COUNCIL

*...*  
Chairman, King County Council

#### 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.

#### RECORDING CERTIFICATE

Filed for Record at the request of the King County Council this day of 1983, at minutes past m. and recorded in Volume of Plats, pages records of King County, Washington.

#### DIVISION OF RECORDS AND ELECTIONS

Manager Superintendent of Records

#### 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 17 day of NOV, 1983.

*Robert V. ...*  
King County Comptroller

*...*  
Deputy, King County Comptroller

#### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of COVENTRY 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 stated correctly on the ground and that I have fully complied with the provisions of the platting regulations.

6311220447 125/50-51



*D. K. Kruep*  
D. K. Kruep, Professional Land Surveyor  
Certificate No. 9435

#### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to FUGET 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, pipes, 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 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, OUV, 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.

#### DEDICATION

IN WITNESS WHEREOF 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 spaces, 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 have set our hands and seals.

BENCHMARK, INC.

GREAT WESTERN FEDERAL SAVINGS BANK

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON) )  
COUNTY OF ) )  
*...*  
Deputy, King County Assessor

This is to certify that on this 16th day of November, 1983, before me, the undersigned, a Notary Public personally appeared *...* 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.

STATE OF WASHINGTON) )  
COUNTY OF ) )

This is to certify that on this 16th day of November, 1983, before me, the undersigned, a Notary Public personally appeared *...* 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.

STATE OF WASHINGTON) )  
COUNTY OF ) )

*...*  
Notary Public in and for the State of Washington, residing at *...*

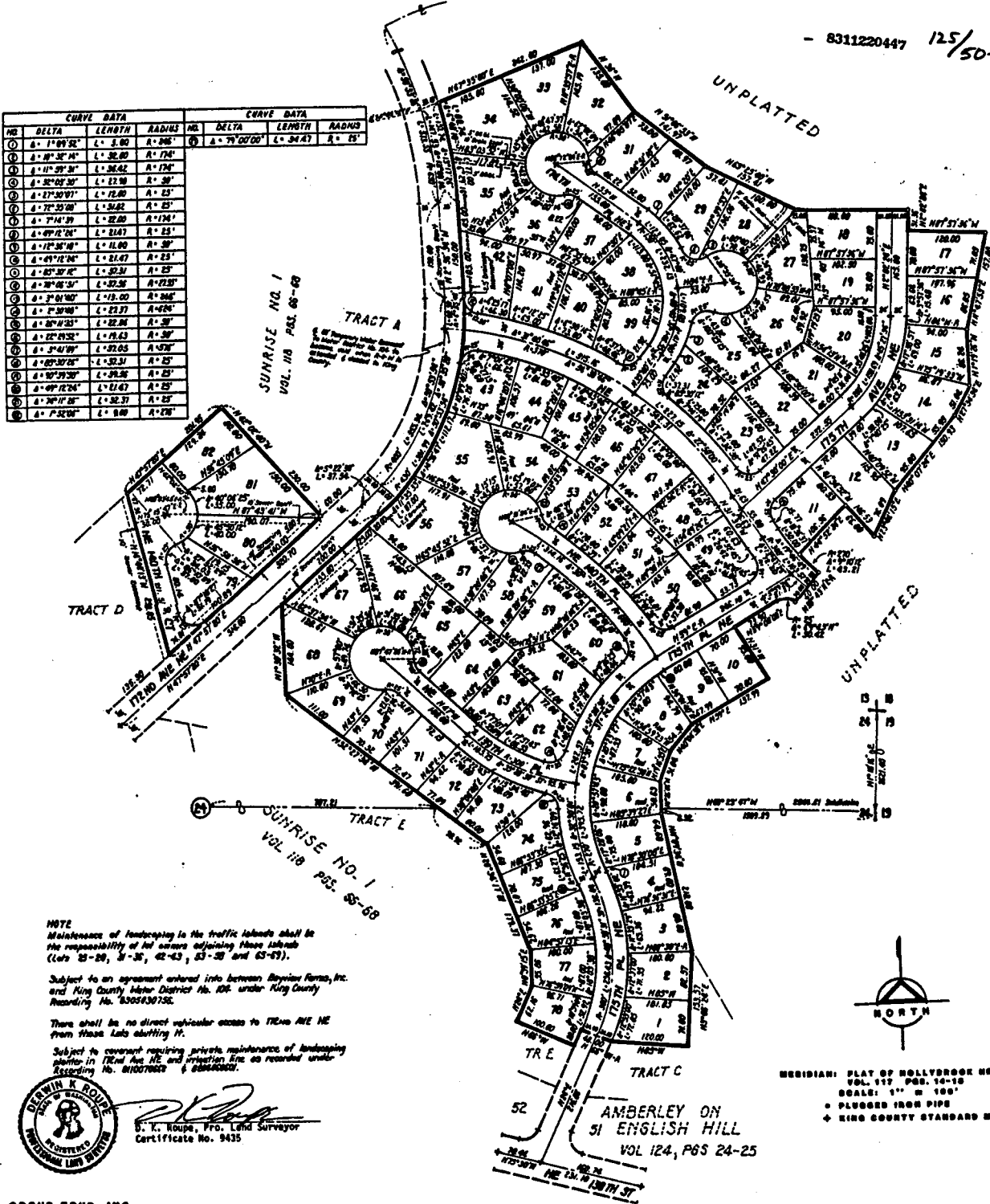
Provided courtesy of: Tony Meier Real Estate Services Inc. 425-466-1000  
All information contained within this document is believed to be accurate and is from reliable sources but is offered without warranty or guarantee.

# COVENTRY ON ENGLISH HILL

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

- 8311220447 125/50-51

CURVE DATA			CURVE DATA				
NO.	DELTA	LENGTH	RADIUS	NO.	DELTA	LENGTH	RADIUS
1	1° 09' 52"	1.30	1.246'	29	79° 00' 00"	1.3471	1.25'
2	18° 35' 14"	1.3680	1.174'				
3	11° 59' 34"	1.3642	1.174'				
4	32° 02' 30"	1.2170	1.25'				
5	27° 50' 01"	1.1280	1.25'				
6	72° 55' 00"	1.3682	1.25'				
7	7° 14' 39"	1.2200	1.174'				
8	69° 12' 24"	1.2187	1.25'				
9	17° 58' 48"	1.1800	1.25'				
10	65° 30' 12"	1.3231	1.25'				
11	38° 06' 54"	1.3226	1.2250'				
12	3° 01' 00"	1.18.00	1.346'				
13	2° 59' 00"	1.2137	1.424'				
14	82° 11' 23"	1.2226	1.25'				
15	22° 01' 52"	1.19.43	1.30'				
16	3° 41' 09"	1.3265	1.424'				
17	69° 09' 25"	1.3231	1.25'				
18	10° 59' 30"	1.3126	1.25'				
19	69° 12' 24"	1.2187	1.25'				
20	20° 11' 25"	1.3231	1.25'				
21	7° 52' 05"	1.3000	1.274'				



**NOTE**  
Maintenance of landscaping in the traffic islands shall be the responsibility of lot owners adjoining those islands (Lots 23-28, 31-35, 42-43, 53-58 and 63-67).

Subject to an agreement entered into between Bayview Farms, Inc. and King County Mayor District No. 104 under King County Recording No. 8309430730.

There shall be no direct vehicular access to TRAC D ME NE from those Lots abutting it.

Subject to covenant requiring private maintenance of landscaping abutting in TRAC D ME NE and irrigation line as recorded under Recording No. 8110078622 & 830640602.

**DERWIN K. ROUSE**  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

*[Signature]*  
D. K. Rouse, Pro. Land Surveyor  
Certificate No. 9435

MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS  
VOL. 117, PAGES 14-18  
SCALE: 1" = 100'  
+ PLUGGED IRON PIPE  
+ KING COUNTY STANDARD MONUMENT

GROUP FOUR, INC.

SHEET 2 OF 2 SHEETS

**COVENTRY ON ENGLISH HILL DIV. 2**  
**SEC. 24, TWP. 26 N., RGE. 5 E., W.M.**  
**KING COUNTY, WASHINGTON**

**DESCRIPTION**

This plat of COVENTRY ON ENGLISH HILL DIV 2 embraces that portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 and of the Northwest 1/4 of the Southeast 1/4 and of the Southwest 1/4 of the Northeast 1/4 and of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 26 North, Range 5 East, W.M., King County, Washington described as follows:

BEGINNING at the most Easterly corner of Tract "B" in the plat of AMBERLEY ON ENGLISH HILL, Recorded in Volume 124 of Plats, pages 24 and 25 records of said county; thence along the boundary of said plat by the following courses and distances: N 37°57'29" W 100.00 feet, N 22°57'47" W 57.98 feet, N 13°41'38" W 124.92 feet, and N 28°37'30" W 180.87 feet to intersect the boundary of COVENTRY ON ENGLISH HILL Recorded in Volume 125 of Plats, pages 50 and 51, records of said county; thence along the boundary of said plat by the following courses and distances: N 11°09'34" W 218.60 feet, N 1°28'04" W 50.63 feet, N 19°16'55" E 51.04 feet, N 40°04'38" E 54.31 feet, and N 59°00'00" E 137.99 feet; thence S 71°39'04" E 146.03 feet; thence S 77°30'00" E 195.00 feet; thence S 67°12'30" E 127.49 feet; thence S 51°12'15" E 126.58 feet; thence S 39°59'09" E 65.37 feet; thence S 15°02'32" E 67.34 feet to intersect the Northwest corner of Lot 30 in the Plat of SHEPPFIELD ON ENGLISH HILL Recorded in Volume 125 of Plats, pages 60 through 64, records of said county; thence along the boundary of said plat by the following courses and distances: S 7°04'02" E 67.37 feet, S 11°25'44" W 223.23 feet to intersect the arc of a curve at a point from which the center lies S 11°25'44" W 428.00 feet distant, westerly along said curve to the left through a central angle of 6°18'25" an arc distance of 46.24 feet, S 1°34'26" W 165.12 feet, N 80°25'34" W 273.18 feet, S 79°25'27" W 49.85 feet, S 63°39'35" W 136.71 feet to the POINT OF BEGINNING.

**EASEMENT PROVISIONS**

An easement is hereby reserved for and granted to RICKET ROUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY of the NORTHWEST, CABLE TV, and KING COUNTY WATER DISTRICT NO. 104, WASHINGTON NATURAL GAS 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 and other property with electric, telephone, and utility service together with the right to 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.

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat of COVENTRY ON ENGLISH HILL DIV 2 is based upon 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. Rouse, Prof. Land Surveyor  
Certificate No. 9435

**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.

**FINANCE DIRECTOR'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 2 day of JAN, 1922.

**OFFICE OF FINANCE**

Richard K. Rouse, Jr. Director, King County Office of Finance  
Deputy

**APPROVALS**

Examined and approved this 21st day of NOVEMBER, 1904.

**DEPARTMENT OF PUBLIC WORKS**

County Road Engineer

Examined and approved this 20th day of DECEMBER, 1904.

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

Manager, Building and Land Development Division

Examined and approved this 3 day of DECEMBER, 1904.

**DEPARTMENT OF ASSESSMENTS**

Ruth K. O'Neil King County Assessor  
A. M. Miller Deputy, King County Assessor

Examined and approved this \_\_\_ day of \_\_\_, 19\_\_.

**KING COUNTY COUNCIL**

Harry Grant Chairman, King County Council  
attest: Clerk of the Council

**RECORDING CERTIFICATE 8412110448**

Filed for Record at the request of the King County Council this 11 day of DEC, 1904, at 57 minutes past 10 A.M. and recorded in Volume 129 of Plats, pages 37-38, records of King County, Washington.

**DIVISION OF RECORDS AND ELECTIONS**

ELLEN HANSEN Manager  
JAMES S. WEEKS Superintendent of Records

**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 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 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 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.

**BENCHMARK, INC.**

**GREAT WESTERN FEDERAL SAVINGS BANK**  
**ACKNOWLEDGMENTS**

STATE OF WASHINGTON) ss  
COUNTY OF \_\_\_\_\_

This is to certify that on this 1ST day of AUGUST, 1904, before me, the undersigned, a Notary Public personally appeared G. J. PITTSWARK of BENCHMARK, INC., a Washington corporation to me 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.

Charles W. Bruehl  
Notary Public in and for the State of Washington, residing at Kendall

STATE OF WASHINGTON) ss  
COUNTY OF \_\_\_\_\_

This is to certify that on this 1ST day of AUGUST, 1904, before me, the undersigned, a Notary Public personally appeared G. J. PITTSWARK of GREAT WESTERN FEDERAL SAVINGS BANK, a Washington corporation to me 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.

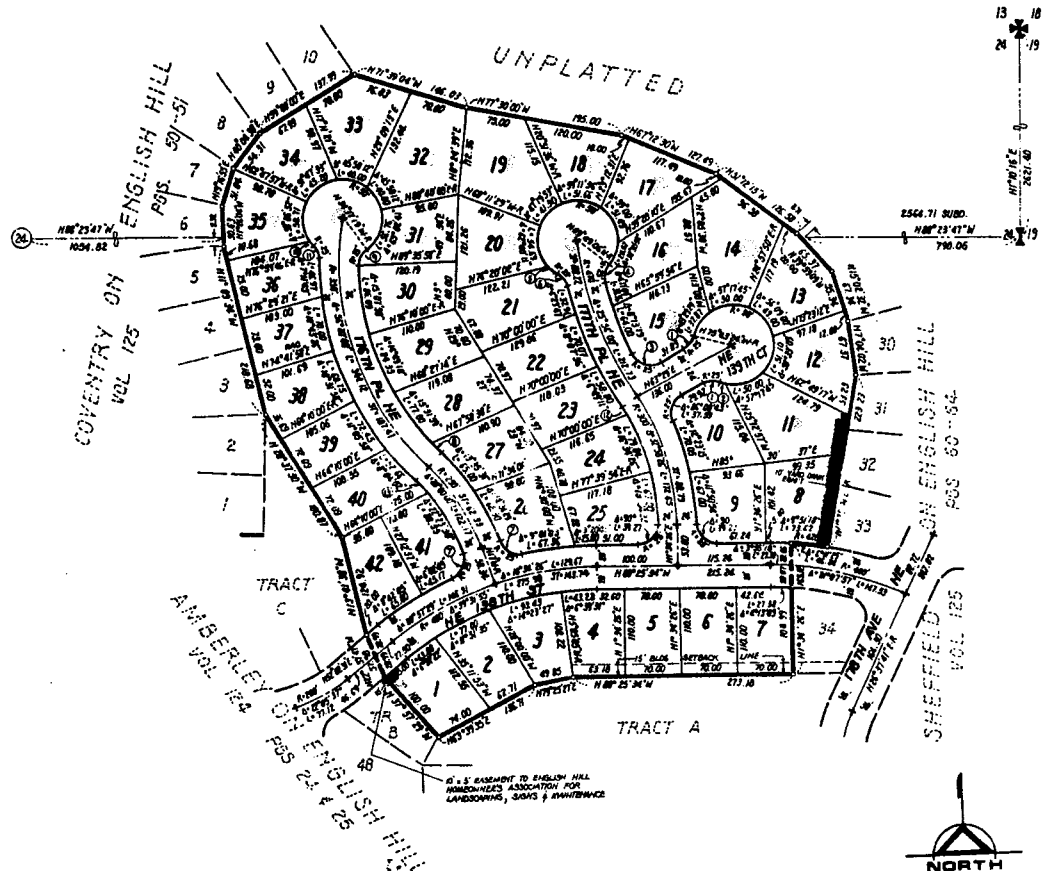
Charles W. Bruehl  
Notary Public in and for the State of Washington, residing at Kendall

# COVENTRY ON ENGLISH HILL DIV. 2

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


### KING COUNTY, WASHINGTON

8112110448 129/37-38




CURVE DATA		
NO.	DELTA	LENGTH RADIUS
1	2° 07' 00"	L = 21.47 R = 25'
2	5° 41' 00"	L = 5.00 R = 30'
3	9° 13' 25"	L = 29.80 R = 25'
4	32° 28' 00"	L = 22.11 R = 25'
5	17° 11' 19"	L = 18.00 R = 30'
6	45° 59' 35"	L = 80.07 R = 25'
7	89° 47' 25"	L = 26.34 R = 25'
8	2° 49' 45"	L = 16.00 R = 32'
9	34° 28' 51"	L = 29.76 R = 25'
10	11° 27' 33"	L = 18.00 R = 30'
11	64° 39' 31"	L = 19.63 R = 25'
12	2° 29' 28"	L = 12.00 R = 25'
13	5° 36' 28"	L = 32.11 R = 25'

**NOTE:**  
 Maintenance of landscaping in the traffic islands shall be the responsibility of lot owners adjoining those islands (Lots 11-15, 16-20 and 21-25).  
 Subject to an agreement entered into between Bayview Farms, Inc. and King County Water District No. 106 under King County Recording Number 805030756.  
 There shall be no structures, fill or obstruction (excluding fences) including decks and patios, beyond the building setback line as shown on lots 1 through 7.

  
**NORTH**  
 SCALE: 1" = 100'  
 MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS VOL. 117 PGS. 14-15

- PLUGGED IRON PIPE
- + KING COUNTY STANDARD MONUMENT



  
**B. K. ROUSE, Professional Land Surveyor**  
 Certificate No. 2488

Provided courtesy of: Tony Meier Real Estate Services Inc. 425-466-1000  
 All information contained within this document is believed to be accurate and is from reliable sources but is offered without warranty or guarantee.

# COVENTRY ON ENGLISH HILL DIV. 3

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

KING COUNTY, WASHINGTON - 8501160631

85-01-16 9063  
REC'D F 32.00  
REU S 15.00  
CRSHSL  
12/7/72  
35

### DESCRIPTION

This plat of COVENTRY ON ENGLISH HILL DIV. 3 embraces that portion of the Southeast 1/4 of the Northeast 1/4 and of the Southwest 1/4 of the Southeast 1/4 and of the North 1/2 of the Northeast 1/4 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 Northwest corner of Lot 19 on the boundary of the plat of SHERFIELD ON ENGLISH HILL recorded in Volume 125 of Plats, pages 80 through 84, records of said County; thence along the boundary of said plat by the following courses and distances: S 91°18'15" W 802.28 feet, S 73°07'15" W 178.26 feet to intersect the arc of a curve at a point from which the center lies S 73°07'15" W 420.00 feet distant, southerly along said curve to the right through a central angle of 3°40'23" an arc distance of 26.80 feet and S 76°47'38" W 105.00 feet to intersect the boundary of the Plat of COVENTRY ON ENGLISH HILL DIV. 2 recorded in Volume 125 of Plats, pages 37 and 38. Records of said County; thence along SAID Boundary by the following courses and distances: N 15°02'32" W 67.34 feet, N 39°59'09" W 85.37 feet, N 51°12'15" W 126.58 feet, N 67°12'38" W 127.49 feet, N 77°30'08" W 185.00 feet, and N 71°39'04" W 146.03 feet to the most easterly corner of Lot 10 in the Plat of COVENTRY ON ENGLISH HILL recorded in Volume 125 of Plats, pages 30 and 31. Records of said County; thence along the boundary of said plat by the following courses and distances: N 31°09'09" W 95.00 feet, N 50°00'00" E 73.90 feet to the beginning of a curve to the right having a radius of 25.00 feet, easterly along said curve through a central angle of 69°43'11" an arc distance of 38.43 feet, N 30°43'11" E 60.00 feet to intersect the arc of a curve at a point from which the center lies N 30°43'11" E 278.00 feet distant, northerly along said curve to the right through a central angle of 9°18'18" an arc distance of 45.21 feet, N 44°52'24" E 106.36 feet, S 41°34'32" E 66.00 feet, N 23°44'13" E 76.09 feet, N 40°07'24" E 150.93 feet, N 27°34'34" E 51.04 feet, N 1°19'26" W 86.24 feet, and N 11°47'53" E 137.80 feet to a point on the South line of Lot 12 on the boundary of said plat of SHERFIELD ON ENGLISH HILL; thence S 87°57'36" E along said plat boundary 539.56 feet to the POINT OF BEGINNING.

### 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.

### FINANCE DIRECTOR'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 to streets, alleys or for other public use, are paid in full. This 12/02 day of 1985.

### OFFICE OF FINANCE

Robert V. Cowan, Jr.  
Director, King County Office of Finance

Philip L. Handley  
Deputy



### APPROVALS

Examined and approved this 2nd day of JANUARY, 1985.

### DEPARTMENT OF PUBLIC WORKS

County Road Engineer

Examined and approved this 7th day of JANUARY, 1985.

### DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Manager, Building and Land Development Division

Examined and approved this 8th day of JANUARY, 1985.

### DEPARTMENT OF ASSESSMENTS

King County Assessor

Examined and approved this 14th day of JANUARY, 1985.

### KING COUNTY COUNCIL

Chairman, King County Council

### RECORDING CERTIFICATE

Filed for Record at the request of the King County Council this 19th day of JANUARY, 1985, at \_\_\_\_\_ minutes past \_\_\_\_\_ of \_\_\_\_\_, and recorded in Volume \_\_\_\_\_ of Plats, pages \_\_\_\_\_, records of King County, Washington.

### DIVISION OF RECORDS AND ELECTIONS

Superintendent of Records

### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NIGHT SOUND KIMB AND LIGHT COMPANY, SUCCESSORS OF THE KING COUNTY WATER COMPANY, CHAIR IV, and KING COUNTY WATER COMPANY, CHAIR V, and their respective successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the straight frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes, and wires with necessary facilities and other appurtenant for the purpose of moving this subdivision and other property with electric, telephone, and utility service together with the right to enter upon the lots at all times for the purpose 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, renew, repair and operate water mains/sewer mains and appurtenances for this subdivision and other property together with the right to enter upon said easements at all times for the purpose 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.

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of COVENTRY ON ENGLISH HILL DIV. 3 is based upon 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 marked correctly on the ground and that I have fully complied with the provisions of the platting regulations.



Frank M. Boudie  
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 hereby subdivided, and do hereby dedicate to the use of the public hereover all subdivision roads hereby, and do hereby dedicate to the use of the public hereover 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 changes for cuts and fills upon the land shown thereon in the original subdivision 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 easements, unless such easements or tracts are specifically identified on this plat or herein dedicated or assigned 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 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.

### BENCHMARK, INC.

GREAT WESTERN FEDERAL SAVINGS BANK

### ACKNOWLEDGMENTS

STATE OF WASHINGTON)  
COUNTY OF \_\_\_\_\_ ) ss

This is to certify that on this 17th day of AUGUST, 1985, before me, the undersigned, a Notary Public personally appeared \_\_\_\_\_ 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 expressed 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.

STATE OF WASHINGTON)  
COUNTY OF \_\_\_\_\_ ) ss

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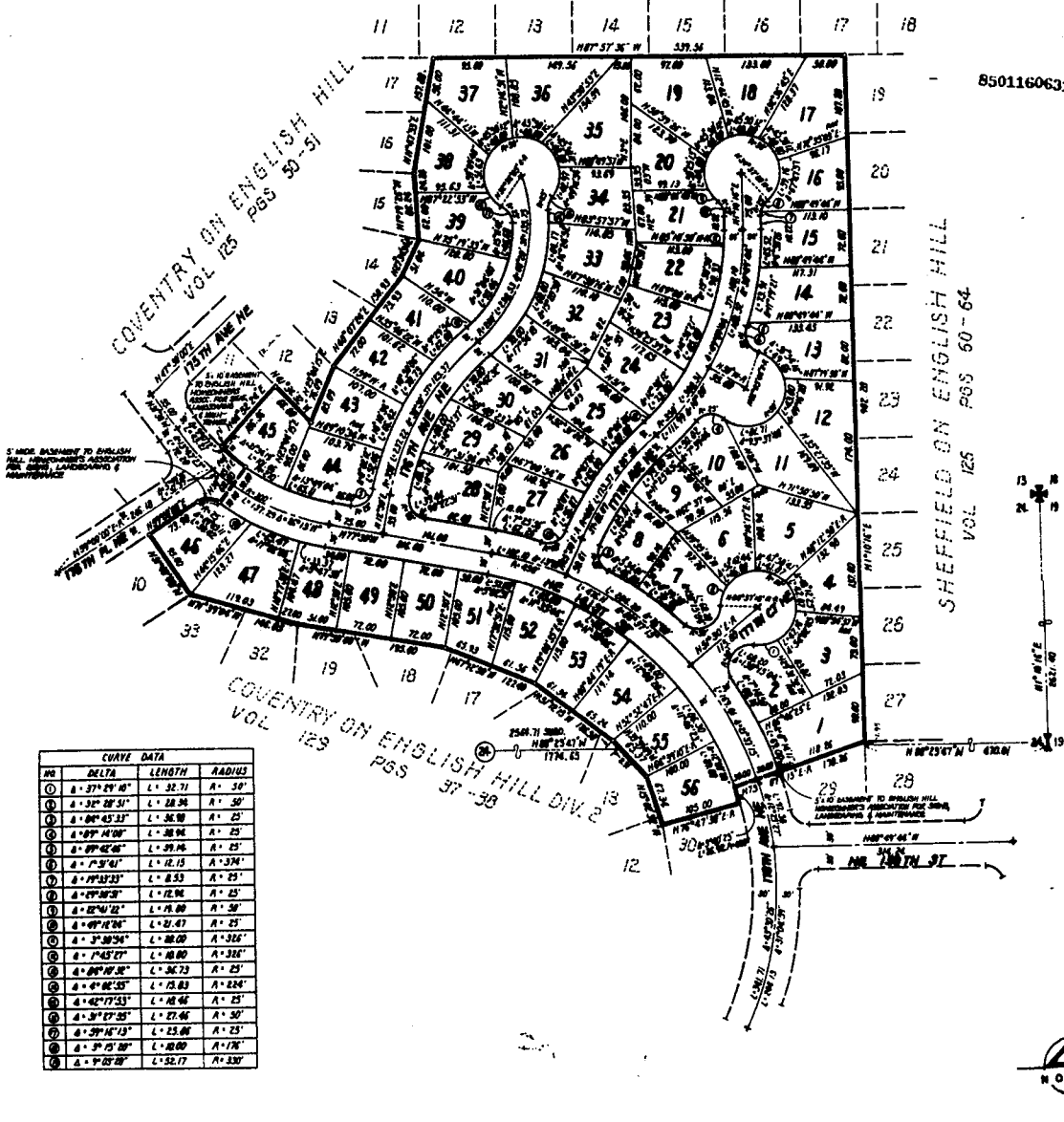
WITNESS my hand and official seal the day and year first above written.

# COVENTRY ON ENGLISH HILL DIV. 3

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

### KING COUNTY, WASHINGTON

SHEFFIELD ON ENGLISH HILL  
VOL 125 PGS 60-64



8501160631 12/71-72

NO	DELTA	LENGTH	RADIUS
1	8° 37' 49" 40"	L = 32.71	A = 50'
2	8° 39' 08" 51"	L = 18.36	A = 50'
3	8° 04' 45" 23"	L = 36.89	A = 25'
4	8° 09' 14" 08"	L = 36.96	A = 25'
5	8° 09' 42" 46"	L = 39.76	A = 25'
6	8° 13' 51" 41"	L = 12.15	A = 304'
7	8° 19' 18" 23"	L = 8.53	A = 25'
8	8° 22' 02" 3"	L = 12.96	A = 25'
9	8° 22' 42" 22"	L = 15.89	A = 50'
10	8° 09' 14" 24"	L = 31.47	A = 25'
11	8° 37' 30" 54"	L = 38.09	A = 316'
12	8° 17' 45" 27"	L = 48.89	A = 316'
13	8° 09' 09" 38"	L = 36.73	A = 25'
14	8° 04' 02" 25"	L = 15.83	A = 224'
15	8° 42' 17" 51"	L = 18.46	A = 25'
16	8° 34' 17" 29"	L = 22.46	A = 50'
17	8° 39' 14" 13"	L = 23.06	A = 25'
18	8° 37' 15" 00"	L = 41.89	A = 176'
19	8° 02' 02" 00"	L = 52.17	A = 130'

**NOTE**  
Maintenance of landscaping in the traffic islands shall be the responsibility of lot owners adjoining those islands (Lots 2-7, 11-13, 16-21 and 34-39).  
Subject to an agreement entered into between Bayview Farms, Inc. and King County Inter-District No. 106, under King County Recording No. 8306230756.

MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS  
VOL. 117 PGS. 14-18  
SCALE: 1" = 100'  
O PLUGGED IRON PIPE  
+ KING COUNTY STANDARD MONUMENT



*M. K. Rouse*  
M. K. Rouse, P.R., Land Surveyor  
Certificate No. 9435