

3945344

**GRANT DEED**

GRANTORS: ROBERT NICHOLAS and ANNA MARIE PHILBIN

NICHOLAS and PHILBIN, for the consideration of

One Hundred Dollars

in hand paid, convey and warrant to CARL JACOBSON the following described real estate, situated in the County of King, State of Washington, to-wit:

That portion of Government Lot 7, Section 18, Township 23 North, Range 6 East, W.M., described as follows:

Beginning on the north line of said Government Lot 7, at a point which is south  $89^{\circ}59'52''$  west 406.02 feet from the southeast corner of Government Lot 6 of said section; thence (south  $26^{\circ}03'08''$  east 356.16 feet;) thence south  $21^{\circ}05'08''$  east 425.9 feet; thence south  $10^{\circ}44'08''$  east 40.62 feet to true point of beginning; thence north  $89^{\circ}59'52''$  east 20 feet, more or less, to center line of roadway; thence south  $10^{\circ}44'08''$  east 40.62 feet; thence south  $89^{\circ}59'52''$  west 160 feet, more or less, to the westerly line of said Government Lot 7, on Lake Kathleen; thence northerly along said Government Lot line to a point which is south  $89^{\circ}59'52''$  west from the true point of beginning; thence north  $89^{\circ}59'52''$  east \_\_\_\_\_ feet, more or less, to true point of beginning.

RESERVING: an easement over the easterly 20 feet of said tract for ingress and egress, roadway, or for any other purpose reasonably required for the beneficial enjoyment of the adjoining premises.

Also, that portion of Government Lot 7, Section 18, Township 23 north, Range 6 east, W.M., described as follows:

Beginning at the southeast corner of Government Lot 6, of said Section 18; thence along the line between Government Lots 6 and 7, south  $89^{\circ}59'52''$  west 221.5 feet; thence south  $26^{\circ}03'08''$  east 356.16 feet; thence south  $21^{\circ}05'08''$  east 342.88 feet to the true point of beginning; thence south  $21^{\circ}05'08''$  east 85.72 feet; thence south  $10^{\circ}44'08''$  east 40.62 feet; thence south  $89^{\circ}59'52''$  west \_\_\_\_\_ feet, more or less, to center line of roadway; thence along said center line of roadway, north  $10^{\circ}44'08''$  west 40.62 feet; thence north  $21^{\circ}05'08''$  west 85.72 feet, more or less, to a point south  $89^{\circ}59'52''$  west from true point of beginning; thence north  $89^{\circ}59'52''$  east 160 feet, more or less, to true point of beginning.

RESERVING: an easement over the westerly 20 feet of said tract for ingress and egress, roadway, or for any other purpose reasonably required for the beneficial enjoyment of the adjoining premises.

The herein described shall never be conveyed or persons not of the grantor or employee of a grantor while actually em-

### Statutory Warranty Deed

THE GRANTORS, R. MINES and ANNA M. MINES, his wife,

for and in consideration of Ten and no/100 - - - - - Dollars  
(\$ 10.00 ), in hand paid, conveys and warrants to HARRY I. MINES

the following described real estate, situated in the County of King State of Washington:

Portions of Government Lot Eight (8) and the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$ ) of Section Eighteen (18), Township Twenty-three (23) North Range Six (6) East, W. M., more particularly described as follows, to-wit:

Beginning at the quarter section corner on the south boundary line of said section 18, thence along the north and south center line of said section North 27°38'54" East 523.03 feet, thence North 27°38'54" West 138.18 feet; thence North 27°38'54" West 216.57 feet to the true point of beginning; thence continuing North 27°38'54" West 94.71 feet; thence North 78°01'20" East to the westerly shore of Lake Fathleen; thence southerly along said shore line to a point from which the true point of beginning bears South 74°08'17" West, thence South 74°08'17" West to the true point of beginning, subject to a roadway 30 Feet in width along the southerly boundary line of said tract, the southwesterly boundary line of said roadway being the southwesterly boundary line of the above described tract/ being area 17 Acre 1/4 of the unrecorded plat of Lake Fathleen.

Subject to the following restrictions: The property herein described shall never be owned or occupied by any person or persons not of the white race, excepting that a servant or employee of a white owner may be on the property while actually employed. A septic tank must be installed when water is available and all drains and sinks must be connected thereto. All toilets must be installed in buildings; no outside toilets permitted or tolerated.

This deed is given in fulfillment of a real estate contract dated 1936, and is made subject to all taxes or other encumbrances which may be levied thereon.



Dated this 22nd day of May, A. D. 1936

*R. Mines* (SEAL)

*Anna M. Mines* (SEAL)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me R. Mines and Anna M. Mines, his wife,

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



for my hand and official seal this 23 day of May 1936

*Ives G. Gerring*  
Notary Public in and for the State of Washington

LAKE KATHLEEN WOODS
A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4
OF SECTION 18, TWP. 23 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON.

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...

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:
Richard W. Ralston, Jeannette A. Ralston
Richard W. Ralston, JEANNETTE A. RALSTON
Robert H. Seymour, V.P.
FIRST SAVINGS BANK OF RENTON

STATE OF WASHINGTON )
) SS
COUNTY OF King )

ON THIS 24th DAY OF January, 1995, BEFORE ME PERSONALLY APPEARED Richard W. Ralston, Jeannette A. Ralston and Robert H. Seymour, all of whom I know to be the persons who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said persons, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

IN WITNESS WHEREOF SAID PERSON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 24th DAY OF January, 1995.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Notary Public in and for the State of Washington Residing at [Address]

STATE OF WASHINGTON )
) SS
COUNTY OF King )

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Notary Public in and for the State of Washington Residing at [Address]

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 22th DAY OF March, 1995
Development Engineer

EXAMINED AND APPROVED THIS 22th DAY OF March, 1995
Manager, Land Use Services

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 29 DAY OF March, 1995
King County Assessor

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 30th DAY OF April, 1995
Chairperson, King County Council

FINANCE DIVISION CERTIFICATE

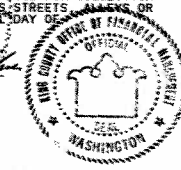
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION...

Manager, Finance Division

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "LAKE KATHLEEN WOODS" IS BASED UPON A SURVEY OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M. THAT ALL CORNERS AND DISTANCES ARE SHOWN CORRECTLY THEREON...

Rooney B. Hansen, P.L.S.
Certificate No. 21464



SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
5" TOTAL STATION
PROCEDURE USED: FIELD TRAVERSE
POSITIONAL TOLERANCE OF SET SQUARES IS +/- 0.15'



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 24th DAY OF January, 1995, AT 2:22 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 222 OF PLATS, PAGE 222, RECORDS OF KING COUNTY, WASHINGTON.

Division of Records and Elections
Manager

HANSEN SURVEYING
2500 TALBOT CREST DR. S.
RENTON, WASHINGTON
TEL. 235-8440

LAKE KATHLEEN WOODS
A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4
OF SECTION 18, TWP. 23 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON.

BUILDING SETBACKS

STRUCTURES, FILL AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND EIGHTEEN INCHES) ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE.

DOWNSPOUT NOTE:

ALL BUILDINGS DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS...

DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS...

HOUSE ADDRESS SYSTEM

THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESS SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 14200 TO 14398...

EASEMENT PROVISION

EASEMENT PROVISIONS - AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WASHINGTON NATURAL GAS CO., INC., T.O.S. WEST COMMUNICATIONS, INC., AND T.C.I. CABLE TELEVISION CO. AND ANY OTHER UTILITIES...

RESTRICTION

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD 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.

TRACTS MAINTENANCE AND OWNERSHIP

TRACTS "A" AND "B" ARE PERMANENT OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OF LAKE KATHLEEN WOODS.

TRACT "C" IS FOR THE EXCLUSIVE USE OF LOTS 10 AND 11 FOR INGRESS, EGRESS, AND UTILITIES AS AN INDIVIDUAL INTEREST OF LOTS 10 AND 11.

TRACTS "X" AND "Y" ARE DETENTION POND TRACTS OWNED AND MAINTAINED BY KING COUNTY.

BUILDING SETBACKS AND NATIVE GROWTH PROTECTION EASEMENTS

Structures, fill and obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond eighteen (18) inches) are prohibited beyond the building setback line...

Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare...

Before beginning and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the corner boundary between the easement and the area of development activity must be staked or otherwise marked to the satisfaction of King County.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE N 2°08'52"E, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 339.50 FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WALTER H. SWEENEY AND NADA F. SWEENEY, HUSBAND AND WIFE, BY DEED RECORDED UNDER RECORDING NUMBER 3601932...

SCHOOL IMPACT FEES

SCHOOL IMPACT FEES HAVE NOT BEEN PAID AT THE TIME OF FINAL PLAT APPROVAL. SCHOOL IMPACT FEES SHALL BE ASSESSED AND COLLECTED FOR EACH LOT AT THE TIME OF BUILDING PERMIT ISSUANCE...

ROAD M.P.S. FEES

M.P.S. FEES TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. WARNING: SEE NOTE ON SHEET 3 OF 4 REGARDING SUBMITTAL OF BUILDING PERMITS.



HANSEN SURVEYING
2500 TALBOT CREST DR. S.
RENTON, WASHINGTON
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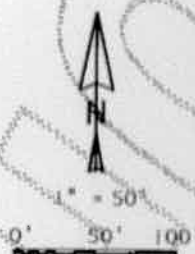
VOL. \_\_\_\_\_ PG. \_\_\_\_\_

LAKE KATHLEEN WOODS  
A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4  
OF SECTION 18, TWP. 23 N., RGE. 6 E., W.M.  
KING COUNTY, WASHINGTON.  
N.G.P.E. AND DRAINAGE EASEMENT DETAIL

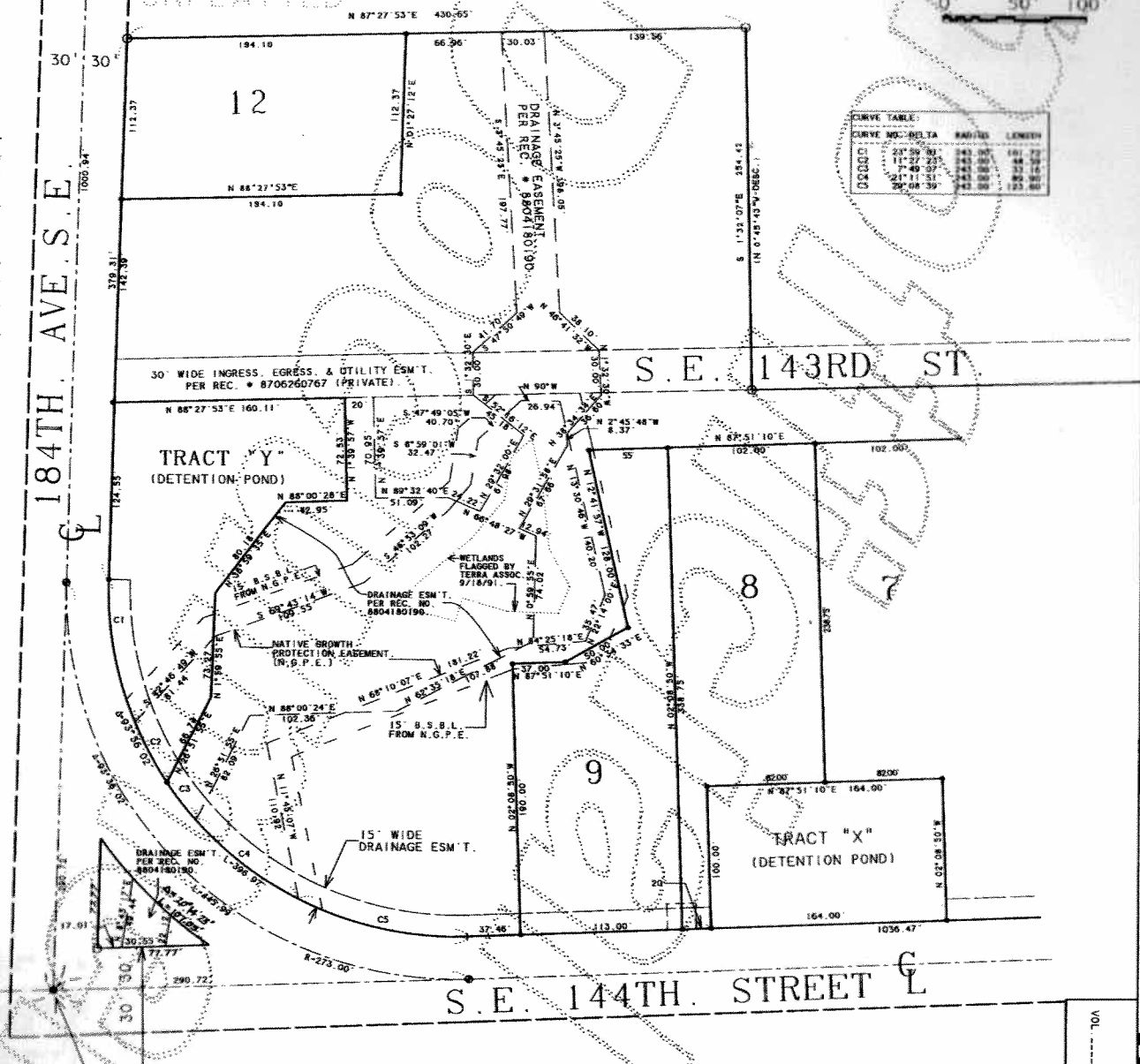
RENTON SUBURBAN TRACTS DIV. NO 4  
VOL. 81, PG. 74-76.

184TH AVE S.E.

UNPLATTED



CURVE NO.	DELTA	RADIUS	LENGTH
00000	23° 39' 00"	243.00'	101.72'
	11° 27' 23"	243.00'	88.39'
	7° 49' 07"	243.00'	33.11'
	21° 11' 51"	243.00'	82.80'
	30° 08' 39"	243.00'	123.80'



TRACT "B"  
GREENBELT AREA



HANSEN SURVEYING  
2500 TALBOT CREST DR. S.  
RENTON, WASHINGTON  
TEL. 235-8440

VOL. 173  
PG. 18

# LAKE KATHLEEN WOODS

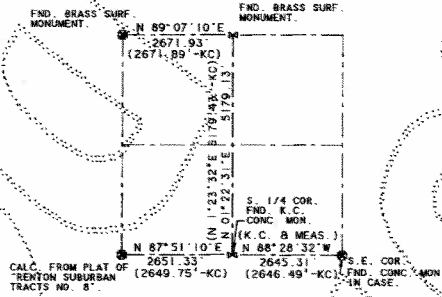
A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4  
OF SECTION 18, TWP. 23 N., RGE. 6 E., W.M.  
KING COUNTY, WASHINGTON.



1" = 100'  
0 100' 200'

BASIS OF BEARINGS IS  
SOUTH (F.N.C.) QUARTER  
OF SECTION 18-23-S.  
(I.E. N 88°28'32"W (K.C.A.S.))

- LEGEND:
- FND. MONUMENT AS NOTED.
  - MON. IN CASE TO BE SET.
  - FND. I.R. W/CAP • 21464 SET IN 1987.
  - 1/2" I.R. W/CAP • 21464 SET OR TO BE SET.



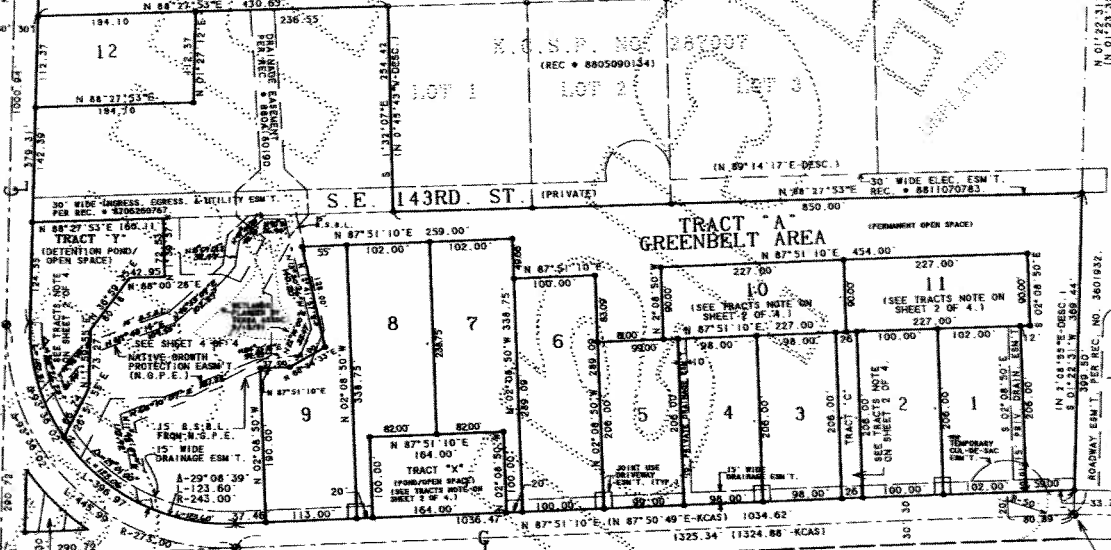
SECTION CONTROL  
SEC. 18, T. 23 N., R. 6 E., W.M.  
N.T.S.  
SURVEY MONUMENTS FIELD LOCATED  
JANUARY 1987. REVISITED DEC. 1994.

NOTE:  
PRIOR TO SUBMITTAL OF ANY BUILDING PERMITS  
THE RETENTION/DEFENTION FACILITY SHALL BE  
CONSTRUCTED AND APPROVED BY D.D.E.S. AND L.U.I.S.

N. 1/4 CORNER  
SEC. 18-23-S.  
FND. BRASS SURFACE MON.  
(12/9/87)

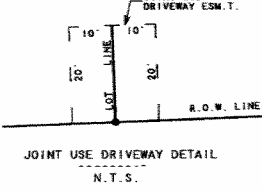
FND. CONC. MON.  
W/CROSS TIES  
(8/12/87)  
(S 88°40'47"W PLAT)  
S 88°39'51"W  
441.65

S.E. 140TH ST.  
184TH AVE S.E.



FND. CONC. MON.  
W/CROSS TIES  
(11/2/87)  
(N 87°51'10"E)  
442.00  
(PLAT)

TRACT "B" GREENBELT AREA  
(PERMANENT OPEN SPACE)



S.E. 144TH STREET  
S. 1/4 CORNER  
SECTION 18-23-S  
FND. CONC. MON.  
(11/2/87)

NOTE:  
THE PROPERTY SHOWN HEREON IS  
SUBJECT TO AN ESM.T. FOR ELECTRICAL  
LINES AS CONSTRUCTED OR RELOCATED  
PER REC. # 9410130660.  
TEMPORARY CUL-DE-SAC ESM.T. TO BE REMOVED  
AT SUCH TIME AS S.E. 144TH ST. IS  
IMPROVED AND EXTENDED TO THE EAST.



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