

PARADISE LAKE ESTATES

160 33

S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF COUNTY ROAD;
THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF ROAD;
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING WEST OF ROAD;
ALL IN SECTION 5, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON;
EXCEPT ROADS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

Examined and approved this 11th day of March, 1992

John P.
Development Engineer

Examined and approved this 2nd day of MARCH, 1992

John P.
Manager, Building and Land Development Division

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 16th day of March, 1992

Brian H.
King County Assessor

Account Number _____

KING COUNTY COUNCIL

Examined and approved this 25th day of MARCH, 1992

Andrew J.
Chairman, King County Council

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 16th day of MARCH, 1992

FINANCE DIVISION

D. Lee D.
Manager, Finance Division

W. H.
Deputy

RECORDING CERTIFICATE 9203240482

Filed for Record at the request of the King County Council this 24 day of March, 1992, at 46 minutes past 5:00 A.M. and recorded in Volume 160 of Plats, page 46, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Jane H.
Manager

Carolyn A.
Superintendent of Records

INSTRUMENT AFFECTING:

SEE AFFIDAVIT 9203249002

Vol 86 Surveys Page 45, 45A, 45B

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to WOODINVILLE WATER DISTRICT ASSOCIATION, CATV, WASHINGTON NATURAL GAS, PUGET POWER & GENERAL TELEPHONE COMPANY:

and their successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, and wire with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric, telephone, gas, cable TV service, sewer and water, together with the right to enter upon the lots at all times for the purpose stated.

Also, all lots shall be subject to an easement 3.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and drainage.

No lines or wires for the transmission of electric current or telephone use, CATV, fire or police signals, or for the other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

An easement is hereby reserved for and granted to WOODINVILLE WATER DISTRICT under and upon the easements shown on the plat and described herein as "water easement" to install, maintain, replace, repair, and operate water mains and appurtenances for this subdivision and other property together with the right to enter said easement at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements.

BUILDING SETBACKS AND 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 line (BSBL) and restricted floodplains (if applicable), and within the Native Growth Protection Easement(s) as shown.

Dedication of a Native Growth Protection Easement (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 rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement the obligation, enforceable on behalf of the public by King County, 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 King County, which permission must be obtained in writing from the King County Building and Land Development Division or its successor agency.

Before 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 King County.

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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of PARADISE LAKE ESTATES is based upon an actual survey and subdivision of Section 5, Township 26 North, Range 6 East of 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.

Edwin J. Green, Jr.
Professional Land Surveyor,
Certificate No. 15023
2/11/92



PARADISE LAKE ESTATES

S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON

160 34

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 who 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 costs 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.

Witness my hand and seal of office this 21st day of May, 1992.
CHASFEY CORPORATION, A WASHINGTON CORPORATION
President: *Terrence R. Macle*
SEATTLE-FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
Vice President: *Terrence R. Macle*

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Terrence R. Macle signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the V.P. and President of CHASFEY CORP. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated 2/21/92
Signature of Terrence R. Macle
Notary Public
Title NOTARY PUBLIC IN AND FOR THE STATE OF WA
My Appointment Expires MAY 20, 1992

STATE OF WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Terrence R. Macle signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the V.P. of Seattle First National Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated 2/21/92
Signature of Terrence R. Macle
Notary Public
Title NOTARY PUBLIC IN AND FOR THE STATE OF WA
My Appointment Expires MAY 20, 1992

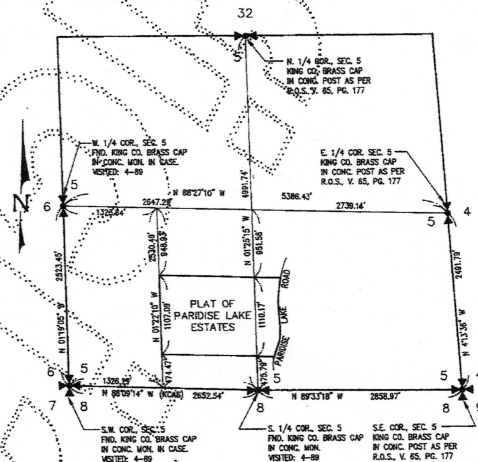


NOTES

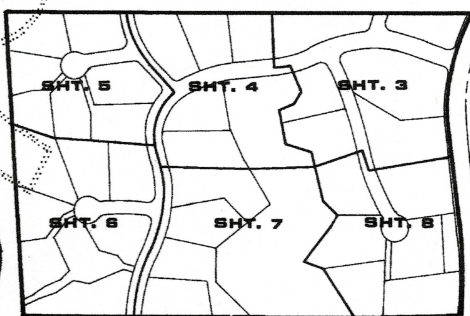
- All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the approved permanent storm drain outlet as shown on the approved construction drawings No. 289-3 on file with King County Building and Land Department (B.A.L.D.). This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. Individual lot infiltration systems, where permitted, shall be constructed at the time of the building permit and shall comply with said plans on file with B.A.L.D., unless otherwise approved by Engineering Review, King County B.A.L.D., or its successor agency.
- The roof drains to individual lots shall be tightened to the drainage ditch in the road right-of-way, unless storm pipe is provided to the lot, per the engineering plans, and except for lots 18-20 which will be splash blocked.
- This plat is subject to a Puget Power easement, per Recording NO. 8910170691, being a strip of land ten (10) feet in width, located within said property, lying parallel with and adjoining all public and private streets and road rights-of-way, and Tract E.
- The landscape easement on Lot 1 is for the benefit of the Paradise Lake Estates Homeowners Association. The easement area and all improvements therein shall be maintained by the Association.
- Tracts A and G are dedicated to King County for drainage purposes. See Tract Exhibit and notes on sheet 9 of 9.
- THE PLANTER ISLANDS (IF ANY) WITHIN THE DRAINAGE BASINS SHALL BE MAINTAINED BY THE ADJOINING LOT OWNERS.

SECTION BREAKDOWN

SEC. 5, TWP. 26N., R. 6E., W.M.



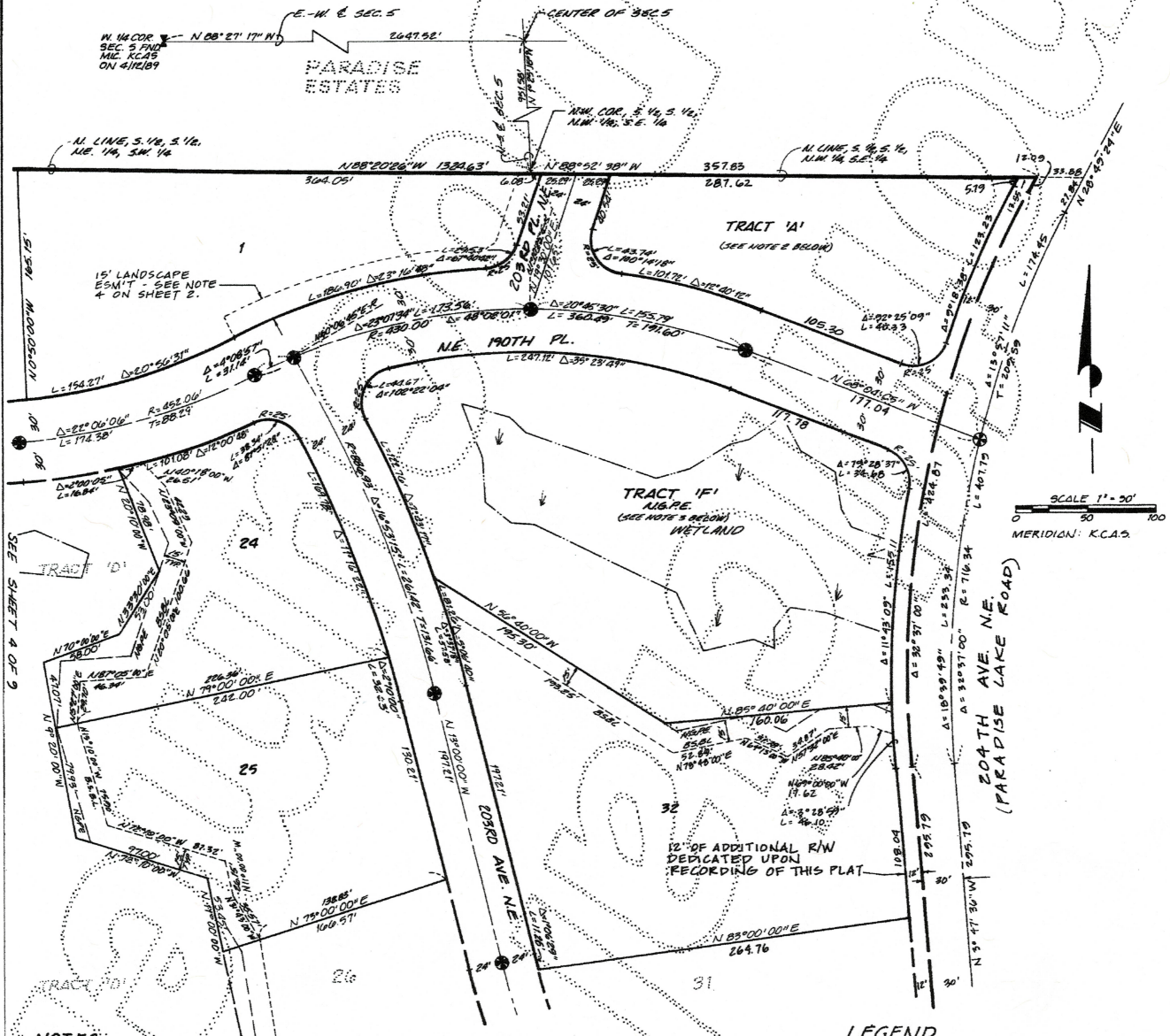
PLAT INDEX



PARADISE LAKE ESTATES

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S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON



NOTES

1. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS DIRECTLY ONTO PARADISE LAKE ROAD FROM OR TO TRACT 'F' AND LOT 32. ACCESS VIA NE 190TH STREET AND 203RD PLACE NE RESPECTIVELY.
2. TRACT 'A' IS RESERVED FOR STORM DETENTION AND CONVEYANCE. TRACT 'A' WILL BE OWNED AND MAINTAINED BY KING COUNTY.
3. TRACT 'F' SHALL BE OWNED AND MAINTAINED BY THE PARADISE LAKE ESTATES HOMEOWNER'S ASSOCIATION. TRACT 'F' IS RESERVED FOR OPEN SPACE.

B.A.L.D. File No. 289-3

SEE SHEET 8 OF 9



GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA 98033 (206)827-5855

LEGEND

- EXISTING MONUMENT AS NOTED
- SET PUNCHMARK IN BRASS DISC 1501 IN SURVEYORIAL CONC.
- EXISTING PROPERTY CORNER AS NOTED
- PLASTIC CAP SET 1502
- SSBL BUILDING SETBACK LINE
- NGPE NATIVE GROWTH PROTECTION EASEMENT

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PARADISE LAKE ESTATES

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S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON

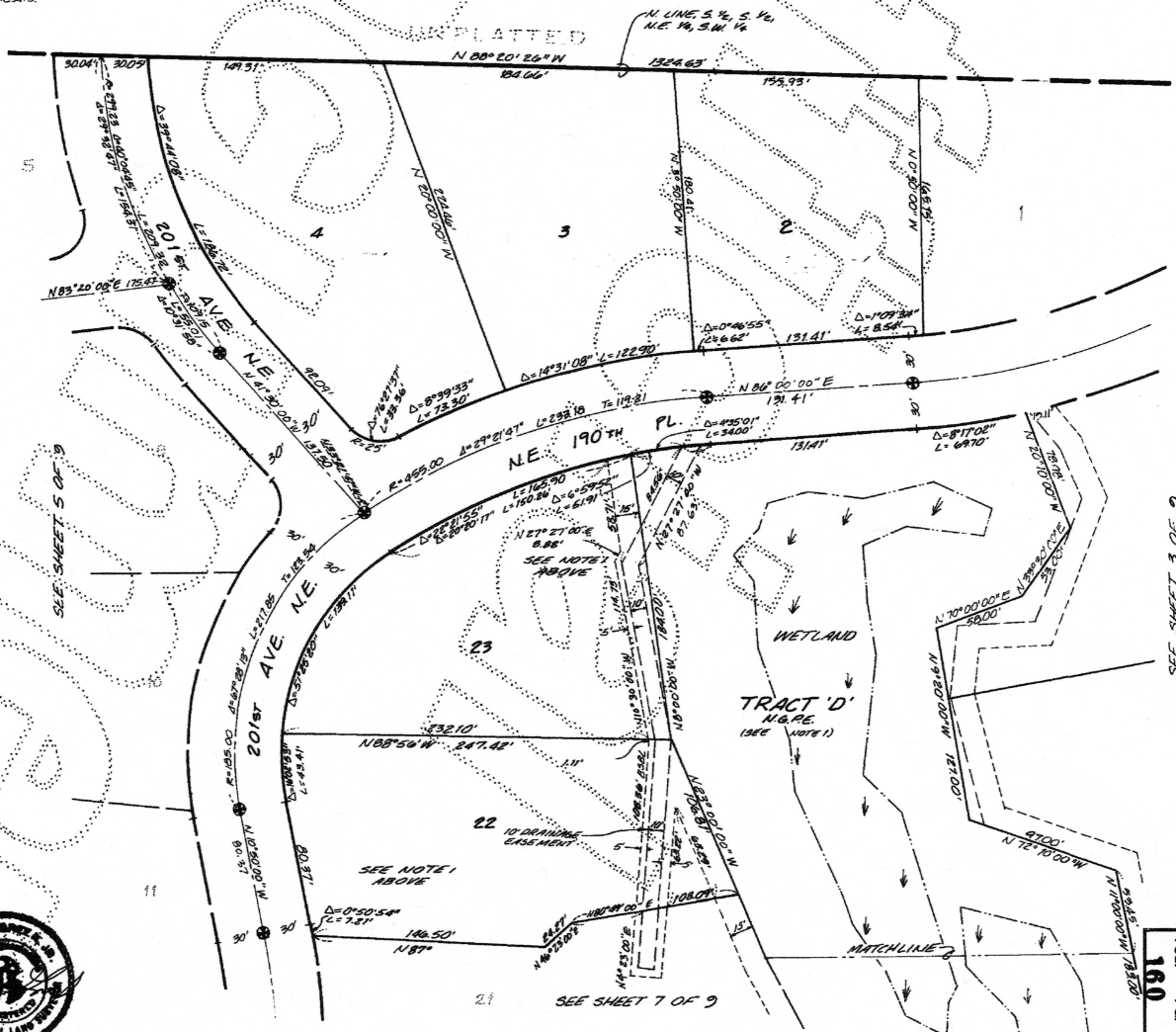
LEGEND

- ⊗ EXISTING MONUMENT AS NOTED
- SET PUNCHMARK IN BRASS DISC MON. IN SATHER CORNER
- EXISTING PROPERTY CORNER AS NOTED
- SET 1/4" 80° TIEBAR AND YELLOW PLASTIC CAP L&P 15025
- BUILDING SETBACK LINE
- NATIVE GROWTH PROTECTION EASEMENT

NOTES:

TRACT "D" IS RESERVED FOR OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED BY THE PARADISE LAKE ESTATES HOMEOWNERS' ASSOCIATION.

SCALE 1" = 20'
0 50 100
MERIDIAN: K.C.A.S.



B.A.L.D. File No. 289-3

GEO-DIMENSIONS, INC.
10230 NE POINTS DR. KIRKLAND, WA 98033 (206)827-5855

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KING COUNTY, WASHINGTON

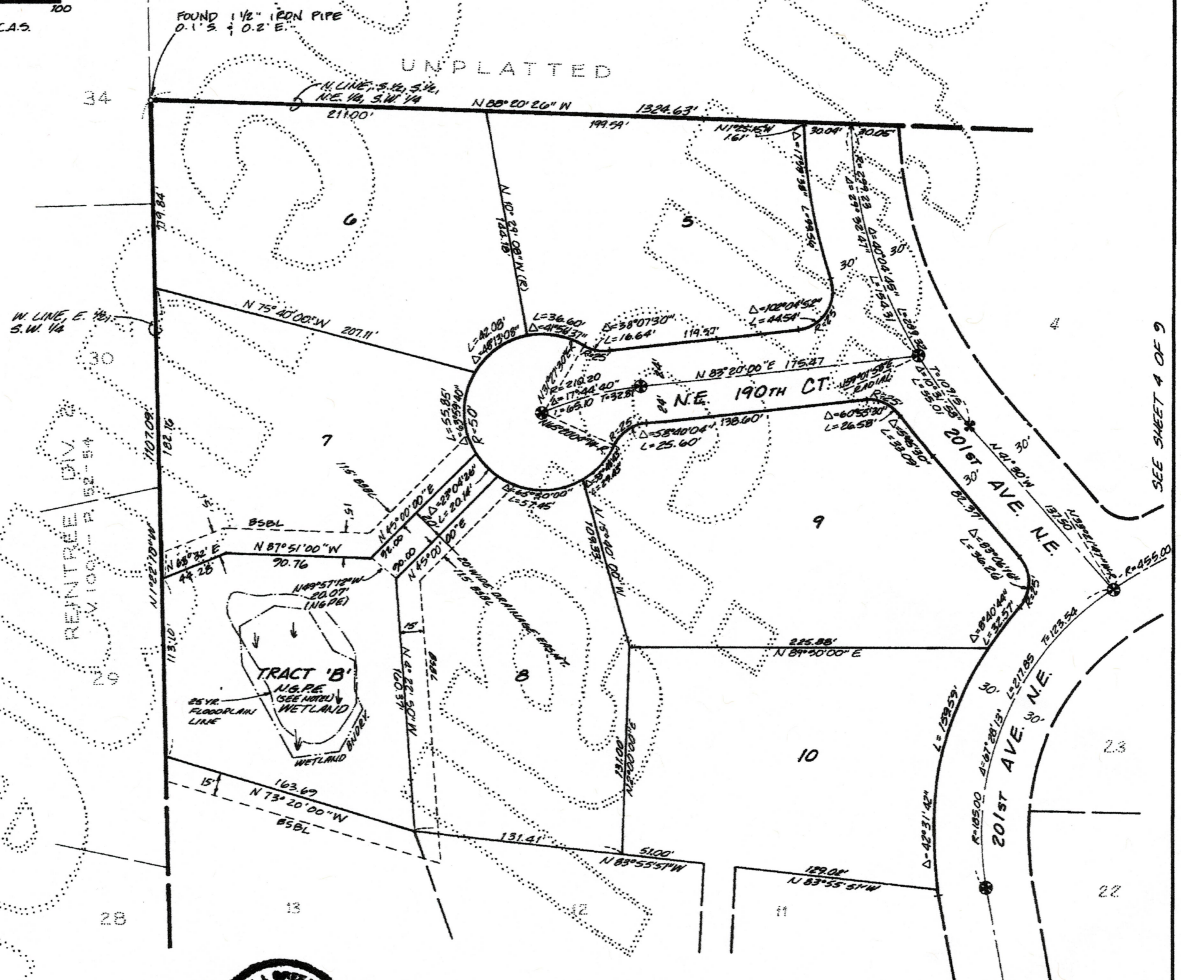
160 37

LEGEND

- ⊗ EXISTING MONUMENT AS NOTED
- SET PUNCHMARK IN BRASS DISC IN 1/4" X 1/4" PYRAMIDAL CONE MON. IN SUTHER CASE
- EXISTING PROPERTY CORNER AS NOTED
- SET 1/2" X 1/4" PIPES AND YELLOW PLASTIC CAPS IN 1903
- BSBL BUILDING SETBACK LINE
- NGPE NATIVE GROWTH PROTECTION EASEMENT

NOTES:

TRACT "B" IS RESERVED FOR OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED BY THE PARADISE LAKE ESTATES HOMEOWNER'S ASSOCIATION.



4.15025
2/11/92

GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA 98033 (206)827-5855

B.A.L.D. File No. 289-3

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PARADISE LAKE ESTATES

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KING COUNTY, WASHINGTON

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LEGEND

- ⊗ EXISTING MONUMENT AS NOTED.
- SET PUNCHMARK IN BRASS DISC IN 4" X 4" X 1/4" PYRAMIDAL CONC. MON. IN SUTHER COSE.
- EXISTING PROPERTY CORNER AS NOTED.
- SET 1/2" X 24" REBAR AND YELLOW PLASTIC CAP 1/2" X 19073.
- B.S.B.L. BUILDING SETBACK LINE
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT

NOTES:

TRACT "C" IS RESERVED FOR OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED BY THE PARADISE LAKE ESTATES HOMEOWNER'S ASSOCIATION.



B.A.L.D. File No. 289-3

15025
2/1/92

GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA 98033 (206)827-5855

TEMPORARY TURN AROUND ESM'T TO BE RELINQUISHED AT TIME OF R/W DEDICATION OF ROAD TO SOUTH, AND ACCEPTED FOR MAINTENANCE.

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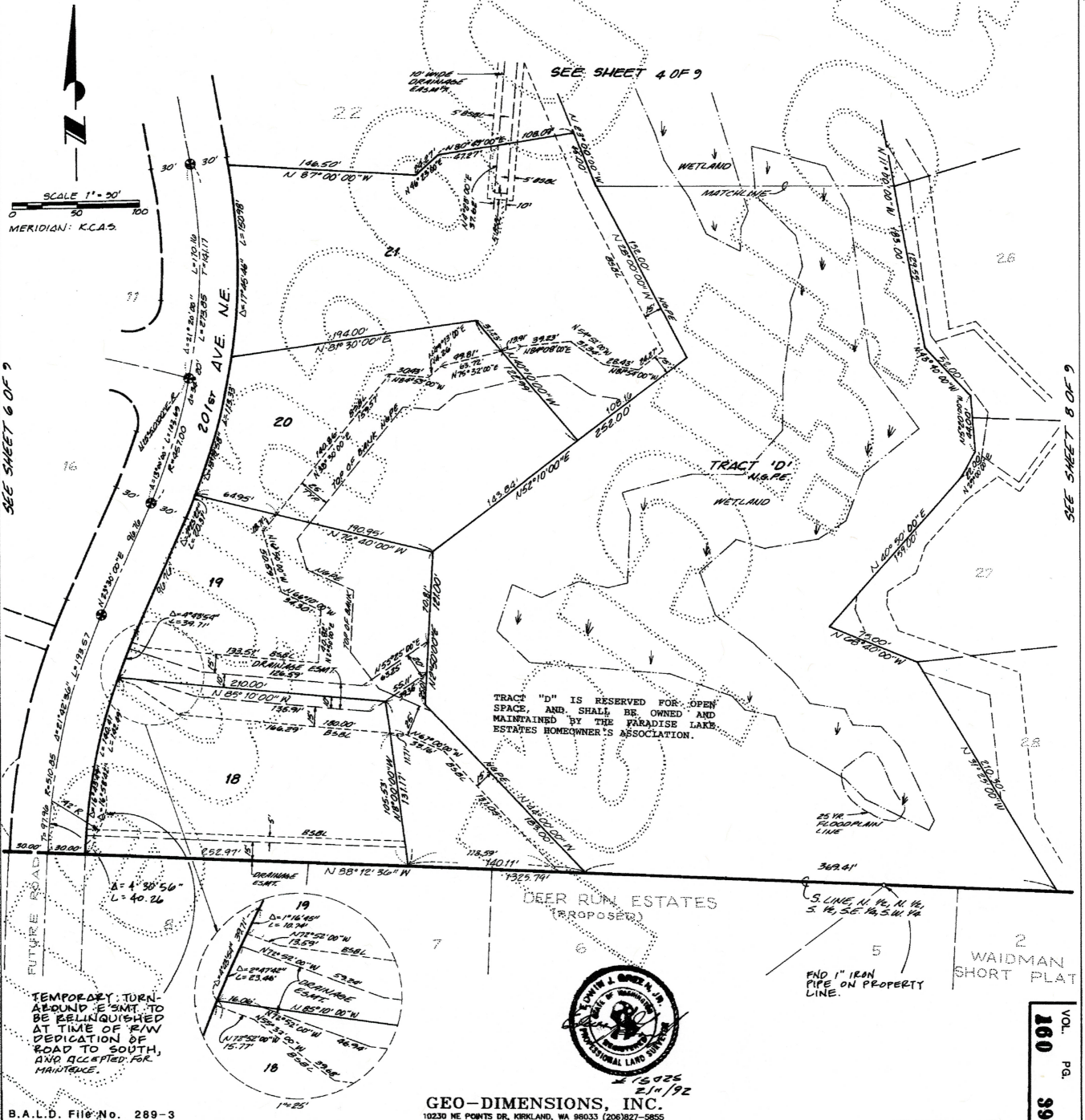
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PARADISE LAKE ESTATES

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S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON



GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA 98033 (206)827-5855

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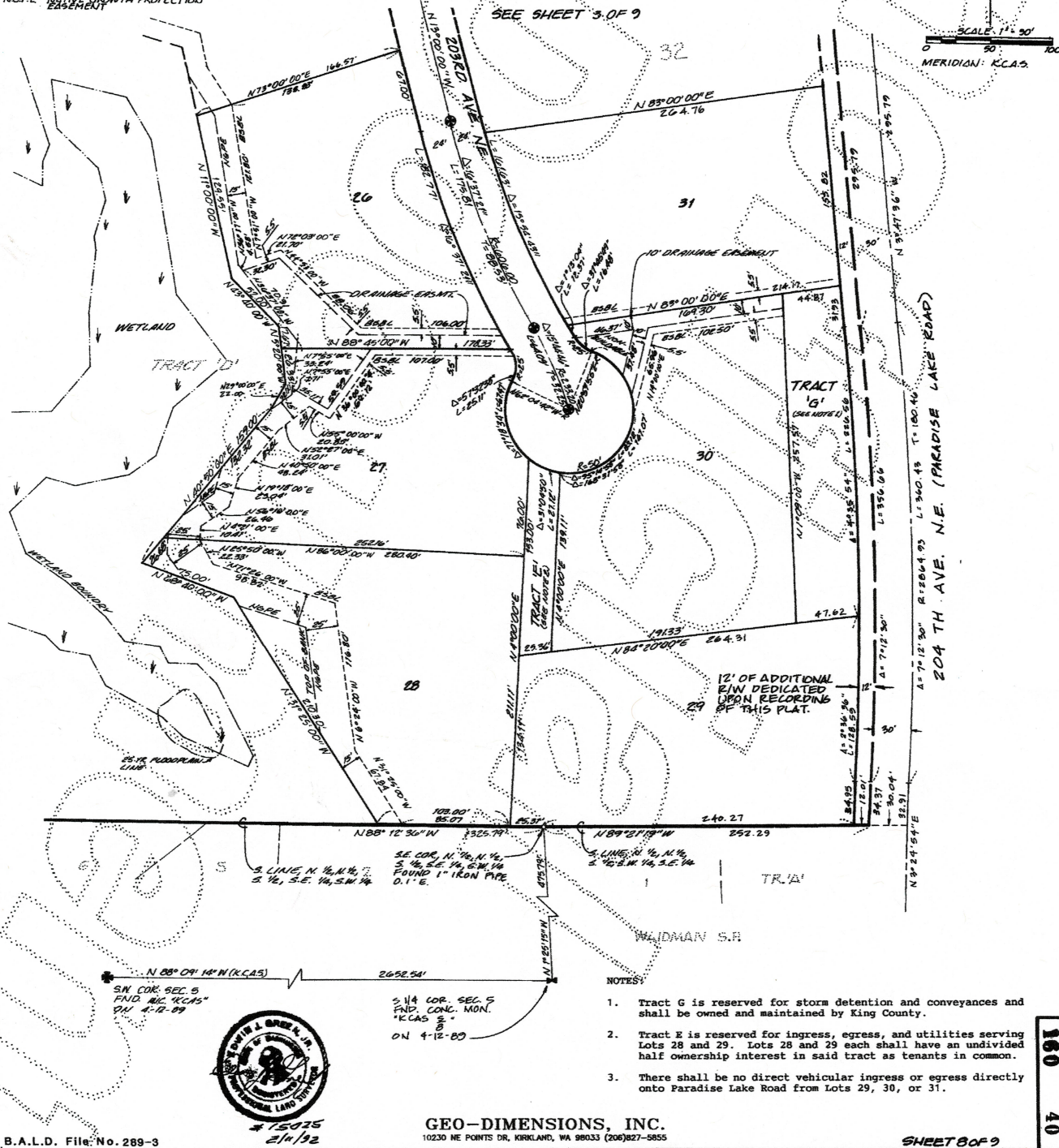
PARADISE LAKE ESTATES

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LEGEND

- EXISTING MONUMENT AS NOTED
- SET PUNCHMARK IN BRASS DISC IN 1/4" DIA. PYRAMIDAL CONC. MOD. 1/2" SATHICK CASE
- EXISTING PROPERTY CORNER AS NOTED
- SET 1/2" X 1/2" REBAR AND YELLOW PLASTIC CAP 1/2" X 1/2"
- BSBL BUILDING SETBACK LINE
- NGRE NATIVE GROWTH PROTECTION EASEMENT

S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON



NOTES

1. Tract G is reserved for storm detention and conveyances and shall be owned and maintained by King County.
2. Tract E is reserved for ingress, egress, and utilities serving Lots 28 and 29. Lots 28 and 29 each shall have an undivided half ownership interest in said tract as tenants in common.
3. There shall be no direct vehicular ingress or egress directly onto Paradise Lake Road from Lots 29, 30, or 31.

GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA 98033 (206)827-5855

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PARADISE LAKE ESTATES

S.W. 1/4, & S.E. 1/4, SEC. 5, TWP. 26N., RGE. 6E., W.M.
KING COUNTY, WASHINGTON

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TRACT EXHIBIT

SCALE: 1" = 200

0 200 400

MERIDIAN: K.C.A.S.

TRACT B

FOR FURTHER INFORMATION-
SEE SHEET 3 OF 3

TRACT C

FOR FURTHER INFORMATION-
SEE SHEET 4 OF 3

TRACT A

FOR FURTHER INFORMATION-
SEE SHEET 3 OF 3

TRACT F

FOR FURTHER INFORMATION-
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TRACT G

FOR FURTHER INFORMATION-
SEE SHEET 8 OF 3

TRACT D

SEE TABLE FOR BEARINGS AND DISTANCES. FOR FURTHER INFORMATION SEE SHEETS 3, 4, 7 & 8 OF 3

TRACT E

FOR FURTHER INFORMATION-
SEE SHEET 8 OF 3

TRACT D BOUNDARY

1	N 20°30'00" W	78.98
2	N 33°30'00" E	53.00
3	N 70°00'00" E	58.00
4	N 9°20'00" W	127.00
5	N 72°10'00" W	97.00
6	N 11°00'00" W	183.00
7	N 43°40'00" W	52.00
8	N 5°20'00" W	44.00
9	N 29°00'00" E	22.00
10	N 40°50'00" E	159.00
11	N 68°40'00" W	75.00
12	N 31°25'00" W	210.30
13	N 88°12'36" W	369.41
14	N 44°00'00" W	183.00
15	N 2°50'00" E	121.00
16	N 52°10'00" E	252.00
17	N 28°00'00" W	152.00
18	N 23°00'00" W	151.81
19	N 8°00'00" W	184.00
20	R = 425.00 Δ = 4°35'01" L = 34.00	
21	N 86°00'00" E	131.41
22	R = 482.06 Δ = 8°17'02" L = 69.70	

Tracts A and C have been designated by King County as "Enhanced Wetlands". The environment within the Enhanced Wetlands is to be maintained and monitored as prescribed by King County. The Declarant will make the improvements necessary for the establishment of the Enhanced wetlands during the plat construction stage. The Declarant will also be responsible for the maintenance of the Enhanced Wetlands for a period of one (1) year from the date of the recordation of the final plat. Thereafter, the Association shall be responsible for continual and ongoing maintenance of the Enhanced Wetlands.

King County has established a three year monitoring program to assure that the environment within the Enhanced Wetlands meets its performance standards. A written annual report shall be submitted to King County for review. The report is to be prepared by the designer of the project (Raedeke Associates Scientific Consulting) or such other party as King County may designate or approve. The Enhanced Wetlands will be evaluated twice a year using the following goals and objectives as criteria: (a) compensation for the filling of the existing wetland system by creating a new wetland system with enhanced environmental features, (b) creation of a palustrine wetland in conjunction with the development's stormwater retention/detention system, (c) increasing the number of wetland community classes and plant species, (d) simulation of Pacific Northwest palustrine wetland and transitional/upland systems in their vegetative structure and plant community, and (e) increasing the overall aesthetic value of the built landscape. This is a cost which is, for purposes of this paragraph, considered a part of the maintenance expense of the Enhanced Wetlands area.



4/5025
2/10/92

GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA 98033 (206)827-5855

B.A.L.D. File No. 289-3

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