

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND LEGALLY DESCRIBED HEREON, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE CITY OF REDMOND, WASHINGTON FOR USE BY THE PUBLIC FOREVER, FOR ROAD, UTILITY, DRAINAGE AND OTHER PUBLIC PURPOSES, THE RIGHT-OF-WAY DEDICATION SHOW HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROAD, UTILITY, DRAINAGE AND OTHER PUBLIC PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN ROADS OVER AND ACROSS ANY LOTS OR TRACTS WHERE WATER MAY TAKE A NATURAL COURSE, AND DECLARE THAT THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. AS REQUIRED BY RCW 58.17.165, THE GRANTOR(S) HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF REDMOND, 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 FROM THE CITY OF REDMOND. FURTHER, THE GRANTOR(S) HEREBY AGREE FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS TO INDEMNIFY AND HOLD 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 SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COSTS OF DEFENSE, RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, WE SET OUR HAND AND SEAL

*Kimberly Wickman (AKA)*  
*President; Timber West Bank*

CITY OF REDMOND UTILITY EASEMENT PROVISIONS:

THE OWNERS OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER SANITARY SEWER, AND STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TELEVISION, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERE TO CROSS ADJACENT LANDS OF GRANTOR FOR THESE PURPOSES. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS OF LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENTS FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CORRECTIONS THERE TO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR, PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION, USE, OR SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN BUILDINGS OR STRUCTURES WITHIN THE EASEMENTS. ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO, THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE EASEMENT AREA(S) HEREBY GRANTED ARE LEGALLY DESCRIBED AS FOLLOWS:

- 1. THE SOUTHEASTERLY 10.00 FEET OF LOTS 1 AND 2 OF THIS SHORT PLAT, AND
- 2. THE SOUTHWESTERLY 5.00 FEET AND THE NORTH 5.00 FEET OF LOT 1 OF THIS SHORT PLAT, AND
- 3. THE NORTHEASTERLY 5.00 FEET AND THE NORTH 5.00 FEET OF LOT 2 OF THIS SHORT PLAT, AND
- 4. A STRIP OF LAND LYING 2.50 FEET LYING AN EACH SIDE OF THE LOT LINE COMMON TO LOTS 1 AND 2 OF THIS SHORT PLAT.
- 5. ANY EASEMENT SHOWN ON THE FACE OF THIS SHORT PLAT, EXCEPT FOR EASEMENTS THAT ARE SPECIFICALLY GRANTED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE CITY OF REDMOND.

CITY OF REDMOND ADDRESSING SYSTEM:

- 1. AVENUES RUN NORTH AND SOUTH (\_\_\_\_ AVE. N.E.)
- 2. STREETS RUN EAST AND WEST (N.E. \_\_\_\_ ST.)
- 3. PLACE - PARALLELS AVENUE
- 4. WAY - PARALLELS STREET
- 5. COURT - DEAD END STREETS
- 6. ODD NUMBERED ADDRESSES - WEST AND SOUTH
- 7. EVEN NUMBERED ADDRESSES - NORTH AND EAST
- 8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
- 9. ANY SUBDIVISION OF MORE THAN FOUR (4) LOTS SHALL BE ADDRESSED OFF OF THEIR INTERIOR ACCESS STREET

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JERRY WICKMAN IN NOVEMBER, 19 99

*Gary T. Christensen* CERTIFICATE NO. 30444  
PROFESSIONAL LAND SURVEYOR GARY T. CHRISTENSEN



DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT OR LOTS TO A CITY-APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH SYSTEM, AT THE NATURAL LOCATION WITH FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATORS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

RESTRICTIONS:

- 1. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE SUBDIVISION PROCEDURE BY THE CITY OF REDMOND.
- 2. THIS SHORT PLAT IS SUBJECT TO THE CONDITIONS OF THE TECHNICAL COMMITTEE LETTER DATED: OCTOBER 15, 1998.
- 3. TREES DESIGNATED FOR RETENTION OR, REQUIRED TO BE PLANTED MAY NOT BE DAMAGED OR DESTROYED. IF SUCH A TREE IS DAMAGED OR DESTROYED, REPLACEMENT TREES SHALL BE REQUIRED AND PENALTIES INCURRED, IN ACCORDANCE WITH CITY ORDINANCES FOR REMOVAL OR DAMAGE OF ANY DESIGNATED SAVED TREE.
- 4. CONSTRUCTION FENCING SHALL BE ERECTED TO DELINEATE THE GRADING LIMITS FOR EACH TREE OR TREE CLUSTER TO BE SAVED AND SHALL BE NOTED AND REFLECTED ON THE APPROVED GRADING PLAN. GRADING LIMITS SHALL BE MEASURED 5- FEET FROM OUTSIDE THE DRIPLINE.
- 5. IMPERVIOUS SURFACE RESTRICTION OWNERS OF LOT 1 MAY CONSTRUCT NO MORE THAN 3350 SF OF IMPERVIOUS SURFACE AREA.
- 6. THE FINISH FLOOR ELEVATION TO THE STRUCTURE ON LOT 1 SHALL BE ESTABLISHED SO THAT THE GRAVITY SIDE SEWER FOR THE STRUCTURE CAN BE CONSTRUCTED AT A MINIMUM SLOPE OF 2% AND A MINIMUM COVER OF 4 FEET. OTHERWISE, A PRIVATE SEWAGE GRINDER PUMP IS REQUIRED FOR THE STRUCTURE ON LOT 1.
- 7. THE APPLICATION FOR A BUILDING PERMIT FOR LOTS 1 AND 2 OF THIS SHORT PLAT SHALL BE REVIEWED BY THE CITY OF REDMOND FIRE DEPARTMENT IF THE STRUCTURE IS SETBACK MORE THAN 50 FEET FROM THE EDGE OF THE STREET, COMPLIANCE WITH REDMOND FIRE DEPARTMENT CODES AND/OR MITIGATION WILL BE REQUIRED.

ACKNOWLEDGMENTS:

STATE OF WASHINGTON } SS  
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERRY WICKMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

*Cheryl L. Girard*  
(SIGNATURE)

PRINT NOTARY NAME: CHEYL L. GIRARD

TITLE: NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 11-09-99

STATE OF WASHINGTON } SS  
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KIMBERLY WICKMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

*Cheryl L. Girard*  
(SIGNATURE)

PRINT NOTARY NAME: CHEYL L. GIRARD

TITLE: NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 11-09-99



APPROVALS

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 5TH DAY OF JANUARY 2000

SCOTT NOBLE  
ASSESSOR

*Byron Combs*  
DEPUTY ASSESSOR

ACCOUNT NUMBER 142505-9074

REDMOND CITY ENGINEER

EXAMINED AND APPROVED PER RCW 58.17.160 (1) THIS 12th DAY OF NOV, 1999



*William J. Campbell*  
CITY ENGINEER

PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 12th DAY OF NOVEMBER 19 99

*James L. Roberts*  
DIRECTOR

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 15th DAY OF NOVEMBER 19 99

*Carol Osborne*  
DIRECTOR

STATE OF WASHINGTON } SS  
COUNTY OF NOVEMISA }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVE W. DUNN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND HE WAS THE VICE PRESIDENT OF TIMBER WEST BANK A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: JAN. 9, 2000

*Russell Licity*  
(SIGNATURE)

PRINT NOTARY NAME: RUSSELL LICITY

TITLE: NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 7-22-2003

RUSSELL LICITY  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-22-03

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF Jan 2000 IN BOOK 139 OF Jan 2000 AT PAGE 20 AT THE REQUEST OF GARY CHRISTENSEN

*Bob Bunn* *Wall*  
COUNTY AUDITOR

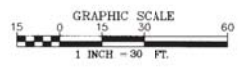
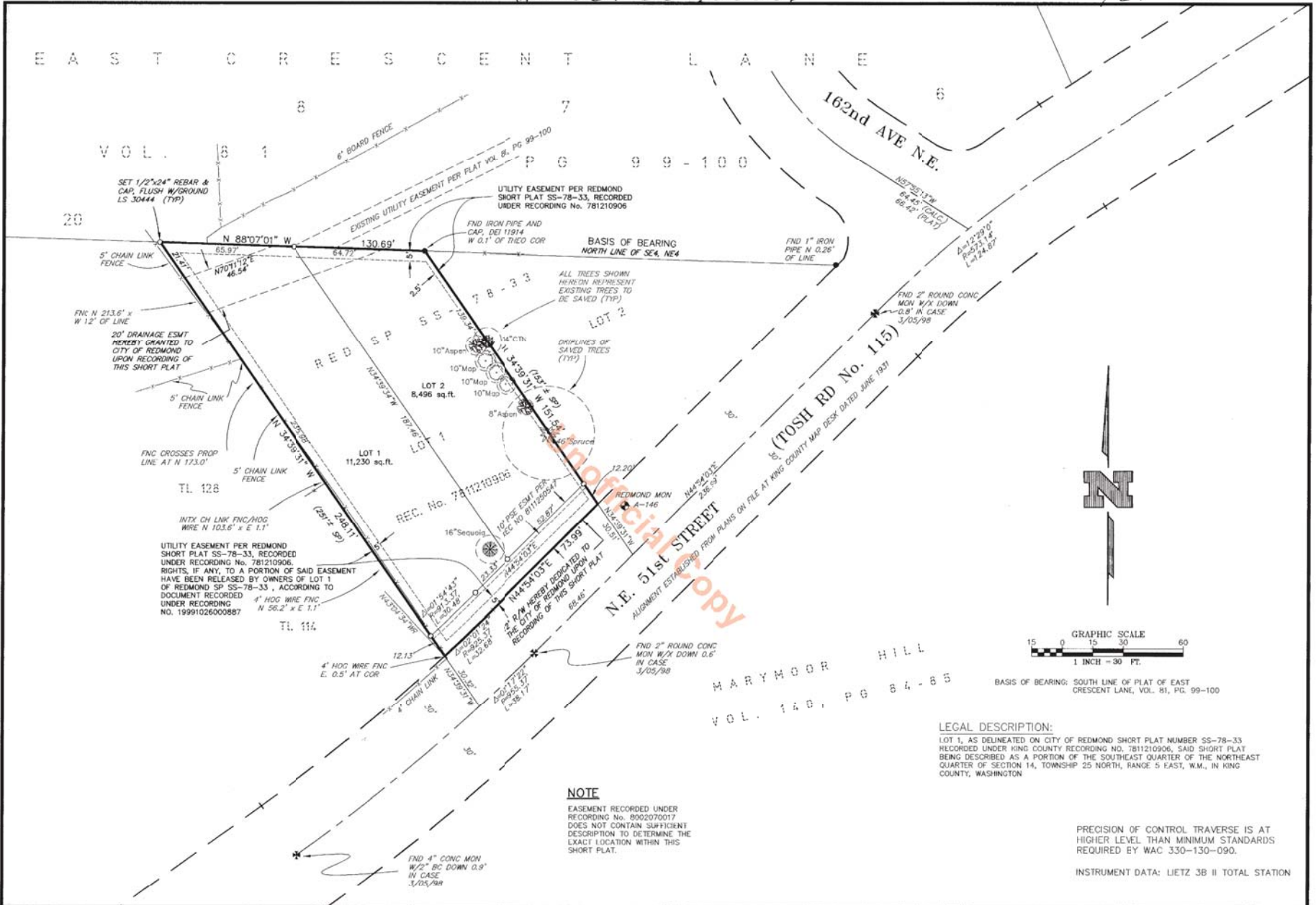
**American Engineering Corporation**  
Engineers • Planners • Surveyors  
4032 148th Ave. N.E.  
Redmond, WA 98052  
PHONE (425) 881-7430 Fax (425) 881-7731

WICKMAN SHORT PLAT  
SPL 98-003

SR4, NE4 SEC. 14, TWP.25 N, RGE. 5 E, W.M.  
TAX LOT(S) # 142505-9074-01  
REDMOND, KING COUNTY, WASHINGTON  
DATE: 9/21/99

00000105900001

134 200



BASIS OF BEARING: SOUTH LINE OF PLAT OF EAST CRESCENT LANE, VOL. 81, PG. 99-100

**LEGAL DESCRIPTION:**  
 LOT 1, AS DELINEATED ON CITY OF REDMOND SHORT PLAT NUMBER SS-78-33 RECORDED UNDER KING COUNTY RECORDING NO. 781210906, SAID SHORT PLAT BEING DESCRIBED AS A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON

**NOTE**  
 EASEMENT RECORDED UNDER RECORDING NO. 8002070017 DOES NOT CONTAIN SUFFICIENT DESCRIPTION TO DETERMINE THE EXACT LOCATION WITHIN THIS SHORT PLAT.

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 330-130-090.  
 INSTRUMENT DATA: LIETZ 3B II TOTAL STATION

**SURVEYOR'S CERTIFICATE**

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Gary T. Christensen CERTIFICATE NO. 30444  
 PROFESSIONAL LAND SURVEYOR GARY T. CHRISTENSEN



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS        DAY OF         
 19    AT    M. IN BOOK    OF     
       AT PAGE    AT THE REQUEST  
 OF GARY CHRISTENSEN  
       COUNTY AUDITOR

**American Engineering Corporation** Engineers • Planners • Surveyors  
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**WICKMAN SHORT PLAT**  
 SPL 98-003  
 SE4, NE4 SEC. 14, TWP. 25 N. RGE. 5 E. W.M.  
 TAX LOT(S) # 142566-9074-01  
 REDMOND, KING COUNTY, WASHINGTON  
 DATE: 9/21/99  
 J.N. 9803 **SHEET 2 OF 2**