

131038

25-26-5
170
24-26-5
30 31 13
27 29
40 28

MOUNT CLARE ESTATES

NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 25, T.26N., R.5E., W.M.; and A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 24, T.26N., R.5E., W.M. KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL "A"

The North half of the Northwest quarter of the Northeast quarter of Section 25, Township 26 North, Range 5 East, W.M., in King County Washington; EXCEPT the West 30 feet thereof conveyed to King County for Right-of-Way for Manny Road (known also as 172nd Avenue Northeast) by deed recorded under Auditor's File No. 2754997.

PARCEL "B"

The Southeast quarter of the Southeast quarter; EXCEPT the North 90 feet and the East 30 feet; and The East half of the Southwest quarter of the Southeast quarter, all in Section 24, Township 26 North, Range 5, East, W.M., in King County.

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.

Prior approval must be obtained from the Department of Public Works before any structure, fill or obstruction, including fences, are located within any drainage easement or delineated flood plain area.

APPROVALS

Examined and approved this 23rd day of MAY, 1974.

DEPARTMENT OF PUBLIC WORKS

Paul C. Thompson
King County Engineer

Examined and approved this 30th day of May, 1974.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Conrad B. Lund
Manager, Building and Land Development Division

Examined and approved this 30 day of MAY, 1974.

DEPARTMENT OF ASSESSMENTS

Harley H. Hoppe
King County Assessor

A. Math
Deputy, King County Assessor

Examined and approved this 11th day of June, 1974.

KING COUNTY COUNCIL

Ruby Chow
Chairman, King County Council

ATTEST:
Janey E. Stone DEPUTY
Clerk of the Council

COMPTROLLERS CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments on the property hereinafter described, dedicated as streets, alleys or for other public use, are paid in full. This is true as of the date of this certificate, 1974.

OFFICE OF THE COMPTROLLER

William J. Parsons
King County Comptroller

Edna M. Jacobs
Deputy Comptroller

RECORDING CERTIFICATE

Filed for Record at the request of the King County Council this ___ day of ___, 197___, at ___ minutes past ___ and recorded in Volume ___ of Plats, pages ___, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager _____ Superintendent of Records _____

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of MOUNT CLARE ESTATES is based upon an actual survey and subdivision of Sections 24 & 25, 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.



John Straubridge
Professional Land Surveyor
Registration No. 15099

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land hereby platted, hereby declare and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public purposes; Also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon; Also a 7.0 foot wide easement along all front, rear and side lot lines is hereby established for drainage and utility purposes.

NU PACIFIC COMPANY, An Oregon Corporation
Colleen C. Baggart President
Wilfred J. Lund Manager

Elizabeth MacDonald
Elison M. MacDonald Assistant Secretary

SECURITIES INTERMOUNTAIN, INC. An Oregon Corporation
Gene R. Donato Treasurer
Vincent P. Borzato Senior Vice President

Margaret J. Lund
Majorie I. Lund
Rudney Betty Assistant Vice President

ACKNOWLEDGEMENTS
STATE OF WASHINGTON) ss.
COUNTY OF KING)

This is to certify that on this 27th day of November, 1974, before me, the undersigned, a Notary Public personally appeared Colleen C. Baggart and Margaret J. Lund respectively, to me known to be the individuals 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.

WITNESS my hand and official seal the day and year first above written.
Patricia J. Carlson
Notary Public in and for the State of Washington
Residing at Kirkland

STATE OF WASHINGTON) ss.
COUNTY OF KING)

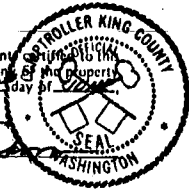
This is to certify that on this 15th day of May, 1974, before me, the undersigned, a Notary Public personally appeared William J. Parsons and Ruby Chow respectively, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.
Patricia J. Carlson
Notary Public in and for the State of Washington
Residing at Kirkland

STATE OF WASHINGTON) ss.
COUNTY OF KING)

This is to certify that on this 27th day of November, 1974, before me, the undersigned, a Notary Public personally appeared Colleen C. Baggart, Elizabeth MacDonald and Margaret J. Lund respectively, to me known to be the individuals 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 that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.
Patricia J. Carlson
Notary Public in and for the State of Washington
Residing at Kirkland



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.

MOUNT CLARE ESTATES

NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 29, T. 26 N., R. 5 E., W.M.; and A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 24, T. 26 N., R. 5 E., W.M. KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land hereby platted, hereby declare and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public purposes; Also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon; Also a 7.0 foot wide easement along all front, rear and side lot lines is hereby established for drainage and utility purposes.

Thomas R. Lund
Thomas R. Lund
Individual and Trustee for John R. Lund

Mary A. Braden
Mary A. Braden
Individual and Trustee for John R. Lund

Wilfred J. Lund Jr.
Wilfred J. Lund Jr.
Individual and Trustee for John R. Lund

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to

Puget Sound Power & Light Company

and their respective successors and assigns under and upon the exterior 7 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the 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 hereby granted is the right to use the streets for the same purpose.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss.
COUNTY OF KING)

This is to certify that on this 21st day of May, 1972, before me, the undersigned, a Notary Public, personally appeared Thomas R. Lund, Mary A. Braden and Wilfred J. Lund Jr. respectively, as individuals and as trustees for John R. Lund, to me known to be the individuals 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.

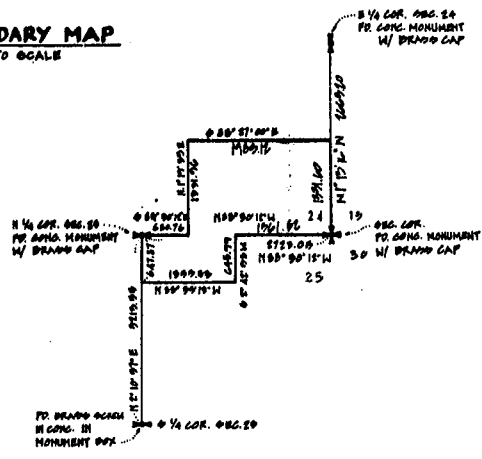
WITNESS my hand and official seal this day and year first above written.

Patricia J. Carlson
Notary Public in and for the State of Washington
Residing at Kirkland

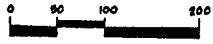
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KING COUNTY, WASHINGTON

BOUNDARY MAP
NOT TO SCALE



SCALE: 1"=100'

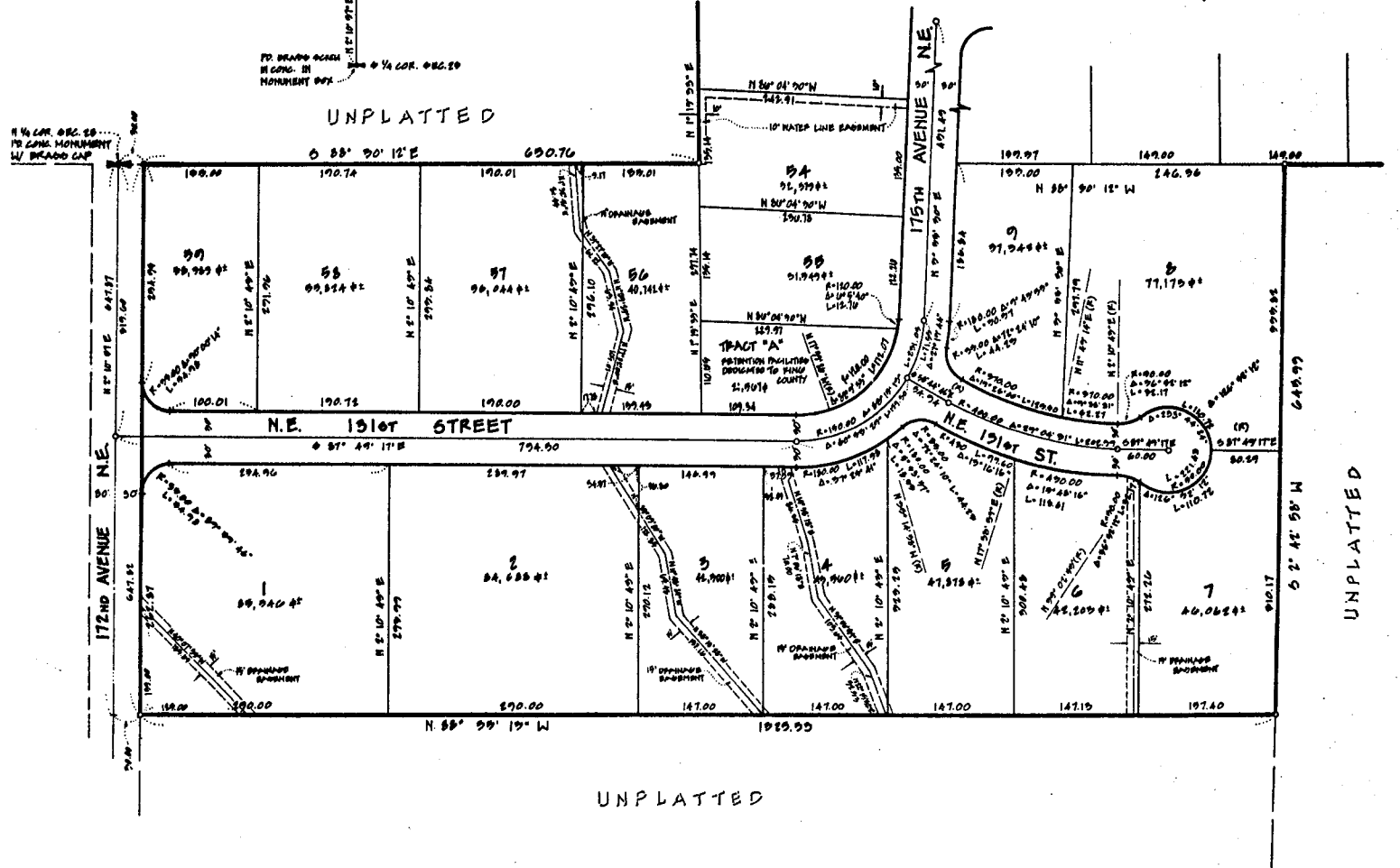


BASIS OF BEARINGS
KING COUNTY AERIAL SURVEY

LEGEND

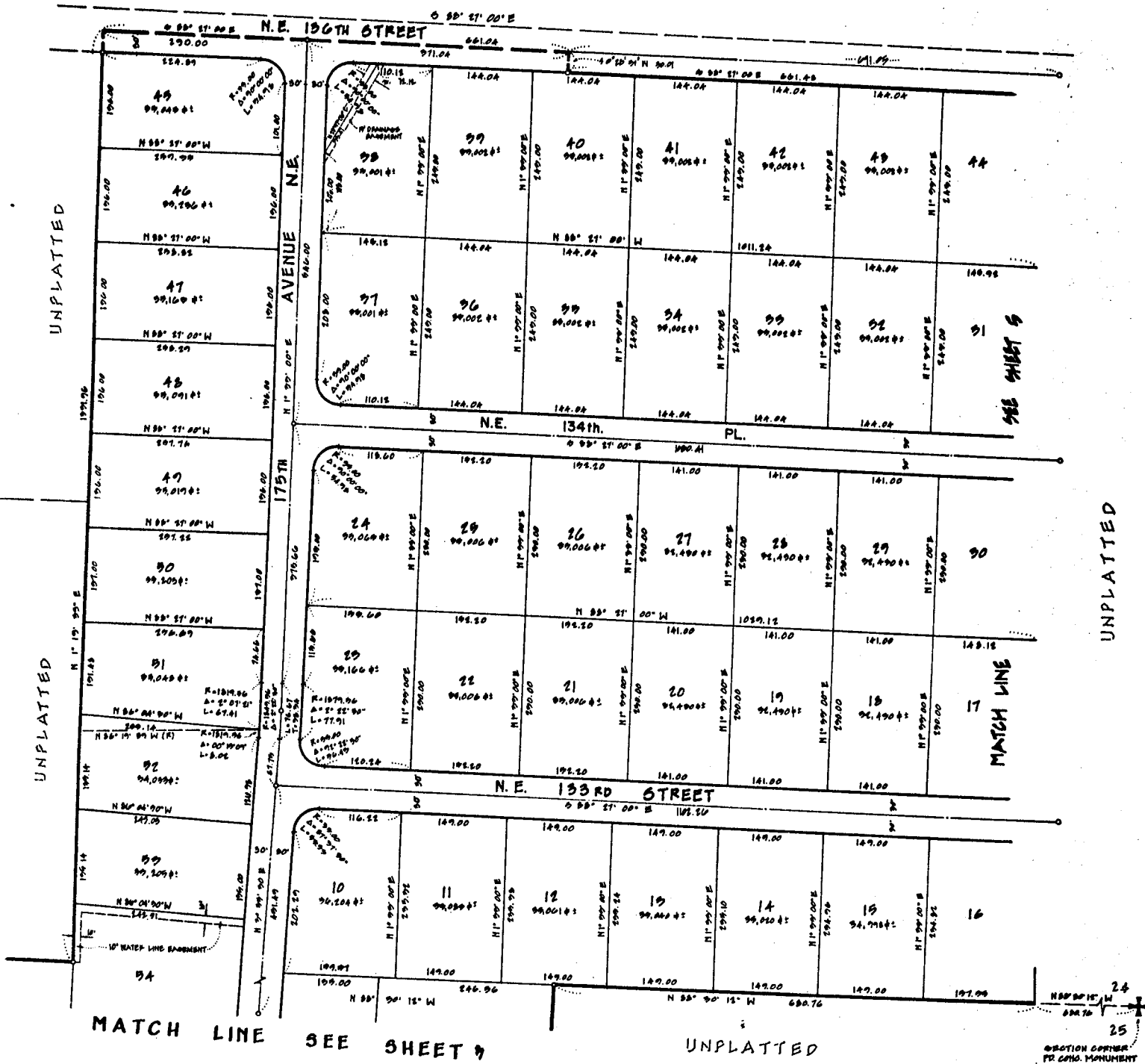
- 1" BOUNDARY IRON PIPE
 - 1" CONG. MONUMENT
 - 1" MONUMENT AS NOTED
- NOTE: ALL INTERIOR LOT CORNERS TO BE 1" W/1/2" REBAR W/ PLASTIC CAP

MATCH LINE SEE SHEET 4



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KING COUNTY, WASHINGTON



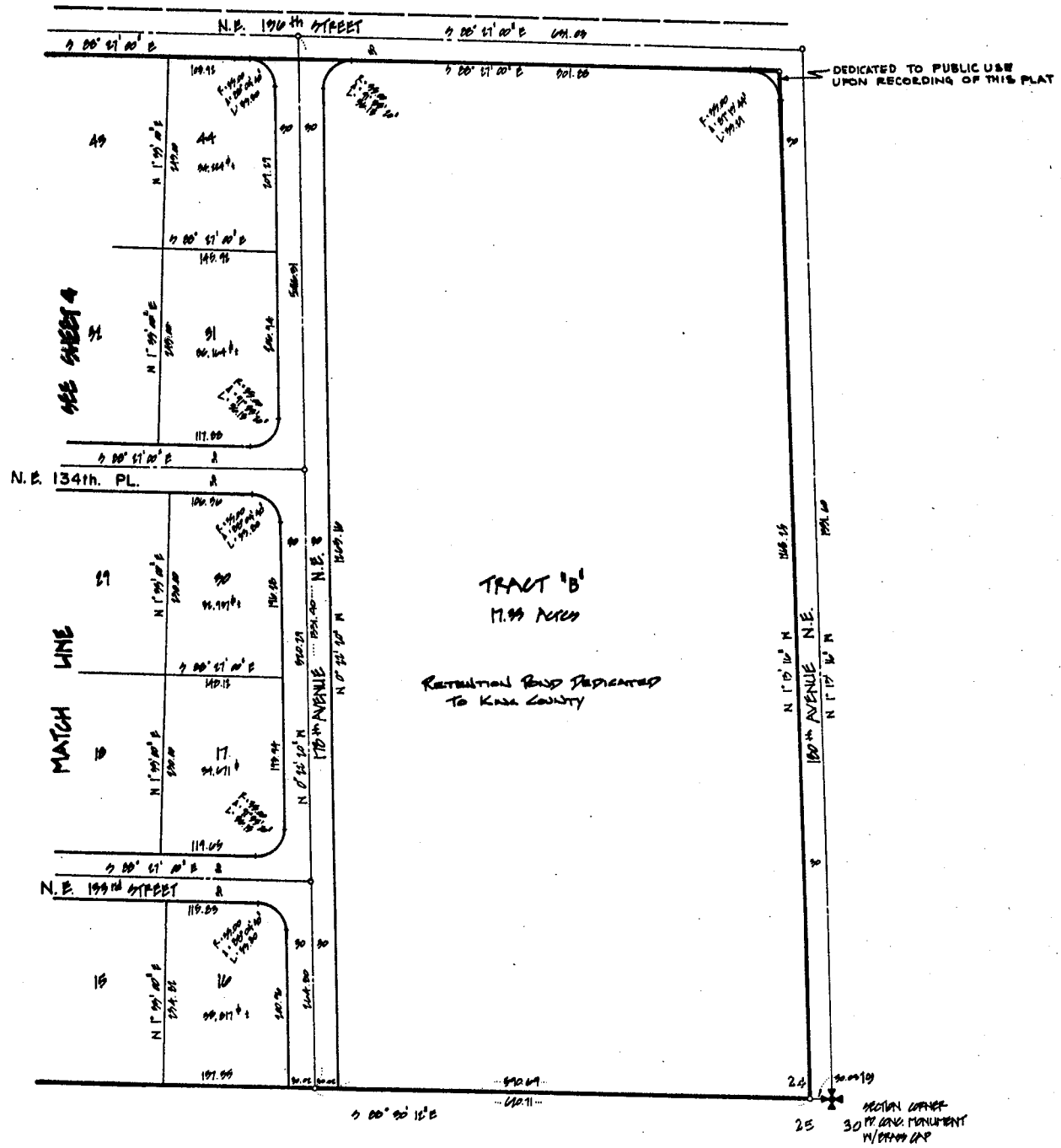
LEGEND

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SECTION CORNER
 PER CONTO. MONUMENT
 IN BRASS CAP

MOUNT CLARE ESTATES

NORTH 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 29, T. 26 N., R. 9 E., W.M.; AND A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 24, T. 26 N., R. 9 E., W.M. KING COUNTY, WASHINGTON.



LEGEND

SET BY BOUNDARY IRON PIPE

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