

From: [Charlie Klinge](#)
To: [Charlie Klinge](#); [Terry Caffey](#); ["Eric LaBrie"](#); [Cheryl D. Xanthos](#); [Sarah Vanags](#)
Subject: Fwd: Duke's Landing Comments
Date: Monday, November 09, 2015 9:18:43 PM
Attachments: [Short Plat 2002.pdf](#)
[Plat of Marynoor Meadows 2004.pdf](#)
[Plat of Marymoor Vista 2006.pdf](#)

Ex. 8. Email and attachments.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Charlie Klinge <klinge@sklegal.pro>
Date: 11/4/2015 12:21 PM (GMT-08:00)
To: Terry Caffey <terry@barnescaffey.com>, 'Eric LaBrie' <eric.labrie@esmcivil.com>
Subject: RE: Duke's Landing Comments

Terry and Eric:

I researched the prior plats.

The decision at Tab 22 became the Marymoor Meadows Plat which is for the last five houses on the left coming into the Caffey property. And, the Plat in fact has the requisite condition at General Note 7. That Note references a prior short plat for this point. The Marymoor Meadows Plat was dividing Lot 8 of the Short Plat.

The Short Plat was for the 7 houses in the cul-de-sac, plus 8 and 9 against the Caffey property. The Short Plat in fact has the condition at General Note 7. An interesting twist is normally streets in a Short Plat are private, and in this one the roads are referenced as Tracts C and D which denotes private streets. However, Tracts C and D are expressly dedicated to the public in the Short Plat.

In 2006, the Marymoor Vista Plat created lots for the last three houses on the right—subdividing Lot 9 of the Short Plat. The note is at General Note 6.

These notes are confusing and of course are buried in the plats which provide no real notice. The possible notice is likely the preliminary title report which would say subject to conditions in the plat, and then would have the plat available. But, even looking at the plat would not be a flag for almost everyone due to the fine print aspect of the notes. But, it is there and there is no issue.

Copies of plats attached.

Charlie Klinge

Charles A. Klinge

Stephens & Klinge LLP

Plaza Center Bellevue

10900 NE 8th Street, Suite 1325

Bellevue, WA 98004

425-453-6206

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GENERAL NOTES

1. BASIS OF BEARING: CITY OF REDMOND HORIZONTAL CONTROL SYSTEM (WASHINGTON COORDINATE SYSTEM 1983, 1991 ADJUSTMENT), NORTH ZONE). CONTROL POINTS AND COORDINATE VALUES, PER REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, DATED 1993.
A 129 : N 240,074.47, E 1,683,993.03
A 130 : N 239,378.59, E 1,684,209.16
BASIS OF BEARING: N 17°22' 32" W (BETWEEN A129 AND A130 AS SHOWN ON SHEET 3 OF 5)
2. THE EXTERIOR BOUNDARY OF THIS SHORT PLAT IS BASED UPON (AND FIELD VERIFIED) THE RECORD OF SURVEY PREPARED FOR THIS SITE BY C & C SURVEYING, AS FILED IN VOLUME 127 OF SURVEYS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON.
3. THIS SURVEY MEETS OR EXCEEDS MINIMUM REQUIREMENTS OF SURVEY PRECISION FOR FIELD TRAVERSE, CITY RESIDENTIAL, AS SET FORTH PER W.A.C. 332-130-090.
4. ALL MONUMENTS SHOWN AS FOUND WERE FIELD VISITED SPRING, 1999.
5. A LEICA TCA 1100 TOTAL STATION WAS USED TO SURVEY THIS SITE. ALL EQUIPMENT MAINTAINED IN ADJUSTMENT TO MANUFACTURER SPECIFICATIONS.
6. THE OWNERS OF LOTS 1 THROUGH 9 IN THIS SHORT PLAT ARE HEREBY GRANTED AND CONVEYED AN UNDIVIDED INTEREST IN TRACT 'B', AS SHOWN HEREON FOR THE PURPOSE OF OPEN SPACE AND LANDSCAPING. MAINTENANCE OF SAID TRACT IS RESPONSIBILITY OF SAID OWNERS UPON RECORDING OF THIS SHORT PLAT.
7. UPON THE WESTERLY EXTENSION AND DEDICATION TO THE CITY OF REDMOND OF N.E. 47TH STREET THROUGH ADJOINING WESTERLY UNPLATTED LANDS, AND "JOINING" THE ROAD SYSTEM ESTABLISHED BY THE PLAT OF HAMPTON PLACE, TRACT 'C' SHALL BE CLOSED TO SHORT PLAT ACCESS. SAID TRACT WILL BE FOR THE PURPOSE OF EMERGENCY VEHICLE ACCESS ONLY.
8. THE 15.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT ACROSS LOT 1, AS DEPICTED HEREON, IS FOR THE BENEFIT OF LOT 2. SAID OWNERS ARE RESPONSIBLE FOR THEIR PROPORTIONAL SHARE OF THE COST OF MAINTENANCE OF THAT PORTION OF THE SANITARY SEWER FACILITIES IN JOINT USE.
9. THE 5.00 FOOT WIDE PRIVATE STORMWATER DRAINAGE EASEMENT ACROSS LOT 5, AS DEPICTED HEREON, IS FOR THE BENEFIT OF LOT 6. SAID OWNERS ARE RESPONSIBLE FOR THEIR PROPORTIONAL SHARE OF THE COST OF MAINTENANCE OF THAT PORTION OF THE STORMWATER FACILITIES IN JOINT USE.
10. THE 10 FOOT WIDE PRIVATE STORMWATER DRAINAGE EASEMENT ACROSS LOT 2 AND 3 DEPICTED HEREON IS FOR THE BENEFIT OF LOT 1 AND 2. SAID OWNERS ARE RESPONSIBLE FOR THEIR PROPORTIONAL SHARE OF THE COST OF MAINTENANCE OF THAT PORTION OF STORMWATER FACILITIES IN JOINT USE.
11. THE 10 FOOT WIDE PRIVATE STORMWATER DRAINAGE EASEMENT ACROSS LOT 3 DEPICTED HEREON IS FOR THE BENEFIT OF LOT 4. SAID OWNERS ARE RESPONSIBLE FOR THEIR PROPORTIONAL SHARE OF THE COST OF MAINTENANCE OF THAT PORTION OF STORMWATER FACILITIES IN JOINT USE.
12. CHICAGO TITLE INSURANCE COMPANY, SHORT PLAT CERTIFICATE NO. 1067840, DATED NOVEMBER 15, 2002, USED FOR LAND DESCRIPTIONS AND EASEMENTS OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUIRED OR PERFORMED.
13. THIS SHORT PLAT IS SUBJECT TO EASEMENTS, AND THEIR TERMS AND CONDITIONS TO THE BENEFIT OF PUGET SOUND ENERGY FOR THE PURPOSE OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO'S. 20021101001105 AND 20021107000666.
14. TRACT 'A' IS DEDICATED TO THE CITY OF REDMOND FOR THE PURPOSE OF STORM WATER DETENTION UPON THE RECORDING OF THIS SHORT PLAT.
15. TRACTS 'C' AND 'D' ARE DEDICATED TO THE CITY OF REDMOND FOR THE PURPOSES OF STREETS UPON THE RECORDING OF THIS SHORT PLAT.

CITY OF REDMOND UTILITY EASEMENT PROVISIONS

THE OWNERS OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND AND ITS ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER, SANITARY SEWER, STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THESE PURPOSES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS OF THE LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THEREFOR WITHOUT INCURRING ANY LEGAL OBLIGATIONS OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTEE SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTEE SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES INCLUDING, BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT. ALSO THE GRANTEE SHALL NOT PLANT TREES, SHRUBS, OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE GRANTEE SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE EASEMENT AREA(S) HEREBY GRANTED ARE DESCRIBED AS LEGALLY FOLLOWS:

1. A STRIP OF LAND 5 FEET WIDE AROUND THE PERIMETER OF THIS SHORT PLAT.
2. A STRIP OF LAND 10 FEET WIDE, PARALLEL AND ADJOINING DEDICATED RIGHTS OF WAY WITHIN THIS SHORT PLAT.
3. A STRIP OF LAND 2.5 FEET WIDE ADJOINING EACH SIDE OF THE LOT LINES COMMON TO EACH LOT IN THIS SHORT PLAT.
4. ANY EASEMENT SHOWN ON THE FACE OF THIS PLAT EXCEPT FOR EASEMENTS WHICH ARE SPECIFICALLY GRANTED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE CITY OF REDMOND.

STORM DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED AND NOT BLOCKED FROM ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT TO A CITY APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH A SYSTEM, AT THE NATURAL LOCATION WITH THE FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATORS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR OWNERS, AND THAT WE DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND WE DO HEREBY DEDICATE TO THE CITY OF REDMOND, WASHINGTON, FOR USE BY THE PUBLIC FOREVER, TRACTS 'C' AND 'D' AND ALL ROADS AND STREETS SHOWN HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES OR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING OF SAID ROADS AND STREETS, AND THE RIGHT TO CONTINUE TO DRAIN SUCH ROADS AND STREETS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MAY TAKE A NATURAL COURSE. ALSO, TRACT 'A' IS HEREBY DEDICATED TO THE CITY OF REDMOND FOR THE PURPOSE OF STORM WATER DETENTION.

AS REQUIRED BY R.C.W. 58.17.165, THE GRANTOR(S) HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS OF DAMAGES AGAINST THE CITY OF REDMOND, 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 FROM THE CITY OF REDMOND. FURTHER, THE GRANTEE(S) HEREBY AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF REDMOND, 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, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELASING THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

Samantha Mgr.
HO FAMILY LLC
Alan Whitney
ALAN WHITNEY

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Susan Ho IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE manager OF Ho Family LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC Bernadette M. Yarbrough
DATED: 12-20-02
MY APPOINTMENT EXPIRES: 11-06-05
RESIDING AT: Kirkland

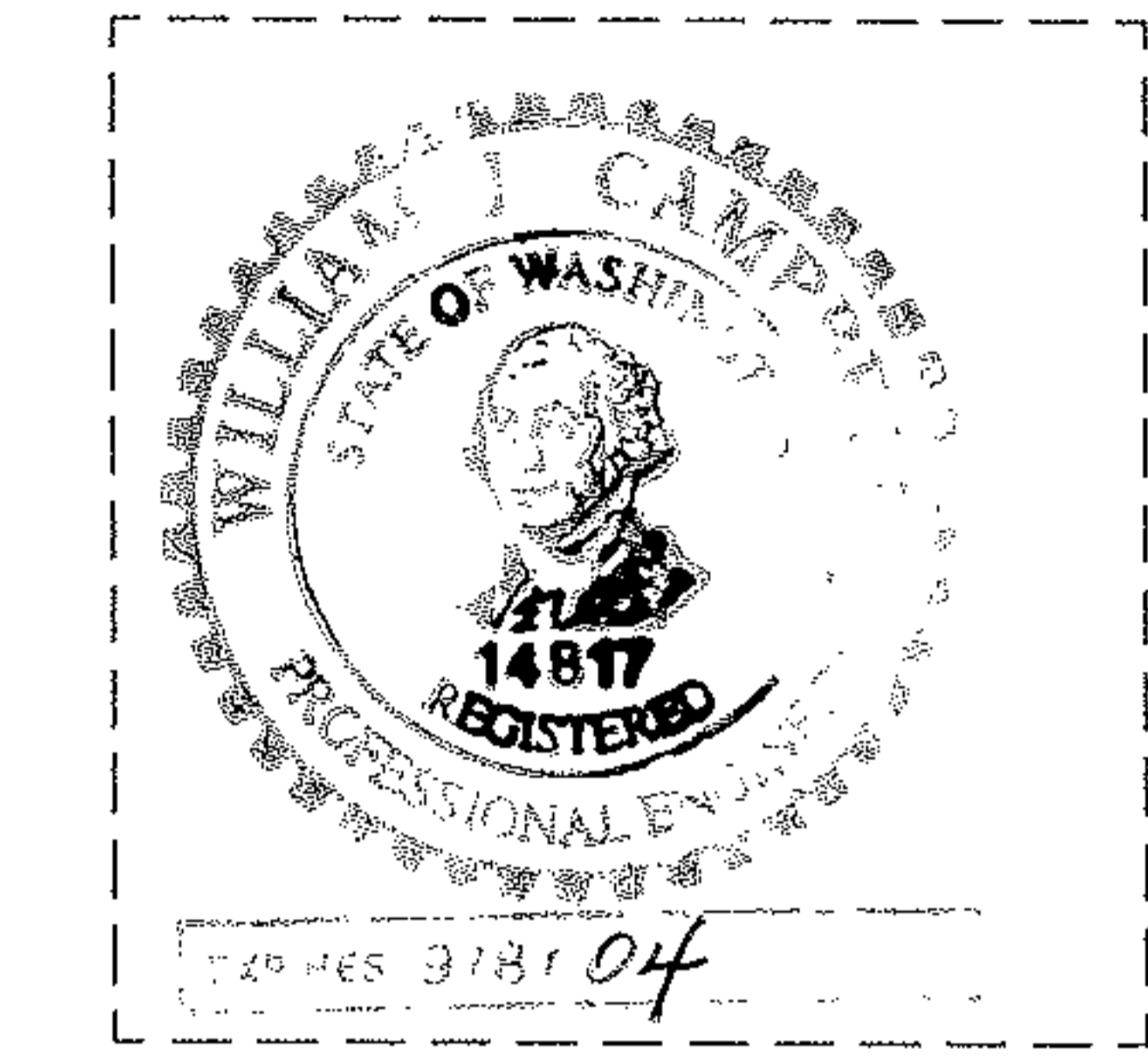
STATE OF WASHINGTON)
COUNTY OF) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Alan Whitney IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC Bernadette M. Yarbrough
DATED: 12-20-02
MY APPOINTMENT EXPIRES: 11-06-05
RESIDING AT: Kirkland

APPROVALS

CITY OF REDMOND
EXAMINED AND APPROVED THIS 23RD DAY OF December, 2002
PER RCW 58.17.160 (1)
William J. Campbell
CITY ENGINEER



EXAMINED AND APPROVED THIS 20th DAY OF December, 2002
James L. Roberts
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 23 DAY OF December, 2002
David A. Rhodes
DIRECTOR OF PUBLIC WORKS

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 30th DAY OF December, 2002

Scott Noble
ASSESSOR

David Kissinger
DEPUTY ASSESSOR

ACCOUNT NUMBER: 555630-0065, 0066

MARYMOOR HILL SHORT PLAT

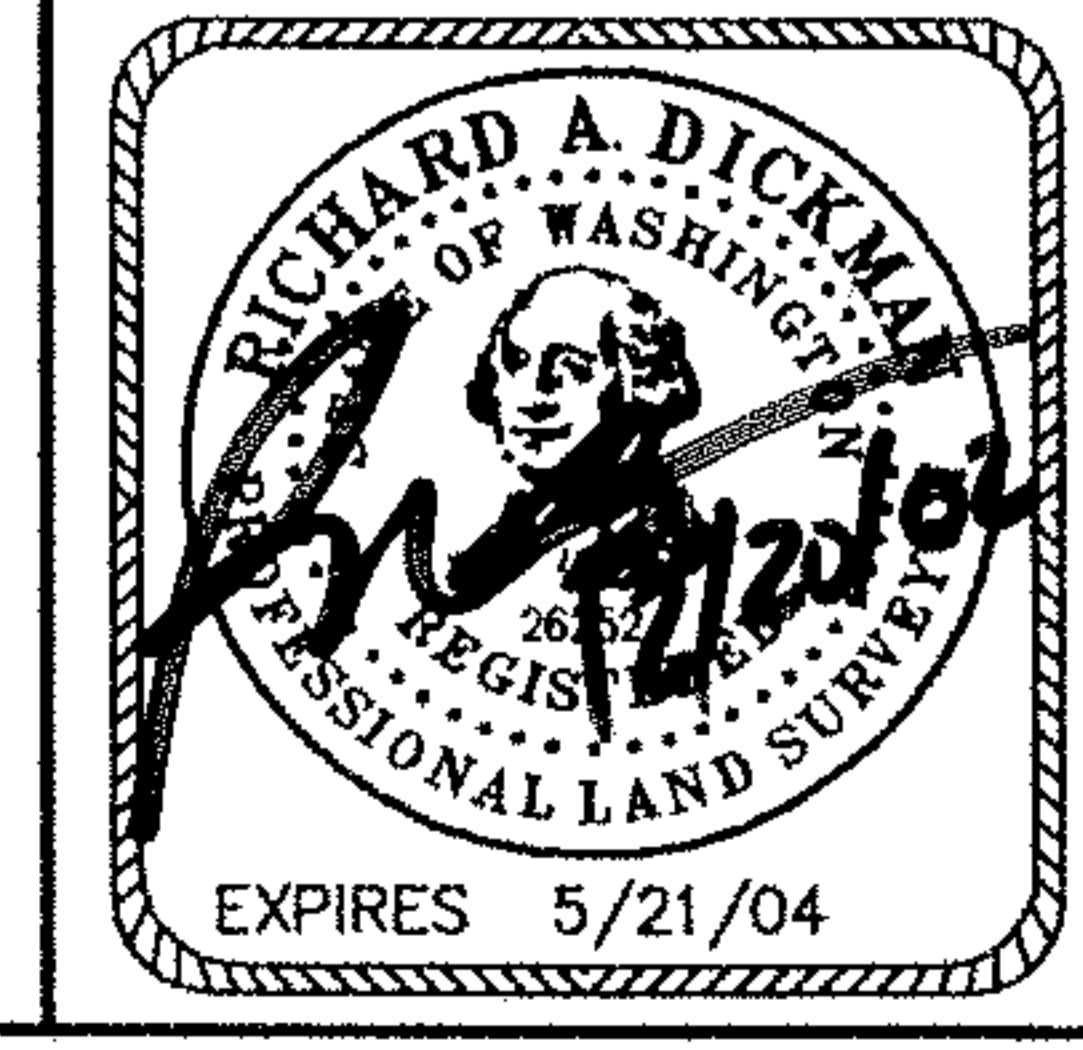
SPL 99-003
Nw1/4, Sw1/4, SEC. 13, T. 25 N., R. 5 E., W.M.
TAX LOTS 555630-0065 AND 555630-0066
REDMOND, KING COUNTY, WASHINGTON



FAS 12/19/02 10:07am - P: \\Lkvl0003-0003\0300cadd\3305VDWG\Sp\Lkvl3sp1.dwg

RECORDER'S CERTIFICATE
filed for record this 30 day of Dec, 2002 at 9:00AM
in book 157 of Sec at page 45 at the request of
DAVID EVANS AND ASSOCIATES, INC.
SURVEYOR'S NAME
Bob Cochr *Walt Washit*
Mgr. Supt. of Records

LAND SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying and Recording Act at the request of LAKVILLE HOMES in DECEMBER, 2002.
Rut
Certificate No. 26252



DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

DWN. BY DEV/PCT	DATE AUGUST, 2002	JOB NO. Lkvl0000-0003
CHKD. BY RAD	SCALE N/A	SHEET 1 OF 5

LEGAL DESCRIPTION

LAND DESCRIPTION OF RECORD

PARCEL A: PARCEL No. 5556300065

THAT PORTION OF LOT 1, BLOCK 2, MIRAVISTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE(S) 35, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 88°57'25" WEST ALONG THE SOUTH LINE THEREOF 576.89 FEET; THENCE NORTH 5°19'43" WEST 156.11 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 6283500;

PARCEL B: PARCEL No. 5556300066

THAT PORTION OF LOT 1, BLOCK 2, MIRAVISTA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE (S) 35, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 88°57'25" WEST ALONG THE SOUTH LINE THEREOF 576.89 FEET;

THENCE NORTH 5°19'43" WEST 156.11 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 6283500; AND THE TRUE POINT OF BEGINNING; THENCE NORTH 05°19'43" WEST A DISTANCE OF 126.03 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 1;

TOGETHER WITH THAT PORTION OF THE VACATED 30 FOOT STRIP ADJOINING SAID LOT 1 ON THE NORTH LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE ABOVE DESCRIBED TRACT TO THE NORTH LINE OF SAID 30 FOOT STRIP;

CITY OF REDMOND ADDRESSING SYSTEM

- 1. AVENUES RUN NORTH AND SOUTH (AVE. N.E.)
2. STREETS RUN EAST AND WEST (N.E. ST.)
3. PLACE - PARALLELS AVENUE
4. WAY - PARALLELS STREET
5. COURT - DEAD END STREETS
6. ODD NUMBERED ADDRESSES - WEST AND SOUTH
7. EVEN NUMBERED ADDRESS NORTH AND EAST
8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
9. ANY SUBDIVISION OF MORE THAN (4) LOTS SHALL BE ADDRESSED OFF THEIR INTERIOR ACCESS STREET.

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNERS(S) OF LOTS BENEFITED AS STATED IN THE GENERAL NOTES AND THEIR SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES AND/OR USE SHOWN. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BURDENED.

RESTRICTIONS

- 1. NO FURTHER SUBDIVISION OF ANY LOT OR TRACT SHALL BE PERMITTED WITHOUT APPROVAL OF ALL APPROPRIATE SUBDIVISION PROCEDURE BY THE CITY OF REDMOND.
2. THIS SHORT PLAT IS SUBJECT TO THE CONDITIONS OF THE TECHNICAL COMMITTEE LETTER DATED MARCH 23, 2001, A COPY OF WHICH IS CONTAINED IN THE CITY OF REDMOND FILE NO. SPL 99-003.
3. NO LOTS SHALL BE PERMITTED DIRECT ACCESS TO WEST LAKE SAMMAMISH PARKWAY.
4. ALL LOTS WILL PROVIDE STRUCTURES WITH AUTOMATIC FIRE SPRINKLERS DESIGNED TO NFPA 13D AND REDMOND FIRE DEPARTMENT STANDARDS.

TREE PRESERVATION NOTE

TITLE DOCUMENTS CONVEYING OWNERSHIP IN INDIVIDUAL LOTS SHALL INCLUDE A SITE PLAN THAT ILLUSTRATES THE LOCATIONS OF PRESERVED, RETAINED, AND REPLACEMENT TREES.

EMERGENCY VEHICLE TURNAROUND EASEMENT

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR AN EMERGENCY VEHICLE TURNAROUND AREA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THIS PURPOSE.

THE EASEMENT AREAS HEREBY GRANTED ARE GRAPHICALLY DEPICTED AND IDENTIFIED AS EMERGENCY VEHICLE TURNAROUND EASEMENT ON SHEET 3 OF 5 OF THIS SHORT PLAT.

SIDEWALK EASEMENT PROVISION

THE OWNERS OF LAND HEREBY SUBDIVIDED DO HEREBY AND CONVEY TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN PURPOSES, AND CONSTRUCTING, INSTALLING, REPAIRING, USING AND MAINTAINING SAID SIDEWALK, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT ANY PRIOR INSTITUTION OF SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR.

- 1. THE GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THIS EASEMENT (EXCLUDING THE INITIAL CONSTRUCTION OF THE SIDEWALK), RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK, AS NEARLY AS PRACTICAL TO THEIR NORMAL CONDITIONS THAT THEY WERE IN IMMEDIATELY BEFORE THE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.
2. GRANTOR SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE.

THE EASEMENT HEREBY GRANTED AND CONVEYED IS GRAPHICALLY DEPICTED AND IDENTIFIED ON SHEET 3 OF 5 AS SIDEWALK EASEMENT.

CITY OF REDMOND SLOPE EASEMENT PROVISION

THE OWNERS OF LAND HEREBY SUBDIVIDED, GRANTOR, HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) THE PERPETUAL RIGHT, PRIVILEGE AUTHORITY AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING SLOPES FOR CUTS AND FILLS IN THE EXCAVATION AND/OR EMBANKMENT FOR W. LAKE SAMMAMISH PARKWAY NE A PUBLIC ROAD AND HIGHWAY ADJOINING GRANTOR'S PROPERTY, AND TO PROVIDE LATERAL SUPPORT THERETO.

MARYMOOR HILL SHORT PLAT

SPL 99-003

NW1/4, SW1/4, SEC. 13, T. 25 N., R. 5 E., W.M.

TAX LOTS 555630-0065 AND 555630-0066

REDMOND, KING COUNTY, WASHINGTON

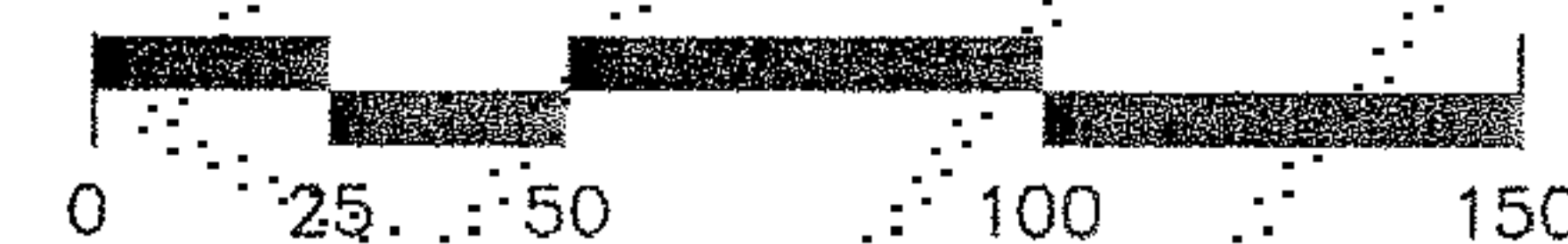


Table with 3 columns: DWN. BY, DATE, JOB NO.; CHKD. BY, SCALE, SHEET. Values include DEV/PCT, AUGUST, 2002, LKV0000-0003, RAD, N/A, 2 OF 5.

RECORDER'S CERTIFICATE

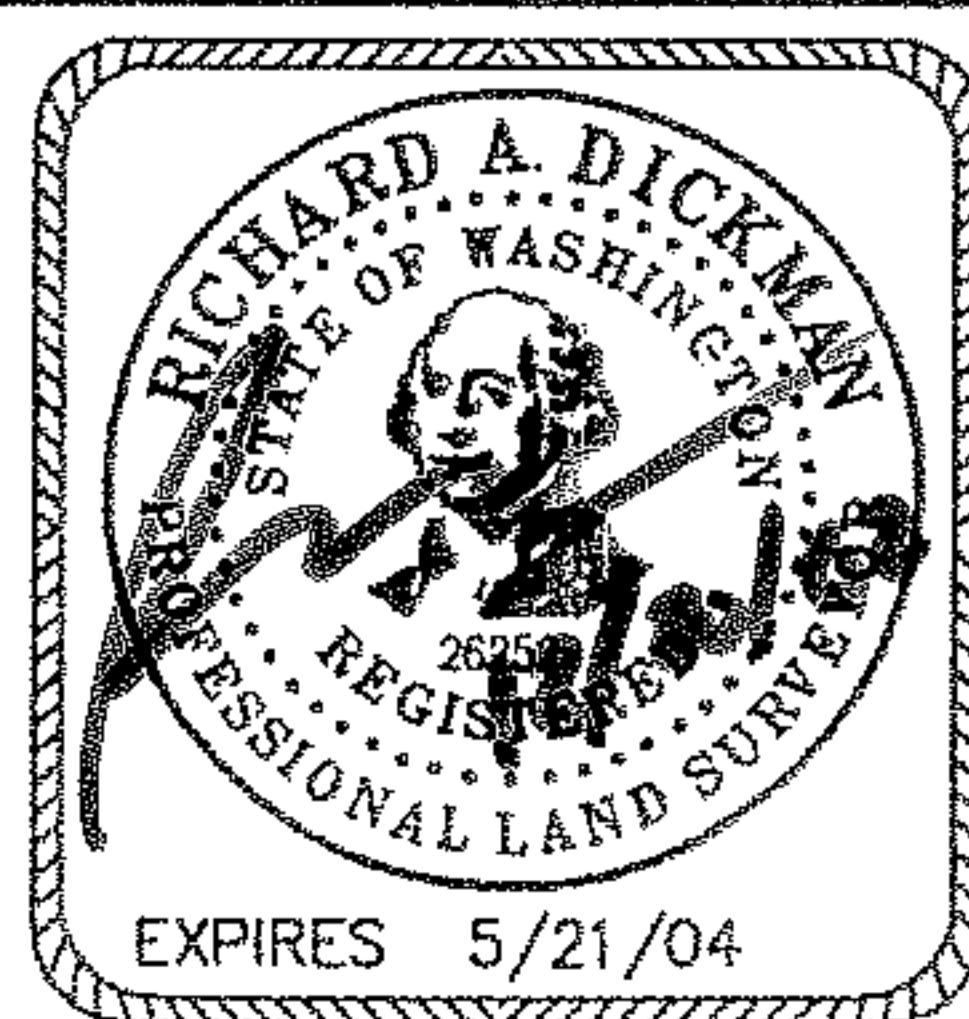
filed for record this ___ day of ___, 20___ at ___ M in book ___ of ___ at page ___ at the request of DAVID EVANS AND ASSOCIATES, INC. SURVEYOR'S NAME

Mgr. Supt. of Records

LAND SURVEYOR'S CERTIFICATE

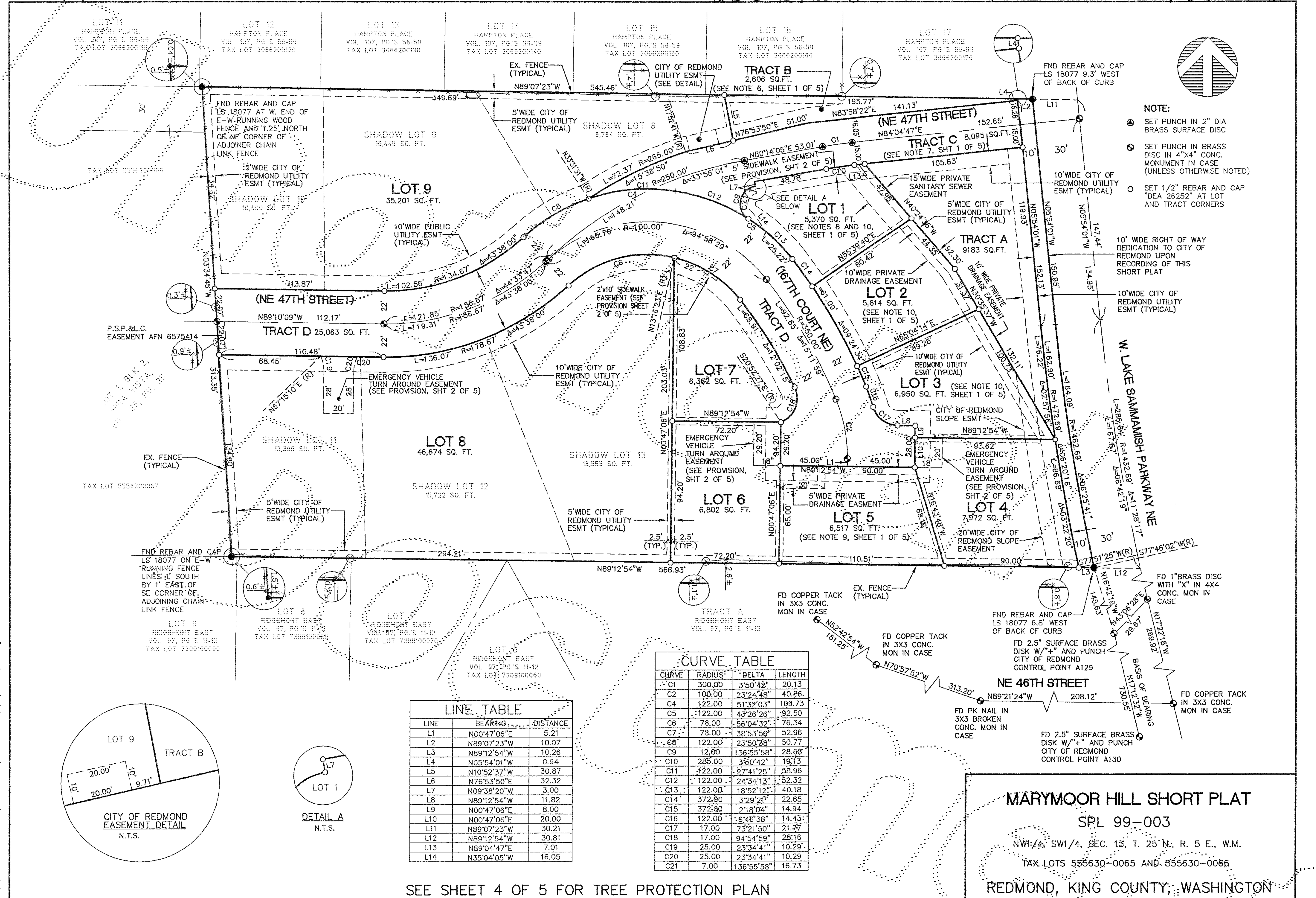
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Recording Act at the request of LAKOVILLE HOMES in DECEMBER, 2002

Certificate No. 26252



DAVID EVANS AND ASSOCIATES INC.

415 - 118th Avenue SE Bellevue Washington 98005-3518 Phone: 425.519.6500



NOTE:

- SET PUNCH IN 2" DIA BRASS SURFACE DISC
- ⊙ SET PUNCH IN BRASS DISC IN 4"x4" CONC. MONUMENT IN CASE (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR AND CAP "DEA 26252" AT LOT AND TRACT CORNERS

10' WIDE RIGHT OF WAY DEDICATION TO CITY OF REDMOND UPON RECORDING OF THIS SHORT PLAT

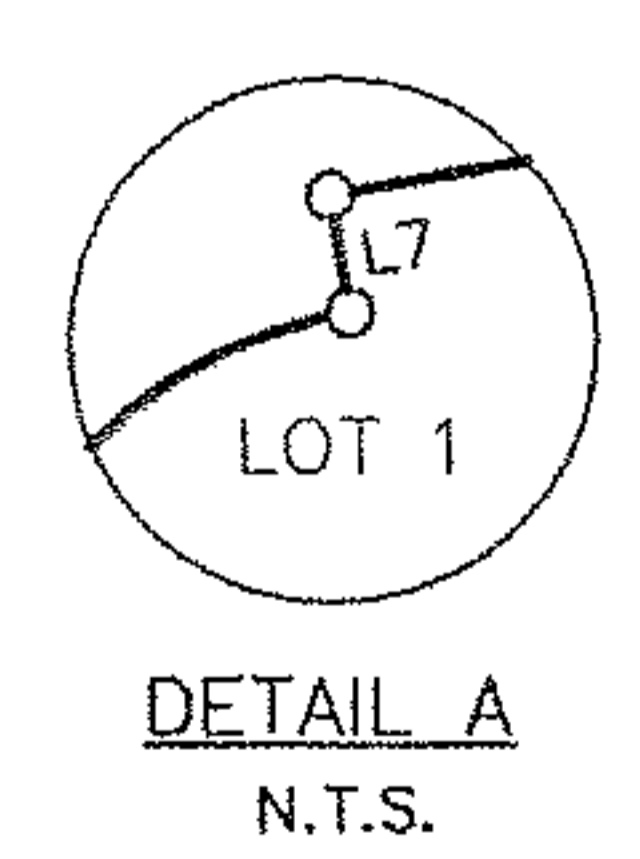
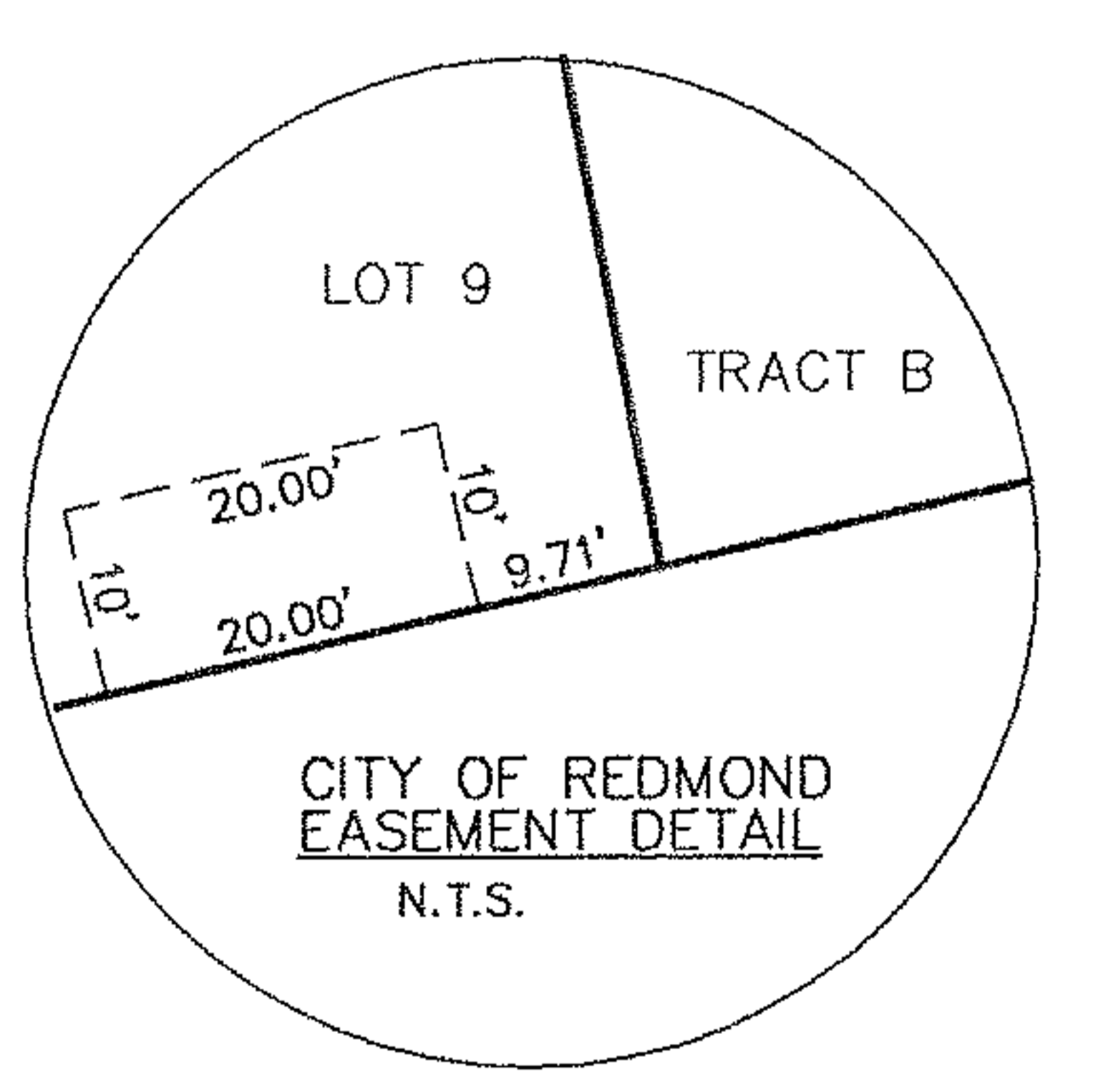
10' WIDE CITY OF REDMOND UTILITY ESMT (TYPICAL)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	300.00	3°50'42"	20.13
C2	100.00	23°24'48"	40.86
C4	122.00	51°32'03"	109.73
C5	122.00	43°26'26"	92.50
C6	78.00	56°04'32"	76.34
C7	78.00	38°53'56"	52.96
C8	122.00	23°50'38"	50.77
C9	12.00	136°55'58"	28.68
C10	285.00	3°50'42"	19.13
C11	122.00	27°41'25"	58.96
C12	122.00	24°34'13"	52.32
C13	122.00	18°52'12"	40.18
C14	372.00	3°29'28"	22.65
C15	372.00	2°18'04"	14.94
C16	122.00	6°46'38"	14.43
C17	17.00	73°21'50"	21.77
C18	17.00	94°54'59"	28.16
C19	25.00	23°34'41"	10.29
C20	25.00	23°34'41"	10.29
C21	7.00	136°55'58"	16.73

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°47'06"E	5.21
L2	N89°07'23"W	10.07
L3	N89°12'54"W	10.26
L4	N05°54'01"W	0.94
L5	N10°52'37"W	30.87
L6	N76°53'50"E	32.32
L7	N09°38'20"W	3.00
L8	N89°12'54"W	11.82
L9	N00°47'06"E	8.00
L10	N00°47'06"E	20.00
L11	N89°07'23"W	30.21
L12	N89°12'54"W	30.81
L13	N89°04'47"E	7.01
L14	N35°04'05"W	16.05



SEE SHEET 4 OF 5 FOR TREE PROTECTION PLAN

MARYMOOR HILL SHORT PLAT
 SPL 99-003
 NW1/4 SW1/4, SEC. 13, T. 25 N., R. 5 E., W.M.
 TAX LOTS 555630-0065 AND 555630-0066
 REDMOND, KING COUNTY, WASHINGTON



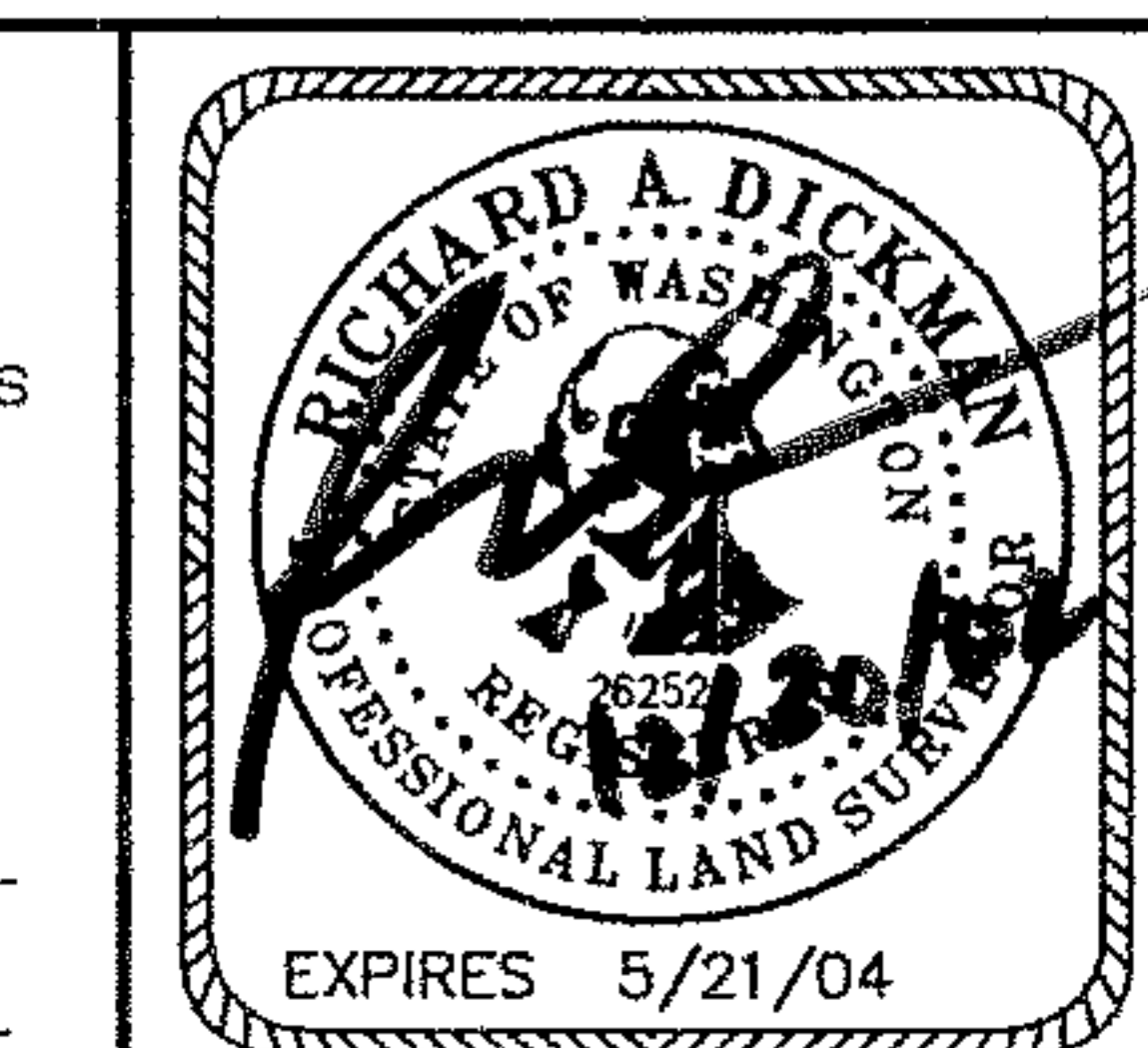
RECORDER'S CERTIFICATE

filed for record this ___ day of ___, 20___ at ___ M
 in book ___ of ___ at page ___ at the request of
 DAVID EVANS AND ASSOCIATES, INC.
 SURVEYOR'S NAME
 Mgr. See sheet #1 Supt. of Records

LAND SURVEYOR'S CERTIFICATE

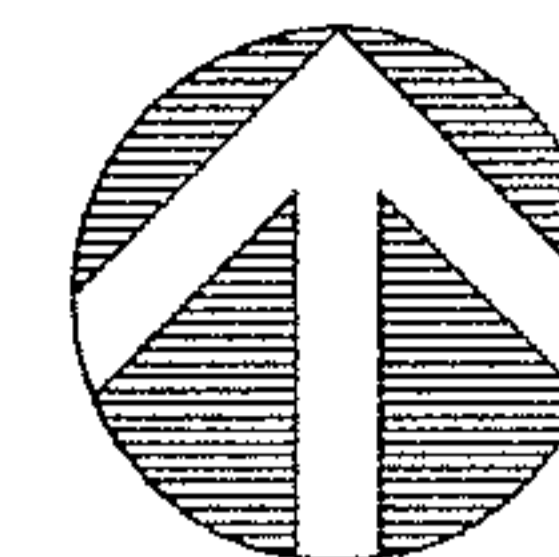
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Recording Act at the request of **LAKEVILLE HOMES** in **DECEMBER**, 2002

[Signature]
 Certificate No. 26252



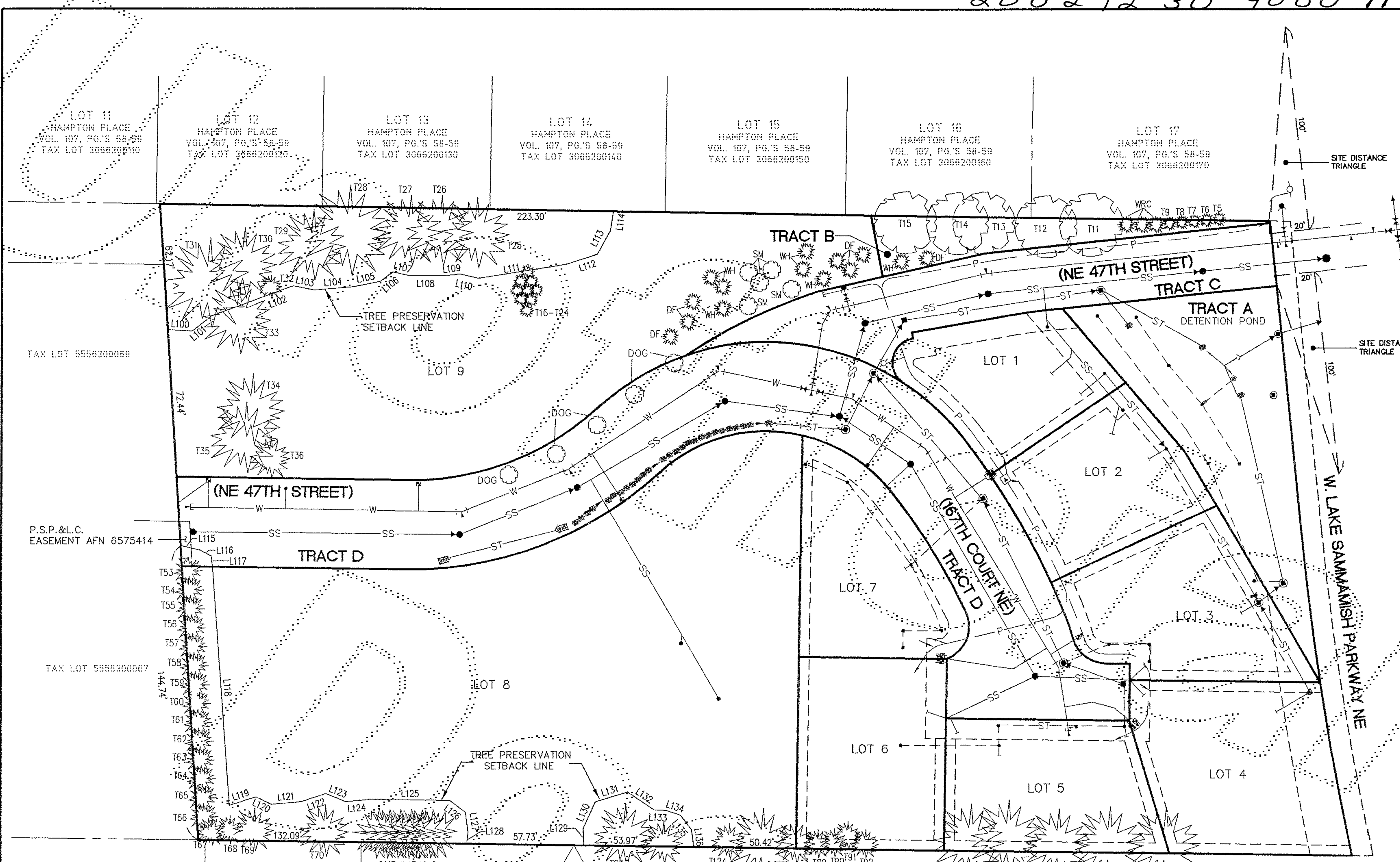
DAVID EVANS AND ASSOCIATES INC.
 415 - 118th Avenue SE
 Bellevue Washington 98005-3518
 Phone: 425.519.6500

DWN. BY DEV/PCT	DATE AUGUST, 2002	JOB NO. LKVL0000-0003
CHKD. BY RAD	SCALE 1" = 40'	SHEET 3 OF 5



NOTE:
SET 1/2" REBAR AND CAP
"DEA 26252" AT ALL LOT
AND TRACT CORNERS

LINE	BEARING	DISTANCE
L100	N86°59'19"W	11.87
L101	S52°13'59"W	12.19
L102	S69°44'22"W	42.65
L103	N78°16'49"W	10.60
L104	S84°56'06"W	19.13
L105	S79°19'10"W	13.92
L106	S51°21'08"W	7.63
L107	N77°28'36"W	8.69
L108	N90°00'00"W	16.81
L109	S83°59'37"W	8.14
L110	N76°40'52"W	9.09
L111	N80°48'46"E	44.21
L112	N71°52'10"E	15.83
L113	N28°24'14"E	13.35
L114	N09°09'59"E	9.66
L115	S77°34'48"E	9.75
L116	S61°11'47"E	6.22
L117	S06°42'47"E	7.08
L118	N04°08'23"W	115.64
L119	S72°25'24"W	13.72
L120	S64°02'03"E	8.37
L121	N85°26'10"E	14.62
L122	N71°34'19"E	13.05
L123	S67°33'57"E	10.50
L124	N84°55'27"E	12.03
L125	S89°18'27"E	39.21
L126	S53°59'06"E	9.65
L127	S08°28'33"E	9.72
L128	S07°07'43"W	5.91
L129	N02°00'40"W	8.37
L130	N24°27'09"E	14.25
L131	N72°54'12"E	16.55
L132	S55°48'04"E	15.55
L133	S86°29'51"E	6.10
L134	S71°34'23"E	7.36
L135	S38°00'45"E	8.94
L136	S07°25'57"E	8.25



LANDSCAPE ARCHITECT
APPROVAL:

BY: *[Signature]*
COMPANY: **HIGHBIDGE**

TREE PRESERVATION PLAN
SHEET 1 OF 2

MARYMOOR HILL SHORT PLAT
SPL 99-003

NW1/4, SW1/4, SEC. 13, T. 25 N., R. 5 E., W.M.
TAX LOTS 555630-0065 AND 555630-0066

REDMOND, KING COUNTY, WASHINGTON

0 20 40 80 120

DWN. BY DEV/PCT	DATE AUGUST, 2002	JOB NO. LKV0000-0003
CHKD. BY RAD	SCALE 1" = 40'	SHEET 4 OF 5

SEE SHEET 5 OF 5 FOR TREE SCHEDULE AND RESTRICTIONS

- LEGEND**
- | | | | |
|----------------|-----------------|-----------------|----------------|
| WATER | STORM | SANITARY | DRY UTILITY |
| ● FIRE HYDRANT | ● CLEAN-OUT | ● SEWER MANHOLE | □ LIGHT POLE |
| ○ VALVE | ● STORM MANHOLE | ○ CLEAN-OUT | □ POWER VAULT |
| ○ BEND | ■ CATCH BASIN | —SS— SEWER MAIN | —P— POWER LINE |
| ○ METER | ■ STORM MAIN | | |
| ○ CAP | ■ RIP-RAP | | |
| ○ BLOW-OFF | | | |
| —W— MAIN | | | |

RECORDER'S CERTIFICATE

filed for record this ___ day of ___, 20___ at ___ M
in book ___ of ___ at page ___ at the request of
DAVID EVANS AND ASSOCIATES, INC.
SURVEYOR'S NAME
See sheet #1
Mgr. Supt. of Records

LAND SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me
or under my direction in conformance with the requirements
of the Surveying and Recording Act at the request
of **LAKEVILLE HOMES**
in **DECEMBER**, 2002

[Signature]
Certificate No. 26252



DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

pct 11/22/02 11:09am - P:\LKV\0003-0003\0300ccadd\330SVDWG\Sp\Lkv3sp4.dwg

TREE PROTECTION LANGUAGE

A. ALL CONSTRUCTION ACTIVITIES, INCLUDING STAGING AND TRAFFIC AREAS, SHALL BE PROHIBITED WITHIN FIVE FEET OF THE DRIP LINE OF PROTECTED TREES.

B. TREE PROTECTION BARRIERS SHALL BE INSTALLED ALONG THE OUTER EDGE AND COMPLETELY SURROUND THE DRIP LINE OF SIGNIFICANT TREES TO BE PROTECTED PRIOR TO ANY LAND DISTURBANCE.

C. TREE PROTECTION BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, CONSTRUCTED OF CHAIN LINK, OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL. "TREE PROTECTION AREA" SIGNS SHALL BE POSTED VISIBLY ON ALL SIDES OF THE FENCED AREAS. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS MAY ALSO BE REQUIRED TO BE POSTED AT SITE ENTRANCES.

D. WHERE TREE PROTECTION AREAS ARE REMOTE FROM AREAS OF LAND DISTURBANCE, AND WHERE APPROVED BY THE PLANNING DEPARTMENT, ALTERNATIVE FORMS OF TREE PROTECTION MAY BE USED IN LIEU OF TREE PROTECTION BARRIERS, PROVIDED THAT PROTECTED TREES AREA COMPLETELY SURROUNDED WITH CONTINUOUS ROPE OF FLAGGING AND ARE ACCOMPANIED BY "TREE SAVE AREA - KEEP OUT" SIGNS.

E. STREET TREES, ON ALL STREETS SPECIFIED IN THE CITY OF REDMOND STREET TREE PLAN, SHALL BE CUT OR PRUNED ONLY UNDER THE SUPERVISION OF REDMOND PARKS DEPARTMENT.

F. IF A TREE DESIGNATED TO BE PRESERVED IS DAMAGED OR DESTROYED DURING CONSTRUCTION, TREE REPLACEMENT SHALL BE REQUIRED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-130.

TREE RESTRICTIONS

"TREES TO BE PRESERVED SHALL BE DESIGNATED IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN RECORDED WITH THE FINAL PLAT. DESIGNATED TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-070, OR AS HEREAFTER AMENDED".

TREE PRESERVATION LANGUAGE

"THE CITY OF REDMOND PLANNING DEPARTMENT SHALL BE NOTIFIED ONCE REPLACEMENT TREES ARE INSTALLED. REPLACEMENT AND REMAINING TREES SHALL NOT BE REMOVED UNLESS DEEMED DISEASED, DEAD OR HAZARDOUS BY THE CITY OF REDMOND PLANNING DEPARTMENT. A SEPARATE ARBORIST REPORT MAY BE REQUESTED BY THE PLANNING DEPARTMENT IF REPLACEMENT AND/OR REMAINING TREES ARE PROPOSED FOR REMOVAL".

"TO ALLOW FLEXIBILITY FOR SIZING OF REPLACEMENT TREES THE FINAL LOCATION MAY BE MODIFIED WITH WRITTEN APPROVAL FROM THE PLANNING DEPARTMENT. IF REPLACEMENT TREE LOCATION IS CHANGED SIGNIFICANTLY A NEW TREE PRESERVATION PLAN SHALL BE RECORDED".

"REPLACEMENT TREES SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS: TWO AND ONE HALF INCH CALIPER FOR DECIDUOUS TREES, SIX FEET IN HEIGHT FOR EVERGREEN TREES, AND GREATER THAN 7' HEIGHT FOR VINE MAPLES AND OTHER MULTI-STEMMED TREES".

"REPLACEMENT TREES SHALL BE LOCATED AWAY FROM AREAS WHERE DAMAGE IS LIKELY, BASED ON THE STANDARDS IN THE RCDG, 20D.80.20-070(3)(g), GRADING AND PROXIMITY TO STRUCTURES, UTILITIES AND ROADWAYS OR HEREAFTER AMENDED".

"TREES DESIGNATED FOR PRESERVATION AND REPLACEMENT TREES WHICH AREA DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-130 OR HEREAFTER AMENDED.

NOTE

TITLE DOCUMENTS CONVEYING OWNERSHIP IN INDIVIDUAL LOTS SHALL INCLUDE A SITE PLAN THAT ILLUSTRATES THE LOCATIONS OF PRESERVED, RETAINED, AND REPLACEMENT TREES.

PROTECTED TREE SCHEDULE

Table with columns: TREE NO., TYPE TRUNK, DIA. (INCHES), DRIPLINE DIA. (FEET). Lists trees T25 through T86 with their respective species and measurements.

SAVED BUT NOT PROTECTED TREE SCHEDULE (NOT IMPACTED)

Table with columns: TREE NO., TYPE TRUNK, DIA. (INCHES), DRIPLINE DIA. (FEET). Lists trees T5 through T124 with their respective species and measurements.

TOTAL NO. OF ONSITE SIGNIFICANT TREES 97
TOTAL NO. OF TREES PROTECTED 34
PERCENT OF ON-SITE TREES PROTECTED 35%
ADDITIONAL NO. OF TREES SAVED (BUT NOT PROTECTED) 36
TOTAL NO. OF REPLACEMENT TREES REQUIRED 27

REPLACEMENT TREE SCHEDULE

Table with columns: TREE NAME, SYMBOL, PLANTING (SIZE), QUANTITY. Lists replacement trees like KOOSA DOGWOOD, SUNSET MAPLE, etc.

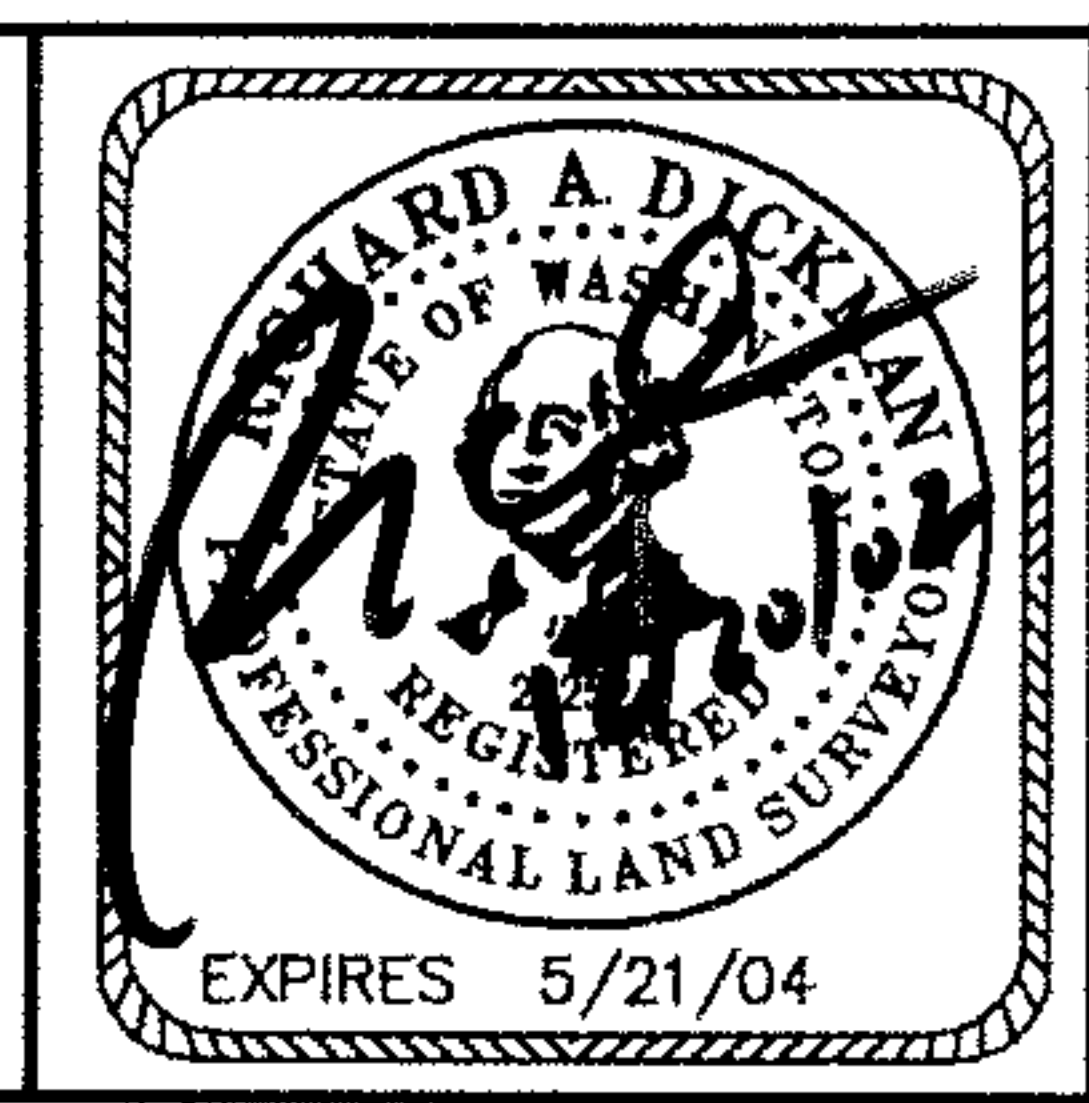
LANDSCAPE ARCHITECT APPROVAL: BY [Signature] COMPANY: HIGHRIDGE

TREE PRESERVATION PLAN SHEET 2 OF 2
MARYMOOR HILL SHORT PLAT SPL 99-003
NWT/4, SW1/4, SEC. 13, T. 25 N., R. 5 E., W.M.
FAX LOTS 555630-0065 AND 555630-0066
REDMOND, KING COUNTY, WASHINGTON

pct 11/22/02 11:10am - P:\Lkvl0003-0003\0300cadd\3305VDWG\Sp\Lkvl3sp5.dwg

RECORDER'S CERTIFICATE
filed for record this ___ day of ___, 20___ at ___ M
in book ___ of ___ at page ___ at the request of
DAVID EVANS AND ASSOCIATES, INC.
SURVEYOR'S NAME
Mgr. [Signature] #1 Supt. of Records

LAND SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Recording Act at the request of
LAKEVILLE HOMES
in DECEMBER, 2002
[Signature]
Certificate No. 26252



DAVID EVANS AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

Table with columns: DWN. BY, DEV/PCT, DATE, JOB NO., CHKD. BY, SCALE, SHEET. Values include AUGUST, 2002, LKVL0000-0003, RAD, N/A, 5 OF 5.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR OWNERS, AND THAT WE DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND WE DO HEREBY DEDICATE TO THE CITY OF REDMOND, WASHINGTON, FOR USE BY THE PUBLIC FOREVER, ALL ROADS AND STREETS SHOWN HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING OF SAID ROADS AND STREETS, AND THE RIGHT TO CONTINUE TO DRAIN SUCH ROADS AND STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE.

AS REQUIRED BY R.C.W. 58.17.165, THE GRANTOR(S) HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS OF DAMAGES AGAINST THE CITY OF REDMOND, 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 FROM THE CITY OF REDMOND. FURTHER, THE GRANTOR(S) HEREBY AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF REDMOND, 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, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS.

Susan Ho, Pres
MERCER ESTATES INCORPORATED, A WASHINGTON CORPORATION

STATE OF Washington) ss
COUNTY OF King)

I CERTIFY THAT I KNOW OF HAVE SATISFACTORY EVIDENCE THAT SUSAN HO IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF MERCER ESTATES, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

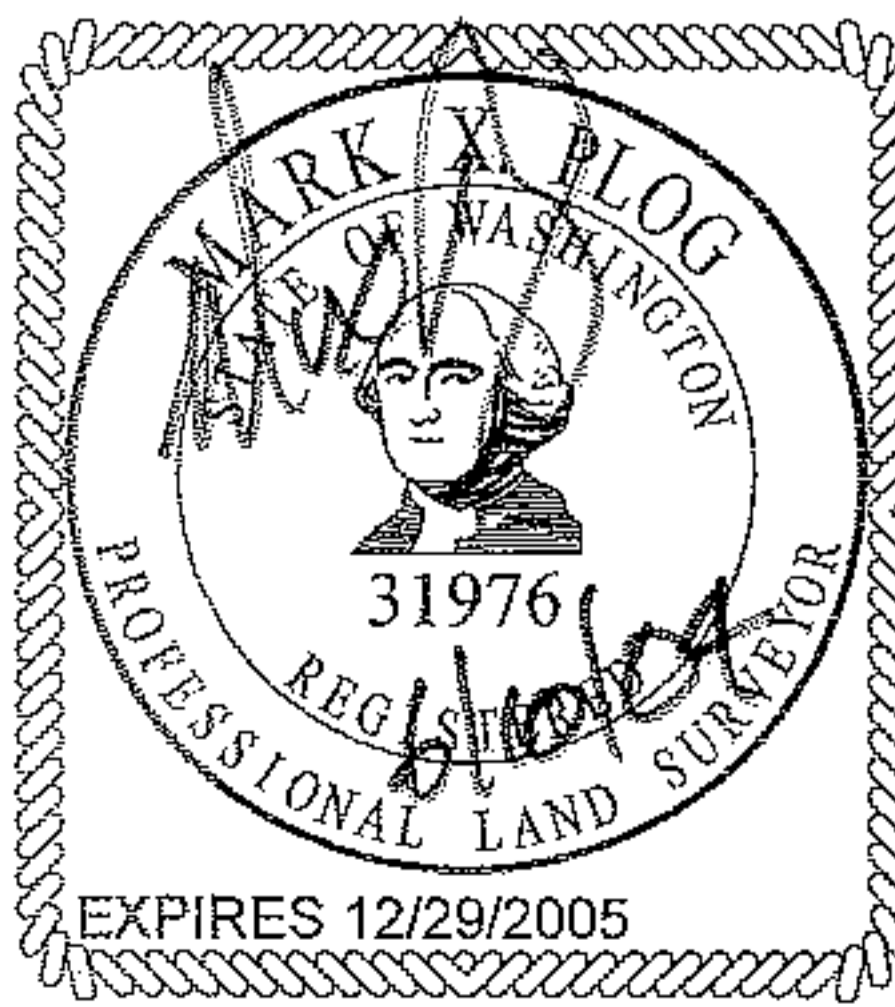
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11th DAY OF June, 2004.

BERNADETTE M. YARBROUGH
COMMISSION EXPIRES 11-06-05

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MARYMOOR MEADOWS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

6/16/04
MARK X. PLOG, P.E., PLS
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 31976
GEODATUM, INC.
22525 SE 64TH PL, SUITE 266
ISSAQUAH, WA 98029



Marymoor Meadows

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

GENERAL NOTES

- 1. BASIS OF BEARING CITY OF REDMOND HORIZONTAL CONTROL SYSTEM (WASHINGTON COORDINATE SYSTEM 1983, (1991 ADJUSTMENT), NORTH ZONE). CONTROL POINTS AND COORDINATE VALUES, PER REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, PUBLISHED 1993. A-129 : N 240,016.14, E 1,324,114.89 A-130 : N 239,318.32, E 1,324,331.02 BASIS OF BEARING N 17°12'32" W (BETWEEN A-129, AND A-130)
- 2. THE EXTERIOR BOUNDARY OF THIS PLAT IS BASED UPON (AND FIELD VERIFIED) THE MARYMOOR HILL SHORT PLAT, AS FILED IN BOOK 157 OF SURVEYS, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.
- 3. THIS SURVEY, MEETS OR EXCEEDS MINIMUM REQUIREMENTS OF SURVEY PRECISION FOR FIELD TRAVERSE, CITY RESIDENTIAL, AS SET FORTH PER W.A.C. 332-430-090
- 4. ALL MONUMENTS SHOWN AS FOUND WERE FIELD VISITED OCTOBER 2003.
- 5. A NIKON DTM 521 TOTAL STATION WAS USED TO SURVEY THIS SITE. ALL EQUIPMENT MAINTAINED IN ADJUSTMENT TO MANUFACTURER SPECIFICATIONS.
- 6. THE OWNERS OF LOTS 1 THROUGH 5 IN THIS PLAT ARE HEREBY GRANTED AND CONVEYED AN UNDIVIDED INTEREST IN TRACT 'B' AS SHOWN IN THE MARYMOOR HILL SHORT PLAT, BOOK 157 OF SURVEYS, PAGE 45, FOR THE PURPOSE OF OPEN SPACE AND LANDSCAPING. MAINTENANCE OF SAID TRACT IS RESPONSIBILITY OF SAID OWNERS UPON RECORDING OF THIS PLAT
- 7. UPON THE WESTERLY EXTENSION AND DEDICATION TO THE CITY OF REDMOND OF N.E. 47TH STREET THROUGH ADJOINING WESTERLY UNPLATTED LANDS, AND "JOINING" THE ROAD SYSTEM ESTABLISHED BY THE PLAT OF HAMPTON PLACE, TRACT 'C' AS SHOWN IN THE MARYMOOR HILL SHORT PLAT, BOOK 157 OF SURVEYS, PAGE 45 SHALL BE CLOSED TO PLAT ACCESS. SAID TRACT WILL BE FOR THE PURPOSE OF EMERGENCY VEHICLE ACCESS ONLY.
- 8. CHICAGO TITLE INSURANCE COMPANY, SHORT PLAT CERTIFICATE NO. 1089408, DATED MARCH 2, 2003 AND UPDATED JUNE 4, 2004, USED FOR LAND DESCRIPTIONS AND EASEMENTS OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUIRED OR PERFORMED.
- 9. THIS PLAT IS SUBJECT TO EASEMENTS, AND THEIR TERMS AND CONDITIONS TO THE BENEFIT OF PUGET SOUND ENERGY, FOR THE PURPOSE OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO'S. 20021101001105, 20021107000666 AND 20040406000382.
- 9. THIS PLAT IS SUBJECT TO EASEMENTS, AND THEIR TERMS AND CONDITIONS, AS DISCLOSED BY THE MARYMOOR HILL SHORT PLAT AS FILED IN BOOK 157 OF SURVEYS, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.
- 10. THE 10' BY 10' PRIVATE UTILITY EASEMENT ACROSS LOT 1 DEPICTED HEREON IS FOR THE BENEFIT OF LOT 2. SAID OWNERS ARE RESPONSIBLE FOR THEIR PROPORTIONAL SHARE OF THE COST OF MAINTENANCE OF THAT PORTION OF THE UTILITY FACILITY THAT IS IN JOINT USE.
- 11. THE 15' BY 25' PRIVATE UTILITY EASEMENT ACROSS LOT 2 DEPICTED HEREON IS FOR THE BENEFIT OF LOT 3. SAID OWNERS ARE RESPONSIBLE FOR THEIR PROPORTIONAL SHARE OF THE COST OF MAINTENANCE OF THAT PORTION OF THE UTILITY FACILITY THAT IS IN JOINT USE.

CITY OF REDMOND UTILITY EASEMENT PROVISIONS

THE OWNERS OF LAND HEREBY SUBDIVIDED HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER, SANITARY SEWER, AND STORM DRAINAGE, POWER, TELE COMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THESE PURPOSES. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, SUCCESSORS, HEIRS, AND ASSIGNS, OF THE LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE, PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERRECT OR MAINTAIN BUILDINGS OR STRUCTURES, INCLUDING BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENT. ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS, OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE EASEMENT AREA(S) HEREBY GRANTED IS/ARE LEGALLY DESCRIBED AS FOLLOWS:

THOSE EASEMENT LOCATIONS GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS CITY OF REDMOND UTILITY EASEMENT.

CITY ADDRESSING SYSTEM

- 1. AVENUES RUN NORTH AND SOUTH (_____ AVE. N.E.)
- 2. STREETS RUN EAST AND WEST (N.E. _____ ST)
- 3. PLACE - PARALLELS AVENUE
- 4. WAY - PARALLELS STREET
- 5. COURT - DEAD END STREETS
- 6. ODD NUMBERED ADDRESSES - WEST AND SOUTH
- 7. EVEN NUMBERED ADDRESS NORTH AND EAST
- 8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
- 9. ANY SUBDIVISION OF MORE THAN (4) LOTS SHALL BE ADDRESSED OFF THEIR INTERIOR ACCESS STREET.

LEGAL DESCRIPTION

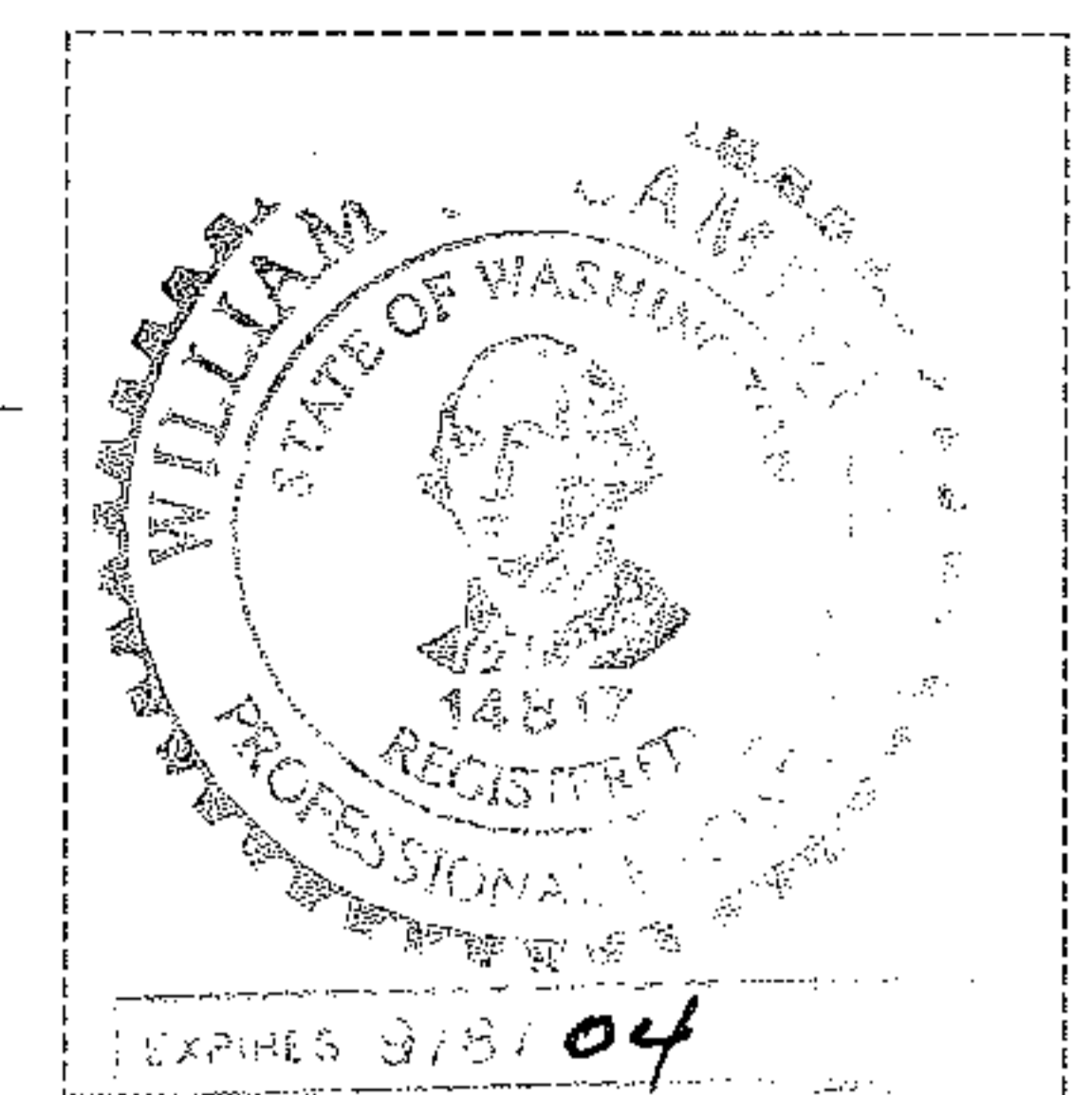
LOT 8, MARYMOOR HILL SHORT PLAT, SPL 99-003, RECORDED UNDER RECORDING NUMBER 2002123900011, TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT B OF SAID SHORT PLAT.

GeoDatum, INC
SURVEYING ENGINEERING PLANNING GPS GIS
24829 SE 38th St, Issaquah, WA 98029
(425) 837-8083
www.geodatum.com

APPROVALS
CITY OF REDMOND

EXAMINED AND APPROVED PER RCW 58.17.160 (1)
THIS 14th DAY OF June, 2004

William J. Campbell
CITY ENGINEER



EXAMINED AND APPROVED THIS 18th DAY OF MAY, 2004
CITY COUNCIL OF REDMOND

Deanna J. Inoué
MAYOR, CITY OF REDMOND



Sandra B. Marion
ATTEST: CLERK, CITY OF REDMOND

EXAMINED AND APPROVED THIS 15th DAY OF June, 2004
KING COUNTY DEPARTMENT OF ASSESSMENTS

Scott Noble
KING COUNTY ASSESSOR

David Kissinger
DEPUTY KING COUNTY ASSESSOR

TAX PARCEL 5556300065
CITY OF REDMOND DEPARTMENT OF FINANCE
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND 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 11 DAY OF June, 2004

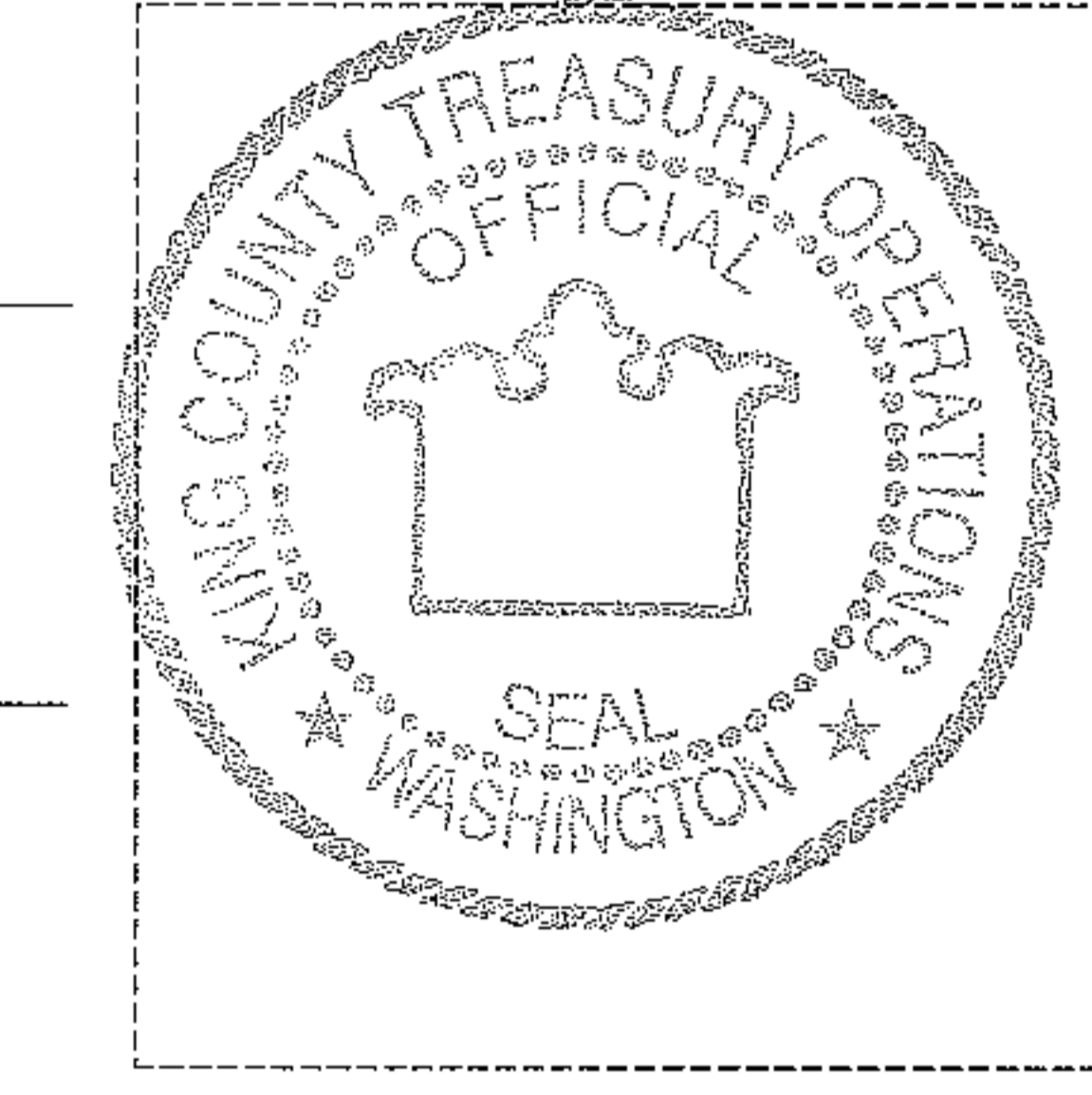
Deborah D. Campbell
CITY OF REDMOND FINANCE DIRECTOR

FINANCE DIRECTOR'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 15th DAY OF June, 2004

Ken Guy
MANAGER, KING COUNTY OFFICE OF FINANCE

Silvia C. Yetter
DEPUTY



RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MERCER ESTATES, INC. THIS 15th DAY OF June, 2004 AT 5:56 12:00 PM AND RECORDED IN VOLUME 222

OF PLATS, PAGES 1 THROUGH 4, RECORDS OF KING COUNTY, WASHINGTON

DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

Marymoor Meadows

L030103
A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.
TAX LOT 5556300065
REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT.DGN	10/10/2003	2003-291	1" = 20'	1 OF 4

Marymoor Meadows

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

CITY OF REDMOND APPROVAL CONDITIONS/RESTRICTIONS

1. "TREES TO BE PRESERVED SHALL BE DESIGNATED IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN RECORDED WITH THE FINAL PLAT. DESIGNATED TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-070, OR AS HEREAFTER AMENDED".
2. DRAINAGE COVENANT: DRAINAGE WATERS, FROM ANY LOT, LOTS, RIGHTS-OF-WAY, OR OTHER REAL PROPERTY, THAT NATURALLY ENTER ANY LOT OR LOTS WITHIN THIS PLAT AND THAT ENTER ANY LOT OR LOTS IN THIS PLAT WITHIN CONSTRUCTED DRAINAGEWAYS THAT ARE SHOWN ON CITY APPROVED CONSTRUCTION DRAWINGS FOR THIS PLAT SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURAL LOCATION OR ENTERING IN SAID CITY APPROVED DRAINAGEWAYS AND SHALL BE DISCHARGED AT THEIR NATURAL LOCATION OR IN SAID CITY APPROVED DRAINAGEWAYS. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINS THAT DO NOT CONSTITUTE PART OF A CONTIGUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS; HOWEVER, CITY OWNED STORM DRAINS LYING WITHIN EASEMENTS GRANTED TO THE CITY SHALL BE MAINTAINED BY THE CITY.
3. NO FURTHER SUBDIVISION OF ANY LOT OR TRACT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE PROCEDURE BY THE CITY OF REDMOND.
4. ACCESS SHALL BE WITHIN 50 FEET OF 25% OF THE EXTERIOR WALL OF THE RESIDENCE.
5. LOTS WITH REQUIRED ACCESS EXCEEDING 50 FEET SHALL BE REQUIRED TO PROVIDE ON SITE ACCESS INCLUDING A 20 FEET BY 50 FEET EMERGENCY VEHICLE OPERATION AREA (E.V.O.A.) EASEMENT.
6. SUCH ACCESS AND EMERGENCY VEHICLE OPERATION AREA (E.V.O.A.) EASEMENT SHALL BE MAINTAINED IN AN APPROVED AND RECORDED EMERGENCY VEHICLE ACCESS EASEMENT.
7. ALL LOTS WILL PROVIDE STRUCTURES WITH AUTOMATIC FIRE SPRINKLERS DESIGNED TO NFPA 13D AND REDMOND FIRE DEPARTMENT STANDARDS. BACK-FLOW PREVENTION WILL BE REQUIRED WITHIN EACH STRUCTURE. THE EXISTING STRUCTURES WILL ALSO HAVE AUTOMATIC FIRE SPRINKLERS DESIGNED TO NFPA 13D AND REDMOND FIRE DEPARTMENT STANDARDS. THE EXISTING STRUCTURES SHALL HAVE THE FIRE SPRINKLERS INSTALLED AND ACCEPTANCE TESTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR ANY NEW HOMES ON THE PLAT.
8. THIS SUBDIVISION IS SUBJECT TO THE DECISION OF THE HEARING EXAMINER OF THE CITY OF REDMOND DATED JUNE 23, 2003, APPROVING THE PRELIMINARY PLAT OF MARYMOOR HILL PHASE II (N.K.A. MARYMOOR MEADOWS) CONTAINED IN REDMOND FILE NUMBER L030103.

EMERGENCY VEHICLE TURNAROUND EASEMENT

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR AN EMERGENCY VEHICLE TURNAROUND AREA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THIS PURPOSE. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNERS OF THE LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR EMERGENCY TURNAROUND PURPOSES. GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT FOR ANY PURPOSE NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED, PROVIDED THAT GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS STRUCTURES OR OBSTRUCTIONS WITHIN THE EASEMENT THAT WOULD INTERFERE WITH THE EXERCISE OF THE RIGHTS HEREIN GRANTED INCLUDING INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA.

THE EASEMENT AREA HEREBY GRANTED IS GRAPHICALLY DEPICTED AND IDENTIFIED AS EMERGENCY VEHICLE TURNAROUND EASEMENT HEREIN.

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNERS(S) OF LOTS BENEFITED AS STATED IN THE GENERAL NOTES AND THEIR SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES AND/OR USE SHOWN. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BURDENED. THE OWNER(S) OF THE LOT(S) BENEFITED AND THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OF PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES AND/OR USER FACILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES AND OR USER FACILITIES HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS, OR VEGETATION HAVING DEEP ROOT PATTERNS, WHICH MAY CAUSE DAMAGE TO OR INTERFERE TH SAID UTILITIES AND/OR USER FACILITIES; ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

JOINT ACCESS EASEMENT

THE OWNER(S) OF LOT 4, (GRANTOR) DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOT 3 AND LOT 5, THEIR SUCCESSORS, HEIRS AND ASSIGNS (GRANTEES) A PERPETUAL EASEMENT, HEREIN GRAPHICALLY DEPICTED AND NOTED AS JOINT ACCESS EASEMENT FOR INGRESS/EGRESS. THIS EASEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNERS OF LAND HEREBY SUBDIVIDED. THE OWNERS OF THE LOTS BENEFITED AND THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OF PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID EASEMENT WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE(S) BENEFITED. THE OWNERS OF LOT 4 SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID JOINT ACCESS EASEMENT. HOWEVER, THE OWNER(S) OF LOT 4 SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS, OR VEGETATION WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID JOINT ACCESS EASEMENT. ALSO THE OWNER(S) OF LOT 4 SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOTS BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE OWNER(S) OF LOT 4 (GRANTOR) AND OWNER(S) OF LOT 3 AND LOT 5 (GRANTEES) DERIVING BENEFIT FROM THE JOINT ACCESS EASEMENT NOTED HEREIN SHALL HAVE EQUAL RESPONSIBILITY OF MAINTAINING SAID ACCESS EASEMENT.



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Marymoor Meadows
L030103
A PORTION OF NW 1/4, SW 1/4, SEC. 13, TWN 25 N, RGE 5 E, W.M.
TAX LOT 5556300065
REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT.DGN	10/10/2003	2003-291	1" = 20'	2 OF 4

CURVE TABLE

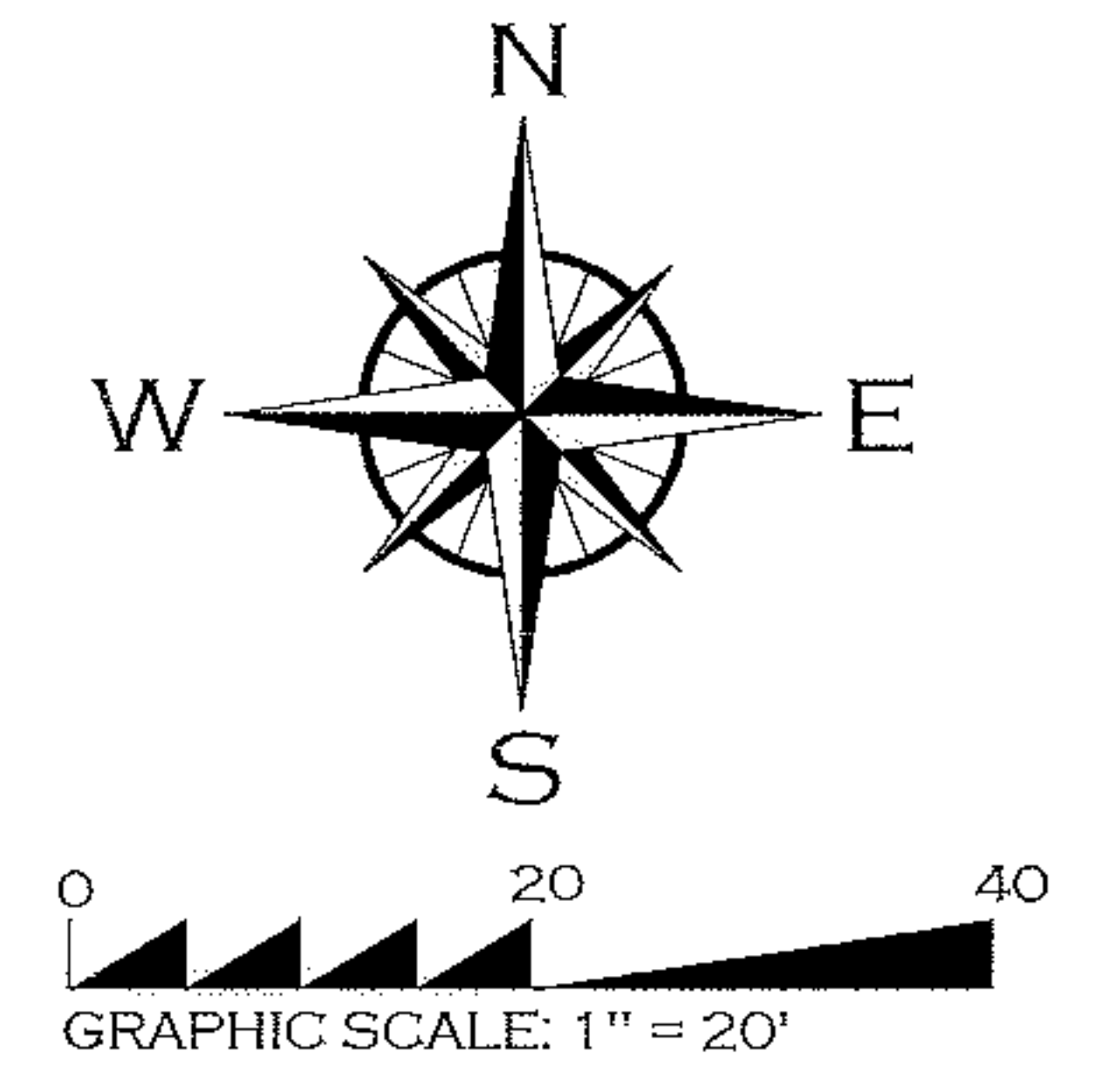
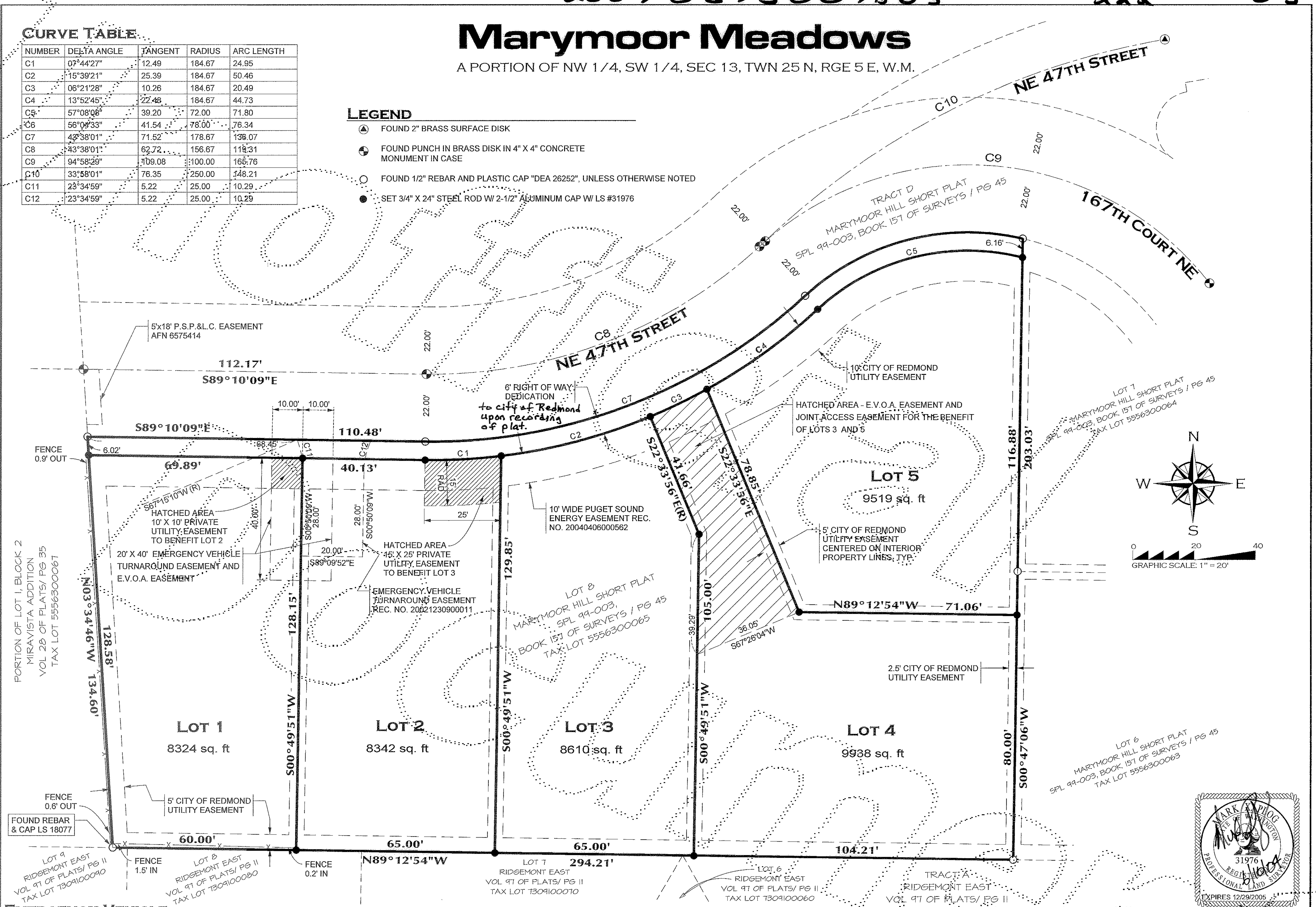
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	07°44'27"	12.49	184.67	24.95
C2	15°39'21"	25.39	184.67	50.46
C3	06°21'28"	10.26	184.67	20.49
C4	13°52'45"	22.48	184.67	44.73
C5	57°08'06"	39.20	72.00	71.80
C6	56°09'33"	41.54	78.00	76.34
C7	43°38'01"	71.52	178.67	138.07
C8	43°38'01"	62.72	156.67	118.31
C9	94°58'29"	109.08	100.00	165.76
C10	33°58'01"	76.35	250.00	148.21
C11	23°34'59"	5.22	25.00	10.29
C12	23°34'59"	5.22	25.00	10.29

Marymoor Meadows

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

LEGEND

- ⊙ FOUND 2" BRASS SURFACE DISK
- ⊙ FOUND PUNCH IN BRASS DISK IN 4" X 4" CONCRETE MONUMENT IN CASE
- FOUND 1/2" REBAR AND PLASTIC CAP "DEA 26252", UNLESS OTHERWISE NOTED
- SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP W/ LS #31976



EMERGENCY VEHICLE OPERATION AREA (E.V.O.A.) EASEMENT

THE OWNER(S) OF LAND LEGALLY DESCRIBED HEREON HEREBY GRANTS AND CONVEYS TO THE CITY OF REDMOND A PERPETUAL EASEMENT FOR AN EMERGENCY VEHICLE OPERATION AREA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THIS PURPOSE. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS, HEIRS AND ASSIGNS OF THE OWNERS OF LAND LEGALLY DESCRIBED HEREON. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF EMERGENCY VEHICLE OPERATION. GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT FOR ANY PURPOSE NOT INCONSISTENT WITH THE RIGHTS HEREIN GRANTED, PROVIDED, THAT THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS, STRUCTURES OR OBSTRUCTIONS WITHIN THE EASEMENT THAT WOULD INTERFERE WITH THE EXERCISE OF THE RIGHTS HEREIN GRANTED INCLUDING INGRESS AND EGRESS TO AND FROM THE EASEMENT AREAS. THE EASEMENT AREA HEREBY GRANTED ARE GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS E.V.O.A. EASEMENT.

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 TAX LOT 5556300065
 REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT.DGN	10/10/2003	2003-291	1" = 20'	3 OF 4

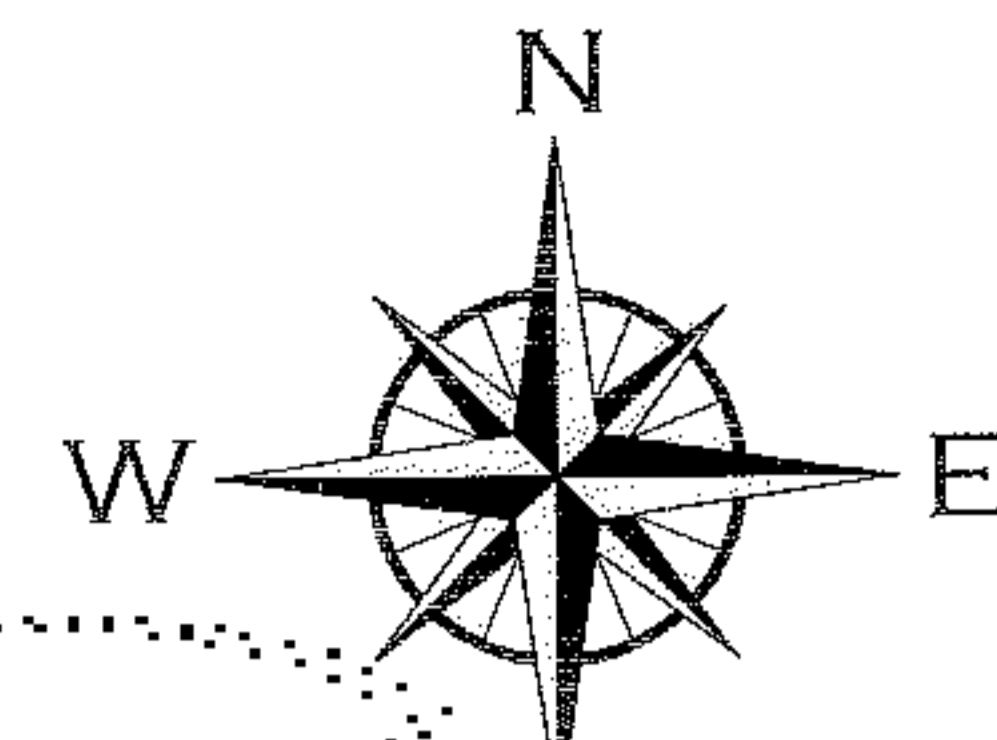


LINE TABLE

NUMBER	DIRECTION	DISTANCE
L40	S 77°34'48" E	9.75'
L41	S 61°11'47" E	6.22'
L42	S 06°42'47" E	7.08'
L43	S 04°08'23" E	115.64'
L44	N 71°34'29" E	3.92'
L45	N 72°45'45" E	9.81'
L46	S 54°02'04" E	8.37'
L47	N 85°26'10" E	14.62'
L48	N 71°34'19" E	13.05'
L49	S 67°33'56" E	10.50'
L50	N 84°55'26" E	12.03'
L51	S 89°18'27" E	39.24'
L52	S 53°59'06" E	9.65'
L53	S 08°28'32" E	9.72'
L54	S 07°07'43" W	5.91'
L55	N 07°25'57" W	8.65'
L56	N 38°00'44" W	8.94'
L57	N 71°34'25" W	7.38'
L58	N 86°29'48" W	6.10'
L59	N 55°48'04" W	15.55'
L60	S 72°54'12" W	16.55'
L61	S 24°27'08" W	14.25'
L62	S 02°00'40" E	8.48'

Marymoor Meadows

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.



GRAPHIC SCALE: 1" = 20'

NE 47TH STREET

167TH COURT NE

NE 47TH STREET

T1
T2
T3
T4
T5
T6
T7
T8
T9
T10
T11
T12
T13
T14
T15
T16
T17

TREE PRESERVATION SETBACK LINE PER MARYMOOR HILL SHORT PLAT AF# 20021230900011

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

TREE PRESERVATION SETBACK LINE PER MARYMOOR HILL SHORT PLAT AF# 20021230900011

L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55

L56 L57 L58 L59 L60 L61 L62

T18 T19 T20 T21 T22 T23 T24 T25

T26 T27 T28 T29 T30

TREE SCHEDULE

TREE NO.	SPECIES	CALIPER (DIA, IN)	DRIFLINE (DIA, FT)	STATUS (**)
T1	BLUE SPRUCE	18	20	P
T2	BLUE SPRUCE	12	10	P
T3	BLUE SPRUCE	14	14	P
T4	BLUE SPRUCE	16	15	P
T5	BLUE SPRUCE	18	16	P
T6	BLUE SPRUCE	16	16	P
T7	BLUE SPRUCE	14	12	P
T8	BLUE SPRUCE	16	18	P
T9	BLUE SPRUCE	16	15	P
T10	BLUE SPRUCE	9	12	P
T11	BLUE SPRUCE	8	9	P
T12	BLUE SPRUCE	6	14	P
T13	BLUE SPRUCE	12	15	P
T14	BLUE SPRUCE	12	15	P
T15	BLUE SPRUCE	4	8	P
T16	BLUE SPRUCE	4	10	P
T17	BLUE SPRUCE	7	14	P
T18	LODGEPOLE PINE	16	21	P
T19	LODGEPOLE PINE	16	15	P
T20	LODGEPOLE PINE	12	15	P
T21	LODGEPOLE PINE	14	15	P
T22	LODGEPOLE PINE	12	15	P
T23	LODGEPOLE PINE	14	15	P
T24	LODGEPOLE PINE	7	15	P
T25	LODGEPOLE PINE	18	15	P
T26	DOUGLAS FIR	24	30	P
T27	BLUE SPRUCE	20	18	S
T28	SPRUCE	16	18	S
T29	LODGEPOLE PINE	30	24	S
T30	CEDAR	16	17	S

** STATUS LEGEND
P = PROTECTED TREE
S = SAVED BUT NOT PROTECTED

TOTAL NO. OF ONSITE SIGNIFICANT TREES	30
TOTAL NUMBER OF TREES PROTECTED	27
PERCENT OF ON-SITE TREES PROTECTED	90%
ADDITIONAL NO. OF TREES SAVED (BUT NOT PROTECTED)	3
TOTAL NUMBER OF REPLACEMENT TREES REQUIRED	0



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2003-291-PLAT.DGN	10/10/2003	2003-291	1" = 20'	4 OF 4

Marymoor Vista

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR OWNERS, AND THAT WE DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY.

Ali A. Saghari
ALI SAGHARI

Susan C. Saghari
SUSAN SAGHARI

Hamid Nouri
HAMID NOURI

Joyce Nouri
JOYCE NOURI

S. Talajoor
SIAMAK TALAJOOR

Juanita Talajoor
JUANITA TALAJOOR

STATE OF WA)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
ALI & SUSAN SAGHARI

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5/4/06
SIGNATURE OF NOTARY PUBLIC *Russell Paris*

PRINTED NAME OF NOTARY PUBLIC RUSSELL PARIS
MY APPOINTMENT EXPIRES July 1 2006

STATE OF WA)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
HAMID & JOYCE NOURI

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5/3/06
SIGNATURE OF NOTARY PUBLIC *Russell Paris*

PRINTED NAME OF NOTARY PUBLIC RUSSELL PARIS
MY APPOINTMENT EXPIRES July 1 2006

STATE OF Washington)
COUNTY OF King) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
SAMIAM & JUANITA TALAJOOR

SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Michelle D. Kuzala
SIGNATURE OF NOTARY PUBLIC
NAME OF NOTARY PUBLIC Michelle D. Kuzala
MY APPOINTMENT EXPIRES 11-29-08

GENERAL NOTES

1. BASIS OF BEARING CITY OF REDMOND HORIZONTAL CONTROL SYSTEM (WASHINGTON COORDINATE SYSTEM 1983, (1991 ADJUSTMENT), NORTH ZONE). CONTROL POINTS AND COORDINATE VALUES, PER REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, DATED 1993:
A 129 : N 240,016.14, E 1,324,144.89
A 130 : N 239,318.32, E 1,324,331.02
BASIS OF BEARING N 17°12'32" W (BETWEEN A129, AND A130) AS SHOWN ON SHEET 3 OF 5 OF MARYMOOR HILL SHORT PLAT, BOOK 157, OF SURVEYS, PAGE 45)
2. THE EXTERIOR BOUNDARY OF THIS SHORT PLAT IS BASED UPON (AND FIELD VERIFIED) THE MARYMOOR HILL SHORT PLAT, AS FILED IN BOOK OF SURVEYS, VOLUME 157 OF SURVEYS, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.
3. THIS SURVEY, MEETS OR EXCEEDS MINIMUM REQUIREMENTS OF SURVEY PRECISION FOR FIELD TRAVERSE, CITY RESIDENTIAL, AS SET FORTH PER W.A.C. 332-130-090
4. ALL MONUMENTS SHOWN AS FOUND WERE FIELD VISITED OCTOBER 2004.
5. A NIKON DTM 521 TOTAL STATION WAS USED TO SURVEY THIS SITE. ALL EQUIPMENT MAINTAINED IN ADJUSTMENT TO MANUFACTURER SPECIFICATIONS.
6. UPON THE WESTERLY EXTENSION AND DEDICATION TO THE CITY OF REDMOND OF N.E. 47TH STREET THROUGH ADJOINING WESTERLY UNPLATTED LANDS, AND "JOINING" THE ROAD SYSTEM ESTABLISHED BY THE PLAT OF HAMPTON PLACE, TRACT 'C' AS SHOWN IN THE MARYMOOR HILL SHORT PLAT, BOOK OF SURVEYS, VOLUME 157, PAGE 45 SHALL BE CLOSED TO PLAT ACCESS. SAID TRACT WILL BE FOR THE PURPOSE OF EMERGENCY VEHICLE ACCESS ONLY.
7. LAWYERS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 354137, DATED FEBRUARY 23, 2004 AND UPDATED JUNE 9, 2005, USED FOR LAND DESCRIPTIONS AND EASEMENTS OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUIRED OR PERFORMED.

CITY OF REDMOND UTILITY EASEMENT PROVISIONS

THE OWNERS OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND AND ITS ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER SANITARY SEWER STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THESE PURPOSES, THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS OF THE LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATIONS OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES INCLUDING, BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENTS. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS, OR VEGETATION HANG ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE EASEMENT AREA(S) HEREBY GRANTED ARE DESCRIBED AS LEGALLY FOLLOWS:

1. THE EAST 5.00 FEET OF LOT 3 OF THIS SUBDIVISION;
2. A STRIP OF LAND 2.5 FEET WIDE ADJOINING EACH SIDE OF THE LOT LINES COMMON TO EACH LOT IN THIS PLAT,

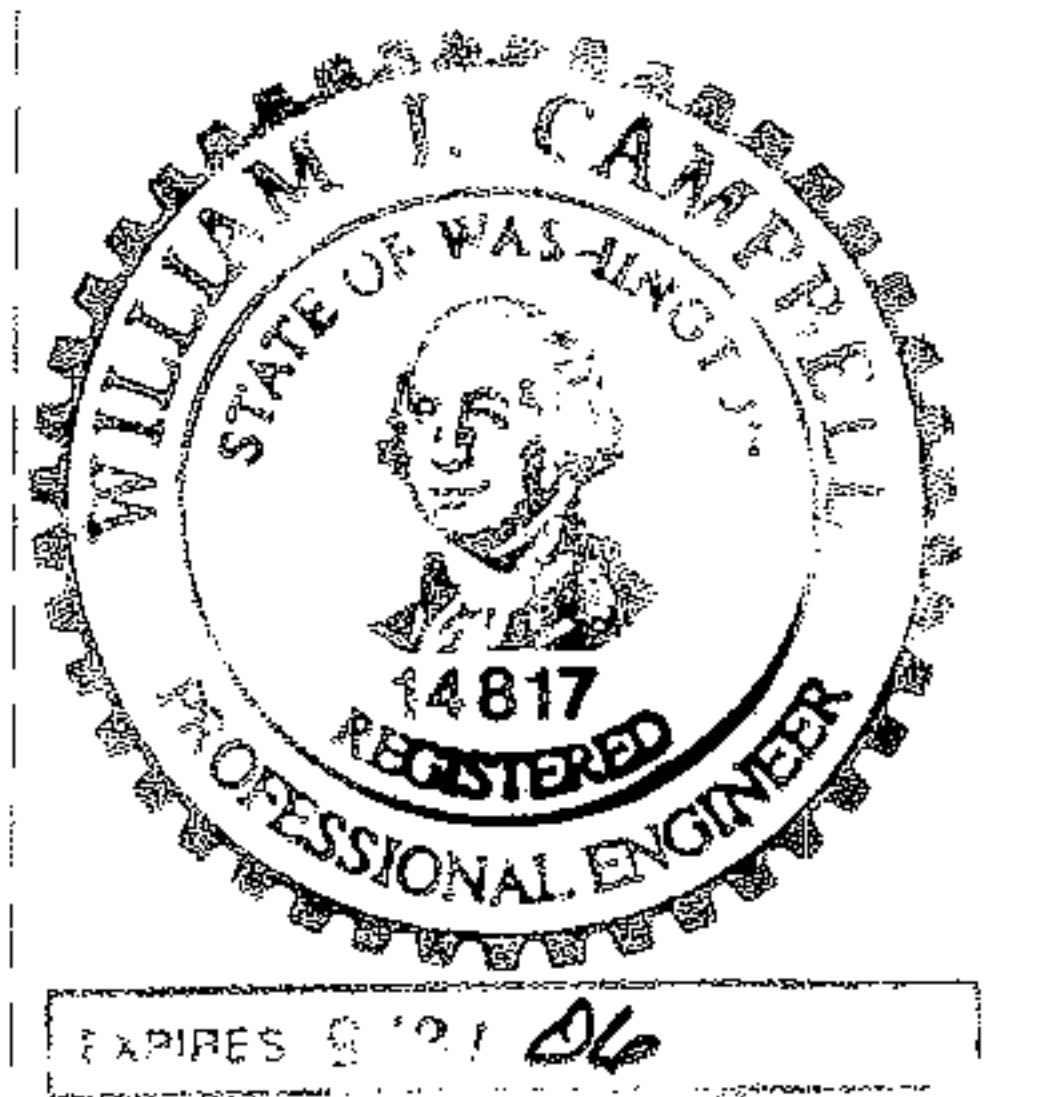
CITY OF REDMOND ADDRESSING SYSTEM

1. "AVENUES" RUN NORTH AND SOUTH (_____ AVE. N.E.)
2. "STREETS" RUN EAST AND WEST (N.E. _____ ST)
3. "PLAGE" - PARALLELS "AVENUE"
4. "WAY" - PARALLELS "STREET"
5. "COURT" - DEAD END STREET
6. ODD NUMBERED ADDRESSES - WEST AND SOUTH
7. EVEN NUMBERED ADDRESSES - NORTH AND EAST
8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
9. ANY SUBDIVISION OF MORE THAN FOUR (4) LOTS SHALL BE ADDRESSED OFF OF ITS INTERIOR ACCESS STREET

APPROVALS

CITY ENGINEER
EXAMINED AND APPROVED, PER RCW 58.17.160 (1) THIS 4th DAY OF May, 2006

William J. Campbell
CITY ENGINEER, CITY OF REDMOND



CITY COUNCIL OF REDMOND
EXAMINED AND APPROVED THIS 16th DAY OF AUGUST, 2005

Rosemarie M. Jones
MAYOR, CITY OF REDMOND



Sandra A. Marin
ATTEST BY CLERK, CITY OF REDMOND

CITY OF REDMOND DEPARTMENT OF FINANCE
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND 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 8th DAY OF May, 2006

OFFICE OF FINANCE

David M. Hayward
CITY OF REDMOND, FINANCE DIRECTOR

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND 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 17th DAY OF May, 2006



Phil Sanders
MANAGER, KING COUNTY OFFICE OF FINANCE

Lilani C. Yette
DEPUTY
KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 16th DAY OF May, 2006

Scott Noble *David Kissinger*
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

555630-0066
ACCOUNT NUMBER

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ALI SAGHARI, ET AL. THIS 17 DAY OF May, 2006 AT 44 MINUTES PAST 1:00 P.M. AND RECORDED IN BOOK 234 OF SURVEYS, PAGES 051 THROUGH 054, RECORDS OF KING COUNTY, WASHINGTON

MANAGER

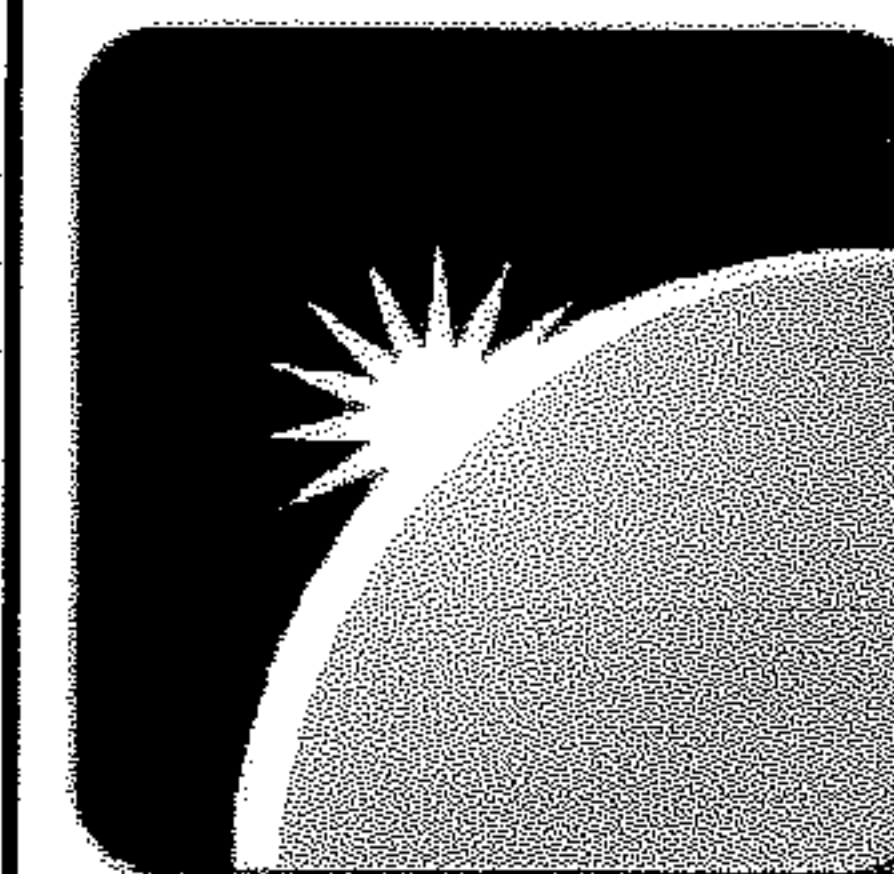
Rebecca Anderson-Rice
SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MARYMOOR VISTA IS BASED UPON AN ACTUAL SURVEY OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

CERTIFICATE NO.: 31976

Mark X. Plog 8/30/05



GeoDatum Inc.
SURVEY-CIVIL-STRUCTURAL

22525 SE 64th Pl #266
Issaquah, WA 98027
(425) 837-8083

Marymoor Vista

CITY OF REDMOND FILE NO. L040208

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

TAX LOT 555630-0066

REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT-S1.DGN	5/31/2005	2004-178	1" = 20'	1 OF 4

Marymoor Vista

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

LEGAL DESCRIPTION

LOT 9, CITY OF REDMOND MARYMOOR HILL SHORT PLAT, SRL 99-003, RECORDED UNDER RECORDING NUMBER 20021230900011, RECORDS OF KING COUNTY, WASHINGTON.

PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LOT 2 DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOT 1 AND THEIR SUCCESSORS AND ASSIGNS A PERPETUAL PRIVATE EASEMENT FOR THE STATED UTILITIES AND/OR USE SHOWN ON SHEET 3 HEREIN. THE EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BURDENED. THE OWNER(S) OF THE LOT(S) BENEFITED AND THEIR SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES AND/OR USER FACILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES AND OR USER FACILITIES HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS, OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES AND/OR USER FACILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE DRAINAGE SYSTEM WITHIN SAID PRIVATE EASEMENT SHALL BE FOR THE BENEFIT OF BOTH LOT 1 AND LOT 2 AND SHALL BE JOINTLY USED AND MAINTAINED BY THE OWNERS OF LOT 1 AND LOT 2.

CITY OF REDMOND APPROVAL CONDITIONS / RESTRICTIONS:

1. NO FURTHER SUBDIVISION OF ANY LOT OR TRACT SHALL BE PERMITTED WITHOUT APPROVAL OF ALL APPROPRIATE SUBDIVISION PROCEDURE BY THE CITY OF REDMOND.
2. ALL LOTS WILL PROVIDE STRUCTURES WITH AUTOMATIC FIRE SPRINKLERS DESIGNED TO NFPA 13D AND REDMOND FIRE DEPARTMENT STANDARDS. BACK FLOW PREVENTION WILL BE REQUIRED WITHIN EACH STRUCTURE. THE EXISTING STRUCTURES WILL ALSO HAVE AUTOMATIC FIRE SPRINKLERS DESIGNED TO NFPA 13D AND REDMOND FIRE DEPARTMENT STANDARDS. THE DESIGN OF THOSE SYSTEMS WILL BE REVIEWED UNDER A REMODEL PERMIT. THE EXISTING STRUCTURES SHALL HAVE THE FIRE SPRINKLERS INSTALLED AND ACCEPTANCE TESTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR ANY NEW HOMES ON THE PLAT.
3. THIS FINAL PLAT IS SUBJECT TO THE CITY OF REDMOND HEARING EXAMINER'S AUGUST 30, 2004 DECISION APPROVING THE PRELIMINARY PLAT OF MARYMOOR HILL DIV. 3. A COPY OF THIS DECISION IS ON FILE IN THE CITY OF REDMOND PLANNING DEPARTMENT UNDER FILE L040208.
4. DRAINAGE COVENANT: DRAINAGE WATERS, FROM ANY LOT, LOTS, RIGHTS-OF-WAY, OR OTHER REAL PROPERTY, THAT NATURALLY ENTER ANY LOT OR LOTS WITHIN THIS PLAT AND THAT ENTER ANY LOT OR LOTS IN THIS PLAT WITHIN CONSTRUCTED DRAINAGEWAYS THAT ARE SHOWN ON CITY-APPROVED CONSTRUCTION DRAWINGS FOR THIS PLAT SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURAL LOCATION OR ENTERING IN SAID CITY-APPROVED DRAINAGEWAYS AND SHALL BE DISCHARGED AT THEIR NATURAL LOCATION OR IN SAID CITY-APPROVED DRAINAGEWAYS. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINS THAT DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS; HOWEVER, CITY-OWNED STORM DRAINS LYING WITHIN EASEMENTS GRANTED TO THE CITY SHALL BE MAINTAINED BY THE CITY.

TREE PRESERVATION NOTE

TITLE DOCUMENTS CONVEYING OWNERSHIP IN INDIVIDUAL LOTS SHALL INCLUDE A SITE PLAN THAT ILLUSTRATES THE LOCATIONS OF PRESERVED, RETAINED, AND REPLACEMENT TREES.

TREE PROTECTION LANGUAGE

- A. ALL CONSTRUCTION ACTIVITIES, INCLUDING STAGING AND TRAFFIC AREAS, SHALL BE PROHIBITED WITHIN FIVE FEET OF THE DRIP LINE OF PROTECTED TREES
- B. TREE PROTECTION BARRIERS SHALL BE INSTALLED ALONG THE OUTER EDGE AND COMPLETELY SURROUND THE DRIP LINE OF SIGNIFICANT TREES TO BE PROTECTED PRIOR TO ANY LAND DISTURBANCE.
- C. TREE PROTECTION BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, CONSTRUCTED OF CHAIN LINK OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL. "TREE PROTECTION AREA" SIGNS SHALL BE POSTED VISIBLY ON ALL SIDES OF THE FENCED AREAS. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS MAY ALSO BE REQUIRED TO BE POSTED AT SITE ENTRANCES.
- D. WHERE TREE PROTECTION AREAS ARE REMOTE FROM AREAS OF LAND DISTURBANCE, AND WHERE APPROVED BY THE PLANNING DEPARTMENT, ALTERNATIVE FORMS OF TREE PROTECTION MAY BE USED IN LIEU OF TREE PROTECTION BARRIERS, PROVIDED THAT PROTECTED TREES AREA COMPLETELY SURROUNDED WITH CONTINUOUS ROPE OF FLAGGING AND ARE ACCOMPANIED BY "TREE SAVE AREA - KEEP OUT" SIGNS.
- E. STREET TREES ON ALL STREETS SPECIFIED IN THE CITY OF REDMOND STREET TREE PLAN SHALL BE CUT OR PRUNED ONLY UNDER THE SUPERVISION OF REDMOND PARKS DEPARTMENT.
- F. IF A TREE DESIGNATED TO BE PRESERVED IS DAMAGED OR DESTROYED DURING CONSTRUCTION, TREE REPLACEMENT SHALL BE REQUIRED IN ACCORDANCE WITH RCDG SECTION 200.8020-130.

TREE RESTRICTIONS

"TREES TO BE PRESERVED SHALL BE DESIGNATED IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION PLAN RECORDED WITH THE FINAL PLAT. DESIGNATED TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-070, OR AS HEREAFTER AMENDED".

TREE PRESERVATION LANGUAGE

"THE CITY OF REDMOND PLANNING DEPARTMENT SHALL BE NOTIFIED ONCE REPLACEMENT TREES ARE INSTALLED. REPLACEMENT AND REMAINING TREES SHALL NOT BE REMOVED UNLESS DEEMED DISEASED, DEAD OR HAZARDOUS BY THE CITY OF REDMOND PLANNING DEPARTMENT. A SEPARATE ARBORIST REPORT MAY BE REQUESTED BY THE PLANNING DEPARTMENT IF REPLACEMENT AND/OR REMAINING TREES ARE PROPOSED FOR REMOVAL".

"TO ALLOW FLEXIBILITY FOR SITING OF REPLACEMENT TREES THE FINAL LOCATION MAY BE MODIFIED WITH WRITTEN APPROVAL FROM THE PLANNING DEPARTMENT. IF REPLACEMENT TREE LOCATION IS CHANGED SIGNIFICANTLY A NEW TREE PRESERVATION PLAN SHALL BE RECORDED".

"REPLACEMENT TREES SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENTS: TWO AND ONE HALF INCH CALIPER FOR DECIDUOUS TREES, SIX FEET IN HEIGHT FOR EVERGREEN TREES, AND GREATER THAN 7' HEIGHT FOR VINE MAPLES AND OTHER MULTI-STEMMED TREES".

"REPLACEMENT TREES SHALL BE LOCATED AWAY FROM AREAS WHERE DAMAGE IS LIKELY, BASED ON THE STANDARDS IN THE RCDG, 20D.80.20-070(3)(8), GRADING AND PROXIMITY TO STRUCTURES UTILITIES AND ROADWAYS OR HEREAFTER AMENDED".

"TREES DESIGNATED FOR PRESERVATION AND REPLACEMENT TREES WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED IN ACCORDANCE WITH RCDG SECTION 20D.80.20-130 OR HEREAFTER AMENDED.

NOTE
TITLE DOCUMENTS CONVEYING OWNERSHIP IN INDIVIDUAL LOTS SHALL INCLUDE A SITE PLAN THAT ILLUSTRATES THE LOCATIONS OF PRESERVED, RETAINED, AND REPLACEMENT TREES.

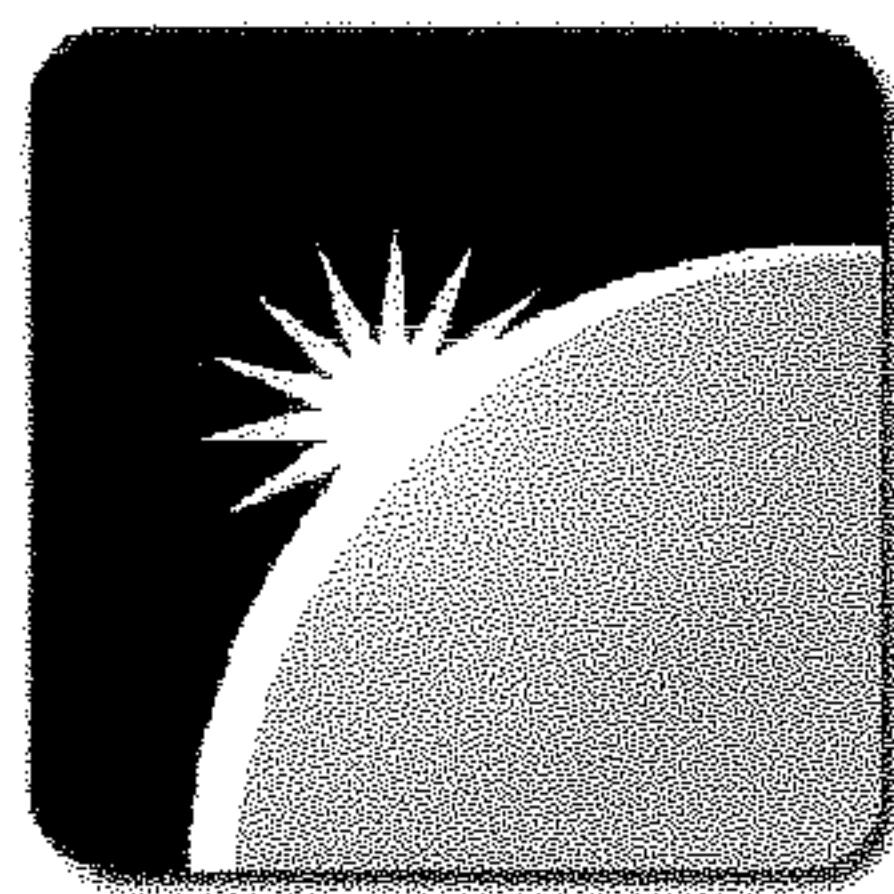
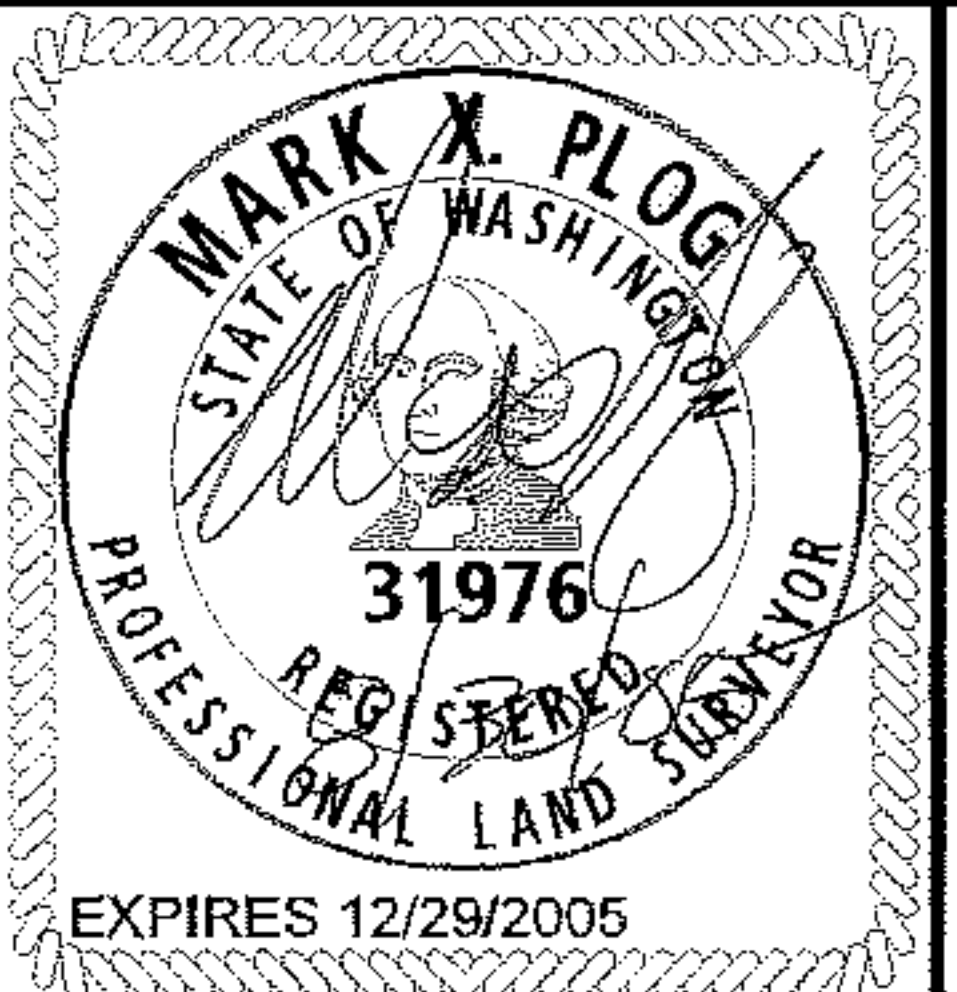
SIDEWALK EASEMENT PROVISION

THE OWNERS OF LAND HEREBY SUBDIVIDED HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR PUBLIC SIDEWALK AND PEDESTRIAN PURPOSES AND CONSTRUCTING, INSTALLING, PREPARING, USING AND MAINTAINING SAID SIDEWALK. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO WITHOUT ANY PRIOR INSTITUTION OF SUIT OR PROCEEDINGS OF LAW AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE, THIS EASEMENT IS GRANTED SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:
1. THE GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY COVERED BY THIS EASEMENT (EXCLUDING THE INITIAL CONSTRUCTION OF THE SIDEWALK), RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING EXECUTION OF THE WORK, AS NEARLY AS PRACTICAL TO THEIR NORMAL CONDITIONS THAT THEY WERE IN IMMEDIATELY BEFORE THE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.
2. GRANTOR SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE. GRANTOR SHALL NOT, HOWEVER, HAVE THE RIGHT TO:
A. ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT, OR
B. PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH, THE USE OF THE SIDEWALK AND EASEMENT.
THE EASEMENT HEREBY GRANTED AND AND CONVEYED IS GRAPHICALLY DEPICTED AND IDENTIFIED ON SHEET 3 OF 4 AS SIDEWALK EASEMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MARYMOOR VISTA IS BASED UPON AN ACTUAL SURVEY OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Mark A. Plog 8/30/05
CERTIFICATE NO. 31976



GeoDatum Inc
SURVEY - CIVIL - STRUCTURAL

22525 SE 64th Pl #266
Issaquah, WA 98027
(425) 837-8083

Marymoor Vista

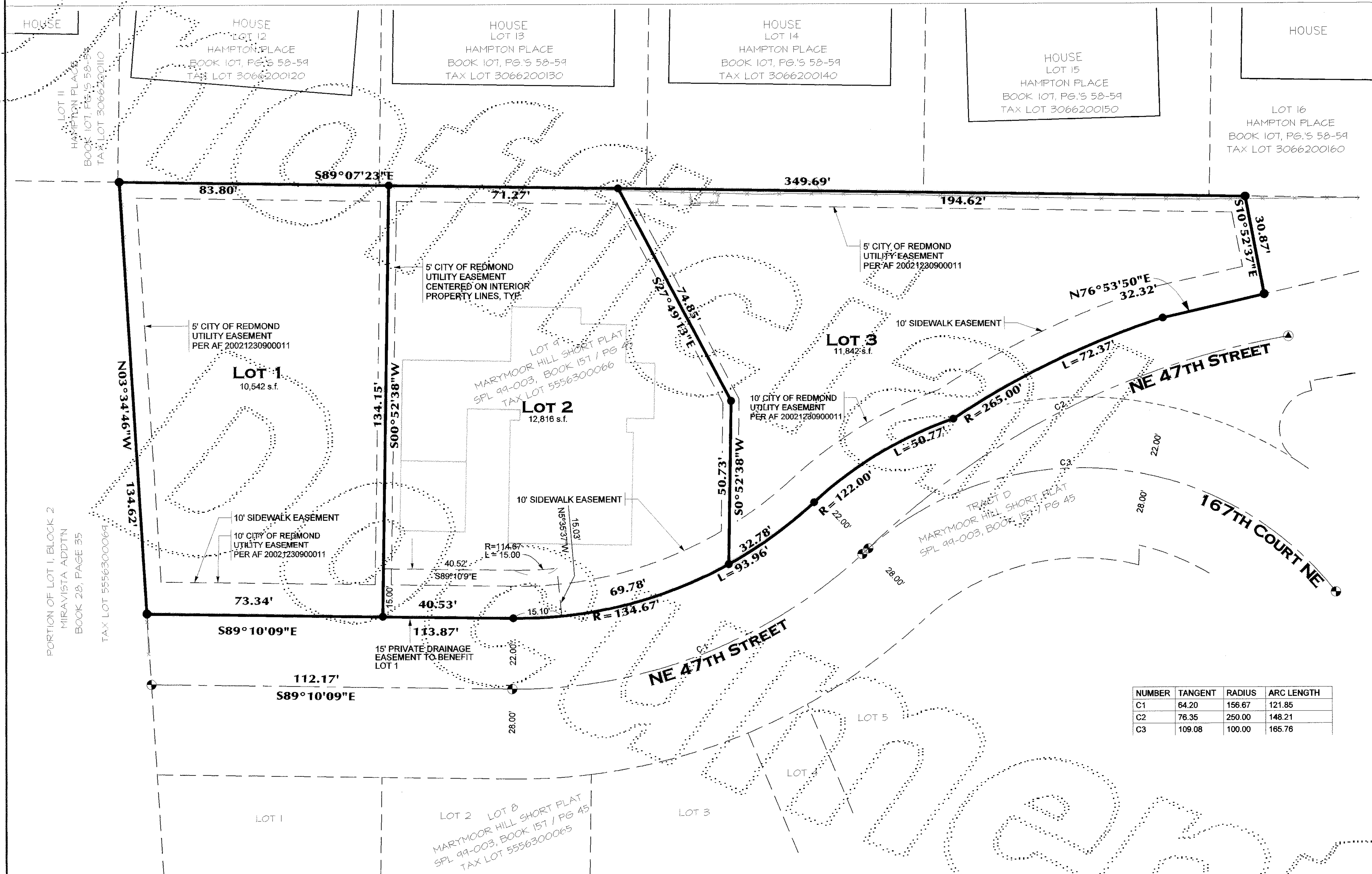
CITY OF REDMOND FILE NO. L040208

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.
TAX LOT 555630-0966
REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT-S2.DGN	5/31/2005	2004-176	1" = 20'	2 OF 4

Marymoor Vista

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.



NUMBER	TANGENT	RADIUS	ARC LENGTH
C1	64.20	156.67	121.85
C2	76.35	250.00	148.21
C3	109.08	100.00	165.76

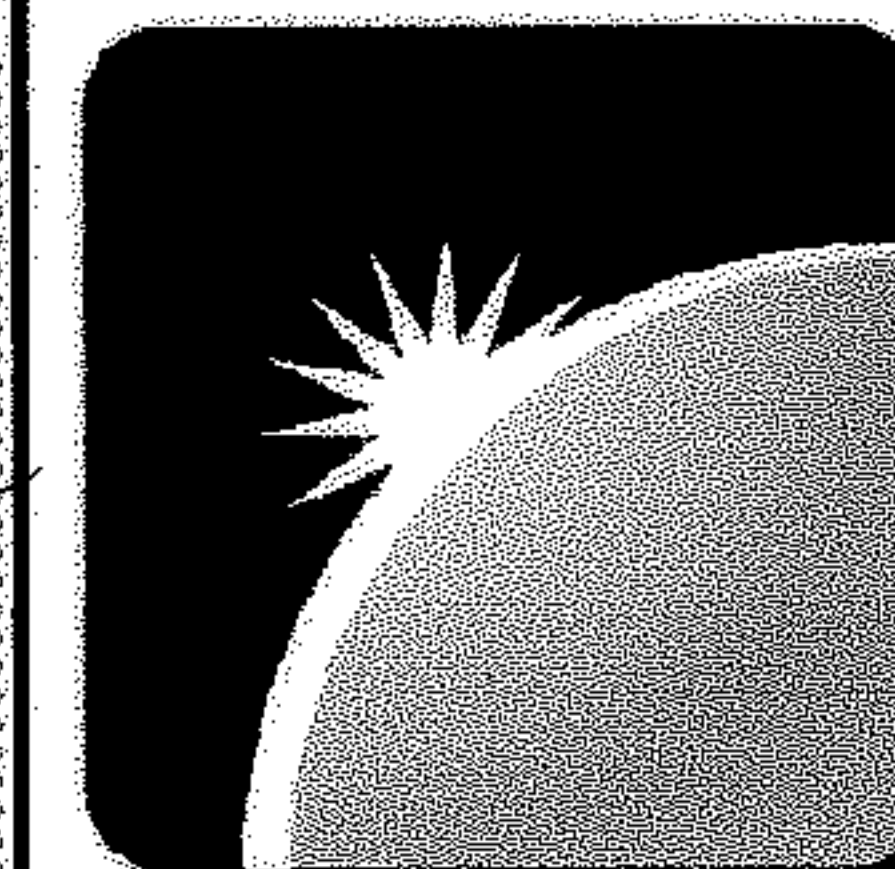
LEGEND

- ▲ FOUND 2" BRASS SURFACE DISK
- FOUND PUNCH IN BRASS DISK IN 4" X 4" CONCRETE MONUMENT IN CASE
- FOUND 1/2" REBAR AND PLASTIC CAP "DEA 26252"
- SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MARYMOOR VISTA IS BASED UPON AN ACTUAL SURVEY OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature] 8/30/05
 CERTIFICATE NO.: 31976



GeoDatum Inc
 SURVEY-CIVIL-STRUCTURAL

22525 SE 64th Pl #266
 Issaquah, WA 98027
 (425) 837-8083

Marymoor Vista

CITY OF REDMOND FILE NO. L040208

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.

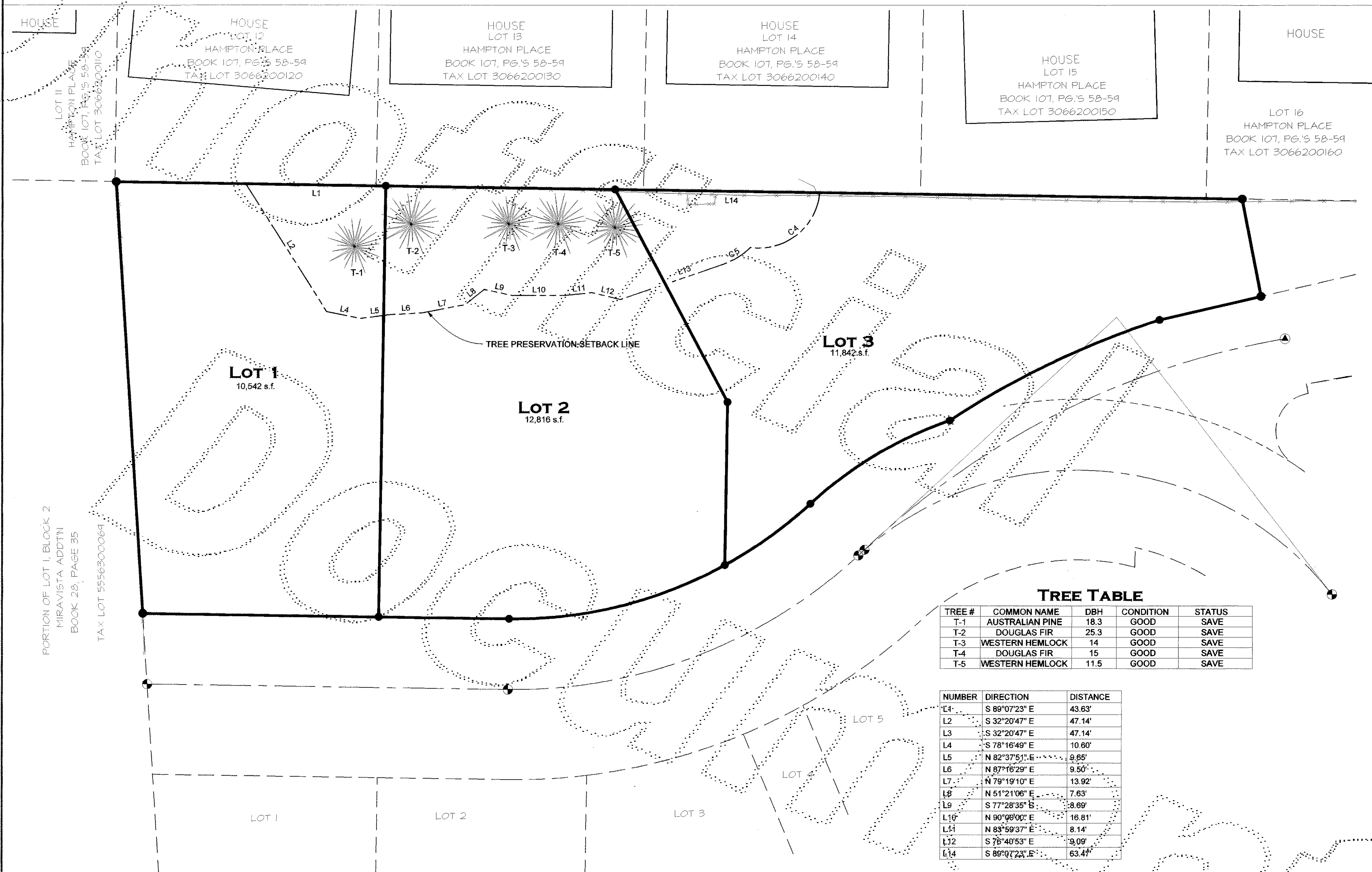
TAX LOT 555630-0066

REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT-S3.DGN	5/31/2005	2004-176	1" = 20'	3
				OF: 4

Marymoor Vista

A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.



TREE TABLE

TREE #	COMMON NAME	DBH	CONDITION	STATUS
T-1	AUSTRALIAN PINE	18.3	GOOD	SAVE
T-2	DOUGLAS FIR	25.3	GOOD	SAVE
T-3	WESTERN HEMLOCK	14	GOOD	SAVE
T-4	DOUGLAS FIR	15	GOOD	SAVE
T-5	WESTERN HEMLOCK	11.5	GOOD	SAVE

NUMBER	DIRECTION	DISTANCE
L1	S 89°07'23" E	43.63'
L2	S 32°20'47" E	47.14'
L3	S 32°20'47" E	47.14'
L4	S 78°16'49" E	10.60'
L5	N 82°37'51" E	9.65'
L6	N 87°16'29" E	9.50'
L7	N 79°19'10" E	13.92'
L8	N 51°21'06" E	7.63'
L9	S 77°28'35" E	8.69'
L10	N 90°00'00" E	16.81'
L11	N 83°59'37" E	8.14'
L12	S 76°40'53" E	9.09'
L14	S 89°07'23" E	63.47'

PORTION OF LOT 1, BLOCK 2
MIRAVISTA ADDTN
BOOK 28, PAGE 35
TAX LOT 5556300064

LOT II
HAMPTON PLACE
BOOK 107, PG.'S 58-59
TAX LOT 3066200110

HOUSE
LOT 12
HAMPTON PLACE
BOOK 107, PG.'S 58-59
TAX LOT 3066200120

HOUSE
LOT 13
HAMPTON PLACE
BOOK 107, PG.'S 58-59
TAX LOT 3066200130

HOUSE
LOT 14
HAMPTON PLACE
BOOK 107, PG.'S 58-59
TAX LOT 3066200140

HOUSE
LOT 15
HAMPTON PLACE
BOOK 107, PG.'S 58-59
TAX LOT 3066200150

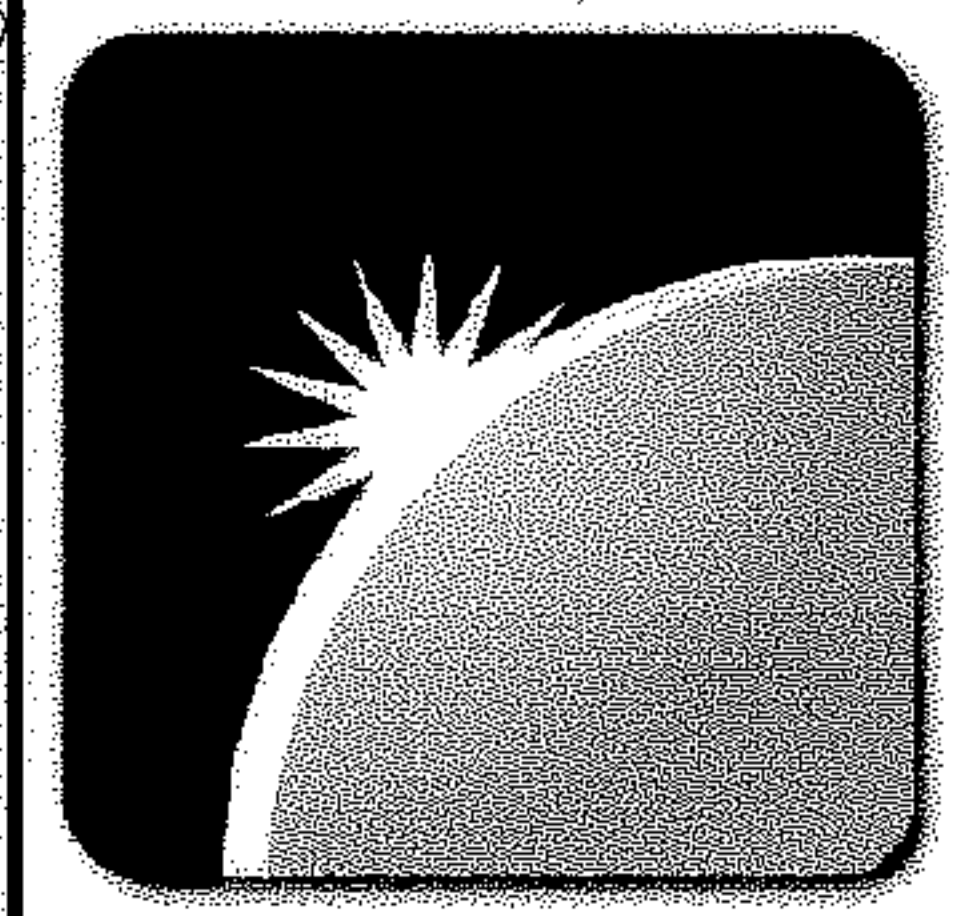
HOUSE
LOT 16
HAMPTON PLACE
BOOK 107, PG.'S 58-59
TAX LOT 3066200160

LOT 1
10,542 s.f.

LOT 2
12,816 s.f.

Lot 3
11,842 s.f.

SURVEYOR'S CERTIFICATE
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Mark X. Plog 8/30/05
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SURVEY-CIVIL-STRUCTURAL
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Marymoor Vista
CITY OF REDMOND FILE NO. L040208
A PORTION OF NW 1/4, SW 1/4, SEC 13, TWN 25 N, RGE 5 E, W.M.
TAX LOT 555630-0086
REDMOND, KING COUNTY, WA

FILE NAME:	DATE:	PROJECT#:	SCALE:	SHEET:
2003-291-PLAT-S4.DGN	5/31/2005	2004-176	1" = 20'	4 OF 4