

JAN 28 1968 00019 6161003 58.25

TIMBERLANE ESTATES DIV. 2

88-41

PTN. OF SECTIONS 29 & 30, T.22N., R.6E., W.M

KING COUNTY

WASHINGTON

DEDICATIONS

DEDICATION OF COMMON AREAS

COVINGTON PROPERTIES, A JOINT VENTURE IN RECORDING THIS PLAT OF TIMBERLANE ESTATES DIV. 2 HAS DESIGNATED AS COMMON AREAS, CERTAIN AREAS OF LAND SHOWN AS TRACTS A, B, C, D, E, F, G, H, AND I INTENDED FOR USE BY THE HOMEOWNERS IN TIMBERLANE ESTATES DIV. 2 AND ADDITIONS THERETO FOR COURT YARD STREETS, RECREATION, AND OTHER RELATED ACTIVITIES.

THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO TIMBERLANE ESTATES DIV. 2 DATED July 16, 1968. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

DEDICATION OF PUBLIC AREA

KNOW ALL MEN BY THESE PRESENTS, THAT WE, COVINGTON PROPERTIES, A JOINT VENTURE BETWEEN SHERWOOD DEVELOPMENT CO. AND UNITED HOMES CORPORATION, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PLACES, AVENUES AND EASEMENTS SHOWN THEREON AND THE USE THERE OF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS, PLACES, AND AVENUES SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS:

✓ SHERWOOD DEVELOPMENT CO.

James E. Ball
CHAIRMAN OF THE BOARD

Richard D. L. Brown
SECRETARY

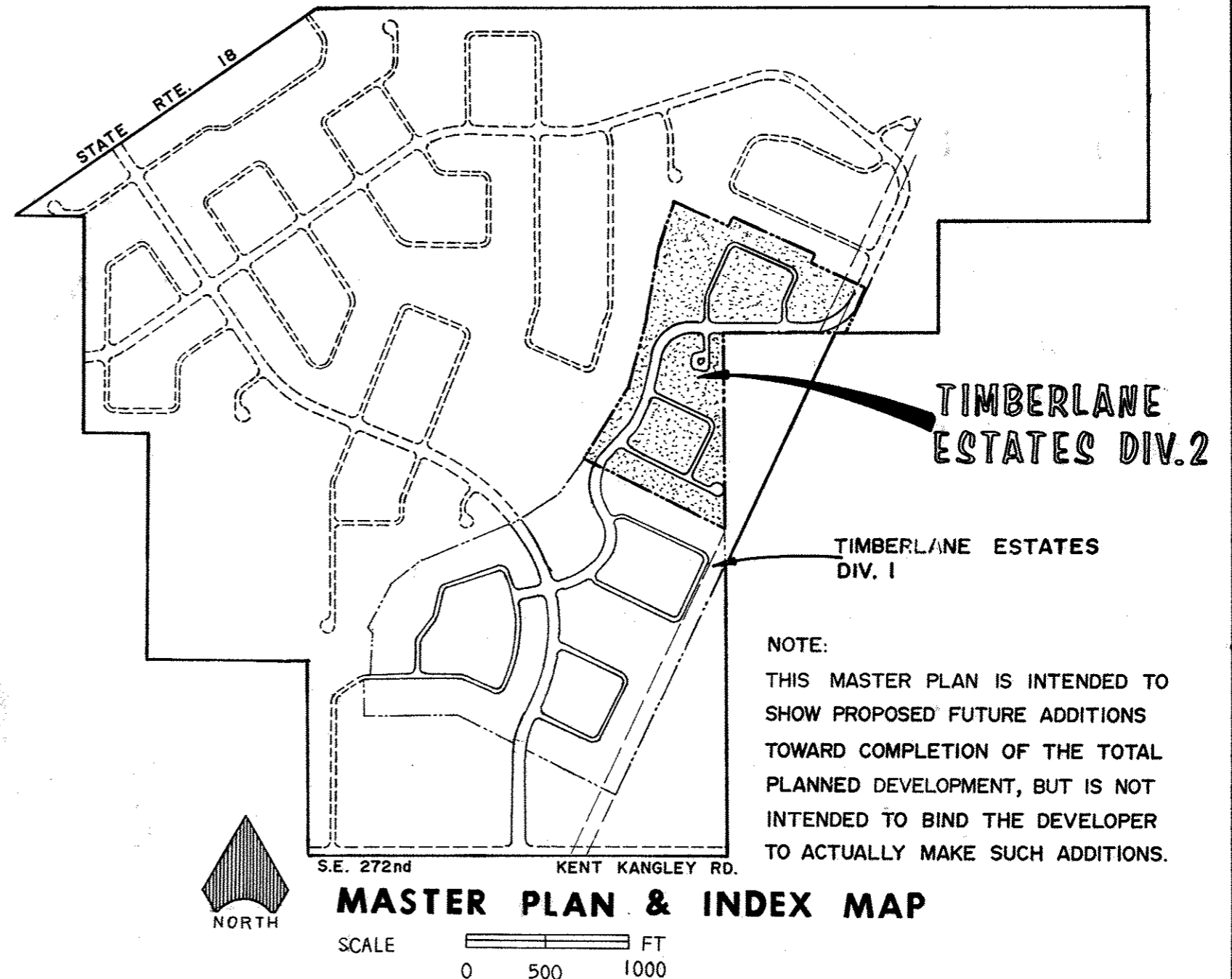
UNITED HOMES CORPORATION

Harmon Sabowichy
PRESIDENT

✓ FIRST BANK MORTGAGE CORPORATION
AS MORTGAGEE

W. J. Jennings
SR. VICE PRESIDENT

J. Lee
VICE PRESIDENT



DESCRIPTION :

A PORTION OF THE EAST HALF OF SECTION 30 AND A PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 E.W.M., IN KING COUNTY, WASHINGTON, AND ALL OF EXCEPTION IV AS SHOWN ON THE PLAT OF TIMBERLANE ESTATES DIVISION NO. 1, AS FILED UNDER AUDITOR'S FILE NO. 6401499 ON THE 4TH DAY OF SEPTEMBER, 1968, IN VOLUME 86 OF PLATS, PAGES 90-93, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF TIMBERLANE ESTATES DIVISION NO. 1, BEING ALSO THE NORTHEAST CORNER OF TRACT "A"; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "A", NORTH 63° 39' 00" WEST 813.52 FEET TO A POINT ON THE EAST MARGINAL LINE OF 194TH AVE. S.E. ACCORDINGLY TO SAID PLAT, SAID POINT BEING ON THE ARC OF A CURVE; THENCE FROM A TANGENT WHICH BEARS NORTH 31° 57' 18" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 0° 33' 05" AN ARC DISTANCE OF 3.37 FEET; THENCE ALONG THE NORTHERLY LINE OF TIMBERLANE ESTATES DIVISION NO. 1, RADIALLY TO LAST SAID CURVE, NORTH 57° 29' 37" WEST, 89.20 FEET TO THE MOST NORTHERLY CORNER OF TRACT "F"; THENCE NORTH 30° 19' 13" EAST 563.41 FEET; THENCE NORTH 12° 31' 43" EAST, 460.98 FEET; THENCE NORTH 11° 18' 36" EAST 509.90 FEET; THENCE NORTH 20° 07' 04" EAST 290.74 FEET; THENCE SOUTH 62° 36' 42" EAST 332.50 FEET; THENCE AT RIGHT ANGLES NORTH 27° 23' 18" EAST 59.50 FEET; THENCE SOUTH 62° 36' 42" EAST 624.50 FEET; THENCE AT RIGHT ANGLES SOUTH 27° 23' 18" WEST 59.50 FEET; THENCE SOUTH 62° 36' 42" EAST 356.16 FEET; THENCE SOUTH 27° 23' 31" WEST 303.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID SOUTH LINE, NORTH 89° 49' 45" WEST 795.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF SAID SECTION 30 SOUTH 0° 42' 45" WEST 660.16 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30 SOUTH 0° 30' 09" WEST 590.03 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO RESERVATIONS RECORDED UNDER AUDITORS FILE NOS. 6306662, 4448558, 3688378

MOOTE & STEWART - ENGINEERS

206-27
SHEET 1 OF 3
18754
206-27

TIMBERLANE ESTATES DIV. 2

88-42

PTN. OF SECTIONS 29 & 30, T.22N., R.6E., W.M

KING COUNTY

WASHINGTON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF OCTOBER, 1968, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED G. E. BELL AND JOHN A. L. HOWE, TO ME KNOWN TO BE THE CHAIRMAN OF THE BOARD AND SECRETARY RESPECTIVELY OF THE SHERWOOD DEVELOPMENT COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION AND WHO ACKNOWLEDGED TO ME THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH, STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Louis C. Meade
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Bellevue

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF OCTOBER, 1968, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED W. R. JENNINGS AND G. LEE TO ME KNOWN TO BE THE SR. VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF THE FIRSTBANK MORTGAGE CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION AND WHO ACKNOWLEDGED TO ME THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH, STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION AND THAT THE SEAL OF FIXED IS THE SEAL OF SAID CORPORATION.

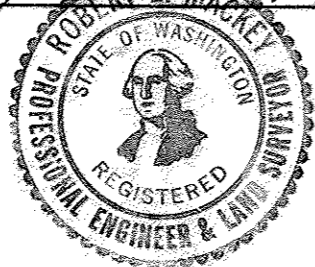
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Thomas R. Murphy
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT REDMOND

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TIMBERLANE ESTATES DIV. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECT. 29 & 30 TOWNSHIP 22 NORTH, RANGE 6 E W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT & BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Robert E. Mackey DATE Jan 27 1969
ROBERT E. MACKEY REG. PROF. LAND SURVEYOR
5521



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.

PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITORS FILE NUMBER 6401501 ON THE 4th DAY OF SEPTEMBER, 1968 IN VOLUME 5138 PAGES 369-406, RECORDS OF KING COUNTY, WASHINGTON, AND AS SUBSEQUENTLY AMENDED AND SUPPLEMENTED.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF OCTOBER, 1968 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED HERMAN SARKOWSKI TO ME KNOWN TO BE THE PRESIDENT OF THE UNITED HOMES CORPORATION THE CORPORATION THAT EXECUTED THE WITHIN DEDICATION AND WHO ACKNOWLEDGED TO ME THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Louis C. Meade
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue

APPROVALS

EXAMINED AND APPROVED THIS 21st OF January, 1969.

J. D. Alley
COUNTY ROAD ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE KING COUNTY PLANNING COMMISSION AND IS DULY APPROVED THIS 23rd DAY OF JANUARY, 1969

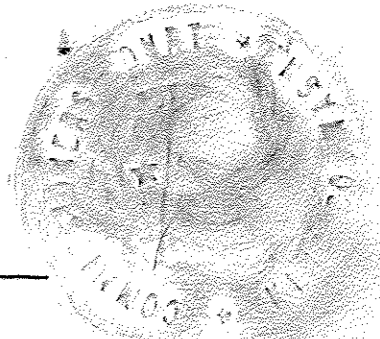
Edward B. Sand
PLANNING OFFICER

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID. THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AS STREETS, PLACES, AVENUES OR OTHER PUBLIC USE ARE PAID IN FULL. THIS 24th DAY OF January, 1969.

M. B. Williams BY: _____
COUNTY TREASURER DEPUTY COUNTY TREASURER

EXAMINED AND APPROVED THIS 27th DAY OF January, 1969.

BY John T. O'Brien ATTEST: Ralph P. Stender
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS DEPUTY CLERK, BOARD OF COUNTY COMMISSIONERS



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COMMISSIONERS THIS 28th DAY OF JANUARY, 1969, AT 53 MINUTES PAST 9:00 A.M. AND RECORDED IN VOLUME 88 OF PLATS, ON PAGES 41, 42, 43, RECORDS OF KING COUNTY, WASHINGTON.

Ralph A. Morris BY: William
COUNTY AUDITOR DEPUTY COUNTY AUDITOR

EXAMINED AND APPROVED THIS 24th DAY OF JAN., 1969.

ALLEN B. MORGAN John Gaucher
KING COUNTY ASSESSOR DEPUTY COUNTY ASSESSOR

MOOTE & STEWART - ENGINEERS

18755

206-27A
SHEET 2 OF 3
206-27A

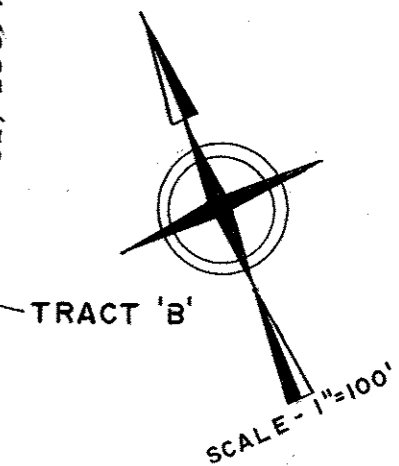
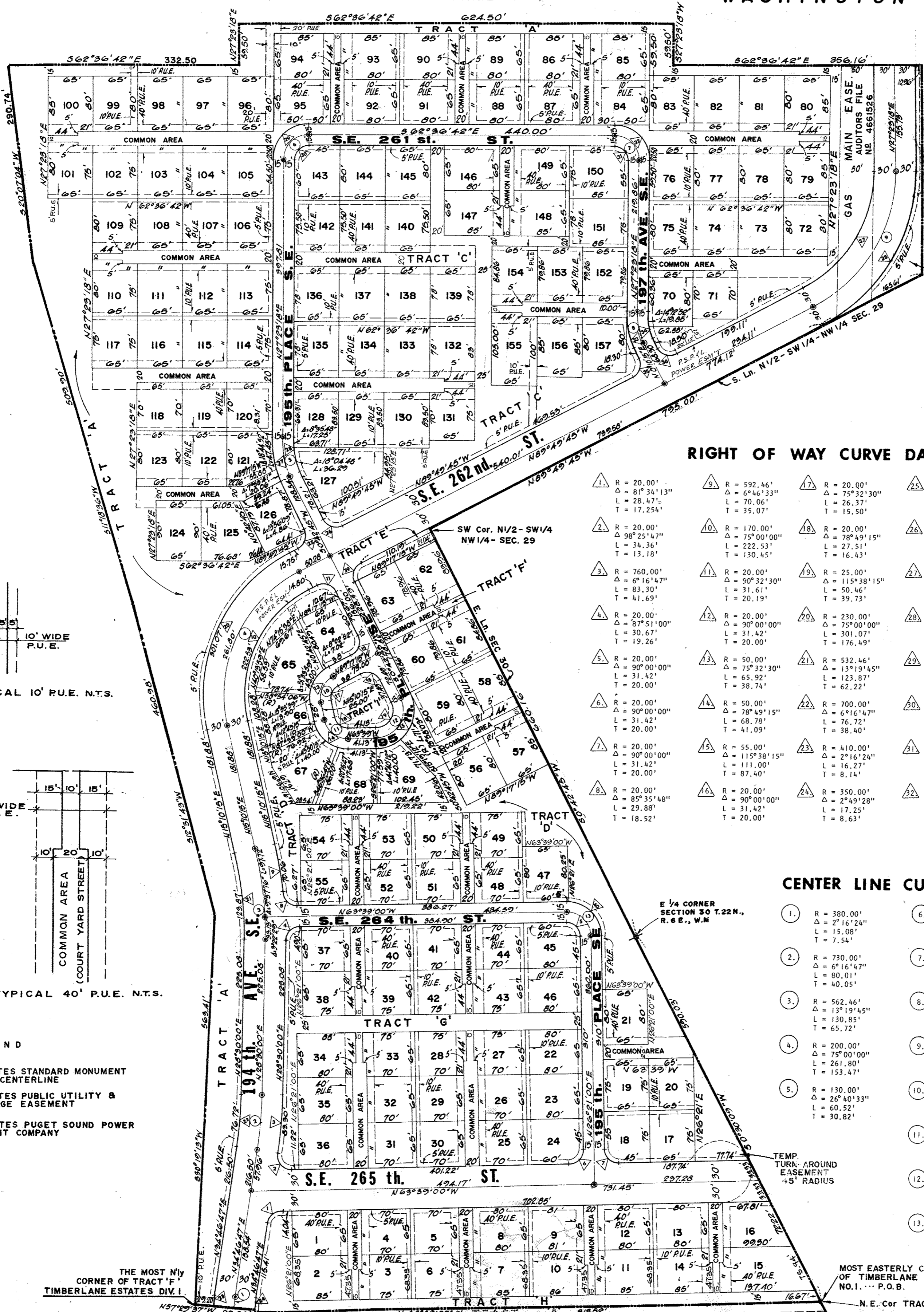
TIMBERLANE ESTATES DIV. 2

PTN. OF SECTIONS 29 & 30, T.22N., R.6E., W.M

KING COUNTY

SCALE - 1" = 100'

WASHINGTON



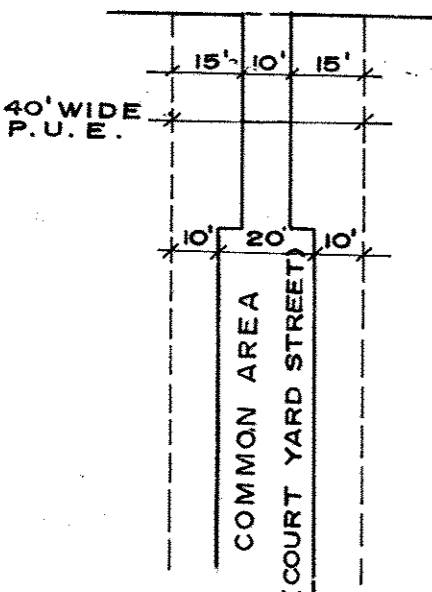
RIGHT OF WAY CURVE DATA

1. R = 20.00' Δ = 81°34'13" L = 28.47' T = 17.254'	9. R = 592.46' Δ = 6°46'33" L = 70.06' T = 35.07'	17. R = 20.00' Δ = 75°32'30" L = 26.37' T = 15.50'	25. R = 20.00' Δ = 89°27'30" L = 31.23' T = 19.81'	33. R = 110.00' Δ = 27°13'03" L = 52.25' T = 26.63'
2. R = 20.00' Δ = 98°25'47" L = 34.36' T = 13.18'	10. R = 170.00' Δ = 75°00'00" L = 22.53' T = 130.45'	18. R = 20.00' Δ = 78°49'15" L = 27.51' T = 16.43'	26. R = 20.00' Δ = 90°32'30" L = 31.61' T = 20.19'	34. R = 80.00' Δ = 27°13'03" L = 38.00' T = 19.37'
3. R = 760.00' Δ = 6°16'47" L = 83.30' T = 41.69'	11. R = 20.00' Δ = 90°32'30" L = 31.61' T = 20.19'	19. R = 25.00' Δ = 115°38'15" L = 50.46' T = 39.73'	27. R = 145.00' Δ = 26°40'33" L = 67.51' T = 34.38'	35. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'
4. R = 20.00' Δ = 87°51'00" L = 30.67' T = 19.26'	12. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	20. R = 230.00' Δ = 75°00'00" L = 301.07' T = 176.49'	28. R = 115.00' Δ = 26°40'33" L = 53.54' T = 27.27'	36. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'
5. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	13. R = 50.00' Δ = 75°32'30" L = 65.92' T = 38.74'	21. R = 532.46' Δ = 13°19'45" L = 123.87' T = 62.22'	29. R = 50.00' Δ = 90°00'00" L = 78.54' T = 50.00'	37. R = 191.24' Δ = 62°46'57" L = 209.55' T = 116.69'
6. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	14. R = 50.00' Δ = 78°49'15" L = 68.78' T = 41.09'	22. R = 700.00' Δ = 6°16'47" L = 76.72' T = 38.40'	30. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	38. R = 251.24' Δ = 62°46'57" L = 275.30' T = 153.31'
7. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	15. R = 55.00' Δ = 115°38'15" L = 111.00' T = 87.40'	23. R = 410.00' Δ = 2°16'24" L = 16.27' T = 8.14'	31. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	39. R = 20.00' Δ = 89°27'30" L = 31.23' T = 19.81'
8. R = 20.00' Δ = 85°35'48" L = 29.88' T = 18.52'	16. R = 20.00' Δ = 90°00'00" L = 31.42' T = 20.00'	24. R = 350.00' Δ = 2°49'28" L = 17.25' T = 8.63'	32. R = 50.00' Δ = 90°00'00" L = 78.54' T = 50.00'	40. R = 50.00' Δ = 90°00'00" L = 78.54' T = 50.00'

CENTER LINE CURVE DATA

1. R = 380.00' Δ = 2°16'24" L = 15.08' T = 7.54'	6. R = 35.00' Δ = 90°00'00" L = 54.98' T = 35.00'
2. R = 730.00' Δ = 6°16'47" L = 80.01' T = 40.05'	7. R = 35.00' Δ = 90°00'00" L = 54.98' T = 35.00'
3. R = 562.46' Δ = 13°19'45" L = 130.85' T = 65.72'	8. R = 95.00' Δ = 27°13'03" L = 45.13' T = 23.00'
4. R = 200.00' Δ = 75°00'00" L = 261.80' T = 153.47'	9. R = 221.24' Δ = 62°46'57" L = 242.43' T = 135.00'
5. R = 130.00' Δ = 26°40'33" L = 60.52' T = 30.82'	10. R = 35.00' Δ = 75°32'30" L = 46.15' T = 27.12'
	11. R = 35.00' Δ = 78°49'15" L = 48.15' T = 28.76'
	12. R = 40.00' Δ = 115°38'15" L = 80.73' T = 63.57'
	13. R = 35.00' Δ = 90°00'00" L = 54.98' T = 35.00'

TYPICAL 10' P.U.E. N.T.S.



LEGEND

- INDICATES STANDARD MONUMENT ON ST. CENTERLINE
- P.U.E. INDICATES PUBLIC UTILITY & DRAINAGE EASEMENT
- RS. P.& L. INDICATES PUGET SOUND POWER & LIGHT COMPANY

THE MOST NLY CORNER OF TRACT 'F' TIMBERLANE ESTATES DIV. 1

MOST EASTERLY CORNER OF TIMBERLANE DIV. NO. 1... P.O.B.

MOOTE & STEWART ENGINEERS

18756