

ROSEWOOD ESTATES

SW 1/4 OF NE 1/4 & SE 1/4 OF NW 1/4, SEC. 11, TWP 25N., RGE 6E., W.M.
KING COUNTY, WASHINGTON

VOL. / PAGE
286 / 095

DEDICATION

KNOWN 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, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

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 SUB-SURFACE WATER FLOWS 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.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

UNION HILL DEVELOPERS, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

Mike Walsh
BY: MIKE WALSH

ITS: MANAGER

MAUNDER INVESTMENTS, INC
A BRITISH COLUMBIA, CANADA CORPORATION

J. Parker Mason
BY: J. PARKER MASON

ITS: Authorized Agent

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MIKE WALSH SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF UNION HILL DEVELOPERS, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 13th DAY OF December 2018.
SIGNATURE OF NOTARY PUBLIC: *Raluca Apetrea*
PRINTED NAME OF NOTARY PUBLIC: Raluca Apetrea
RESIDING AT: Seattle, Washington
MY APPOINTMENT EXPIRES: 1/29/20

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. PARKER MASON SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF MAUNDER INVESTMENTS, INC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 13th DAY OF December 2018.
SIGNATURE OF NOTARY PUBLIC: *Raluca Apetrea*
PRINTED NAME OF NOTARY PUBLIC: Raluca Apetrea
RESIDING AT: Seattle, Washington
MY APPOINTMENT EXPIRES: 1/29/20

RECORDING CERTIFICATE

RECORDING NUMBER 20190116000115
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 16th DAY OF January 2019 AT 12:30 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME 286 OF PLATS, PAGES 095 THROUGH 096, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

D.P.E.R.S.
AUTHORIZED REPRESENTATIVE SUPERINTENDENT OF RECORDS

D.P.E.R.S. FILE NO. PLAT150001

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

TOGETHER WITH NON-EXCLUSIVE RIGHT-OF-WAY EASEMENTS FOR UTILITIES SERVICES AND ACCESS ROADS AS PROVIDED UNDER KING COUNTY PRELIMINARY SHORT SUBDIVISION APPROVALS NUMBERED 576041, 576042, 576043, 576044, 776079 AND INTERCONNECTING ROAD RIGHTS-OF-WAY INCLUDING ESPECIALLY A 60 FOOT WIDE RIGHT-OF-WAY, BEING 30 FEET ON EACH SIDE OF THE CENTER OF SECTION 11 EXTENDING SOUTHERLY FROM THE SOUTH LINE OF THE NORTH HALF OF THE SECTION TO THE NORTHERLY LINE OF THE INTERCONNECTING RIGHT-OF-WAY LEADING EASTERLY FROM THE SOUTHEAST CORNER OF SAID SHORT SUBDIVISION NUMBERED 576041 AND CONNECTING RIGHTS-OF-WAY WHEREBY WAYS OF ACCESS ARE AVAILABLE TO, FROM AND BETWEEN THE PROPERTY AND THE COUNTY ROAD KNOWN AS THE UNION HILL ROAD EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE-DESCRIBED MAIN TRACT.

SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

TITLE NOTES

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE CHICAGO TITLE INSURANCE COMPANY, REVISION 2ND GUARANTEE, ORDER #0107952-16, EFFECTIVE DATE DECEMBER 7, 2017 AT 8:00 A.M. REVISION 3RD GUARANTEE, ORDER #0107952-16, EFFECTIVE DATE JUNE 4, 2018 AT 8:00 A.M. REVISION 4TH GUARANTEE, ORDER #0107952-16, EFFECTIVE DATE SEPTEMBER 17, 2018 AT 8:00 A.M. REVISION 5TH GUARANTEE, ORDER #0107952-16, EFFECTIVE DATE SEPTEMBER 7, 2018 AT 8:00 A.M.

MATTERS OF RECORD

- PERTAINS TO AN ACKNOWLEDGEMENT OF EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, AS RECORDED UNDER RECORDING NUMBER 8304190627. (PLOTTED)
- PERTAINS TO AN EASEMENT FOR THE PURPOSE OF AN ELECTRIC TRANSMISSION AND OR DISTRIBUTION LINE, TOGETHER WITH THE NECESSARY APPURTENANCES, AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER RECORDING NUMBER 8070200612. (PLOTTED)
- PERTAINS TO A RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHT TO EXPLORE FOR AND TO PRODUCE THEREFROM, AS RECORDED UNDER RECORDING NUMBER 8606909912, BEING A RE-RECORD OF 8604150992. SAID DEED PROVIDES FOR JUST AND REASONABLE COMPENSATION FOR ANY INJURY TO THE SURFACE OF SAID LAND IN EXERCISING THEIR RIGHTS.
- DECLARATION OF CONDITIONS AND RESTRICTIONS, AND THE TERMS AND CONDITIONS THEREOF REGARDING FORMATION OF A LOCAL IMPROVEMENT DISTRICT, AS RECORDED UNDER RECORDING NUMBER 9601211110. SAID INSTRUMENT DOES NOT CONTAIN A COMPLETE LEGAL DESCRIPTION.
- PERTAINS TO MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES, AS RECORDED UNDER RECORDING NUMBER 8612200983, BEING RE-RECORD OF 8602821271. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- PERTAINS TO A NOTICE FILED BY KING COUNTY LAND USE SERVICES DIVISION, AND THE TERMS AND CONDITIONS THEREOF, REGARDING A SHORT SUBDIVISION EXEMPTION AS RECORDED UNDER RECORDING NUMBER 19991203000481.
- PERTAINS TO A NO-PROTEST AGREEMENT FOR ANNEXATION, AND THE TERMS AND CONDITIONS THEREOF REGARDING ANNEXATION, AS RECORDED UNDER RECORDING NUMBERS 20150225001066 AND 20150225001067.
- PERTAINS TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY AS RECORDED UNDER RECORDING NUMBER 7612099020.
- PERTAINS TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY AS RECORDED UNDER RECORDING NUMBER 7809269006.
- PERTAINS TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY AS RECORDED UNDER RECORDING NUMBER 821029002.
- PERTAINS TO A NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER IMPROVEMENTS PURSUANT TO CHAPTER 57.22 RCW, AND THE TERMS AND CONDITIONS THEREOF, AS RECORDED UNDER RECORDING NUMBER 20150406001151.
- SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES AS FILED BY SAMMAMISH PLATEAU SEWER AND WATER DISTRICT FOR WATER, SEWER, AND OR STORM AND SURFACE WATER UTILITIES, AS RECORDED UNDER RECORDING NUMBER 20040414002865, 20041201000040 AND 20060126001770.
- PERTAINS TO GENERAL AND SPECIAL TAXES.
- PERTAINS TO GENERAL AND SPECIAL TAXES.
- PERTAINS TO A DEED OF TRUST TO SECURE AND INDEBTEDNESS.
- PERTAINS TO A DEED OF TRUST TO SECURE AND INDEBTEDNESS.
- PERTAINS TO AN EASEMENT FOR PUGET SOUND ENERGY AS RECORDED UNDER RECORDING NUMBER 20180423000013.
- PERTAINS TO AN EASEMENT FOR SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS RECORDED UNDER RECORDING NUMBER 20180426000310.

APPROVALS

DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW

EXAMINED AND APPROVED THIS 31 DAY OF December 2018.

Scott Jones
DEPARTMENT ENGINEER

EXAMINED AND APPROVED THIS 7th DAY OF JANUARY 2019

Tom Allen
DEPARTMENT DIRECTOR

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2018.

CHAIRPERSON, KING COUNTY COUNCIL
CLERK OF THE COUNCIL

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 8th DAY OF JANUARY 2019

John A. Dwyer
KING COUNTY ASSESSOR

ACCOUNT NUMBER: 1125069088, 1125069146

Carol Reed
DEPUTY KING COUNTY ASSESSOR

FINANCE DIVISION 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 ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 14th DAY OF JANUARY 2019

Scott Matheson
AUTHORIZED REPRESENTATIVE FINANCE
DEPUTY



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF ROSEWOOD ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 6 EAST W.M., THAT THE COURSES AND DISTANCE 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.

Zane L. Hill, PLS
ZANE L. HILL, PLS

CERTIFICATE #40094



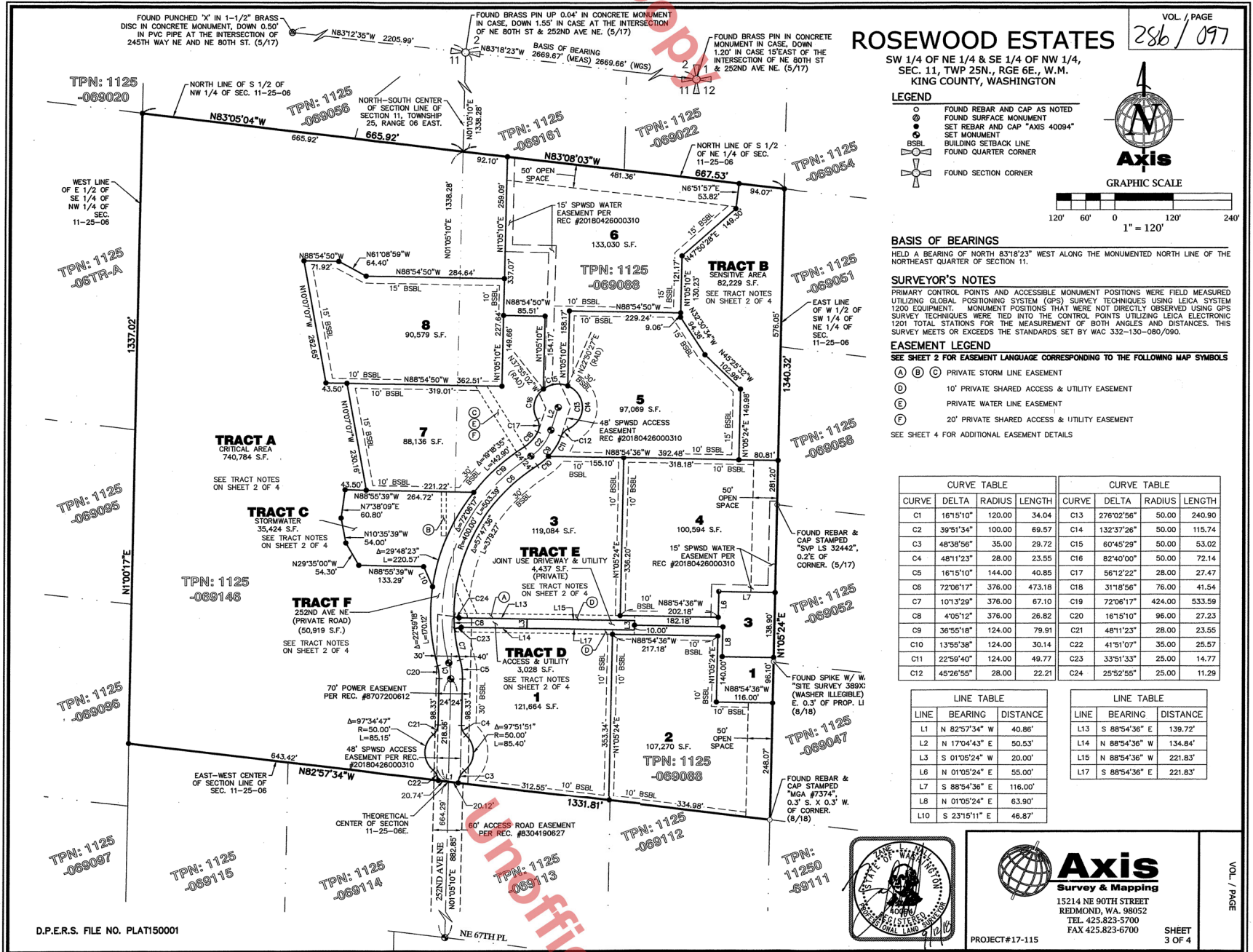
Axis
Survey & Mapping
15214 NE 90TH STREET
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

PROJECT#17-115

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KING COUNTY, WA



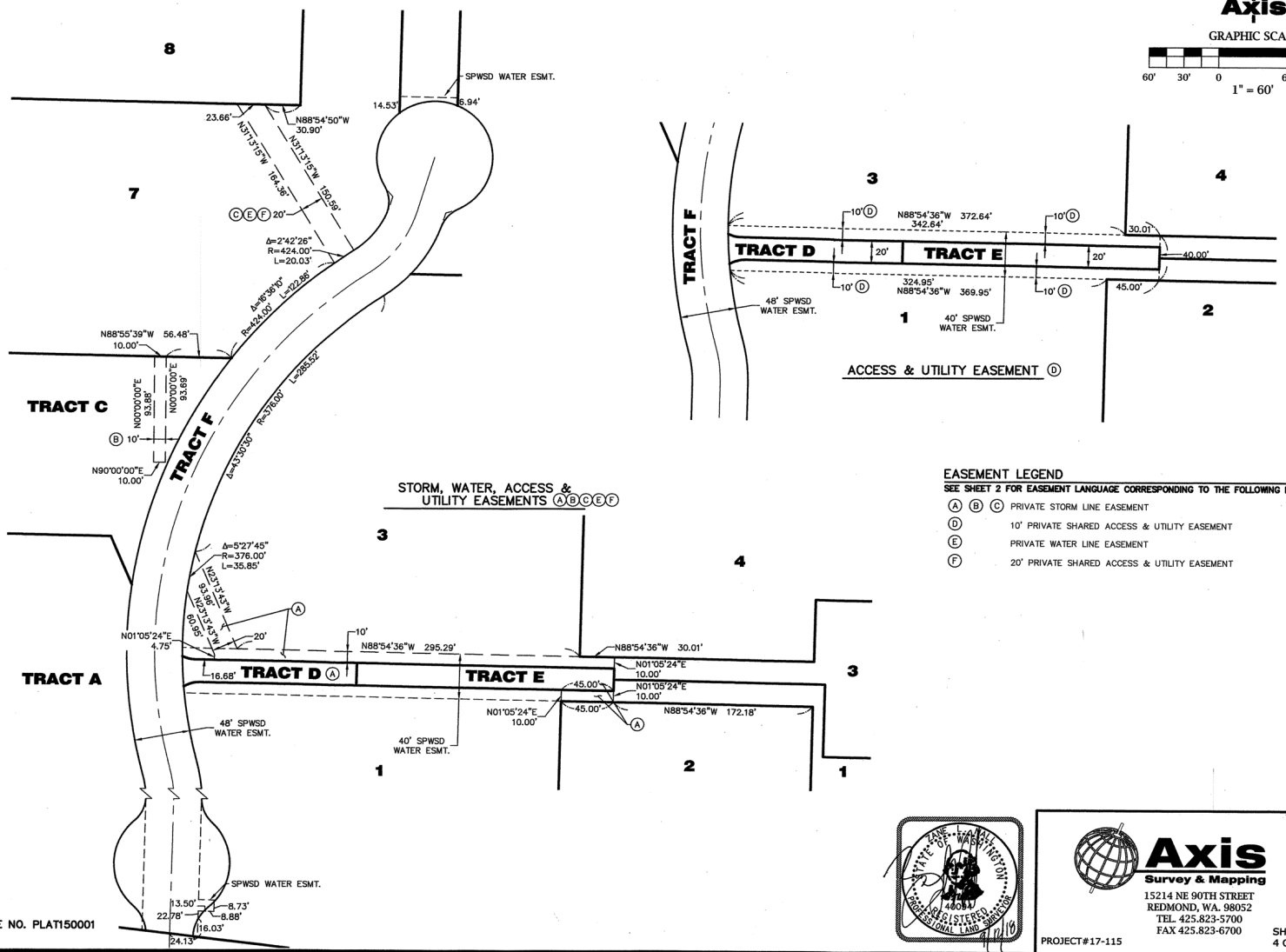
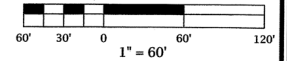
ROSEWOOD ESTATES

SW 1/4 OF NE 1/4 & SE 1/4 OF NW 1/4, SEC. 11, TWP 25N., RGE 6E., W.M.
KING COUNTY, WASHINGTON

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GRAPHIC SCALE



ACCESS & UTILITY EASEMENT (D)

EASEMENT LEGEND

SEE SHEET 2 FOR EASEMENT LANGUAGE CORRESPONDING TO THE FOLLOWING MAP SYMBOLS

- (A) (B) (C) PRIVATE STORM LINE EASEMENT
- (D) 10' PRIVATE SHARED ACCESS & UTILITY EASEMENT
- (E) PRIVATE WATER LINE EASEMENT
- (F) 20' PRIVATE SHARED ACCESS & UTILITY EASEMENT

D.P.E.R.S. FILE NO. PLAT150001



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TEL. 425.823-5700
FAX 425.823-6700

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