

SOMERSET EAST DIV. 3

109-48

SEC. 22, TWP. 24N, RNG. 5E, W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the public forever, all roads, easements and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following the original reasonable grading of the roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public rights or way or to hamper proper drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. Also, all lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2 1/2 feet wide along all side lot lines together with a strip of land 5 feet wide along all front and rear lot lines. Tract "A" is dedicated to the City of Bellevue for the use hereon above. IN WITNESS WHEREOF we have set our hands and seals.

SOMERSET EAST ASSOCIATES
A GENERAL PARTNERSHIP

Gordon Sparks

SEAFIRST MORTGAGE CORPORATION

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.

APPROVAL'S

Examined and approved this 30th day of January, 1977

DEPARTMENT OF PUBLIC WORKS

James J. Lombard
Engineer, City of Bellevue

ACKNOWLEDGEMENT'S

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the _____ day of _____, 1977, before me the undersigned, a Notary Public, personally appeared the _____ of SOMERSET EAST ASSOCIATES, A GENERAL PARTNERSHIP, to me known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the use and purposes therein mentioned and on oath stated that he was authorized to execute said instrument. WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
residing at _____

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the _____ day of _____, 1977, before me, the undersigned, a Notary Public, personally appeared _____ and _____ respectively, of _____ a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
residing at _____

Examined and approved by the Bellevue City Council this _____ day of _____, 1977

CITY COUNCIL

Mayor _____
City Mgr _____

Examined and approved this 31 day of FEB, 1979

DEPARTMENT OF ASSESSMENTS

HARLEY H. HORPE
King County Assessor
Deputy
Deputy, King County Assessor

COMPTROLLER'S CERTIFICATE

I certify that there are no delinquent special assessments and all special assessments on the property herein contained dedicated as streets or for other public use are paid in full.

This 25th day of January, 1977

Treasurer, City of Bellevue

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 assessment dedicated as streets, alleys or for other public use, are paid in full.

This 20th day of FEBRUARY, 1979

OFFICE OF THE COMPTROLLER

WILLIAM E. PARSONS
King County Comptroller
Deputy
Deputy Comptroller

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY, THE CITY OF BELLEVUE, WASHINGTON NATURAL GAS CO., and PACIFIC NORTH-WEST BELL, and their successors, and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

Also, all lots shall be subject to an easement 2.5 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 for telephone use, CATV, fire, or police signals, or for 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.

RECORDING CERTIFICATE 7902020860

Filed for record at the request of the City of Bellevue this 2nd day of FEB, 1979, at 09 minutes past 3 P.M. and recorded in Volume 109 of Plats, page 48-49, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

CLYDING ELSOM
Manager

James S. Weeks
Superintendent of Records

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SOMERSET EAST DIV. 3

SEC. 22, TWP. 24N, RNG. 5E, W.M.

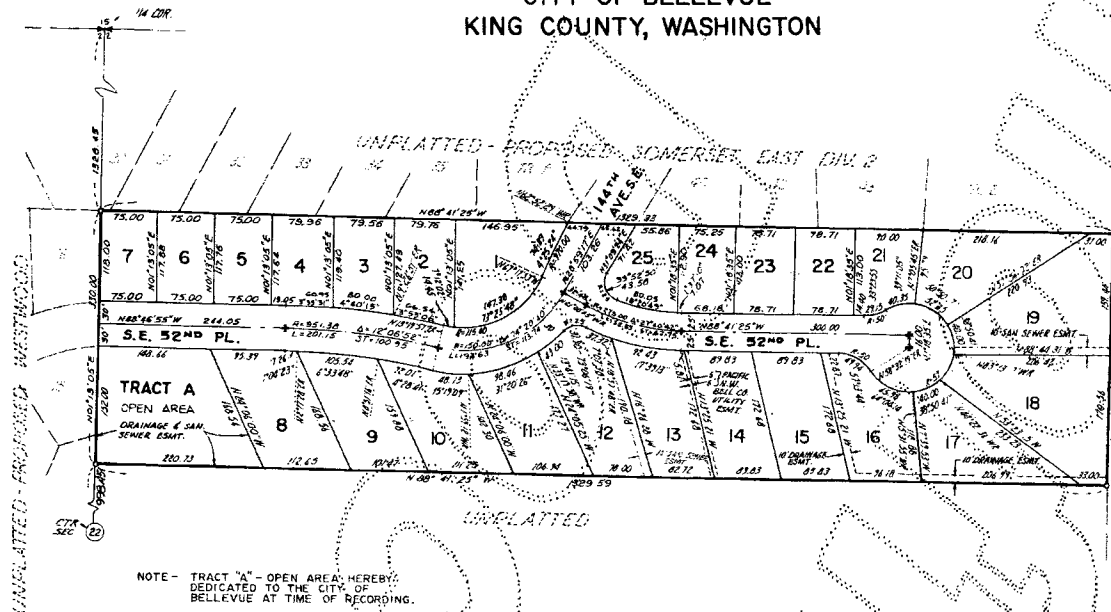
CITY OF BELLEVUE
KING COUNTY, WASHINGTON

109-49



1" = 100'

○ SET IRON PIV WITH
INLOW CAP NO. 12336
✦ SET CONC MON. B
CASE



DESCRIPTION

That portion of the Southwest Quarter of the Northeast Quarter of Section 22 Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the North Quarter Corner of said Section 22, thence $501^{\circ}13'05''$ W along the north-south centerline of said Section 22, 1329.46 feet to the north line of the Southwest Quarter of the Northeast Quarter of said Section and the POINT OF BEGINNING; thence $S88^{\circ}41'25''$ E along said North line 1329.33 feet to the east line of said Southwest Quarter; thence $501^{\circ}10'20''$ W along said east line 330.00 feet to the south line of the North 330 feet of said Southwest Quarter; thence $N88^{\circ}41'25''$ W along said south line 1329.59 feet to the north-south centerline of said Section; thence $N01^{\circ}13'05''$ E along said centerline 330.00 feet to the POINT OF BEGINNING.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SOMERSET EAST DIV. 3 is based upon an actual survey and subdivision of Section 22, Township 24 North, Range 5 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.

Shm E. Muggy, Jr.
Shm E. Muggy, Jr., Professional Land Surveyor
Certificate No. 12336

