ABBEY ROAD DIV. 1

SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned, owners of interest of the lands hereby subdivided, hereby declare this plat to be the graphic representation of the subdivision made hereby, 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.
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 or lots to a city-approved drainage system or, in absence of such system, at the natural location with flow rate control systems and energy dissipators as required by city ordinance.

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. This easement and conditions 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 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 constructing, maintaining, repairing, altering, or reconstructing said utilities 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 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 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. Also the grantor shall not develop or beautify the easement areas in such a way to cause excessive cost to the grantee pursuant to its restoration duties herein. The easement areas hereby granted are described as follows:

1. A strip of land 5 feet wide around the perimeter of this plat, and
2. A strip of land 5 feet wide, parallel and adjoining dedicated rights-of-way within the plat, and
3. A strip of land 2.5 feet wide along each side of the interior lot lines within this plat, and
4. Those easements shown on the face of the plat as "PEDRESTRAIN TRAIL EASEMENT"
5. Those easements shown on the face of the plat as "SANITARY SEWER EASEMENT" and "WATERLINE EASEMENT".
6. Those easements shown on the face of the plat as "SANITARY SEWER AND ACCESS EASEMENT". In addition to the rights stated above for sanitary sewer easement, the City shall have the right of vehicular access over said easement. The Abbey Road Homeowners Association shall maintain, repair and replace the access surfacing as needed, as determined by the City. If the access easement passes through fencing, then 10-foot minimum width gates shall be provided by the homeowners association or individual property owner.
7. Those easements shown on the face of the plat as "STORM DRAINAGE EASEMENT" to install, maintain, replace, repair and operate storm drainage sewer facilities and appurtenances for this subdivision and other property together with the right to enter upon said easements at all times for the purposes stated.
8. 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 and its assigns.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

BURNSTEAD CONSTRUCTION COMPANY, INC. A Washington Corporation

BY ITS: Mary Jane Slye V.P. BY ITS:

PUGET SOUND SAVINGS BANK, A Washington Corporation

BY ITS: Wm Reverend BY ITS:

ACKNOWLEDGEMENTS

State of Washington
County of King
I certify that I know or have satisfactory evidence that Mary Jane Slye signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of Burnstead Construction Corporation, a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated Oct 31, 1989
Signature of Notary Public Karen Alyce Stimpson
Title Accounting Assistant
My Appointment expires 10/6/89

State of Washington
County of KING
I certify that I know or have satisfactory evidence that WM. REVEROND signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the SENIOR VICE PRES. of Puget Sound Savings Bank, A Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated 10/31/91
Signature of Notary Public Carol M. Schick
Title
My Appointment expires 10/31/91

CAROL M. SCHICK NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-31-91

APPROVALS

Examined and approved this 31st day of October 1989.
Engineer, City of Redmond

Examined and approved this 31st day of October 1989.
City Council of Redmond

Mayor, City of Redmond — Clerk, City of Redmond

Examined and approved this 31st day of October 1989.
King County Department of Assessments

King County Assessor — Deputy King County Assessor

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 31 day of October 1989.
Office of Finance

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 1st day of November 1989.
Office of Finance

~~Director~~ King County Office of Finance Mgr. — Deputy ~~Director of Finance~~

KING COUNTY OFFICE OF FINANCIAL MANAGEMENT OFFICIAL SEAL WASHINGTON

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of ABBEY ROAD DIV. 1 is based upon an actual survey and subdivision of Section 36, Township 26 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.

10/9/89
Gustav B. Osterback, Professional Land Surveyor, Cert. No. 18094

GUSTAV B. OSTERBACK STATE OF WASHINGTON 18094 REGISTERED PROFESSIONAL LAND SURVEYOR

RECORDING CERTIFICATE 8911010413

Filed for record at the request of the City of Redmond this 01st day of NOV. 1989, at 35 minutes past 9 A. M. and recorded in Volume 149 of Plats, Pages 15 thru 21, records of King County, Washington.
Division of Records and Elections

Manager — Superintendent of Records

PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 AND PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, ALL IN TOWNSHIP 26 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN KING COUNTY, WASHINGTON

VOL./PG. 149/15

SHEET 1 OF 7 SHEETS

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 87-166

ABBEY ROAD DIV. 1

SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the southeast quarter of the northeast quarter; and that portion of the northeast quarter of the southeast quarter; all in Section 36, Township 26 North, Range 5 East, W.M., in King County, Washington described as follows:

Beginning at the east quarter corner of said Section 36; thence S01°09'44"W along the east line thereof 1291.60 feet to the north line of the south 30.00 feet of the northeast quarter of the southeast quarter of said Section 36; thence N88°51'06"W along said north line 1338.76 feet to the west line of said northeast quarter; thence N01°00'46"E along said west line 1239.65 feet to a point which bears S01°00'46"W 50.00 feet from the northwest corner of said northeast quarter; thence S88°59'14"E 32.92 feet to a point on a curve, the center which bears S76°34'14"E 509.66 feet; thence northerly on said curve to the right, thru a central angle of 17°26'19", an arc distance of 155.12 feet to a point of reverse curve, the center which bears N59°07'55"W 634.42 feet; thence northerly on said curve to the left, thru a central angle of 17°08'58", an arc distance of 189.89 feet; thence S76°16'53"E 54.00 feet to a point on a curve, the center which bears S76°16'53"E 25.00 feet; thence southeasterly on said curve to the left, thru a central angle of 81°49'41", an arc distance of 35.70 feet to a point of reverse curve, the center which bears S21°53'26"W 671.10 feet; thence easterly on said curve to the right, thru a central angle of 8°50'00", an arc distance of 103.46 feet to a point of reverse curve, the center which bears N30°43'26"E 25.00 feet; thence northeasterly on said curve to the left, thru a central angle of 103°31'08", an arc distance of 45.17 feet to a point of compound curve, the center which bears N72°47'43"W 245.96 feet; thence northerly on said curve to the left, thru a central angle of 2°03'36", an arc distance of 8.84 feet; thence S74°51'18"E 190.89 feet; thence S63°49'30"E 100.33 feet; thence S30°18'31"W 96.97 feet to a point on a curve, the center which bears N22°21'51"E 198.00 feet; thence easterly on said curve to the left, thru a central angle of 45°23'02", an arc distance of 156.84 feet; thence N18°53'49"W 115.85 feet; thence N36°14'44"E 93.00 feet; thence S83°30'22"E 126.99 feet to a point on a curve, the center which bears N78°45'25"W 196.25 feet; thence northerly on said curve to the left, thru a central angle of 10°53'50", an arc distance of 37.33 feet; thence S89°39'15"E 54.00 feet; thence N00°20'45"E 5.90 feet; thence S87°09'49"E 147.42 feet; thence S71°30'00"E 180.00 feet; thence S88°52'54"E 87.00 feet to the east line of said Section 36; thence S01°07'06"W along said east line 197.25 feet to the Point of Beginning.

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transformed whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

No further subdivision of any lot shall be permitted without resubmitting for formal plat procedure.

This subdivision is subject to conditions and recommendations of City of Redmond hearing examiners report to the City Council dated JUNE 22, 1988 and as approved by the City Council dated SEPTEMBER 19, 1989 and contained in City of Redmond File # PP-87-06.

GENERAL NOTES:

1. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS DIRECTLY ONTO ABBEY ROAD AND NORTHEAST 104TH STREET FROM ANY LOTS WITHIN THE PLAT.

2. TRACTS "A", "B", "C", "E", AND "F" PERMANENT OPEN SPACE AND LANDSCAPE TRACTS: AS A REQUIREMENT FOR APPROVAL THESE TRACTS ARE SET ASIDE FOR PERMANENT OPEN SPACE, LANDSCAPING, AND RECREATIONAL USE FOR THE BENEFIT OF PRESENT AND FUTURE LOT OWNERS OF THIS SUBDIVISION AUTHORIZED BY THE CITY OF REDMOND. THE UNDERSIGNED OWNERS OF INTEREST IN LAND HEREBY SUBDIVIDED DO GRANT AND CONVEY A PERPETUAL EASEMENT IN TRACT "A" FOR USE AND BENEFIT OF ALL PRESENT AND FUTURE LOT OWNERS OF THE SUBDIVISION AUTHORIZED BY THE CITY OF REDMOND. EXCEPT AS SHOWN ON THE PLAT, NO BUILDING SHALL BE CONSTRUCTED ON TRACT "A" AND SUCH TRACT SHALL NOT BE FURTHER SUBDIVIDED OR USED FOR FINANCIAL GAIN.

3. TRACT "D" WATERLINE EASEMENT AND PUBLIC PEDESTRIAN TRAIL EASEMENT SHALL BE OWNED AND MAINTAINED BY THE ABBEY ROAD HOMEOWNERS ASSOCIATION.

4. A 10' WIDE EASEMENT IS HEREBY GRANTED OVER TRACTS "A", "B", "C", "D", AND "F" TO THE PUBLIC FOR USE OF THE PUBLIC PEDESTRIAN TRAILS AND SIDEWALKS AS CONSTRUCTED WITHIN SAID TRACTS. A 10' WIDE EASEMENT IS ALSO HEREBY GRANTED OVER LOT 40 AS SHOWN ON THE PLAT MAP TO THE PUBLIC FOR USE OF THE PUBLIC PEDESTRIAN TRAIL CONSTRUCTED WITHIN THIS EASEMENT. ALL PEDESTRIAN TRAILS AND SIDEWALKS NOT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABBEY ROAD HOMEOWNERS ASSOCIATION.

5. THE ABBEY ROAD HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL CUL-DE-SAC PLANTER ISLANDS.

6. NATIVE GROWTH PROTECTION EASEMENT: STRUCTURES, FILL AND OBSTRUCTIONS (INCLUDING, BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES) ARE PROHIBITED BEYOND THE BUILDING SETBACK LINES, WITHIN THE 25-YEAR FLOOD PLAINS (IF APPLICABLE), AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENTS (NGPE) AS SHOWN.

   DEDICATION OF AN NGPE CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT OBLIGATION, ENFORCEABLE ON THE BEHALF OF THE PUBLIC BY THE CITY OF REDMOND TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM CITY OF REDMOND, WHICH PERMISSION MUST BE OBTAINED IN WRITING FROM THE CITY OF REDMOND PUBLIC WORKS DEPARTMENT.

   BEFORE BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NGPE, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE CITY OF REDMOND.

7. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOT 18 AND TRACT "A" IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 17 AND 18.

8. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 19, 20, AND 22 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 19, 20, 22, AND 23.

9. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 36, 37, 38, AND TRACT "C" IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 35, 36, 37, 38, AND 39.

10. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 61, 62, 63, AND TRACT "E" IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 60, 61, 62, 63, AND 64.

11. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 65, 66, TRACT "E" IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 65, 66, AND 67.

12. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 71, AND 74 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 71, 73, 74, AND 75.

13. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOT 80 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 79 AND 80.

14. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOT 84 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 83 AND 84.

15. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 90, 91, 92, 93, 94 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 90 THROUGH 95.

16. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOT 109 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 108 AND 109.

17. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 111, 112, 113 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 110 AND 111.

18. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 122, 123, 124, 125, 126, AND 127 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 121 THROUGH 127.

19. PRIVATE STORM DRAINAGE EASEMENT THROUGH LOTS 129, 130, AND 131 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 129, 130, AND 131 AND PROPOSED LOTS ADJOINING SAID LOTS TO THE NORTH.

20. PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 132, 133, AND 134 IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 132, 133, 134, AND 135.

21. PRIVATE SANITARY SEWER EASEMENT OVER TRACT "A" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 19.

22. PRIVATE SANITARY SEWER EASEMENT OVER LOT 34 IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 35.

23. PRIVATE SANITARY SEWER EASEMENT OVER LOT 37 AND TRACT "C" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 36.

24. PRIVATE SANITARY SEWER EASEMENT OVER TRACT "C" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 40.

25. PRIVATE SANITARY SEWER EASEMENT OVER LOT 62 AND TRACT "E" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 61.

26. LOTS 62, 63, 64, 65, 66, AND 67 EACH HAVE AN EASEMENT FOR A SANITARY SIDE SEWER OVER THAT PORTION OF TRACT "E" ADJOINING EACH LOT AND LYING BETWEEN THE PROLONGATION OF THE SIDE LINES OF EACH LOT. EACH INDIVIDUAL LOT TO BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR SIDE SEWER THROUGH TRACT "E".

27. LOTS 31, 37, 38, AND 39 EACH HAVE AN EASEMENT FOR A SANITARY SIDE SEWER OVER THAT PORTION OF TRACT "C" ADJOINING EACH LOT AND LYING BETWEEN THE PROLONGATION OF THE SIDE LINES OF EACH LOT. EACH INDIVIDUAL LOT OWNER IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR SIDE SEWER THROUGH TRACT "C".

28. PRIVATE SANITARY SEWER EASEMENT OVER LOT 85 IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 83.

29. PRIVATE SANITARY SEWER EASEMENT OVER TRACT "A" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 89.

30. PRIVATE SANITARY SEWER EASEMENT OVER LOT 90 AND TRACT A IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 91.

31. PRIVATE SANITARY SEWER EASEMENT OVER TRACT "A" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 108.

32. PRIVATE SANITARY SEWER EASEMENT OVER TRACT "A" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 109.

33. PRIVATE SANITARY SEWER EASEMENT OVER LOT 112 IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 111.

34. PRIVATE SANITARY SEWER EASEMENT OVER LOTS 128, 129, AND TRACT "A" IS FOR THE MUTUAL BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 127 AND 128.

35. PRIVATE SANITARY SEWER EASEMENT OVER LOTS 130 AND 131 IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER OF LOT 131 AND BURNSTEAD CONSTRUCTION AND THEIR ASSIGNS.

36. PRIVATE SANITARY SEWER EASEMENT OVER TRACT "A" IS FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 22 AND 23.

37. THE PRIVATE SANITARY SEWER EASEMENTS REFERENCED IN NOTES 21-36 ARE FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, AND OPERATION OF SANITARY SIDESEWERS AND APPURTENANCES FOR THE CORRESPONDING LOTS REFERENCED THEREIN.

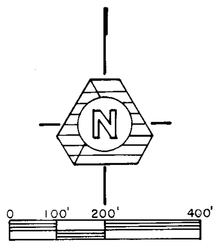
GUSTAV B. OSTERBERG
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/9/89

VOL./PG. 149/16

149/17

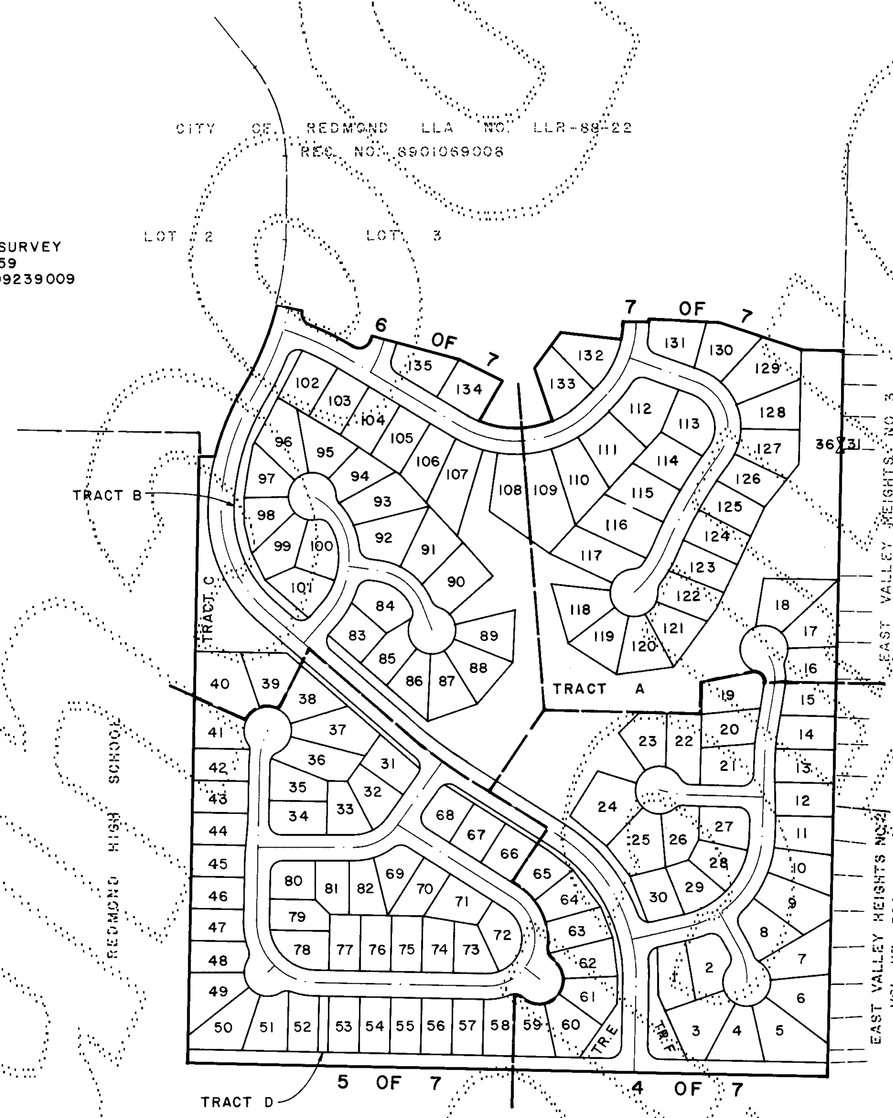
ABBEY ROAD DIV. 1

SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



SCALE: 1" = 200'

BASIS OF BEARING:
KCAS
REFERENCE: RECORD OF SURVEY
BK. 29 PG. 59
REC. NO. 8109239009



TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 87-166

SHEET 3 OF 7 SHEETS

GUSTAV B. OSTERGREN
STATE OF WASHINGTON
19094
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/9/89

VOL./PG.
149/17

REVIEWED FOR ACCURACY ONLY

KUKER-RANKEN INC./115190

149/18

ABBEY ROAD DIV. 1

SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

GUSTAF B. OSTERBERG — STATE OF WASHINGTON — 18094 — REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

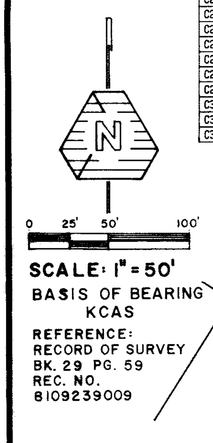
✱ SET KING COUNTY STANDARD CONC. MON & CASE

(R) RADIAL

SEE GENERAL NOTES ON SHEET 2

CURVE	ARC	DELTA	RADIUS
C1	7.99	18°18'12"	25.00
C2	41.74	7°28'20"	320.07
C3	65.23	15°17'39"	244.36
C4	39.27	90°00'00"	25.00
C5	43.93	6°40'34"	377.00
C6	36.03	82°34'04"	25.00
C7	36.37	83°21'34"	25.00
C8	30.01	68°46'53"	25.00
C9	17.95	41°08'04"	25.00
C10	26.89	9°56'15"	155.02
C11	32.76	75°05'09"	25.00
C12			
C13	34.95	80°05'45"	25.00
C14	39.27	90°00'00"	25.00
C15	25.85	59°15'04"	25.00
C16	19.72	45°11'03"	25.00
C17	12.64	2°43'07"	266.36
C18	39.27	90°00'00"	25.00
C19	28.04	64°15'52"	25.00
C20	39.27	90°00'00"	25.00
C21			
C22	18.78	43°02'37"	25.00
C23	16.03	36°44'37"	25.00
C24	12.60	28°53'10"	25.00
C25	22.17	5°35'49"	227.00
C26	11.12	2°08'16"	298.07
C27	27.75	5°20'04"	298.07
C28	13.78	6°37'47"	119.09
C29			
C30	29.44	9°44'58"	173.00
C31	20.64	3°27'27"	342.07
C32	23.97	4°00'53"	342.07

LINE	BEARING	DISTANCE
L1	N 52°09'17" W	39.00
L2	N 57°47'13" W	18.16
L3	N 1°20'33" W	9.83
L4	N 77°02'24" E	11.03
L5	N 1°20'33" W	14.24
L6	N 88°17'52" W	21.06
L7	S 88°17'52" E	20.63



SCALE: 1" = 50'

BASIS OF BEARING KCAS

REFERENCE: RECORD OF SURVEY BK. 29 PG. 59 REC. NO. 8109239009

SEE SHEET 7 OF 7

SEE SHEET 5 OF 7

NE 106th CT.

ABBEY ROAD

180th CT. NE

TRACT 'A' OPEN SPACE (SEE NOTES 2 & 4 ON SHEET 2)

TRACT 'E' OPEN SPACE (SEE NOTE 2 ON SHEET 2)

TRACT 'F' OPEN SPACE (SEE NOTES 2 & 4 ON SHEET 2)

20' PUBLIC SANITARY SEWER EASEMENT

10' PUBLIC STORM DRAINAGE EASEMENT

20' PUBLIC SEWER & ACCESS EASEMENT

10' PRIVATE SEWER EASEMENT (SEE NOTE 21 ON SHEET 2)

10' PRIVATE SANITARY SEWER EASEMENT (SEE NOTE 36 ON SHEET 2)

10' PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 8 ON SHEET 2)

10' PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 11 ON SHEET 2)

10' PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 10 ON SHEET 2)

10' PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 10 ON SHEET 2)

10' PRIVATE SANITARY SEWER EASEMENT (SEE NOTE 25 ON SHEET 2)

WATERLINE EASEMENT

15' NATIVE GROWTH PROTECTION EASEMENT

SANDBOX

WOOD FENCE

ALUM. STORAGE BLDG.

WOOD STORAGE BLDG.

WOOD RETAINING WALL

ROCKERY

WOOD PLANTER BORDER

E 1/4 CORNER SEC. 36-26-5

E 1/16 CORNER SEC 36-26-5 FD. MON & CASE

FD. MON & CASE

N88° 51'06"W KCAS

NE 104th STREET

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 87-166

SHEET 4 OF 7 SHEETS

VOL./PG. 149/18

KUKER-RANKEN INC./115190

LEGEND

✠ SET KING COUNTY STANDARD CONC. MON & CASE

(R) RADIAL

SEE GENERAL NOTES ON SHEET 2

ABBEY ROAD DIV. 1

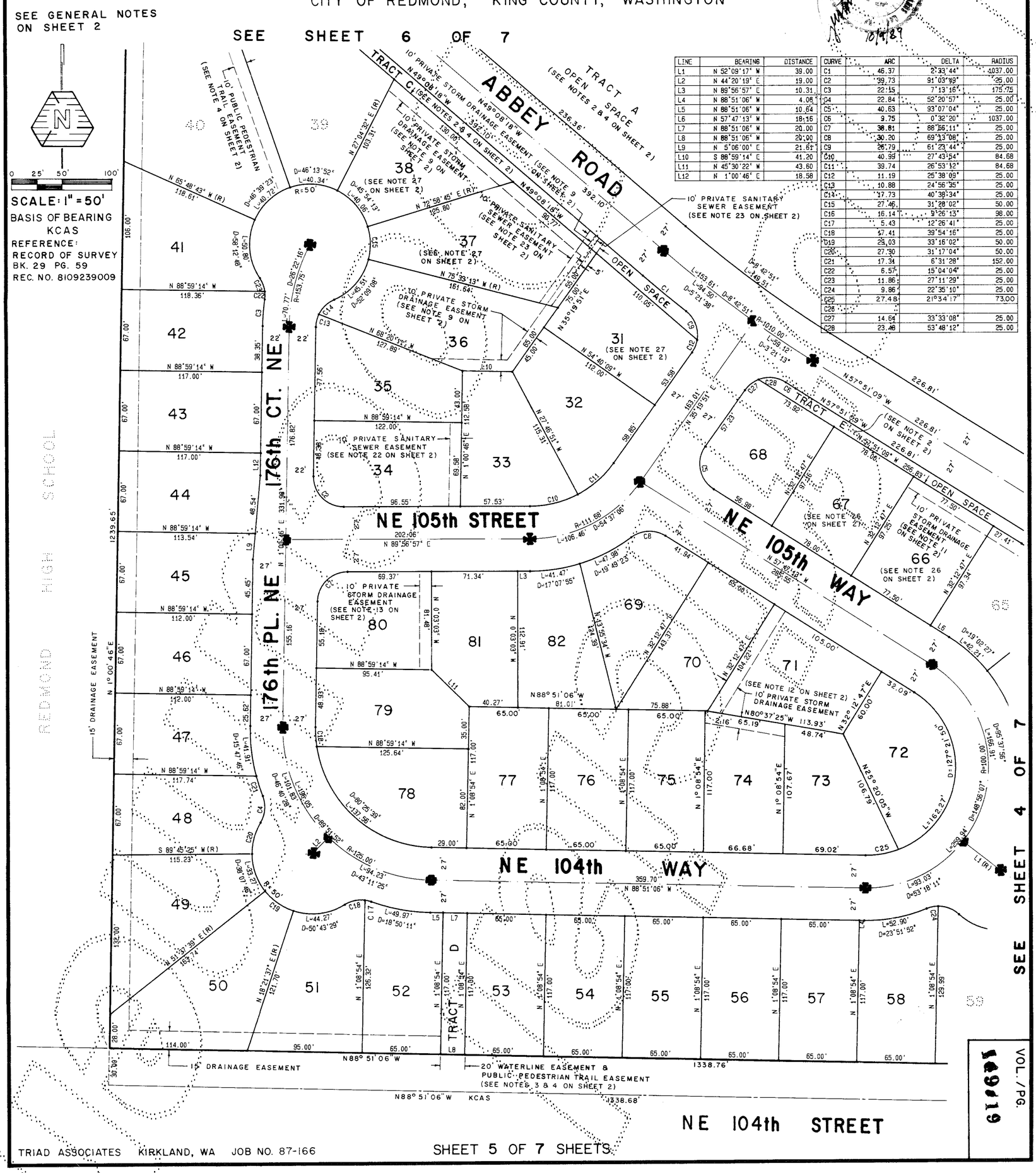
SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

149/19

SCALE: 1" = 50'

BASIS OF BEARING KCAS

REFERENCE: RECORD OF SURVEY BK. 29 PG. 59 REC. NO. 8109239009



LINE	BEARING	DISTANCE
L1	N 52°09'17" W	39.00
L2	N 44°20'19" E	19.00
L3	N 89°56'57" E	10.31
L4	N 88°51'06" W	4.06
L5	N 88°51'06" W	10.64
L6	N 57°47'13" W	18.16
L7	N 88°51'06" W	20.00
L8	N 88°51'06" W	20.00
L9	N 5°06'00" E	21.61
L10	S 88°59'14" E	41.20
L11	N 45°30'22" W	43.60
L12	N 1°00'46" E	18.58

CURVE	ARC	DELTA	RADIUS
C1	46.37	2°33'44"	1037.00
C2	39.73	91°03'49"	25.00
C3	22.15	7°13'16"	175.75
C4	22.84	52°20'57"	25.00
C5	40.63	93°07'04"	25.00
C6	9.75	0°32'20"	1037.00
C7	38.81	88°56'11"	25.00
C8	30.20	69°13'08"	25.00
C9	26.79	61°23'44"	25.00
C10	40.99	27°43'54"	84.68
C11	39.74	26°53'12"	84.68
C12	11.19	25°38'09"	25.00
C13	10.88	24°56'35"	25.00
C14	17.73	40°38'34"	25.00
C15	27.46	31°28'02"	50.00
C16	16.14	9°26'13"	98.00
C17	5.43	12°26'41"	25.00
C18	27.41	39°54'16"	25.00
C19	28.03	33°16'02"	50.00
C20	27.90	31°17'04"	50.00
C21	17.34	6°31'28"	152.00
C22	6.57	15°04'04"	25.00
C23	11.86	27°11'29"	25.00
C24	9.86	22°35'10"	25.00
C25	27.48	21°34'17"	73.00
C26			
C27	14.64	33°33'08"	25.00
C28	23.46	53°48'12"	25.00

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 87-166

SHEET 5 OF 7 SHEETS

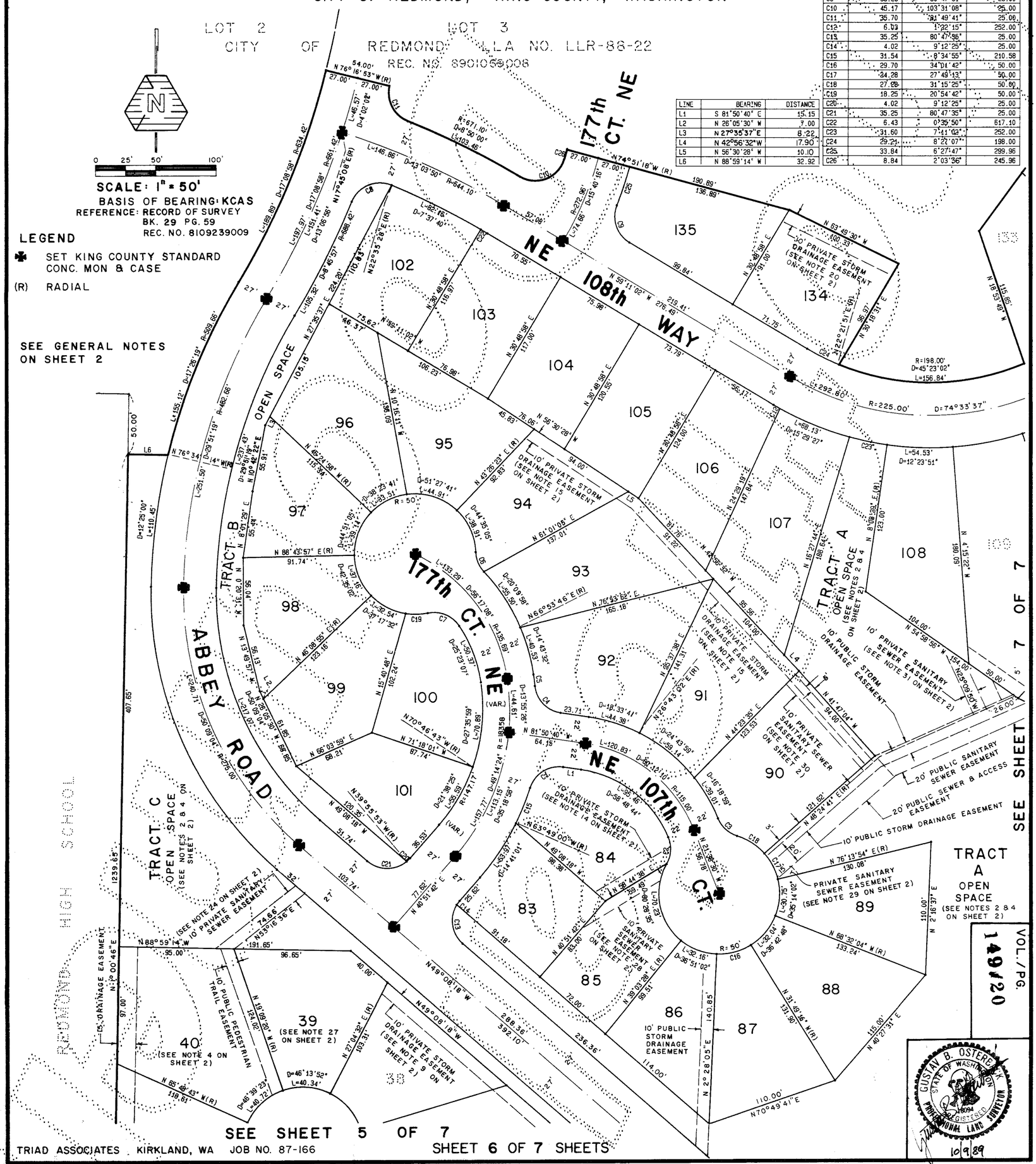
VOL./PG. 149/19

KUKER-RANKEN INC./115190

149/20

ABBEY ROAD DIV. 1

SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



CURVE	ARC	DELTA	RADIUS
C1	35.15	80°33'34"	25.00
C2	22.94	62°33'59"	25.00
C3	22.08	50°36'43"	25.00
C4	33.21	76°06'29"	25.00
C5	9.48	2°38'31"	205.58
C6	18.02	41°17'44"	25.00
C7	29.80	68°17'30"	25.00
C8	39.48	90°29'20"	25.00
C9	35.25	80°47'31"	25.00
C10	45.17	103°31'08"	25.00
C11	35.70	81°49'41"	25.00
C12	6.03	1°22'15"	252.00
C13	35.25	80°47'36"	25.00
C14	4.02	9°12'25"	25.00
C15	31.54	8°34'55"	210.58
C16	29.70	34°01'42"	50.00
C17	24.28	27°49'13"	50.00
C18	27.88	31°15'25"	50.80
C19	18.25	20°54'42"	50.00
C20	4.02	9°12'25"	25.00
C21	35.25	80°47'35"	25.00
C22	6.43	0°35'50"	617.10
C23	31.60	7°41'02"	252.00
C24	29.21	8°27'07"	198.00
C25	33.84	6°27'47"	299.96
C26	8.84	2°03'36"	245.96

LINE	BEARING	DISTANCE
L1	S 81°50'40" E	15.15
L2	N 26°05'30" W	7.00
L3	N 27°35'37" E	8.22
L4	N 42°56'32" W	17.90
L5	N 56°30'28" W	10.10
L6	N 88°59'14" W	32.92

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 87-166

SHEET 6 OF 7 SHEETS

VOL./PG. 149/20

KUKER RANKEN INC. 115190

149/21

ABBEY ROAD DIV. 1

SECTION 36, TOWNSHIP 26 NORTH, RANGE 5 EAST, W. M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 50'

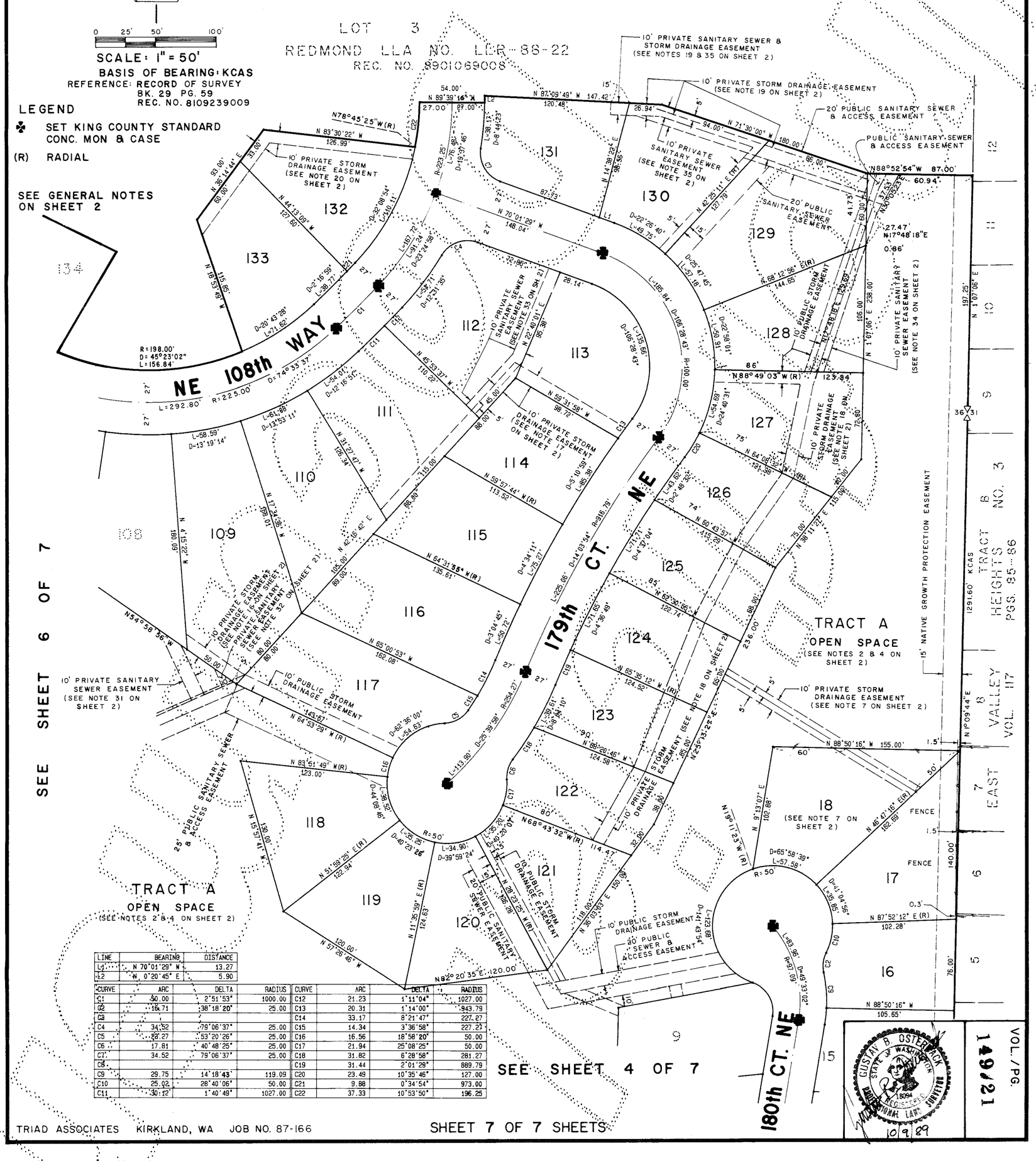
BASIS OF BEARING: KCAS
REFERENCE: RECORD OF SURVEY
BK. 29 PG. 59
REC. NO. 8109239009

LEGEND

✤ SET KING COUNTY STANDARD CONC. MON & CASE

(R) RADIAL

SEE GENERAL NOTES ON SHEET 2



LINE	BEARING	DISTANCE
L1	N 70°01'29" W	13.27
L2	N 0°20'45" E	5.90

CURVE	ARC	DELTA	RADIUS	CURVE	ARC	DELTA	RADIUS
C1	50.00	2°51'53"	1000.00	C12	21.23	1°11'04"	1027.00
C2	16.71	38°18'20"	25.00	C13	20.31	1°14'00"	943.79
C3				C14	33.17	8°21'47"	227.27
C4	34.52	79°06'37"	25.00	C15	14.34	3°36'58"	227.27
C5	23.27	53°20'26"	25.00	C16	16.56	18°58'20"	50.00
C6	17.81	40°48'26"	25.00	C17	21.94	25°08'25"	50.00
C7	34.52	79°06'37"	25.00	C18	31.82	6°28'58"	281.27
C8				C19	31.44	2°01'29"	889.79
C9	29.75	14°18'43"	119.09	C20	23.49	10°35'46"	127.00
C10	25.02	28°40'06"	50.00	C21	9.88	0°34'54"	973.00
C11	30.12	1°40'49"	1027.00	C22	37.33	10°53'50"	196.25

TRIAD ASSOCIATES KIRKLAND, WA JOB NO. 87-166

SHEET 7 OF 7 SHEETS

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