

# PINE LAKE ESTATES

NW 1/4, SW 1/4, SEC. 9, TWN. 24N., R 6E., W.M.  
IN KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

PARCEL A:  
LOT 1 OF KING COUNTY SHORT PLAT NO. 276027, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO. 761030645; BEING A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN THE COUNTY OF KING, WASHINGTON.

PARCEL B:  
THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WESTERLY 30 FEET FOR 212th AVENUE SE., AS ESTABLISHED BY KING COUNTY COMMISSIONERS RECORDS IN VOLUME 17, PAGE 685.

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

JOHN F. BUCHAN CONSTRUCTION INC.

John F. Buchan  
TITLE: PRESIDENT

WEST ONE BANK, WASHINGTON, A WASHINGTON BANKING ASSOCIATION

Kelly L. Pace  
TITLE: Vice President

RECORDING CERTIFICATE: 9409060841

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS  
6th DAY OF Sept, 1994, AT 17 MINUTES PAST 2:00  
AND RECORDED IN VOLUME 170 OF PLATS, PAGES 31-33,  
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

[Signature]  
MANAGER

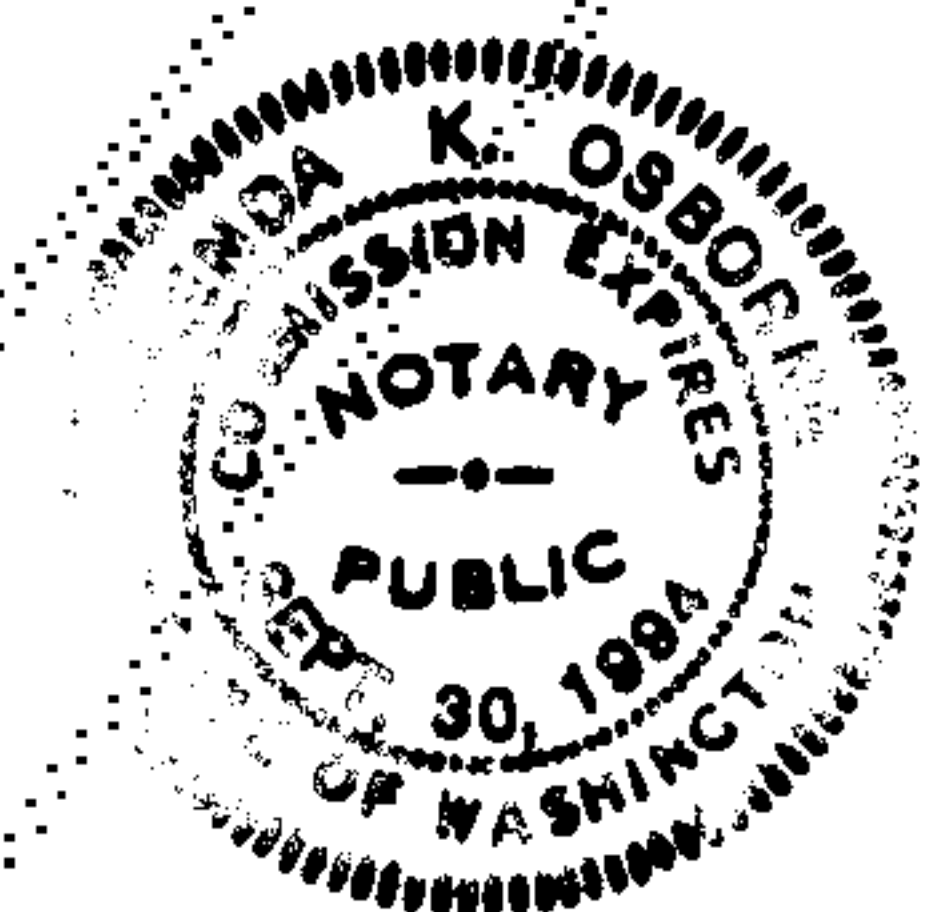
[Signature]  
SUPERINTENDENT OF RECORDS

## ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)  
COUNTY OF KING )SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KELLY L. PACE SIGNED THIS INSTRUMENT, ON OATH, STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE-PRESIDENT OF WEST ONE BANK, WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

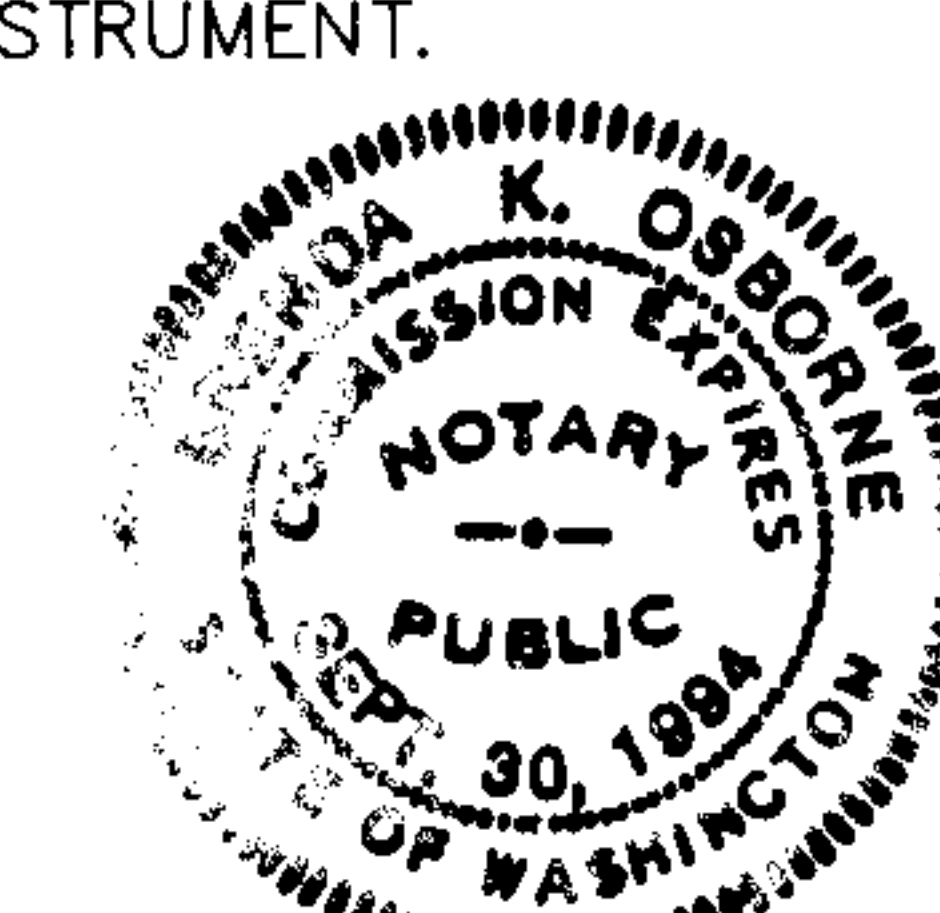
DATED: AUGUST 10, 1994  
SIGNATURE OF [Signature]  
NOTARY PUBLIC  
TITLE: NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 9-30-94



STATE OF WASHINGTON)  
COUNTY OF KING )SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN F. BUCHAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF JOHN F. BUCHAN CONSTRUCTION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

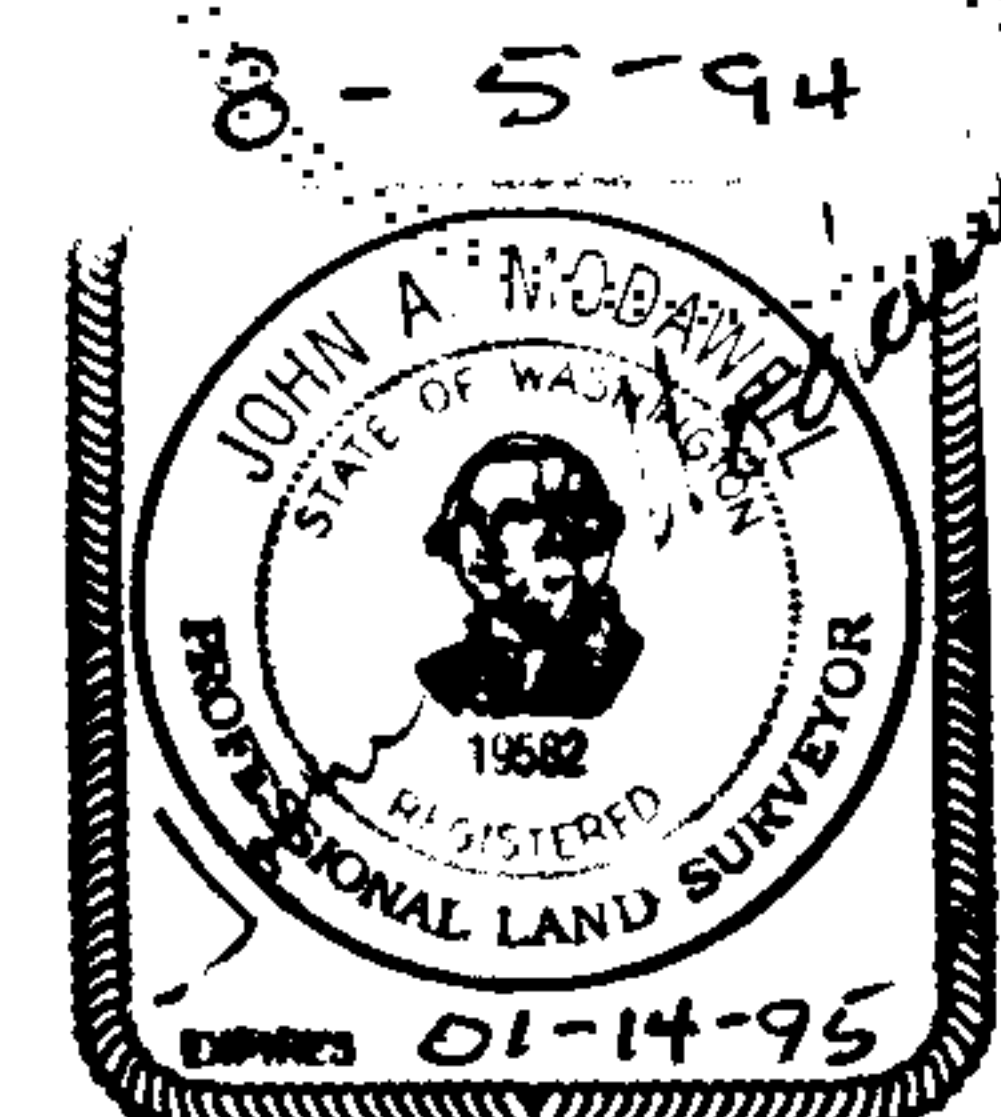
DATED: AUGUST 10, 1994  
SIGNATURE OF [Signature]  
NOTARY PUBLIC  
TITLE: NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 9-30-94



## LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF PINE LAKE ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9 TWP. 24 N., RANGE 6 E., W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature]  
JOHN A. MODAWELL  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 19582



CONCEPT ENGINEERING, INC.  
455 Rainier Boulevard North, Suite 200  
Issaquah, Washington 98027  
(206) 382-8055

# PINE LAKE ESTATES

NW 1/4, SW 1/4, SEC. 9, TWN. 24N, R 6E, WM.  
IN KING COUNTY, WASHINGTON

### EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY, WASHINGTON NATURAL GAS, VIACOM CABLEVISION, SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH LOT LINES OF ALL LOTS, TRACTS AND PARCELS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, AND UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND PARCELS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

### RESTRICTIONS:

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

### PLAT NOTES:

- DRAINAGE EASEMENT RESTRICTIONS: STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINES OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY KING COUNTY SURFACE WATER MANAGEMENT DIVISION.
- ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # P2059 A-K ON FILE WITH KING COUNTY LAND USE SERVICES DIVISION AND/OR THE DEPARTMENT OF PUBLIC WORKS. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER. NO LOTS ARE APPROVED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS.
- STRUCTURES, FILL AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND EIGHTEEN INCHES) ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE, AND WITHIN 25-YEAR FLOOD PLAINS (IF APPLICABLE).
- HOUSE ADDRESSING: THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS:  
ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF \_\_\_\_\_ 3300 TO 3499 AND WITHIN THE RANGE OF \_\_\_\_\_ 21200 TO 21599 FOR THE EAST-WEST ROADS.  
INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08.
- TRACTS 'A' 'B' & 'C' SHALL BE STORM DRAINAGE TRACTS, OWNED, OPERATED, AND MAINTAINED BY KING COUNTY UPON RECORDING OF THIS PLAT.
- THERE SHALL BE NO DIRECT VEHICLE ACCESS FROM LOTS 1, 45, 46, OR 47 ON TO 212th AVE. SE.
- "IN ACCORDANCE WITH CONDITION 19 OF THE PRELIMINARY APPROVAL, THE SCHOOL IMPACT FEES HAVE BEEN FULLY PAID FOR ALL LOTS WITHIN THE PLAT"
- MPS FEES PAID AT PLAT RECORDING.

### FINANCE DIVISION CERTIFICATE:

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS 31st DAY OF August, 19 94

FINANCE DIVISION

J. Lee DeBelle  
MANAGER, KING COUNTY FINANCE  
DIVISION

Shing A. Anderson  
DEPUTY 092406-9036 + 092406-9047



### APPROVALS:

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES  
EXAMINED AND APPROVED THIS 17th DAY OF August, 19 94

John P.E.  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 17th DAY OF August, 19 94

Hay G. Kell  
MANAGER LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19 DAY OF August, 19 94

Scott Nobue  
KING COUNTY ASSESSOR

G. Klatt  
DEPUTY, KING COUNTY ASSESSOR

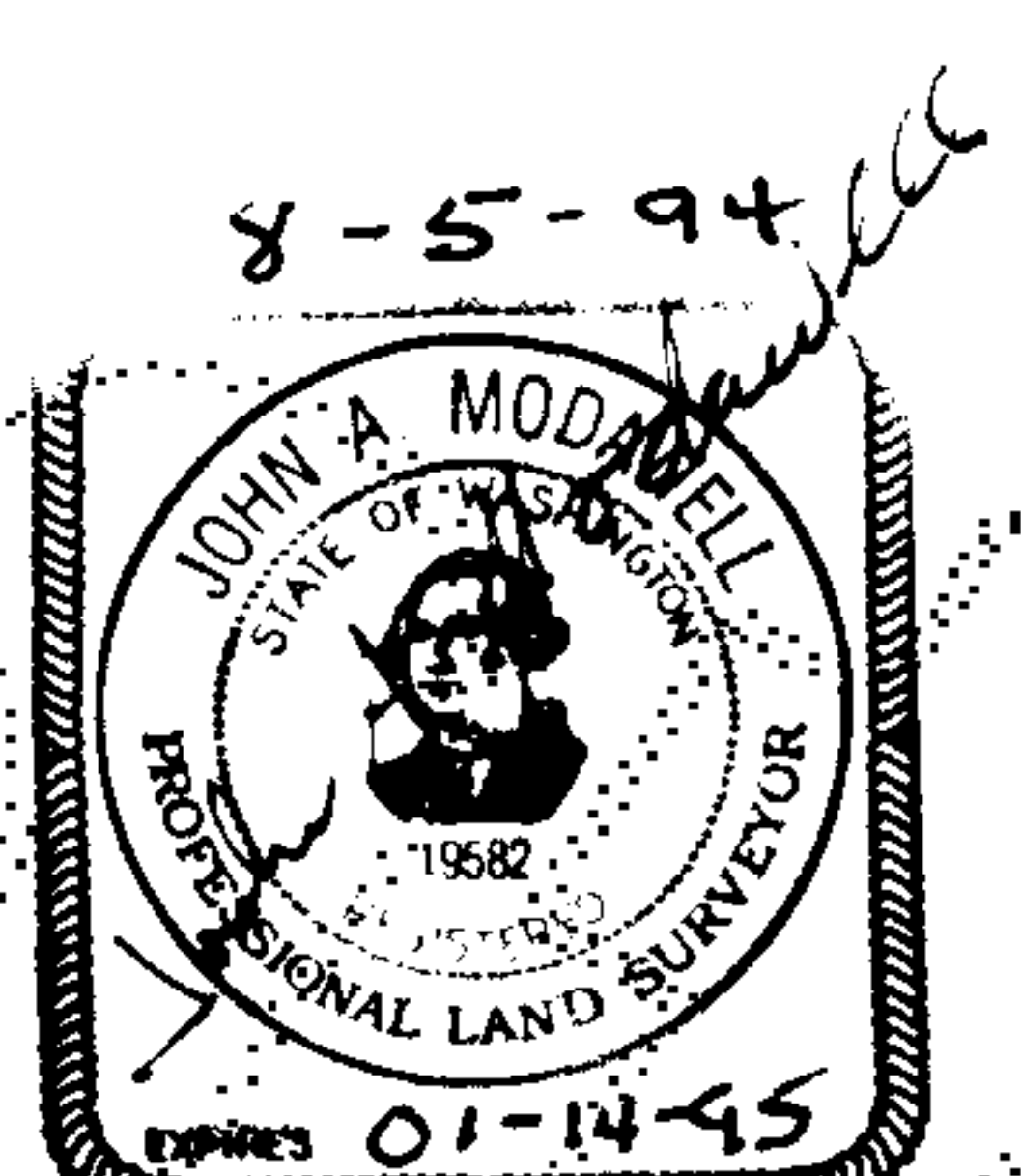
ACCOUNT NUMBER 092406-9036 # 092406-9047

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 6th DAY OF September, 19 94

Kent Puller  
CHAIRPERSON, KING COUNTY COUNCIL

ATTEST: Gerald A. Patten  
CLERK OF THE COUNCIL



CONCEPT ENGINEERING, INC.  
455 Rainier Boulevard North, Suite 200  
Issaquah, Washington 98027  
(206) 392-8055

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C-1	25.00'	38.92'	89°11'54"
C-2	286.00'	40.41'	08°05'42"
C-3	286.00'	94.87'	19°00'22"
C-4	286.00'	49.85'	09°59'15"
C-5	324.00'	63.29'	11°11'38"
C-6	324.00'	45.05'	07°58'00"
C-7	324.00'	71.61'	12°39'45"
C-8	324.00'	29.79'	05°16'06"
C-9	297.00'	35.89'	06°55'26"
C-10	25.00'	35.92'	82°19'22"
C-11	126.00'	66.00'	30°00'38"
C-12	174.00'	70.51'	23°13'05"
C-13	174.00'	14.05'	04°37'31"
C-14	25.00'	44.10'	101°04'32"
C-15	297.00'	35.88'	06°55'17"
C-16	25.00'	35.92'	82°19'13"
C-17	31.00'	17.65'	32°37'28"
C-18	25.00'	7.14'	16°21'10"
C-19	79.00'	22.66'	16°25'59"
C-20	25.00'	44.10'	101°04'19"
C-21	249.00'	15.34'	03°31'45"
C-22	276.00'	73.22'	15°11'58"
C-23	25.00'	44.18'	101°15'27"
C-24	324.00'	79.12'	13°59'29"
C-25	324.00'	65.84'	11°38'34"
C-26	25.00'	21.31'	48°50'40"
C-27	50.00'	67.09'	76°53'06"
C-28	50.00'	25.85'	29°37'28"
C-29	50.00'	40.04'	45°52'50"
C-30	50.00'	38.52'	44°08'17"
C-31	50.00'	37.70'	43°12'07"
C-32	50.00'	33.76'	38°40'50"
C-33	25.00'	21.69'	49°42'25"
C-34	276.00'	37.31'	07°44'43"
C-35	276.00'	81.56'	16°55'52"
C-36	276.00'	3.93'	00°49'00"
C-37	25.00'	43.91'	100°37'59"
C-38	297.00'	17.10'	03°17'53"
C-39	297.00'	64.42'	12°25'40"
C-40	25.00'	35.45'	81°14'49"
C-41	124.00'	21.31'	95°15'52"
C-42	25.00'	31.47'	72°07'47"
C-43	50.00'	38.80'	44°27'30"
C-44	50.00'	35.00'	40°06'25"
C-45	50.00'	36.98'	42°22'49"
C-46	50.00'	35.00'	40°06'25"
C-47	50.00'	35.00'	40°06'25"
C-48	50.00'	35.02'	40°07'42"
C-49	50.00'	5.44'	06°13'43"
C-50	76.00'	13.06'	9°50'52"
C-51	25.00'	35.46'	81°16'28"
C-52	298.00'	20.20'	3°53'04"
C-53	25.00'	39.62'	90°48'06"
C-54	273.00'	60.08'	12°36'36"
C-55	273.00'	116.64'	24°28'44"
C-56	100.00'	17.19'	09°50'52"
C-57	300.00'	55.68'	10°38'00"
C-58	300.00'	138.53'	26°27'25"
C-59	300.00'	136.15'	26°00'13"
C-60	273.00'	69.57'	14°36'04"
C-61	273.00'	69.57'	14°36'04"
C-62	150.00'	78.57'	30°00'38"
C-63	55.00'	23.66'	24°38'42"
C-64	249.00'	15.32'	03°31'33"

LINE DATA

L-1	LOT 39	8.88'	N14°07'59"E
L-2	LOT 47	7.87'	N14°07'59"E

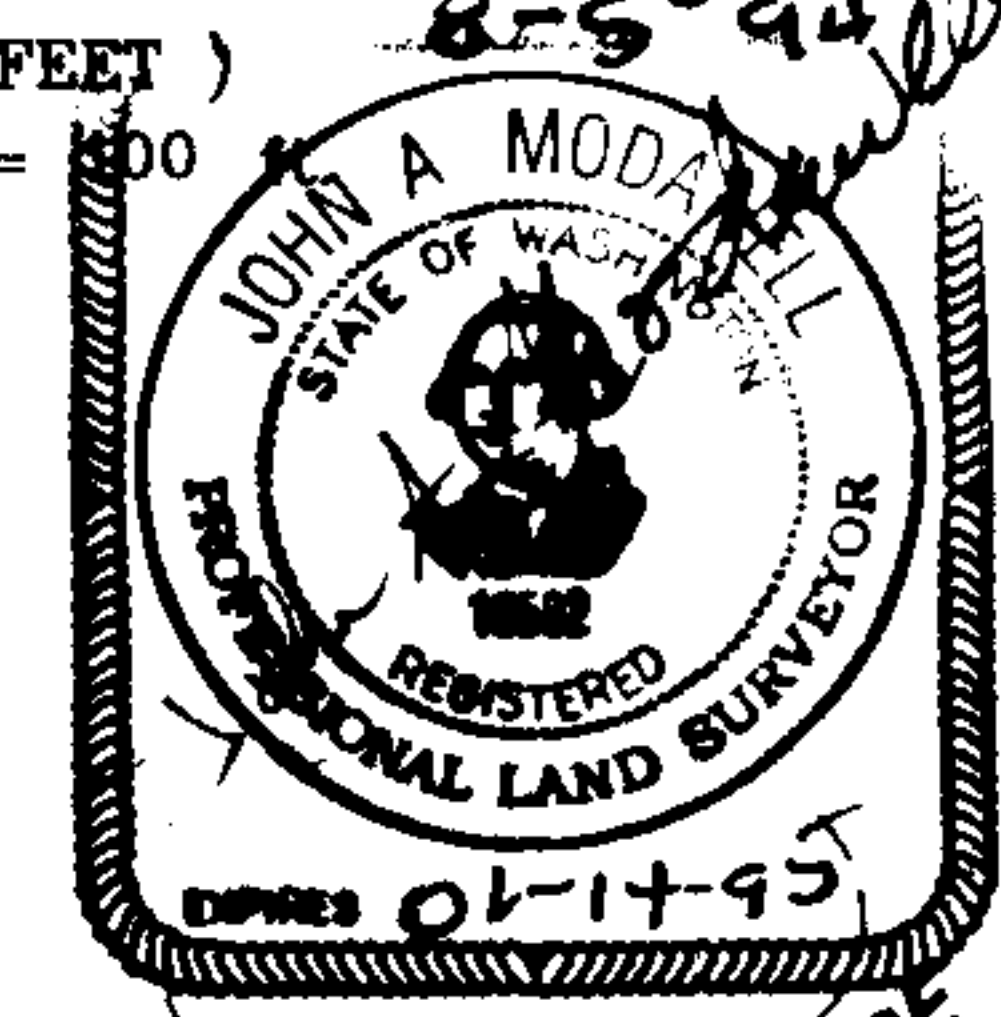
# PINE LAKE ESTATES

## NW 1/4, SW 1/4, SEC. 9, T24N, R 6E, W.M. IN KING COUNTY, WASHINGTON

GRAPHIC SCALE



( IN FEET )  
1 inch = 40.00'

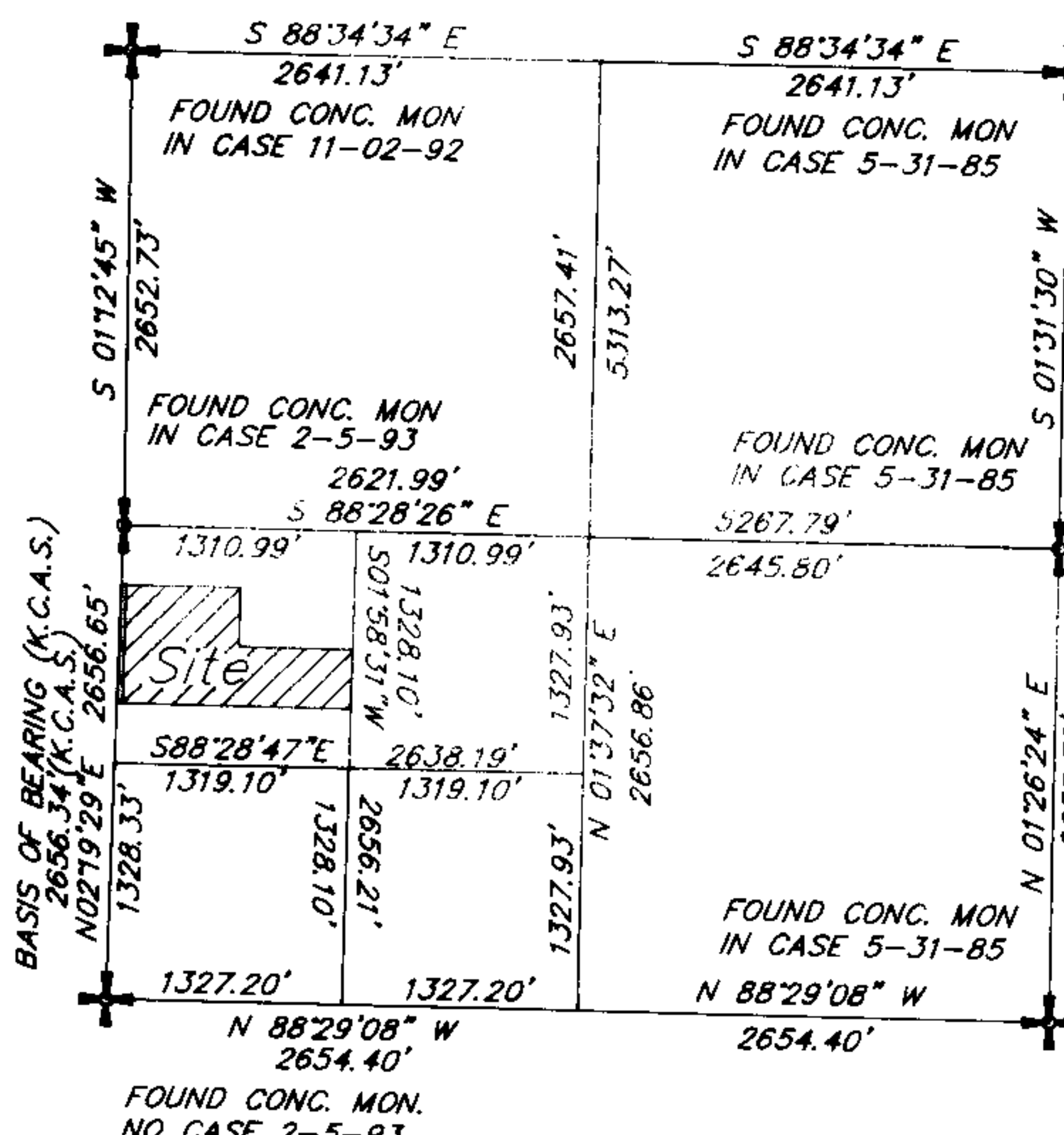
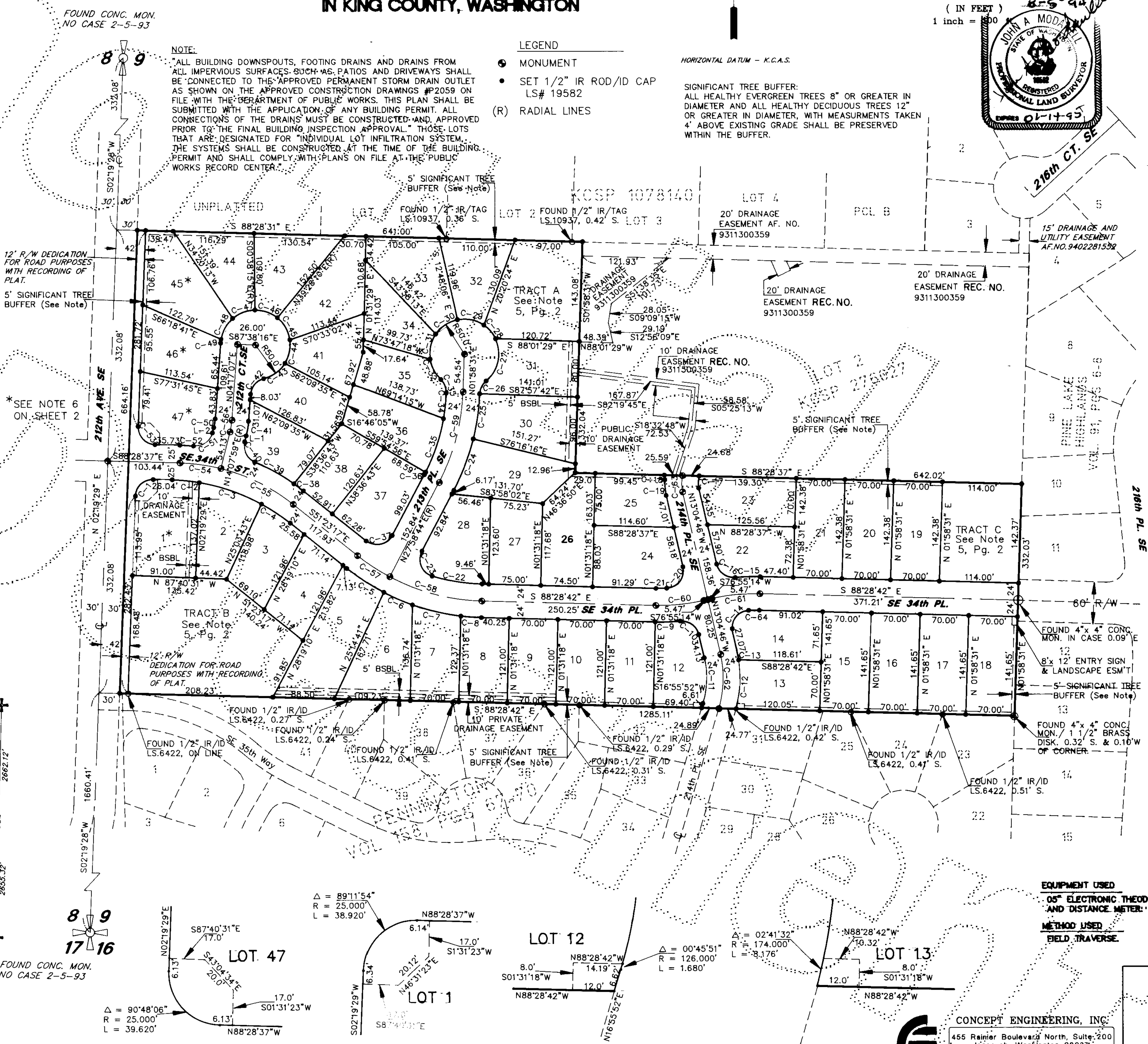


- LEGEND
- MONUMENT
  - SET 1/2" IR ROD/ID CAP LS# 19582
  - (R) RADIAL LINES

HORIZONTAL DATUM - K.C.A.S.

SIGNIFICANT TREE BUFFER:  
ALL HEALTHY EVERGREEN TREES 8" OR GREATER IN DIAMETER AND ALL HEALTHY DECIDUOUS TREES 12" OR GREATER IN DIAMETER, WITH MEASUREMENTS TAKEN 4' ABOVE EXISTING GRADE SHALL BE PRESERVED WITHIN THE BUFFER.

NOTE:  
ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS #P2059 ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. THOSE LOTS THAT ARE DESIGNATED FOR "INDIVIDUAL LOT INFILTRATION SYSTEM," THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE AT THE PUBLIC WORKS RECORD CENTER.



FOUND CONC. MON. NO CASE 2-5-93

FOUND CONC. MON. NO CASE 2-5-93

FOUND CONC. MON. NO CASE 2-5-93

FOUND CONC. MON. NO CASE 2-5-93

### ENTRY SIGN AND LANDSCAPE EASEMENT DETAILS

NOT TO SCALE

EQUIPMENT USED  
05" ELECTRONIC THEODOLITE AND DISTANCE METER

METHOD USED  
FIELD TRAVERSE

CONCEPT ENGINEERING, INC.  
455 Rainier Boulevard North, Suite 200  
Issaquah, Washington 98027  
(206) 392-8055