

VALLEY FAIRE II
A PORTION OF THE S.E. 1/4 OF SEC. 23 AND THE N.E. 1/4 OF SEC. 26
TWP. 23 N., RGE 5 E., W.M.
KING COUNTY, WASHINGTON

131/39

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.

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 subsurface water flow 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.

DELCO DEVELOPMENTS, LTD.,
a Canadian corporation

BY: [Signature]
TITLE: Vice President

VALLEY FAIRE DEVELOPMENTS PARTNERSHIP,
a Washington General Partnership

BY: [Signature]
TITLE: Vice President

UNIVERSITY FEDERAL SAVINGS BANK,
a Washington corporation

BY: [Signature]
TITLE: Vice President

BY: [Signature]
TITLE: Vice President

SEATTLE FIRST NATIONAL BANK,
a Washington corporation

BY: [Signature]
TITLE: Vice President

BY: [Signature]
TITLE: Vice President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 12th DAY OF June, 1985 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Edward R. Flanagan AND Charles F. Horning TO ME KNOWN TO BE Vice Pres AND Vice Pres RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Cathy A. Biller
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Edmonds

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 12th DAY OF June, 1985 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Jack R. Stinson TO ME KNOWN TO BE Vice President OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 he WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy L. Lohati
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 27th DAY OF June, 1985 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Jack B. Jacobson TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS GENERAL PARTNER OF THE Valley Faire Dev. P'tsp. A LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT she SIGNED AND SEALED THIS INSTRUMENT AS his FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy L. Lohati
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THE 12th DAY OF June, 1985 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Robert C. McLaughlin AND Charles F. Horning TO ME KNOWN TO BE Vice Pres AND Vice Pres RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Julie Baker
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT metline

INSTRUMENT AFFECTING
THE FILIAVIT 270311692



451 S.W. 10th Suite 106
RENTON, WASHINGTON 98055
Phone: (206) 228-5628

Job No. 177-01-848 Date Mar. 1985
Drawn By SSB Sheet 1 Of 5

222-60 222-60

VALLEY FAIRE II
A PORTION OF THE S.E. 1/4 OF SEC. 23 AND THE N.E. 1/4 OF SEC. 26
TWP. 23 N., RGE 5 E., W.M.
KING COUNTY, WASHINGTON

APPROVALS

Examined and approved this 20th day of JUNE 1985 A.D.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Bruce De
Manager, Building and Land Development Division

Examined and approved this 24th day of June 1985 A.D.
KING COUNTY COUNCIL

Gary Grant
Chairman, King County Council

ATTEST:
[Signature]
Clerk of the Council

Examined and approved this 19th day of JUNE 1985 A.D.
DEPARTMENT OF PUBLIC WORKS

[Signature]
County Road Engineer

Examined and approved this 20 day of JUNE 1985 A.D.
DEPARTMENT OF ASSESSMENTS

[Signature]
King County Assessor

[Signature]
Deputy King County Assessor

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 22nd day of JUNE 1985 A.D.
OFFICE OF FINANCE

[Signature]
DIRECTOR - King County Office of Finance

Deputy

RECORDING CERTIFICATE 8506250842

Filed for Record at the request of the King County Council this 25 day of JUNE 1985 A.D. at 3:30 minutes past 2 P.M. and recorded in Volume 131 of Plats, Page 39-43 records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

ELLEN HANSEN

Manager

JAMES S. [Signature]
Superintendent of Records



451 S.W. 10th Suite 106
RENTON, WASHINGTON 98055
Phone: (206) 228-5628

Job No. 177-01-848 Date Mar. 1985
Drawn By SSB Sheet 2 of 5

VALLEY FAIRE II
A PORTION OF THE S.E. 1/4 OF SEC. 23 AND THE N.E. 1/4 OF SEC. 26
TWP. 23 N., RGE 5 E., W.M.
KING COUNTY, WASHINGTON

CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	29.44	5°56'36"	279.00	14.23
C2	93.83	19°16'06"	279.00	47.36
C3	64.09	13°09'39"	279.00	32.18
C4	27.10	62°06'31"	25.00	15.05
C5	4.47	10°14'04"	204.00	2.24
C6	82.90	23°16'57"	204.00	42.03
C7	95.88	24°07'18"	204.00	43.59
C8	3.50	0°58'39"	204.00	1.73
C9	46.18	52°55'24"	50.00	24.69
C10	25.00	28°38'32"	50.00	12.77
C11	51.71	59°15'04"	50.00	28.43
C12	64.18	73°32'25"	50.00	37.36
C13	32.97	37°46'44"	50.00	17.11
C14	31.48	72°08'30"	25.00	18.21
C15	114.74	42°08'30"	155.00	60.10
C16	41.45	95°00'27"	25.00	27.29
C17	80.34	16°23'55"	279.00	40.45
C18	41.00	8°28'14"	279.00	20.54
C19	25.55	8°57'11"	221.00	12.78
C20	19.97	5°10'43"	221.00	9.59
C21	153.00	35°03'54"	250.00	78.98

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of Section 26, Township 23 North, Range 5 East, W.M. in King County, Washington;

EXCEPTING therefrom that portion thereof condemned by the United States of America for Bonneville Power Administration in Cause #4938, of the United States District Court for the Western District of Washington, Northern Division;

TOGETHER WITH that portion of the Southeast Quarter of Section 23, Township 23 North, Range 5 East, W.M. in King County, Washington, lying Southerly of the following described line;

Commencing at the Southeast corner of said Section 23;

THENCE N 2°23'04" E, along the East line of said Section 23, a distance of 974.28 feet to the TRUE POINT OF BEGINNING of the herein described line;

THENCE N 79°24'56" W, 548.04 feet;

THENCE S 81°54'25" W, 853.42 feet;

THENCE S 71°03'25" W, 505.00 feet;

THENCE N 88°43'54" W, 584.39 feet;

THENCE S 81°54'25" W, 190.00 feet to a point on the West line of said Southeast Quarter of Section 23, said point being further described as being 675.30 feet Northerly of the South Quarter corner of said Section 23, and the TRUE POINT OF ENDING of the line herein described.

TRACT A (PRIVATE)
 (SEE NOTE #8 SHEET 4 OF 5)
 (Native Growth Protection Easement)
 (SEE NOTE #10-SHEET 4 OF 5)

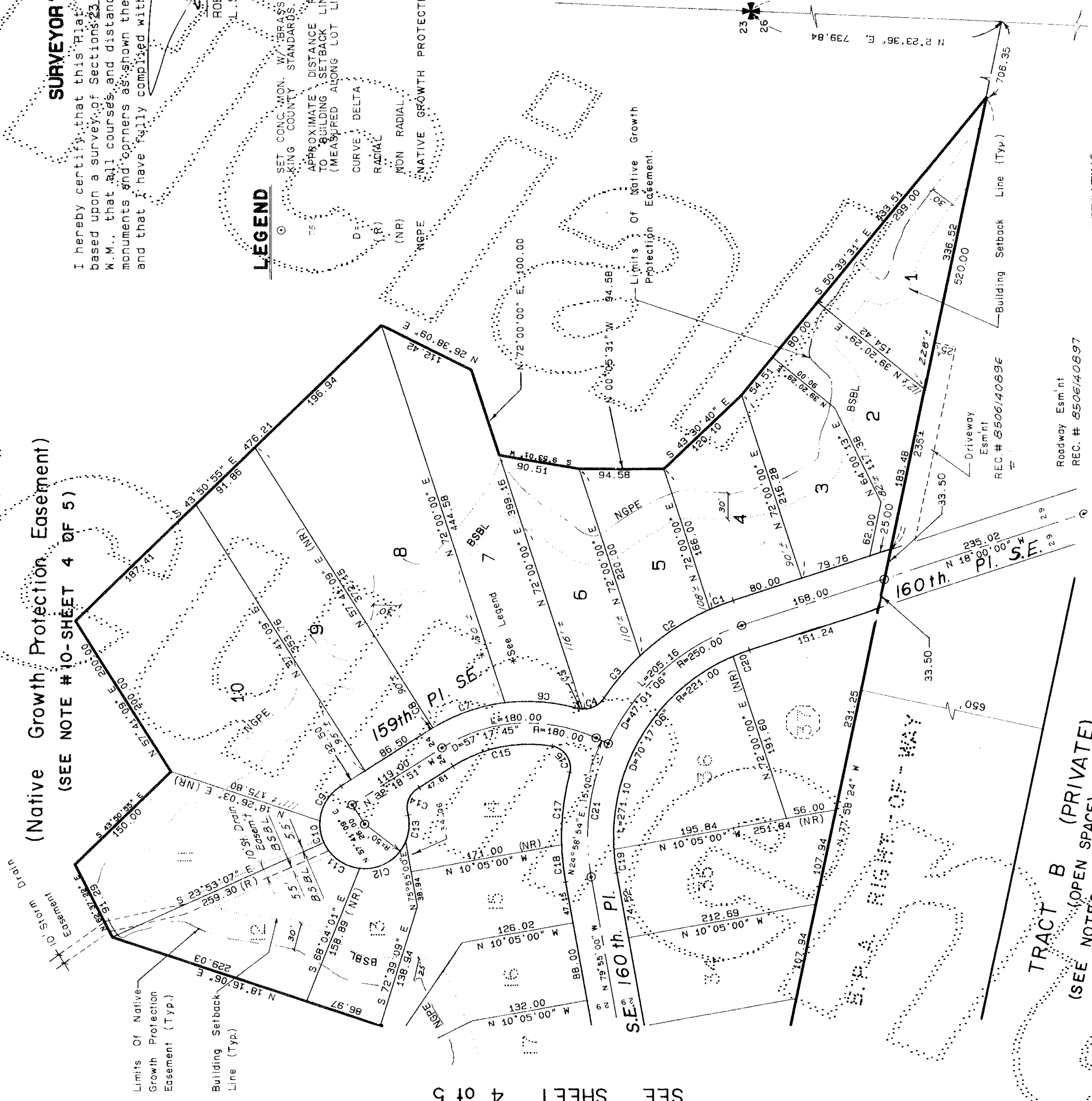
SURVEYOR'S CERTIFICATE

I hereby certify that this Plat of Valley Faire II is based upon a survey of Sections 23 & 26, Township 23 North, Range 5 East, W.M., that all courses and distances are shown correctly thereon, that all monuments and corners as shown thereon will be set correctly on the ground, and that I have fully complied with the statutes and platting regulations.

Robert D. Scholes
 ROBERT D. SCHOLES
 L.S. 10618

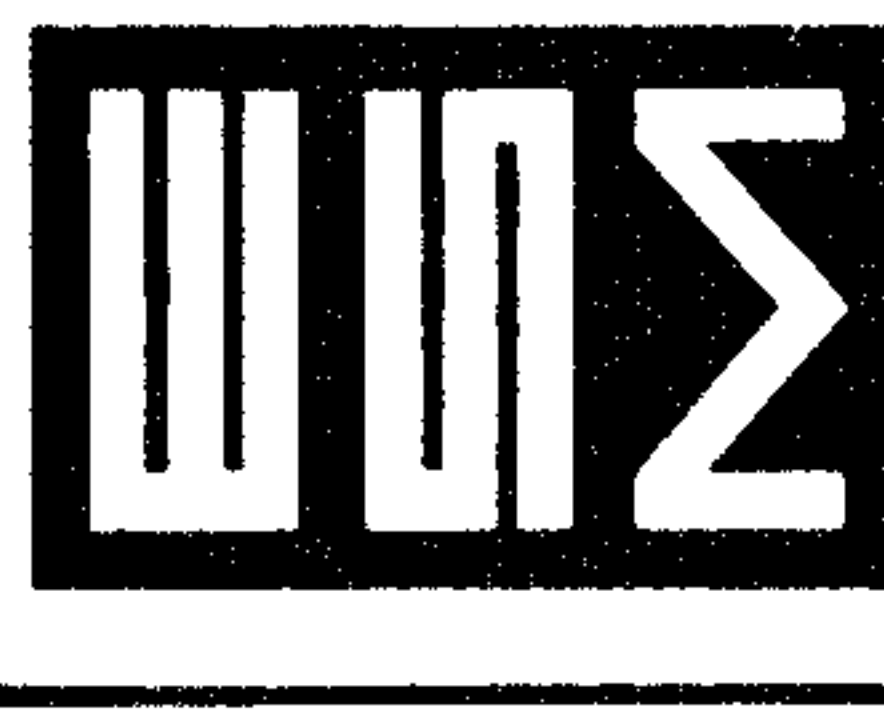
LEGEND

- ⊙ SET CONC. MON. W/ BRASS CAP IN CASE PER KING COUNTY STANDARDS
- APPROXIMATE DISTANCE FROM FRONT PROPERTY LINE TO BUILDING SETBACK LINE (BSBL) (MEASURED ALONG LOT LINES)
- D= CURVE DELTA
- (R) RADIAL
- (NR) NON RADIAL
- NGPE NATIVE GROWTH PROTECTION EASEMENT



SEE SHEET 4 OF 5

TRACT B (PRIVATE)
 (OPEN SPACE)
 (SEE NOTES 9 & 11 SHEET 4 OF 5)



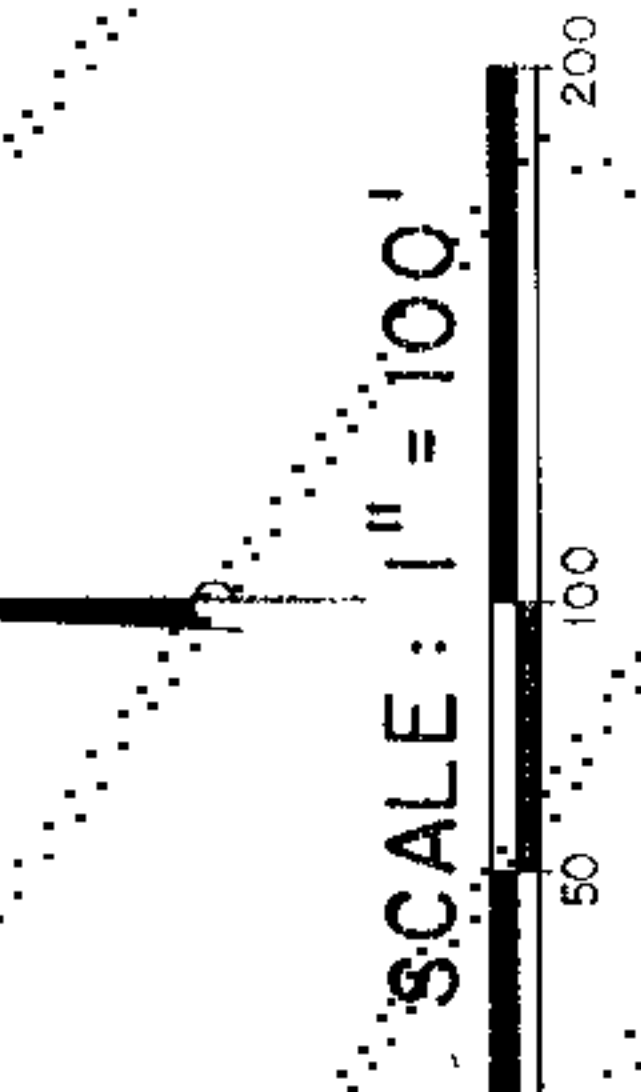
451 S.W. 10th Suite 106
 RENTON, WASHINGTON 98055
 Phone: (206) 228-5628

Job No. 177-01-848 Date Mar. 1985
 Drawn By SSB Sheet 3 of 5

222-608

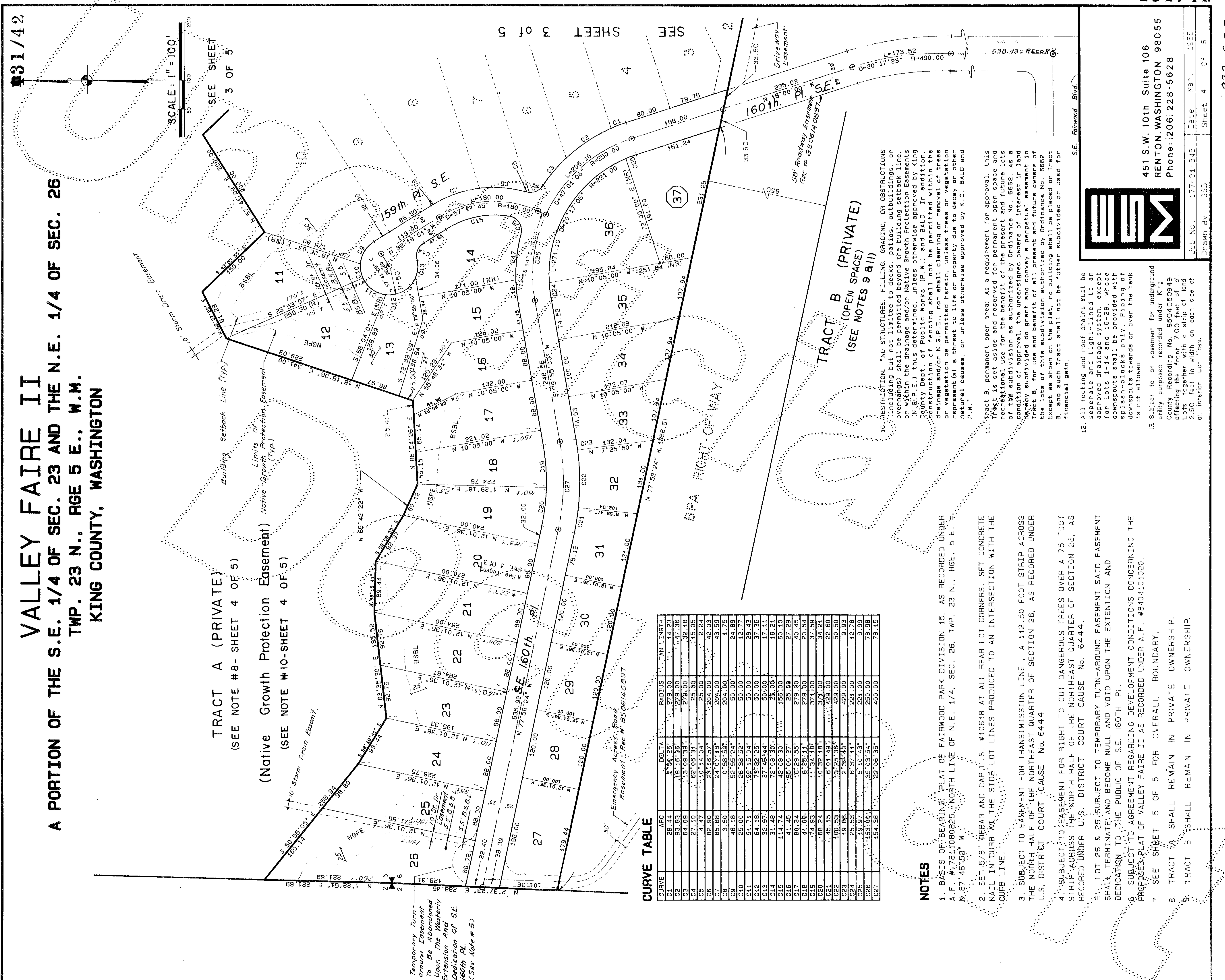
VALLEY FAIRE II

A PORTION OF THE S.E. 1/4 OF SEC. 23 AND THE N.E. 1/4 OF SEC. 26
TWP. 23 N., RGE 5 E., W.M.
KING COUNTY, WASHINGTON



TRACT A (PRIVATE)
 (SEE NOTE #8-SHEET 4 OF 5)

(Native Growth Protection Easement)
 (SEE NOTE #10-SHEET 4 OF 5)



CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	28.44	5°58'25"	279.00	14.23
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C6	82.90	23°16'57"	204.00	42.03
C7	85.88	24°07'18"	204.00	43.59
C8	3.50	0°58'55"	204.00	1.75
C9	46.18	52°29'24"	50.00	24.89
C10	25.00	25°38'52"	50.00	12.77
C11	51.71	39°15'04"	50.00	26.43
C12	64.18	33°32'25"	50.00	37.36
C13	32.97	37°48'44"	50.00	17.11
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C16	41.45	35°00'27"	25.00	27.29
C17	60.34	16°29'55"	279.00	40.45
C18	41.00	8°25'11"	279.00	20.54
C19	74.93	11°34'18"	371.00	37.59
C20	68.24	10°32'18"	371.00	34.21
C21	45.15	6°01'49"	429.00	22.60
C22	100.53	13°25'36"	429.00	50.50
C23	19.66	2°38'40"	429.00	9.93
C24	25.53	6°37'11"	221.00	12.78
C25	19.97	5°10'43"	221.00	9.99
C26	153.60	35°03'54"	250.00	78.98
C27	154.36	32°06'36"	400.00	78.15

NOTES

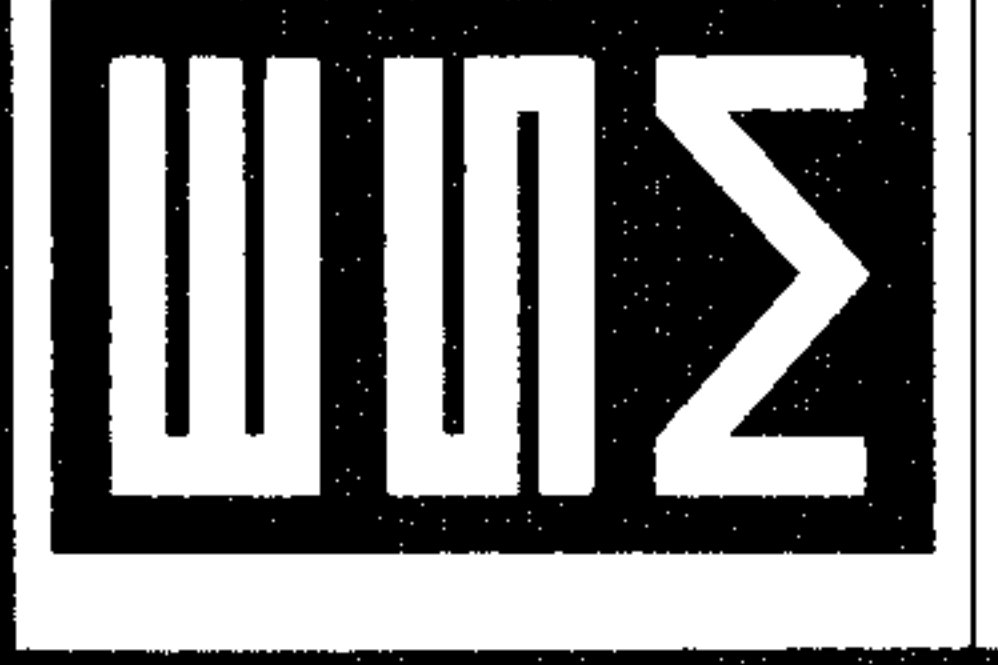
1. BASIS OF BEARING: PLAT OF FAIRWOOD PARK DIVISION 15, AS RECORDED UNDER A.F. #781108025, NORTH LINE OF N.E. 1/4, SEC. 26, TWP. 23 N., RGE. 5 E., W. 87°46'53" W.
2. SET-5/8" REBAR AND CAP L.S. #10618 AT ALL REAR LOT CORNERS. SET CONCRETE NAIL IN CURB AT THE SIDE LOT LINES PRODUCED TO AN INTERSECTION WITH THE CURB LINE.
3. SUBJECT TO EASEMENT FOR TRANSMISSION LINE, A 112.50 FOOT STRIP ACROSS THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, AS RECORDED UNDER U.S. DISTRICT COURT CAUSE No. 6444
4. SUBJECT TO EASEMENT FOR RIGHT TO CUT DANGEROUS TREES OVER A 75 FOOT STRIP ACROSS THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, AS RECORDED UNDER U.S. DISTRICT COURT CAUSE No. 6444.
5. LOT 26 & 25 SUBJECT TO TEMPORARY TURN-AROUND EASEMENT SAID EASEMENT SHALL TERMINATE AND BECOME NULL AND VOID UPON THE EXTENSION AND DEDICATION TO THE PUBLIC OF S.E. 160TH PL.
6. SUBJECT TO AGREEMENT REGARDING DEVELOPMENT CONDITIONS CONCERNING THE PROPOSED PLAT OF VALLEY FAIRE II AS RECORDED UNDER A.F. #8404101020.
7. SEE SHEET 5 OF 5 FOR OVERALL BOUNDARY.
8. TRACT A SHALL REMAIN IN PRIVATE OWNERSHIP.
9. TRACT B SHALL REMAIN IN PRIVATE OWNERSHIP.

10. RESTRICTION: NO STRUCTURES, FILLING, GRADING, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO, DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL BE PERMITTED BEYOND THE BUILDING SETBACK LINE, OR WITHIN THE DRAINAGE AND/OR NATIVE GROWTH PROTECTION EASEMENTS (N.G.P.E.) THUS DETERMINED, UNLESS OTHERWISE APPROVED BY KING COUNTY DEPT. OF PUBLIC WORKS (P.W.) AND BALD. IN ADDITION, CONSTRUCTION OF FENCING SHALL NOT BE PERMITTED WITHIN THE DRAINAGE AND/OR N.G.P.E., NOR SHALL CLEARING OR REMOVAL OF TREES OR VEGETATION BE PERMITTED HEREIN, UNLESS TREES OR VEGETATION REPRESENT(S) A THREAT TO LIFE OR PROPERTY DUE TO DECAY OR OTHER NATURAL CAUSES, OR UNLESS OTHERWISE APPROVED BY K.C. BALD AND P.W.

11. Tract B, permanent open area: As a requirement for approval, this Tract is set aside and reserved for permanent open space and recreational use for the benefit of the present and future lots of the subdivision as authorized by Ordinance No. 6662. As a condition of approval, the undersigned owners of interest in land hereby subdivided do grant and convey a perpetual easement in Tract B for use and benefit of all present and future owners of the lots of this subdivision authorized by Ordinance No. 6662. Except as shown on the plat, no building shall be placed on Tract B, and such Tract shall not be further subdivided or used for financial gain.

12. All footing and roof drains must be separate and tight-lined to an approved drainage system except for Lots 1-14 and 16-28, whose downspouts shall be provided with splash-blocks only. Piping of downspouts towards or over the bank is not allowed.

13. Subject to an easement for underground utility purposes recorded under King County Recording No. 8504050949 affecting the front 7.00 feet of all Lots together with a strip of land 2.50 feet in width on each side of all interior Lot lines.



451 S.W. 10th Suite 106
 RENTON, WASHINGTON 98055
 Phone: (206) 228-5628

Job No. 177-01-346 Date Mar. 1992
 Drawn By SSB Sheet 4 of 5

VALLEY FAIRE II
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TWP. 23 N., RGE 5 E., W.M.
KING COUNTY, WASHINGTON

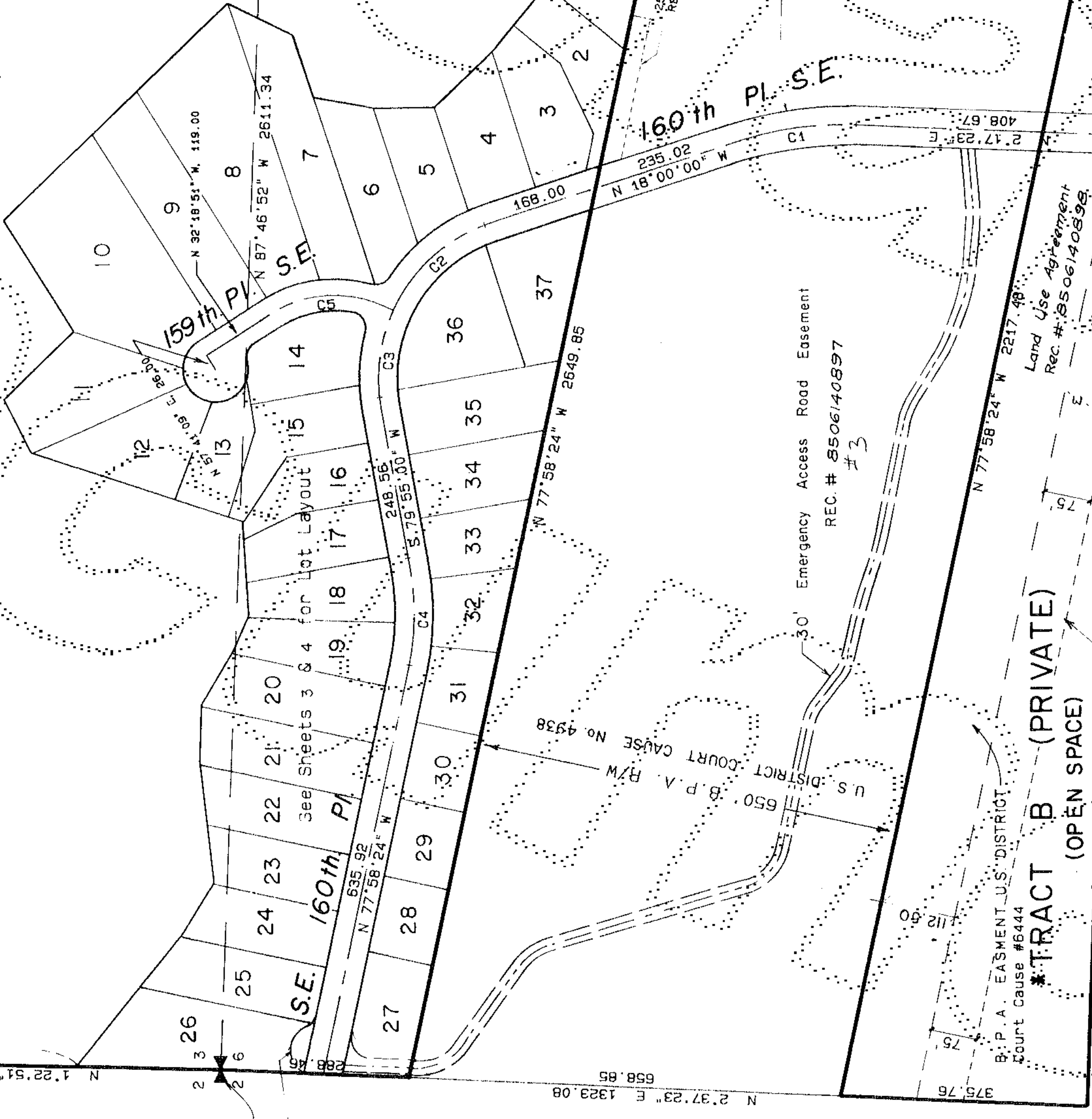
UNPLATTED

W/Line S.E. 4
N 1°22'54" E 675.30
S 81°54'25" W 190.00
S 88°43'54" E 584.39
N 81°54'25" E 853.41
S 79°24'56" E 548.04
Fnd. 3" I.P. W/Wood Plug & Tack
TEMP TURN-AROUND ESMT.
Fnd. King County Conc. Mon
W/Brass Disc
S 2°23'04" W 974.28
F Line Sec. 23
S 2°23'36" W 739.84
S.E. Cor. Sec. 23
24
26
25

CURVE TABLE

Curve	Arc	Delta	Radius
1	173.52	20° 17' 23"	490.00
2	205.16	47° 01' 06"	250.00
3	153.00	35° 03' 54"	350.00
4	154.36	22° 08' 36"	400.00

TRACT A (PRIVATE)
(SEE NOTE #8 - SHEET 4 OF 5)
(Native Growth Protection Easement)
(SEE NOTE #10 - SHEET 4 OF 5)



UNPLATTED

UNPLATTED

TRACT B (PRIVATE)
(OPEN SPACE)
*(SEE NOTES 9 & 11 - SHEET 4 OF 5)

FAIRWOOD PARK DIV. 15

VOL. 108 PGS. 54 - 59



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Job No. 177-01-848 Date Mar. 1985
Drawn By SSB Sheet 5 Of 5