

SHEFFIELD ON ENGLISH HILL

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

KING COUNTY, WASHINGTON

DESCRIPTION

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

BEGINNING at the North 1/4 corner of said section; thence S 87°30'56" E along the North line of said Northeast 1/4 a distance of 1019.28 feet to the Northwest corner of that certain tract of land conveyed to King County Water District No. 104 for reservoir site by deed recorded under King County Recorder's No. 8102660765; thence along the boundary of said tract by the following courses and distances: S 1°40'41" W 230.00 feet, S 56°40'18" W 43.22 feet to intersect the arc of a curve at a point from which the center lies S 56°40'18" W 85.00 feet distant; southerly along said curve through a central angle of 28°07'44" an arc distance of 41.73 feet, and S 88°19'19" E 260.81 feet to the East line of the Northeast 1/4 of the Northwest 1/4 of said section; thence S 1°40'41" W along said East line 990.34 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said section; thence S 87°57'36" E along the North line thereof 1270.78 feet to the East line of said last-mentioned subdivision; thence S 1°40'16" W along said East line 1310.70 feet to the East 1/4 corner of said section; thence S 1°13'43" E along the East line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4, a distance of 496.03 feet to intersect that certain tract of land conveyed to King County for road purposes by Quit-Claim recorded under King County Recorder's No. 8010290588; said intersection being on the arc of a curve at a point from which the center lies S 67°14'32" W 430.00 feet distant; thence northwesterly along said tract and curve to the left through a central angle of 9°06'09" an arc distance of 68.31 feet to intersect the West line of the last 30.00 feet of said last-mentioned subdivision; thence S 1°11'43" E along said tract and line 227.62 feet to the South line of said subdivision; thence N 88°25'34" W along the South line of said subdivision 172.11 feet to the Southwest corner thereof; thence S 29°31'52" E 42.48 feet; thence N 61°39'35" E 186.31 feet; thence N 79°25'27" E 49.95 feet; thence S 88°25'34" E 273.18 feet; thence N 1°34'26" E 165.12 feet to intersect the arc of a curve at a point from which the center lies S 5°14'19" W 428.00 feet distant; thence easterly along said curve to the right through a central angle of 6°11'25" an arc distance of 46.74 feet; thence N 11°25'44" E 223.23 feet; thence N 7°04'02" W 61.37 feet; thence S 76°47'38" E 105.00 feet to intersect the arc of a curve at a point from which the center lies S 76°47'38" E 420.00 feet distant; thence northerly along said curve to the left through a central angle of 3°40'23" an arc distance of 26.92 feet; thence S 71°07'15" E 178.26 feet to the West line of the East 1/2 of said Southeast 1/4 of the Northeast 1/4; thence S 1°10'16" E along said West line 903.28 feet to the South line of the North 1/2 of the Northeast 1/4 of said last-mentioned subdivision; thence N 87°57'36" W 171.00 feet; thence N 63°25'40" W 157.41 feet; thence N 51°06'53" W 141.97 feet; thence N 36°00'00" W 135.88 feet; thence S 67°52'00" W 242.00 feet to intersect the arc of a curve at a point from which the center lies S 13°46'00" W 680.00 feet distant; thence southerly along said curve to the right through a central angle of 13°11'26" an arc distance of 157.74 feet to a point of tangency; thence S 2°56'34" E 150.00 feet to the beginning of a curve to the right with a radius of 430.00 feet; thence southerly and southwesterly along said curve through a central angle of 45°31'16" an arc distance of 343.63 feet to the boundary of the plot of SUNRISE NO. 1, recorded in Volume 118 of Plats, pages 66 through 68, records of said County; thence along the boundary of said plat by the following courses and distances: N 47°25'18" W 60.00 feet to intersect the arc of a curve at a point from which the center lies N 47°25'18" W 370.00 feet distant; northwesterly and northerly along said curve through a central angle of 45°31'16" an arc distance of 293.96 feet to a point of tangency, N 2°56'34" E 150.00 feet to the beginning of a curve to the left with a radius of 620.00 feet; northerly and northwesterly along said curve through a central angle of 73°52'31" an arc distance of 799.41 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 280.00 feet; northwesterly along said curve through a central angle of 49°47'34" an arc distance of 243.33 feet; S 74°16'31" W 311.06 feet, and N 2°16'40" E 1111.07 feet to the North line of said East 1/2 of the Northeast 1/4 of the Northwest 1/4; thence S 88°20'08" E along said North line 326.48 feet to the POINT OF BEGINNING.

APPROVALS

Examined and approved this 27th day of November, 1983

DEPARTMENT OF PUBLIC WORKS
James S. Weeks
County Road Engineer

Examined and approved this 27th day of November, 1983

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
Manager, Building and Land Development Division
Examined and approved this 27th day of November, 1983

DEPARTMENT OF ASSESSMENTS
King County Assessor
Deputy, King County Assessor
Examined and approved this 27th day of November, 1983

KING COUNTY COUNCIL
Examined and approved this 27th day of November, 1983

RECORDING CERTIFICATE
8312050863
Filed for Record at the request of the King County Council this 27th day of DECEMBER, 1983, at 10 minutes past 3 P.M., and recorded in Volume 125 of Plats, pages 40-41, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS
ELLEN HANSEN
Manager
JAMES S. WEEKS
Superintendent of Records

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TRIMBLE COMPANY OF THE MONROCK CABLE CO., and KING COUNTY 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 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.

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.
(See Note on Sheet of S.)

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SHEFFIELD ON ENGLISH HILL 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. E. Houpe
D. E. Houpe, P.E., Land Surveyor
Certificate No. 9435



CONTROLLER'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 27th day of November, 1983.

OFFICE OF THE CONTROLLER
Richard V. Conway, Jr.
King County Controller
Deputy Controller

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold if 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

NOW 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 grades 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 trusts 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 trusts 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 C is hereby dedicated to King County for detention purposes. 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 } ss
COUNTY OF _____

This is to certify that on this 10th day of Oct, 1983, before me, the undersigned, a Notary Public personally appeared RICHARD C. KONNOVA respectively 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.
Richard C. Konnova
Notary Public in and for the State of Washington
Residing at Seattle

STATE OF WASHINGTON } ss
COUNTY OF _____
This is to certify that on this 10th day of Oct, 1983, before me, the undersigned, a Notary Public personally appeared HAROLD A. JOHNSON respectively 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.

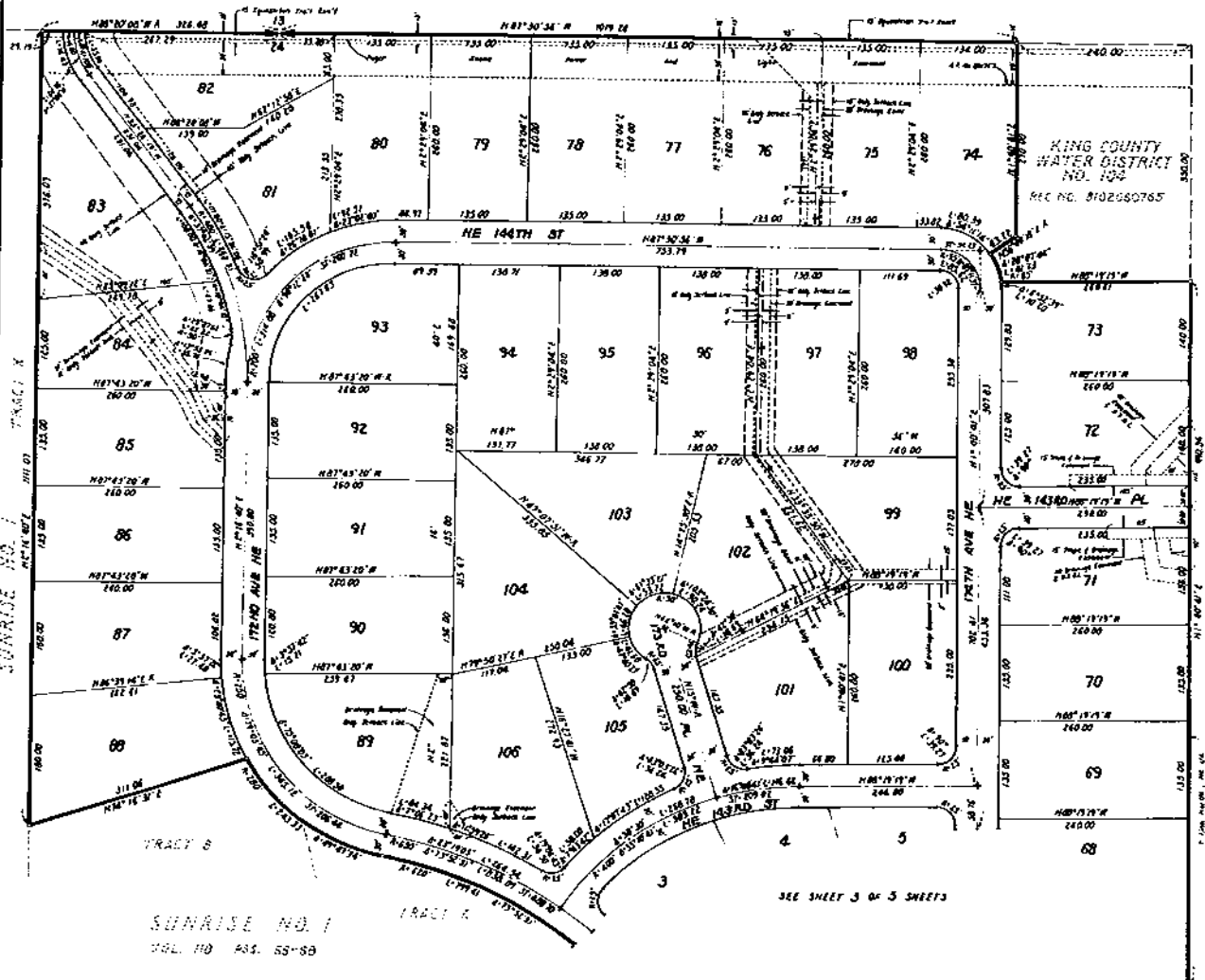
WITNESS my hand and official seal the day and year first above written.
Harold A. Johnson
Notary Public in and for the State of Washington
Residing at Seattle

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.

SHEFFIELD ON ENGLISH HILL

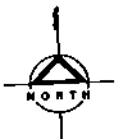
125/61

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



SUNRISE NO. 1
REL. TO 435.55'-58

SEE SHEET 3 OF 3 SHEETS



MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS
SCALE: 1" = 100'
○ PLUGGED IRON PIPE
+ KING COUNTY STANDARD MONUMENT

NOTE
Measurements of interfering or traffic signals shall be the responsibility of lot owners adjoining these lots (lots 102-105).
Subject to an agreement entered into between Daphne Farms, Inc. and King County Water District No. 104 under King County Recording No. 230320725E.
There shall be an easement across the 170' wide Ave NE from lots 3, 53 and 106.



D. K. ROUSE, Professional Land Surveyor
Certificate No. 4488

GROUP FOUR, INC.

SHEET 2 OF 3 SHEETS

79-8883

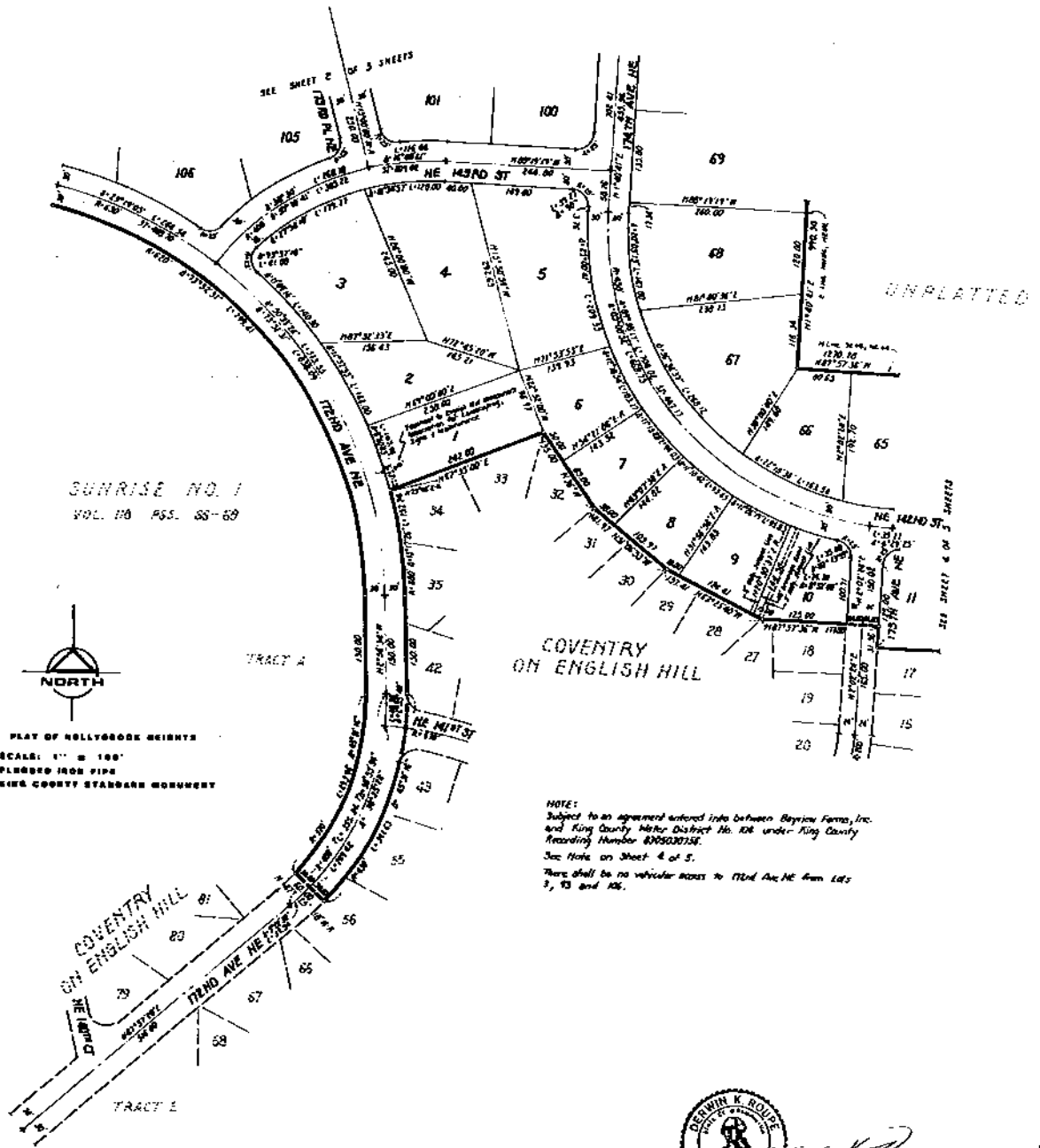
877-10

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SHEFFIELD ON ENGLISH HILL

125/62

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



SUNRISE NO. 1
VOL. 110 P. 55, 55-59



MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS
SCALE: 1" = 100'
+ PLEASANT IRON PIPE
+ KING COUNTY STANDARD MONUMENT

COVENTRY
ON ENGLISH HILL

NOTE:
Subject to an agreement entered into between Bayview Farms, Inc.
and King County Auditor District No. 206 under King County
Recording Number 835030712.
See Note on Sheet 4 of 5.
There shall be no vehicular access to Trench Ave NE from Lots
3, 13 and 16.



[Signature]
Delwin K. Royle
Certificate No. 3435

GROUP FOUR, INC.

SHEET 3 OF 5 SHEETS

125/62

79-8065

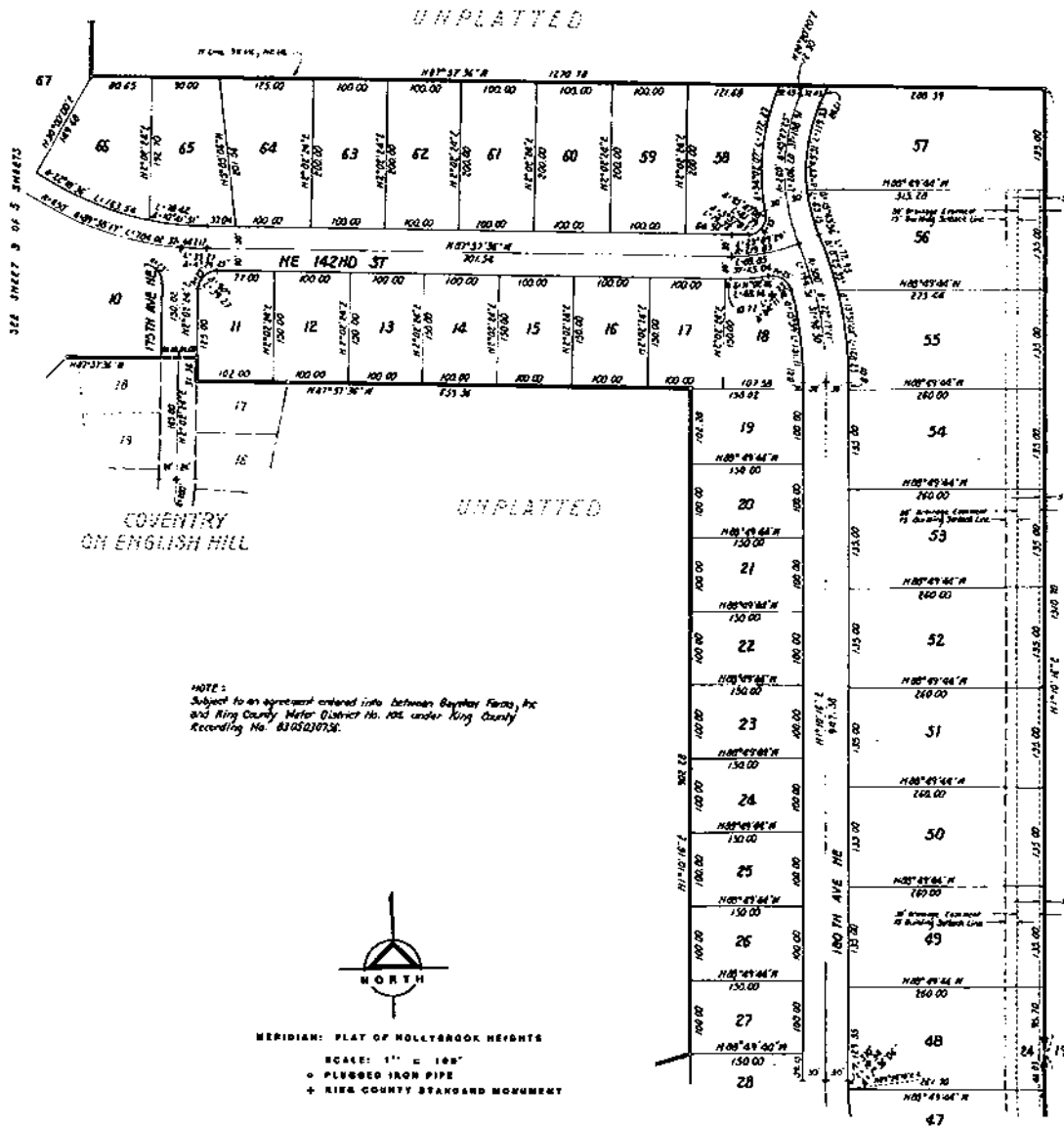
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SHEFFIELD ON ENGLISH HILL

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

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NOTE:
Subject to an agreement entered into between Bayport Farms, Inc
and King County Meter District No. 105 under King County
Recording No. 836520724.



MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS

SCALE: 1" = 100'

- PLUGGED IRON PIPE
- + KING COUNTY STANDARD MONUMENT



Derrin K. Rouse
D. K. Rouse, Prof. Land Surveyor
Certificate No. 9435

SEE SHEET 5 OF 5 SHEETS

GROUP FOUR, INC.

SHEET 4 OF 5 SHEETS

78-8065

877-10

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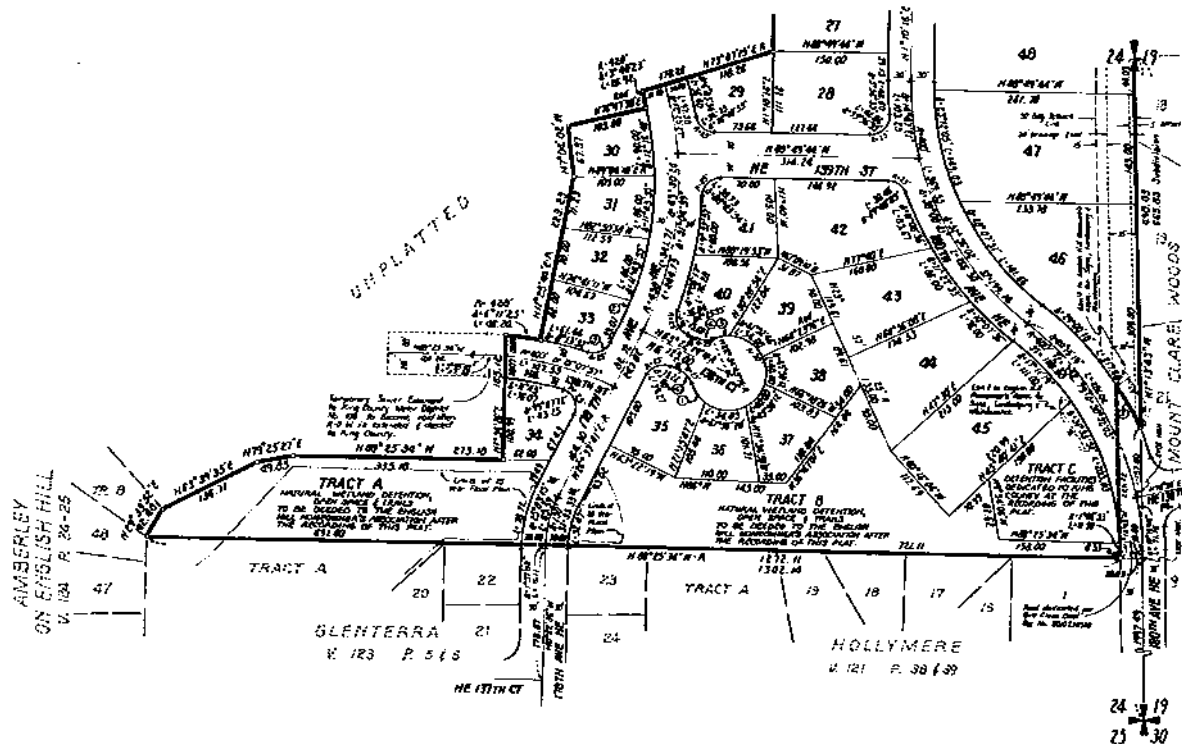
SHEFFIELD ON ENGLISH HILL

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

KING COUNTY, WASHINGTON

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SEE SHEET 4 OF 5 SHEETS



NOTE
 Maintenance of landscaping in traffic islands shall be the responsibility of lot owners adjoining those islands (Lots 36 - 39).
 Subject to an agreement entered into between Bayview Farms, Inc. and King County Water District No. 106 under King County Recording Number 202100796.
 See Note on Sheet 4 of 5.
 No permanent dwelling can be constructed within the 25-Year Frequency Flood plain area.



MERIDIAN: PLAT OF HOLLYBROOK HEIGHTS
 SCALE: 1" = 100'
 • PLUGGED IRON PIPE
 + KING COUNTY STD. MONUMENT

NO.	DELTA	LENGTH	RADIUS
1	4° 27' 50.0"	1.33102	R 1.50'
2	4° 47' 53.3"	1.30000	R 4.00'
3	4° 21' 52.3"	1.30623	R 1.75'
4	4° 41' 12.7"	1.21242	R 1.25'
5	4° 21' 05.3"	1.21249	R 1.50'
6	4° 1' 04.30"	1.14831	R 4.50'



D. K. ROLUE, P.E., LAND SURVEYOR
 Certificate No. 9435

GROUP FOUR, INC.

SHEET 5 OF 5 SHEETS

125/64

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