

PARK AVENUE RIDGE

E.1/2, S.E.1/4, S.E.1/4, SEC. 24, T.26N., R.5E., W.M.

KING COUNTY, WASHINGTON

9304130744
164/46-47

DEDICATION:

KNOW ALL PEOPLE 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 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, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

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.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

PT, Inc., A Washington Corporation By:

Name Kevin Taylor Title President
Name Kevin Taylor Title V.P.

STATE OF WASHINGTON)
COUNTY OF King) s.s.

On this 4th day of MARCH, 1993 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kevin Taylor President and Kevin Taylor Vice President/Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the 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 are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Jacqueline M. Moore
Notary Public in and for the State of Washington, residing at Edmonds
MY APPOINTMENT EXPIRES: 1/1/96

seal

EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company, Washington Natural Gas and Woodinville Water District No. 104 and their respective successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts 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 purpose herein stated.

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.

RESTRICTION

No lot or portion of a lot in this plat shall be divided and sold or record 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 DIVISION 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 13th day of April 1993

FINANCE DIVISION

D. Lee DeWitt Manager, King County Finance Division
Stacy A. Anderson Deputy

APPROVALS:

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

Examined and approved this 8th day of April 1993A.D.

James P. DeWitt PE.
Development Engineer

Examined and approved this 9th day of April 1993A.D.

Ray P. Kelly
Manager, LAND USE SERVICES DIVISION

King County Department of Assessments

Examined and approved this 12th day of April 1993A.D.

SCOTT NIXON King County Assessor
Paul D. Jones Deputy King County Assessor

Account No.

King County Council

Examined and approved this 12th day of April 1993A.D.

Andrew Dreyer Attest: Arnold G. Peterson
CHAIRPERSON, King County Council Clerk of the Council

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Park Avenue Ridge is based upon an actual survey and subdivision of Section 24, Township 28 North, Range 5 East, W.M., the courses and distances are shown correctly thereon; that the monuments will be set and the lot corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Kevin Taylor Professional Land Surveyor
12/29/92 Date
16915 Washington License No.

RECORDING CERTIFICATE

Filed for record at the request of the King County Council this _____ day of _____ 19____ A.D. at _____ minute past _____ and recorded in Volume _____ of Plats, pages _____ thru _____ Records of King County, Washington.
Division of Records and Elections

Manager

Superintendent of Records

INDEX LOCATION
SEC. 24-28-5

JOB NO.	88108
DATE	12/92
SCALE	3/4"
DRAWN BY	R.E.
CHECKED BY	R.E.
APPROVED	

SHEET 1 OF 2
EASTSIDE CONSULTANTS, INC.
418 KAMMER BLVD. N
ISSAQUAH, WASHINGTON 98027
PH: 206/382-5381 ENGINEERS
FAX: 382-4478 SURVEYORS

DDFS FILE NO S90P0030

PARK AVENUE RIDGE

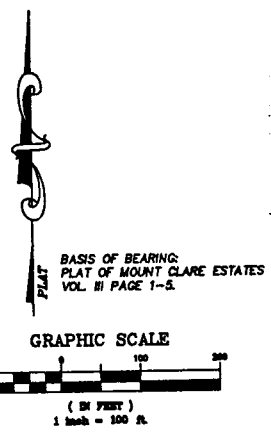
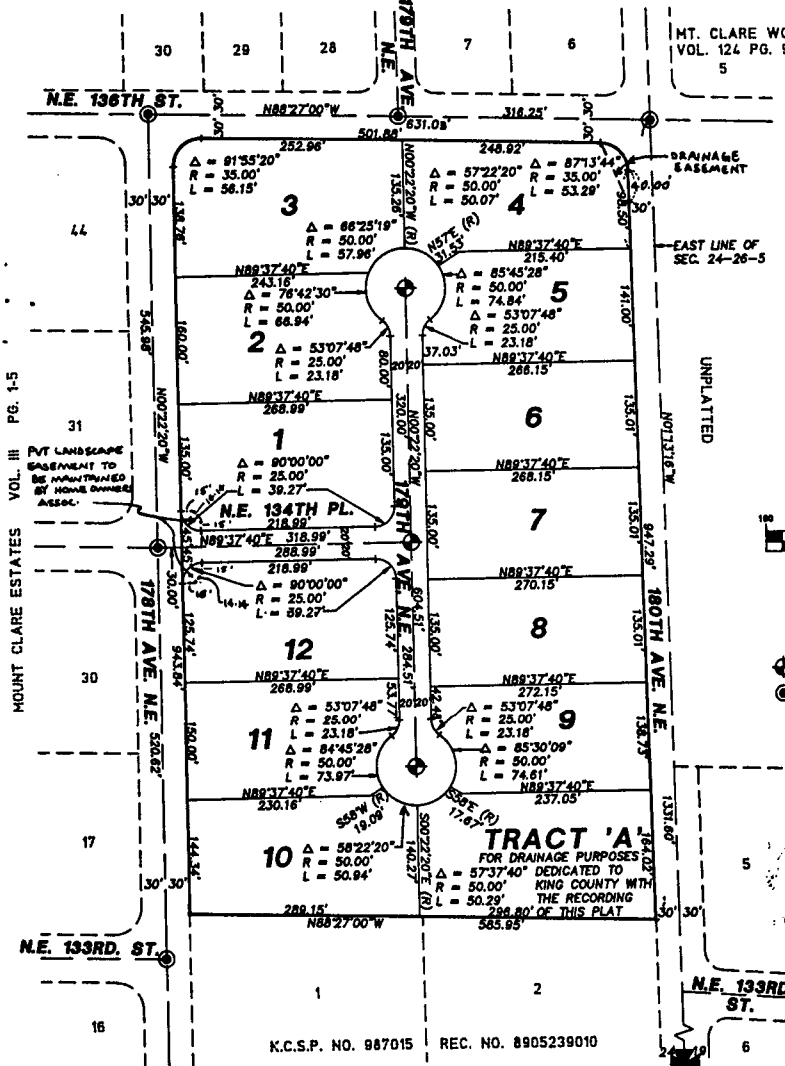
E.1/2, S.E.1/4, S.E.1/4, SEC. 24, T.26N., R.5E., W.M.

KING COUNTY, WASHINGTON

HOLLYMERE VOL. 121 PG. 38-39

MT. CLARE WOODS
VOL. 124 PG. 93-94
5

9304130744
164/46-47



LEGEND:
 = SET KING COUNTY STANDARD STREET MONUMENT
 = FOUND MONUMENT IN CASE

- NOTES:**
1. THE PLANTER ISLAND (IF ANY) WITHIN THE CUL-DE-SAC'S SHALL BE MAINTAINED BY THE ADJUTING LOT OWNERS.
 2. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS DIRECTLY ONTO 178TH AVE. N.E., 180TH AVE. N.E., AND N.E. 136TH ST. FROM LOTS 1 THROUGH 12 INCLUSIVE. ACCESS VIA N.E. 134TH PL. AND 178TH AVE. N.E.

K.C.S.P. NO. 987015 REC. NO. 8905239010
 FD. CONC. MON W/BRASS CAP IN CASE (NOV. 1992)

LEGAL DESCRIPTION:
 LOTS 1, 2, AND 3 OF KING COUNTY SHORT PLAT NO. R 879143, RECORDED UNDER RECORDING NO. 7911180916, RECORDS OF KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND OR EASEMENTS AS SHOWN ON THE FACE OF SAID SHORT PLAT.
 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND OR EASEMENTS AS SHOWN ON THE FACE OF THE PLAT OF MT. CLARE ESTATES PER PLAT RECORDED IN VOLUME III OF PLATS, PAGES 1 THROUGH 5, RECORDS OF KING COUNTY, WASHINGTON.
 SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER KING COUNTY RECORDING NO. 8212041718.

DOWNSPOUT NOTE
 "All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the approved permanent storm drain outlet as shown on the approved construction drawings P-1025 on file with King County Department of Development and Environment. This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. Individual lot infiltration systems, where permitted, shall be constructed at the time of the building permit and shall comply with said plans on file with A.A.E.C. unless otherwise approved by Engineering Review, King County A.G.S.A. or it's successor agency."



JOB NO.	8610
DATE	12/98
SCALE	1"=100'
DRAWN BY	R.R.K.
CHECKED BY	R.R.K.
APPROVED	

EASTSIDE CONSULTANTS, INC.
 418 RAMBER BLVD. N
 ISSAQUAH, WASHINGTON 98027
 PHONE: 362-5381 FAX: 362-4878
 ENGINEERS SURVEYORS

DDES FILE NO. S90P0030

SHEET 2 OF 2

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