

TIMBERLANE ESTATES DIV. NO. 4

89-3

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

KING COUNTY

FEBRUARY 1969

WASHINGTON

DEDICATIONS

DEDICATION OF COMMON AREAS

COVINGTON PROPERTIES, A JOINT VENTURE IN RECORDING THIS PLAT OF TIMBERLANE ESTATES DIV. NO. 4 HAS DESIGNATED CERTAIN AREAS OF LAND AS TRACTS A, B, C, D, E, F, INTENDED FOR USE BY THE HOMEOWNERS IN TIMBERLANE ESTATES DIV. 4 AND ADDITIONS THERETO 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. 4 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 THEREOF 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.

[Signature]
CHAIRMAN OF THE BOARD

[Signature]
SECRETARY

UNITED HOMES CORPORATION

[Signature]
EXECUTIVE VICE PRESIDENT

FIRST BANK MORTGAGE CORPORATION
AS MORTGAGEE

[Signature]
SR. VICE PRESIDENT

[Signature]
VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF NOVEMBER, 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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Belleme

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF November, 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.

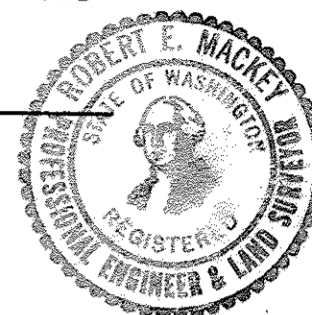
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Belleme

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TIMBERLANE ESTATES DIV. NO. 4 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 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.

[Signature] DATE January 30, 1969



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 FEE NUMBER 6401501 ON THE 4th DAY OF September, 1968 IN VOLUME 5138 PAGE 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 26th DAY OF NOVEMBER, 1968 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED LAWRENCE SADICK TO ME KNOWN TO BE THE EXECUTIVE VICE 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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Belleme

APPROVALS

EXAMINED AND APPROVED THIS 5th OF MARCH, 1969.

[Signature]
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 10th DAY OF MARCH, 1969.

[Signature]
PLANNING OFFICER

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID. THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, PLACES, AVENUES OR OTHER PUBLIC USE ARE PAID IN FULL. THIS 17 DAY OF March, 1969.

[Signature]
KING COUNTY TREASURER

[Signature]
DEPUTY TREASURER

EXAMINED AND APPROVED THIS 13th DAY OF MARCH, 1969

[Signature]
KING COUNTY ASSESSOR

[Signature]
DEPUTY ASSESSOR

EXAMINED AND APPROVED THIS 17th DAY OF March, 1969.

BY: *[Signature]*
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

[Signature]
DEPUTY CLERK, BOARD OF COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COMMISSIONERS THIS 18th DAY OF MARCH, 1969, AT 24 MINUTES PAST 10:00 AM AND RECORDED IN VOLUME 89 OF PLATS, ON PAGES 3 & 4, RECORDS OF KING COUNTY, WASHINGTON

[Signature] BY: _____
COUNTY AUDITOR DEPUTY COUNTY AUDITOR

Moote & Stewart CONSULTING CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

TIMBERLANE ESTATES DIV. NO. 4

89-4

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

KING COUNTY

SCALE: 1" = 100'
FEBRUARY 1969

WASHINGTON

DESCRIPTION

A PORTION OF THE E. 1/2 OF SECTION 30 AND A PORTION OF THE W. 1/2 OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF TIMBERLANE ESTATES DIVISION NO. 2, AS FILED UNDER AUDITOR'S FILE NO. 6464003 ON THE 28TH DAY OF JANUARY, 1969, IN VOLUME 88 OF PLATS, AT PAGES 41-42-43, RECORDS OF SAID KING COUNTY, WASHINGTON; THENCE ALONG THE NORTHERLY LINE OF SAID TIMBERLANE ESTATES DIVISION NO. 2 THE FOLLOWING COURSES: S. 62° 36' 42" E. 332.50 FEET; THENCE AT RIGHT ANGLES N. 27° 23' 18" E. 59.50 FEET; THENCE AT RIGHT ANGLES S. 62° 36' 42" E. 624.50 FEET; THENCE AT RIGHT ANGLES S. 27° 23' 18" W. 59.50 FEET; THENCE AT RIGHT ANGLES S. 62° 36' 42" E. 350.20 FEET, TO A POINT ON SAID NORTHERLY LINE FROM WHICH THE MOST EASTERLY CORNER OF SAID TIMBERLANE ESTATES DIVISION NO. 2 BEARS S. 62° 36' 42" E. 5.96 FEET ALONG SAID NORTHERLY LINE; THENCE AT RIGHT ANGLES N. 27° 23' 18" E. 476.28 FEET; THENCE N. 23° 19' 18" E. 154.16 FEET TO A P.C.; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 55° 31' 23", A DISTANCE OF 256.80 FEET TO A POINT FROM WHICH THE CENTER OF SAID CURVE BEARS S. 57° 47' 55" W. 265.00 FEET; THENCE N. 23° 19' 18" E. 157.39 FEET; THENCE N. 24° 32' 00" E. 221.51 FEET; THENCE AT RIGHT ANGLES N. 65° 28' 00" W. 68.56 FEET; THENCE S. 66° 30' 00" W. 56.08 FEET; THENCE S. 78° 00' 00" W. 195.00 FEET; THENCE S. 69° 30' 00" W. 154.46 FEET; THENCE S. 40° 00' 00" W. 60.00 FEET; THENCE N. 50° 00' 00" W. 21.54 FEET; THENCE S. 63° 04' 27" W. 146.42 FEET; THENCE N. 62° 36' 42" W. 62.00 FEET; THENCE AT RIGHT ANGLES S. 27° 23' 18" W. 45.00 FEET; THENCE AT RIGHT ANGLES N. 62° 36' 42" W. 150.00 FEET; THENCE AT RIGHT ANGLES N. 27° 23' 18" E. 45.00 FEET; THENCE AT RIGHT ANGLES N. 62° 36' 42" W. 103.00 FEET; THENCE S. 86° 24' 22" W. 332.91 FEET; THENCE S. 40° 34' 04" W. 400.00 FEET; THENCE S. 20° 07' 04" W. 200.78 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS AND EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NO.'S 6306662, 4448558, 3688378.

RIGHT OF WAY CURVE DATA

- | | |
|---|---|
| 1 R=20.00'
Δ=90° 00' 00"
L=31.42
T=20.00' | 6 R=20.00'
Δ=52° 00' 00"
L=18.15
T=9.75 |
| 2 R=20.00'
Δ=94° 04' 00"
L=32.84'
T=21.47 | 7 R=20.00'
Δ=128° 00' 00"
L=44.68
T=41.01 |
| 3 R=50.00'
Δ=90° 00' 00"
L=78.54
T=50.00 | 8 R=20.00'
Δ=105° 28' 00"
L=36.82
T=26.29' |
| 4 R=115.00'
Δ=38° 00' 00"
L=76.27'
T=39.60 | 9 R=20.00'
Δ=126° 32' 00"
L=44.17
T=39.71 |
| 5 R=85.00'
Δ=38° 00' 00"
L=56.37
T=29.27 | 10 R=20.00'
Δ=85° 56' 00"
L=30.00
T=18.63 |

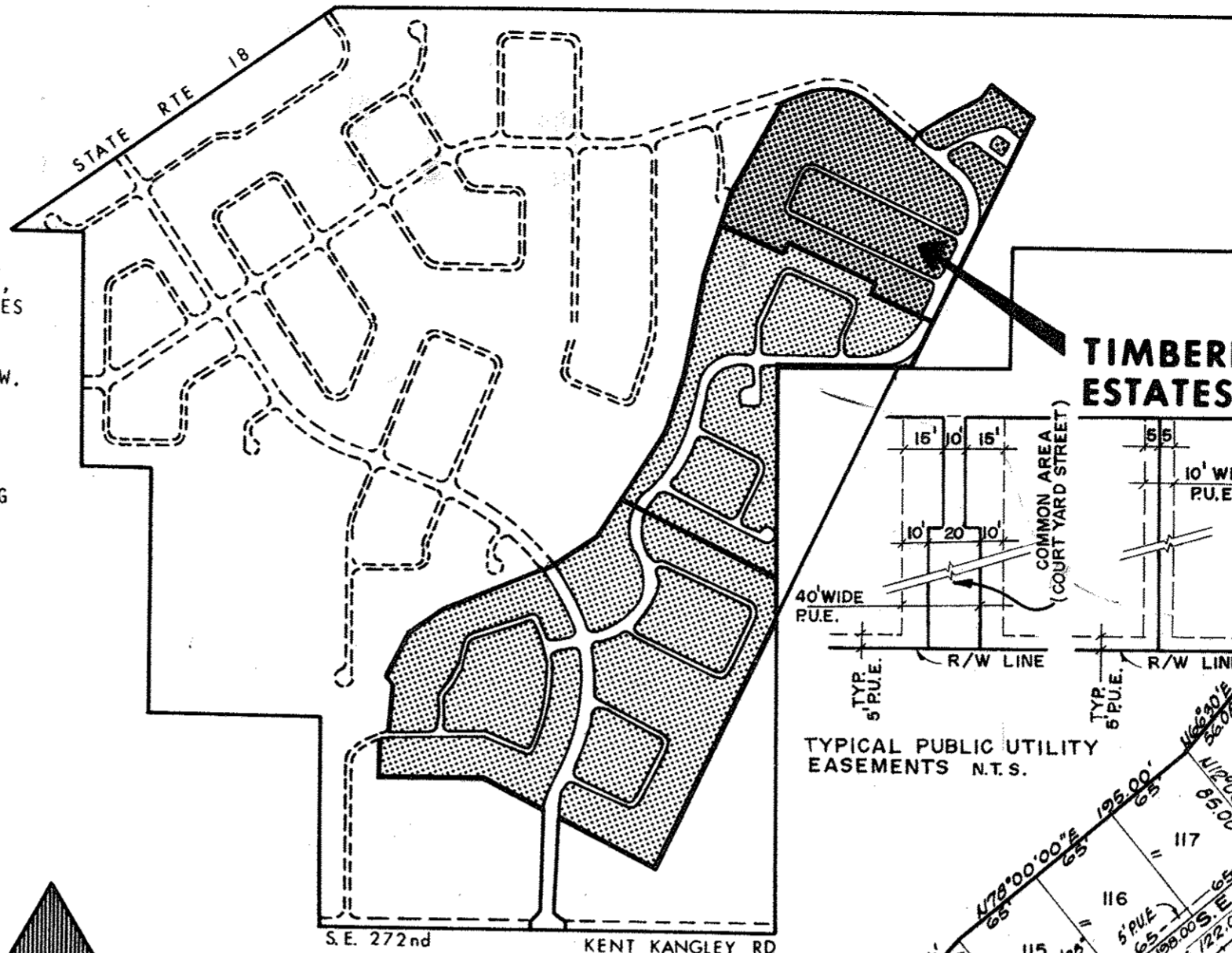
CENTER LINE CURVE DATA

- | |
|--|
| 1 R=35.00'
Δ=90° 00' 00"
L=54.98'
T=35.00' |
| 2 R=100.00'
Δ=38° 00' 00"
L=66.32'
T=34.43' |
| 3 R=35.00'
Δ=52° 00' 00"
L=31.76'
T=17.07' |
| 4 R=35.00'
Δ=105° 28' 00"
L=64.45'
T=46.00' |
| 5 R=35.00'
Δ=126° 32' 00"
L=77.30'
T=69.49' |

MOST NORTHERLY CORNER OF TIMBERLANE ESTATES DIV. NO. 2 P.O.B.

LEGEND

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



Moule & Stewart

CONSULTING CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS