

LANGTREE ESTATES

S. W. 1/4, SEC. 24, T. 26 N., R. 5 E., W. M.

KING COUNTY

WASHINGTON

LEGAL DESCRIPTION:

The East half of the Southwest quarter of Section 24, Twp. 26 N., Rge. 5 E., W.M., in King County, Wash.; EXCEPT the North 30 ft., the South 30 ft. and the West 30 ft. thereof, AND EXCEPT that portion conveyed to King County for 172nd Ave. N.E. by deed recorded under King County Recording No 8009040461.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat of "Langtree Estates" is based upon an actual survey and subdivision of Sec. 24, Twp. 26 N., Rge. 5 E., W.M., that the courses and distances are shown correctly thereon, and 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.

Will Buchan
Surveyor's Certificate No. 12117



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 25 day of APRIL, 1984.

Robert V. Chisholm
King County Comptroller

John C. Jundt
Deputy Comptroller

APPROVALS:

Examined and approved this 23rd day of APRIL, 1984.
DEPARTMENT OF PUBLIC WORKS
Carl E. Grogan, P.E.
County Road Engineer



Examined and approved this 25th day of April, 1984.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
John D. ...
Manager, Building and Land Development Division

Examined and approved this 26th day of April, 1984.
DEPARTMENT OF ASSESSMENTS
John P. ...
King County Assessor

Examined and approved this 30th day of April, 1984.
KING COUNTY COUNCIL
Robert ...
Chairman, King County Council

RECORDING CERTIFICATE:

Filed for record at the request of the King County Council this ... day of ... 1984, at ... minutes past ... M. and recorded in Volume ... of Plots, pages ... records of King County, Washington
DIVISION OF RECORDS AND ELECTIONS
Manager Superintendent of Records

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to Water District No 104 under and upon the easements shown on this plat and described as "water easement" to install, maintain, replace, repair and operate water mains and appurtenances for this subdivision 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.
A 7ft. easement along all front and rear lot lines TOGETHER WITH a 2.5ft. easement along all side lot lines is hereby established for drainage and utility purposes.

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.

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 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 have set our hands and seals
John F. Buchan Construction, Inc. Bank of California
John F. Buchan William J. High
John F. Buchan, President William High, Vice President
Gloria E. Buchan
Gloria E. Buchan, Secretary-Treasurer

William E. Buchan, Inc. 8405010404 126/92-94
William E. Buchan
William E. Buchan, President
Karen A. Buchan
Karen A. Buchan, Secretary-Treasurer

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON } S.S.
COUNTY OF KING }
THIS IS TO CERTIFY that on this 29th day of September, 1983, before me, a notary public, personally appeared John F. Buchan, President, and Gloria E. Buchan, Secretary-Treasurer, of John F. Buchan Construction, Inc., a Washington corporation, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seals affixed are the corporate seals of said corporation.

IN WITNESS WHEREOF I have set my hand and seal.
David ...
Notary Public in and for the State of Washington
Residing in ...

STATE OF WASHINGTON } S.S.
COUNTY OF KING }
THIS IS TO CERTIFY that on this 29th day of September, 1983, before me, a notary public, personally appeared William E. Buchan, President, and Karen A. Buchan, Secretary-Treasurer, of William E. Buchan Construction, Inc., a Washington corporation, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seals affixed are the corporate seals of said corporation.

IN WITNESS WHEREOF I have set my hand and seal.
David ...
Notary Public in and for the State of Washington
Residing in ...

STATE OF WASHINGTON } S.S.
COUNTY OF KING }
THIS IS TO CERTIFY that on this 29th day of September, 1983, before me, a notary public, personally appeared William High, Vice President of Bank of California, a California corporation, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that he was authorized to execute said instrument and that the seals affixed are the corporate seals of said corporation.

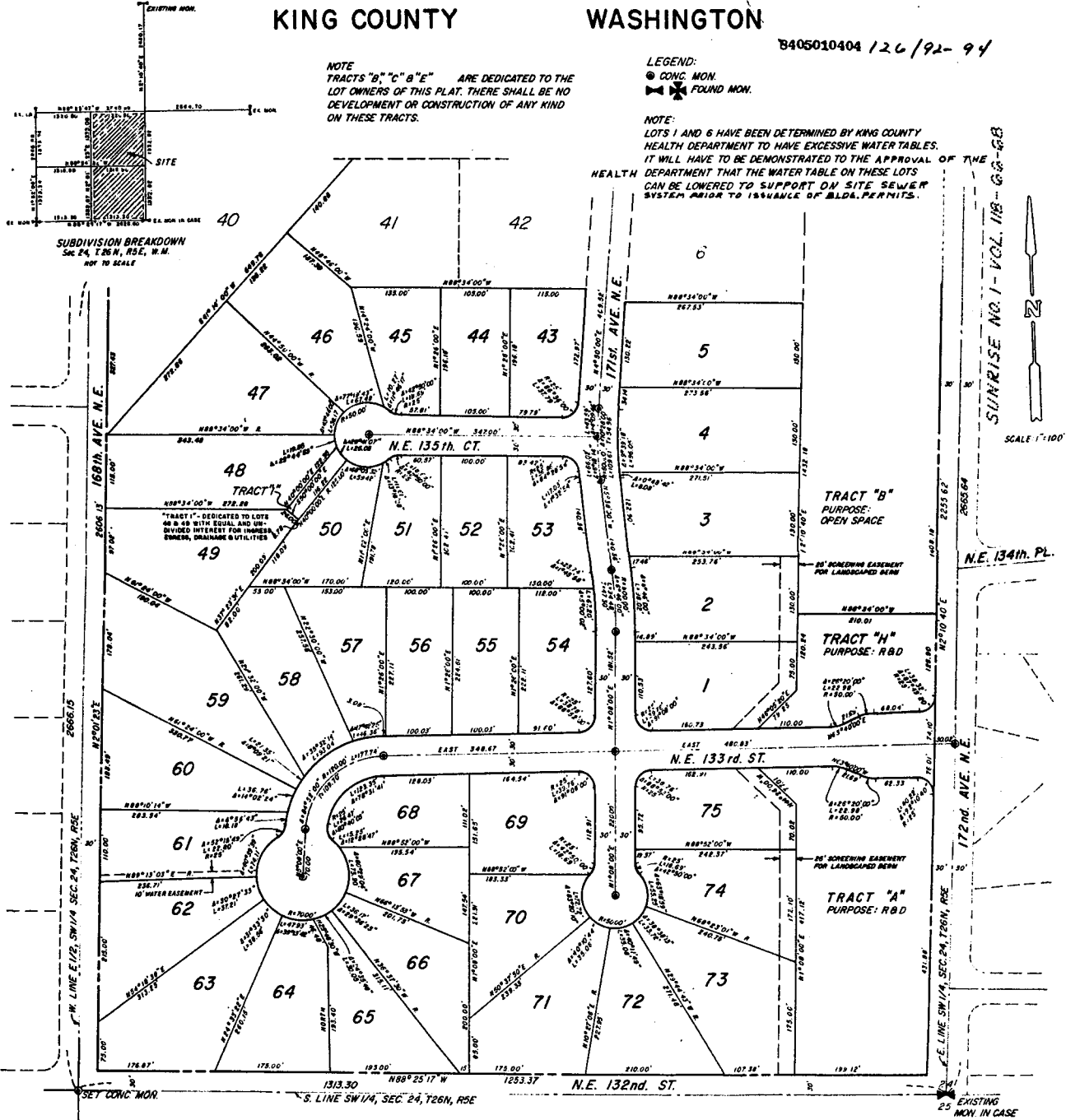
IN WITNESS WHEREOF I have set my hand and seal.
David ...
Notary Public in and for the State of Washington
Residing in ...

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.

LANGTREE ESTATES

S. W. 1/4, SEC. 24, T. 26 N., R. 5 E., W. M.
KING COUNTY WASHINGTON

8405010404 126/92-94



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.

