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106

MOUNT CLARE WOODS

SEC. 19, TWP. 26 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

830S300S03

124/93-94

DESCRIPTION

This plat of MOUNT CLARE WOODS embraces the West half of the Northwest quarter of the Southwest quarter of Section 19, Township 26 North, Range 6 East, W.M., in King County, Washington;

EXCEPT the South 30 feet reserved for road.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to RUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY of the NORTHWEST, and KING COUNTY WATER DISTRICT NO. 104, (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 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" to install, maintain, replace, repair and operate water 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.

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 24 day of August, 1983.

OFFICE OF THE COMPTROLLER

Robert V. Cowan, Jr.
King County Comptroller

[Signature]
Deputy Comptroller



APPROVALS

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

DEPARTMENT OF PUBLIC WORKS

[Signature]
County Road Engineer

Examined and approved this 19th day of Aug, 1983.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

[Signature]
Manager, Building and Land Development Division

Examined and approved this 22 day of AUGUST, 1983.

DEPARTMENT OF ASSESSMENTS

[Signature]
King County Assessor

[Signature]
Deputy, King County Assessor

Examined and approved this 29th day of August, 1983.

KING COUNTY COUNCIL

[Signature]
Chairman, King County Council

attest: [Signature]
Clerk of the Council

RECORDING CERTIFICATE

Filed for Record at the request of the King County Council this day of , 19 , at minutes past A.M. 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 WOODS is based upon actual survey and subdivision of Section 19, Twp. 26 N., Range 6 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.



[Signature]
D. K. Rouse, Pro 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.

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 dedicated to the owners of Lots 2 and 3, TRACT C is dedicated to the owners of Lots 11 and 12, and TRACT D is dedicated to the owners of Lots 18 and 19, all with equal and undivided interest for the purpose of ingress, egress, drainage and utilities. TRACT B is dedicated to King County for detention facilities.

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.

CASCADE PACIFIC DEVELOPMENT CORPORATION

SEAFIRST MORTGAGE CORPORATION

[Signature]

[Signature]
[Signature]
Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) ss

This is to certify that on this 18th day of March, 1983, before me, the undersigned, a Notary Public personally appeared Stanley W. Dwyer III and R. Howard Dorkin and respectively of CASCADE PACIFIC DEVELOPMENT CORPORATION, a Washington corporation 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.

[Signature]
Notary Public in and for the State of Washington
Residing at North Bend

STATE OF WASHINGTON)
COUNTY OF King) ss

This is to certify that on this 22nd day of March, 1983, before me, the undersigned, a Notary Public personally appeared Steve G. Kirk and respectively of SEAFIRST MORTGAGE CORPORATION, a Washington corporation 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.

[Signature]
Notary Public in and for the State of Washington
Residing at Redmond

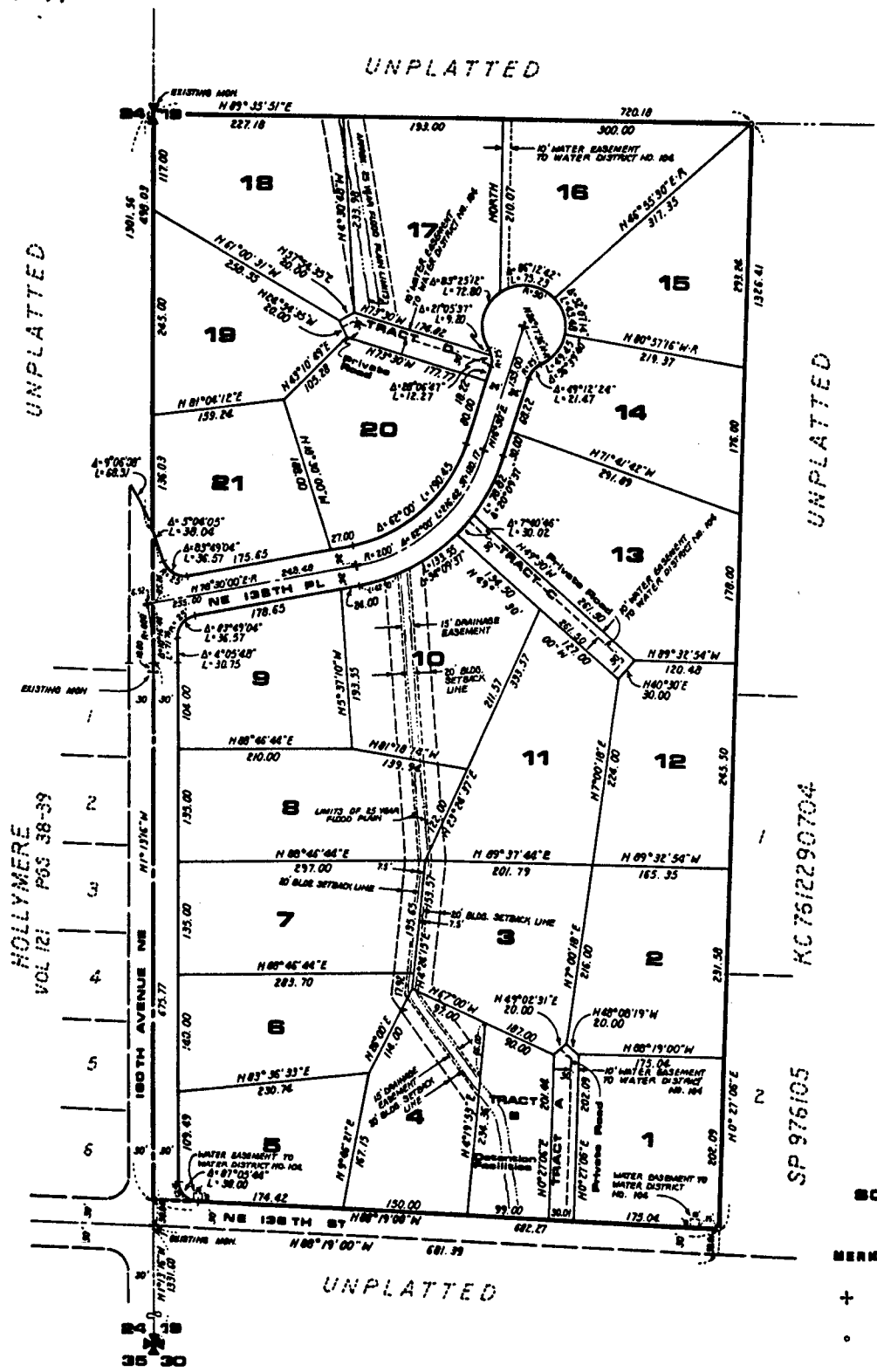
Provided courtesy of: Tony Meier Real Estate Services Inc. 425-466-1000
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MOUNT CLARE WOODS

SEC. 19, TWP. 26 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

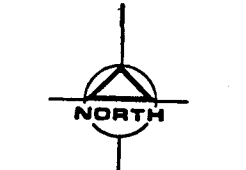
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- MERIDIAN: KCAS
- + KING COUNTY STANDARD MONUMENT
 - o PLUGGED IRON PIPE



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DK Roupe
 D. K. Roupe, Pro Land Surveyor
 Certificate No. 9435