

# WOODRIDGE MANOR

SEC. 4 & 9, T. 24N., R. 5E., WM.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

8108200778

119/56-58

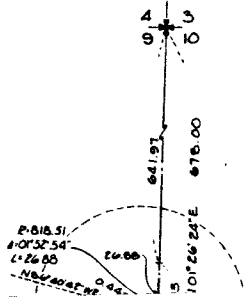
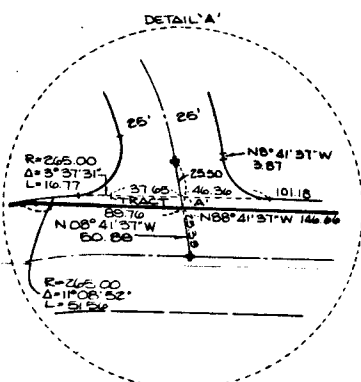
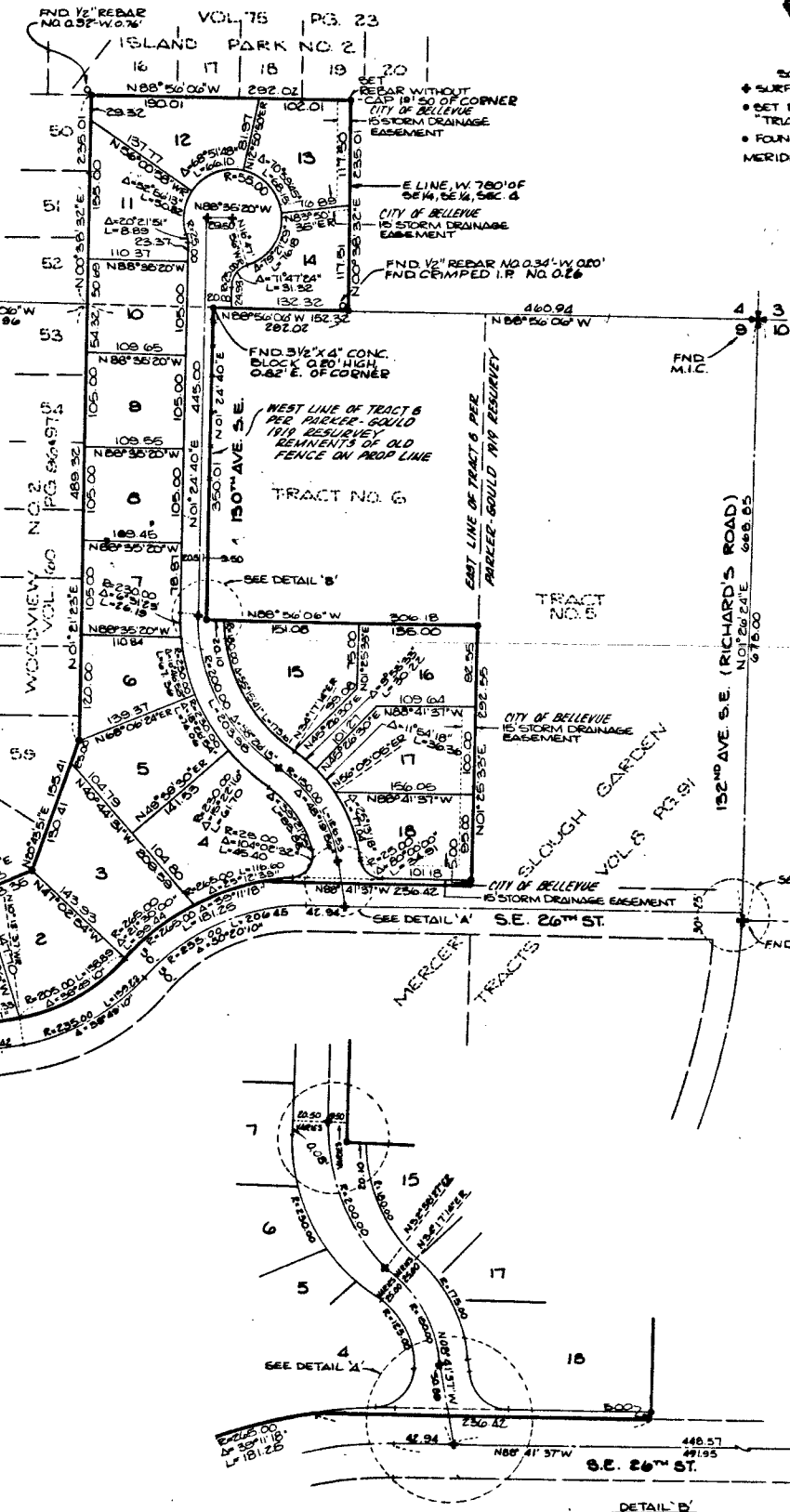
8108200778

PLT



- SCALE: 1"=100'
- ◆ SURFACE BRASS CAP MONUMENT
  - SET REBAR WITH CAP MARKED "TRIAL 12236"
  - FOUND 1/2" REBAR
- MERIDIAN: K.C.A.S.

- NOTES:
1. LOTS 1 AND 2 HAVE A BUILDING HEIGHT RESTRICTION OF 25.00'
  2. MAINTENANCE OF THE LANDSCAPING IN THE "RA-DE-SAY" PLANTER INLAND SHALL BE THE RESPONSIBILITY OF LOTS 12, 13, AND 14



# WOODRIDGE MAJOR

SEC. 4 & 9, T. 24N., R. 5E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

81-08-20  
RELF F 30.00  
CASHL

8108200778

119/56-88

### LEGAL DESCRIPTION

#### PARCEL A

That portion of Tracts 7 and 10 and vacated Vine Street of the Plat of Mercer Slough Garden Tracts, according to the plat recorded in Volume 8 of Plats, page 91, in King County, Washington, Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 33 of the plat of Woodview No. 2, according to the plat recorded in Volume 60 of Plats, page 96 and 97; thence North 01°21'23" East along the East line of said Lot 33, a distance of 125.47 feet; thence North 66°57'09" East along the southeast boundary line of lots 61 and 60 of said plat of Woodview No. 2, a distance of 133.35 feet; thence North 20°43'51" East along the Southeast boundary line of Lots 60 and 59 of said plat of Woodview No. 2, a distance of 155.41 feet; thence South 88°38'52" East, a distance of 134.60 feet to a line 30 feet westerly of and parallel to the east line of said Tract 7 of Mercer Slough Garden Tracts; thence South 01°21'08" West along said parallel line a distance of 95.00 feet; thence along a curve to the right having a radius of 66.13 feet, an arc distance of 40.90 feet through a central angle of 35°26'15"; thence South 36°47'23" West, a distance of 136.65 feet; thence along a curve to the right having a radius of 169.08 feet, an arc distance of 126.89 feet through a central angle of 43°00'00" to a point of compound curve; thence along a curve to the right having a radius of 809.24 feet, an arc distance of 113.33 feet through a central angle of 08°01'27" to the POINT OF BEGINNING.

#### PARCEL B

That portion of Tract 7 of the Plat of Mercer Slough Garden Tracts, according to plat recorded in Volume 8 of plats, page 91, in King County, Washington, described as follows:

Beginning at the northeast corner of said Tract 7; thence South 01°21'08" West along the east line of said Tract 7 a distance of 623.46 feet; thence North 88°41'07" West a distance of 42.25 feet; thence along a curve to the left the center of which bears North 53°12'37" West having a radius of 66.13 feet, an arc distance of 40.90 feet through a central angle of 35°26'15"; thence North 01°21'08" East a distance of 95.00 feet; thence North 88°38'52" West a distance of 134.60 feet to a point on the east boundary of the Plat of Woodview No. 2, according to plat recorded in volume 60 of Plats, pages 96 and 97, in King County, Washington; thence North 01°21'23" East along the east line of Lots 59 through 53, inclusive of said plat a distance of 489.32 feet to the northeast corner of Lot 53 of said Plat of Woodview No. 2, on the north line of said Tract 7; thence South 88°56'06" East along said north line of Tract 7 a distance of 164.56 feet to the POINT OF BEGINNING.

#### PARCEL C

The east 292.00 feet of the west 780.00 feet of the south 235.00 feet of the southeast quarter of the southeast quarter of Section 4, Township 24 North, Range 5 East, W.M. in King County, Washington

#### PARCEL D

Tract 6, Mercer Slough Garden Tracts, according to the plat recorded in Volume 8 of Plats, page 91, in King County, Washington, EXCEPT the North 350 feet thereof.

#### PARCEL E

That portion of S.E. 26th Street (130th S.E. and Vine Street) vacated by the City of Bellevue by Ordinance No. 2855 and recorded under King County Receiving No. 8108200778

### THE INTENT OF THE ABOVE DESCRIPTION IS TO EMBRACE ALL OF THE FOLLOWING DESCRIBED PROPERTY:

That portion of the southeast quarter of the southeast quarter of Section 4, Township 24 North, Range 5 East, W.M. in King County, Washington, and of Tracts 6, 7, and 10 and vacated Vine Street of the Plat of Mercer Slough Garden Tracts, according to plat recorded in Volume 8 of Plats, Page 91, records of said King County and S.E. 26th Street as vacated by City of Bellevue Ord. 2855 recorded under King County Receiving Number 8108200778 all more particularly described as follows:

Beginning at the northeast corner of Tract 53, Woodview No. 2, according to plat recorded in Volume 60 of Plats, pages 96 and 97, records of said King County; thence S01°21'23"W along the easterly line of said Plat 489.32 feet to an angle point in said easterly line; thence S20°43'51"W 155.41 feet to an angle point in said easterly line; thence S66°57'09"W 133.35 feet to an angle point in said easterly line; thence S01°21'23"W 125.47 feet to southeast corner of Lot 33 of said Plat, said point being a point on a curve, the center which bears N02°11'10"W 809.24 feet; thence easterly along said curve to the left and the north margin of S.E. 26th Street thru a central angle of 8°01'27", an arc distance of 113.33 feet to a point of compound curve; thence easterly along said curve to the left and the southerly line of that portion of said vacated S.E. 26th Street, having a radius of 205.00 feet thru a central angle of 38°49'10" an arc distance of 138.89 feet to a point of reverse curve in said southerly line; thence easterly along said curve to the right having a radius of 265.00 feet, thru a central angle of 39°11'18", an arc distance of 181.25 feet to a point on the south line of said Tract 6; thence S88°41'37"E along said south line 236.42 feet to the southeast corner of said Tract 6; thence N01°25'33"E along the east line of said Tract 6 a distance of 292.55 feet to the south line of the North 350 feet of said Tract 6; thence N88°56'06"W along said south line 306.18 feet to the east line of said Tract 7; thence N01°24'40"E 350.01 feet to the northeast corner of said Tract 7; thence S88°56'06"E along the south line of said Section 4 a distance of 152.32 feet to the east line of the west 780.00 feet of the southeast quarter of the southeast quarter of said Section 4; thence N00°38'32"E along said east line 235.01 feet to the north line of the south 235.00 feet of said Section 4; thence N88°56'06"W along said north line 292.02 feet to the east line of said plat of Woodview No. 2; thence S00°38'32"W 235.01 feet to the Point of Beginning.

### 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 hereby dedicated with the recording of this plat to the City of Bellevue for public street and Avenue purposes.

IN WITNESS WHEREOF we have set our hands and seals.

#### RAYAC ASSOCIATES

Diane B. McDonald  
Eugene R. McDonald

Jack Willing  
Cheryl A. Willing

#### CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION

Thomas W. Hacker

E. H. Bruns

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 30 day of JAN, 1981, before me, the undersigned, a Notary Public, personally appeared Eugene R. McDonald and Diane E. McDonald, husband and wife, to me known to be the individuals 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.

WITNESS my hand and official seal the day and year first above written.

Ronald H. Cole  
Notary Public in and for the State of Washington residing at Bellevue

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 30 day of JAN, 1981, before me, the undersigned, a Notary Public, personally appeared Jack L. Willing and Cheryl A. Willing, husband and wife, to me known to be the individuals 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.

WITNESS my hand and official seal the day and year first above written.

Ronald H. Cole  
Notary Public in and for the State of Washington residing at Bellevue

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 30<sup>th</sup> day of JANUARY, 1981, before me, the undersigned, a Notary Public, personally appeared THOMAS W. HACKER and E. H. BRUNS, the ASST. VICE PRESIDENT and VICE PRESIDENT respectively, of CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION, 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.

Thomas W. Hacker  
Notary Public in and for the State of Washington residing at Bellevue

# WOODRIDGE MANOR

SEC. 4 & 9, T. 24N., R. 5E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

8108200778  
119/56-58



### LAND SURVEYORS CERTIFICATE

I hereby certify that this plat of WOODRIDGE MANOR is based upon an actual survey and subdivision of Section 4 & 9, 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.

Gustav B. Osterback  
Gustav B. Osterback, Professional Land Surveyor. Certificate No. 18094

### EASEMENTS AND RESTRICTIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER and LIGHT COMPANY, WASHINGTON NATURAL GAS COMPANY, PACIFIC N.W. BELL TELEPHONE CO., the CITY OF BELLEVUE and TELECABLE OF BELLEVUE; dba VIACOM CABLEVISION and their respective successors and assigns under and upon the exterior 7 feet, parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric, telephone, sewer and water service, drainage, and CATV together with the right to enter upon the lots at all times for the purposes herein stated.

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 or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

### APPROVALS

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.

Examined and approved this 20<sup>th</sup> day of July, 19 81

DEPARTMENT OF PUBLIC WORKS

High Wimmer P.E.  
Engineer, City of Bellevue

Examined and approved by the Bellevue City Council this 18<sup>th</sup> day of July, 19 81

CITY COUNCIL

Davidson Penner Mayor  
Attest: Janice K. O'Connell Deputy Clerk

Examined and approved this 19 day of August, 19 81

DEPARTMENT OF ASSESSMENTS

Harley H. Hooge King County Assessor  
A. Martin Deputy, King County Assessor

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 20<sup>th</sup> day of July, 19 81  
High Wimmer  
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 certified to this office for collection on any of the property herein contained, dedicated as streets, alley or for other public use, are paid in full.

This 20<sup>th</sup> day of August, 19 81.

OFFICE OF THE COMPTROLLER

William L. Parsons  
King County Comptroller

Lana J. Holmes  
Deputy Comptroller



Filed for Record at the request of the City of Bellevue this 20<sup>th</sup> day of August, 19 81, at        minutes past        M. and recorded in Volume        of Plats, page       , records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager

Superintendent of Records

# WOODRIDGE MANOR

SEC. 4 & 9, T. 24N., R. 5E., WM.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

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119/56-58

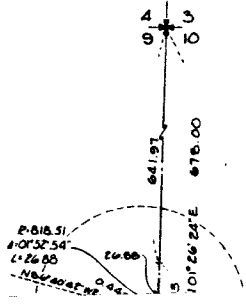
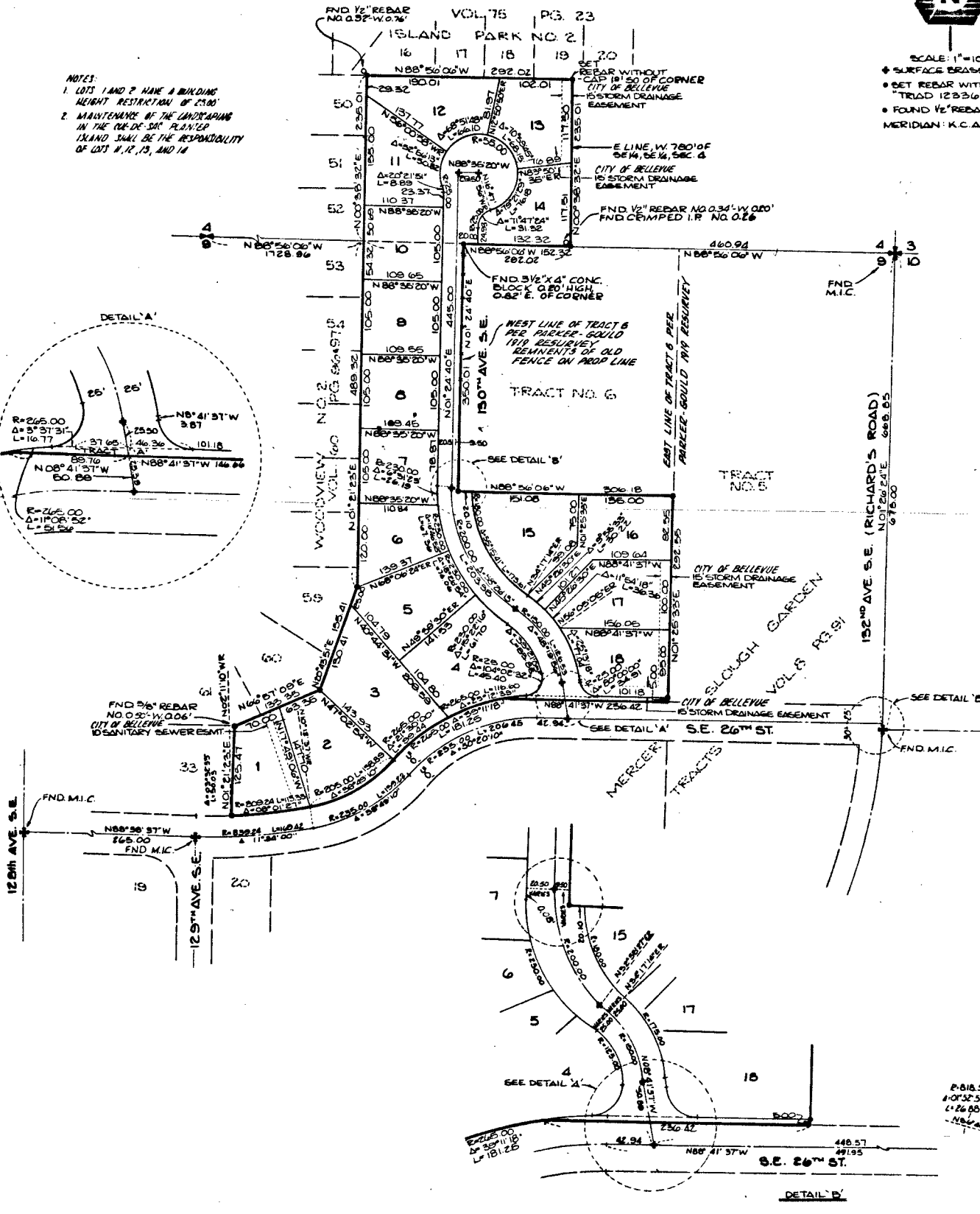
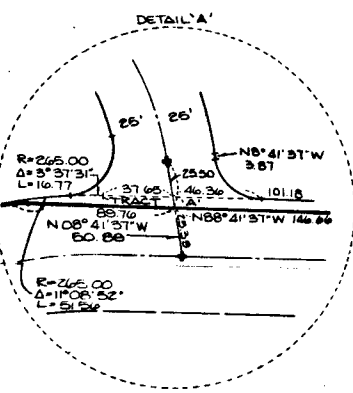
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PLT



SCALE: 1"=100'  
 \* SURFACE BRASS CAP MONUMENT  
 \* SET REBAR WITH CAP MARKED "TRIAL 12236"  
 \* FOUND 1/2" REBAR  
 MERIDIAN: K.C.A.S.

NOTES:  
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 2. MAINTENANCE OF THE LANDSCAPING IN THE "RA-DE-SAY" PLANTER INLAND SHALL BE THE RESPONSIBILITY OF LOTS 12, 13, AND 14



# WOODRIDGE MAJOR

SEC. 4 & 9, T. 24N., R. 5E., W.M.

CITY OF BELLEVUE  
KING COUNTY, WASHINGTON

81-08-20  
REEL F 30.00  
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#### PARCEL C

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#### PARCEL D

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#### PARCEL E

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### THE INTENT OF THE ABOVE DESCRIPTION IS TO EMBRACE ALL OF THE FOLLOWING DESCRIBED PROPERTY:

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### 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 hereby dedicated with the recording of this plat to the City of Bellevue for public street and Avenue purposes.  
IN WITNESS WHEREOF we have set our hands and seals.

#### RAYAC ASSOCIATES

Diane B. McDonald  
Eugene R. McDonald

Jack Willing  
Cheryl A. Willing

#### CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION

Thomas W. Hacker

E. H. Bruns

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 30 day of JAN, 1981, before me, the undersigned, a Notary Public, personally appeared Eugene R. McDonald and Diane E. McDonald, husband and wife, to me known to be the individuals 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.

WITNESS my hand and official seal the day and year first above written.

Ronald H. Cole  
Notary Public in and for the State of Washington residing at Bellevue

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 30 day of JAN, 1981, before me, the undersigned, a Notary Public, personally appeared Jack L. Willing and Cheryl A. Willing, husband and wife, to me known to be the individuals 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.

WITNESS my hand and official seal the day and year first above written.

Ronald H. Cole  
Notary Public in and for the State of Washington residing at Bellevue

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 30<sup>th</sup> day of JANUARY, 1981, before me, the undersigned, a Notary Public, personally appeared THOMAS W. HACKER and E. H. BRUNS, the ASST. VICE PRESIDENT and VICE PRESIDENT respectively, of CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION, 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.

Thomas W. Hacker  
Notary Public in and for the State of Washington residing at Bellevue

# WOODRIDGE MANOR

SEC. 4 & 9, T. 24N., R. 5E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

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119/56-58



### LAND SURVEYORS CERTIFICATE

I hereby certify that this plat of WOODRIDGE MANOR is based upon an actual survey and subdivision of Section 4 & 9, 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.

Gustav B. Osterback  
Gustav B. Osterback, Professional Land Surveyor. Certificate No. 18094

### EASEMENTS AND RESTRICTIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER and LIGHT COMPANY, WASHINGTON NATURAL GAS COMPANY, PACIFIC N.W. BELL TELEPHONE CO., the CITY OF BELLEVUE and TELECABLE OF BELLEVUE; dba VIACOM CABLEVISION and their respective successors and assigns under and upon the exterior 7 feet, parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric, telephone, sewer and water service, drainage, and CATV together with the right to enter upon the lots at all times for the purposes herein stated.

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 or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

### APPROVALS

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.

Examined and approved this 20<sup>th</sup> day of July, 19 81

DEPARTMENT OF PUBLIC WORKS

High Wimmer P.E.  
Engineer, City of Bellevue

Examined and approved by the Bellevue City Council this 18<sup>th</sup> day of July, 19 81

CITY COUNCIL

Davidson Penner Mayor  
Attest: Janice K. Council Deputy Clerk

Examined and approved this 19 day of August, 19 81

DEPARTMENT OF ASSESSMENTS

Harley H. Hooge King County Assessor  
A. Martin Deputy, King County Assessor

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 20<sup>th</sup> day of July, 19 81

High Wimmer  
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 certified to this office for collection on any of the property herein contained, dedicated as streets, alley or for other public use, are paid in full.

This 20<sup>th</sup> day of August, 19 81.

OFFICE OF THE COMPTROLLER

William L. Parsons  
King County Comptroller

Lana J. Holmes  
Deputy Comptroller



Filed for Record at the request of the City of Bellevue this 20<sup>th</sup> day of August, 19 81, at 2:30 minutes past 2 M. and recorded in Volume 119/56-58 of Plats, page 1, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager

Superintendent of Records