

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SHADOWBROOK No. 1

POR. NW 1/4, NE 1/4, SEC. 12, T. 26 N., R. 4 E., W.M.
CITY OF KENMORE, KING COUNTY, WASHINGTON

VOL/PG

198 43

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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 GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, 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 THE CITY OF KENMORE, 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 THE CITY OF KENMORE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KENMORE, 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 THE CITY OF KENMORE, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KENMORE, 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.

NORTHWEST INDEPENDENT BUILDERS, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION

BY: [Signature]
ITS: member

CITY BANK

BY: [Signature]
ITS: EXECUTIVE V.P.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Chris Sheehan SIGNED THIS INSTRUMENT, ON OATH STATED THAT he is AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Executive Vice President OF King Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED Jan. 10, 2001
SIGNATURE OF [Signature]
NOTARY PUBLIC Kimberly K. Peterson
PRINTED NAME Kimberly K. Peterson
TITLE Notary
MY APPOINTMENT EXPIRES 1/20/04

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT A. J. M. M. M. SIGNED THIS INSTRUMENT, ON OATH STATED THAT he is AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE member OF Northwest Independent Builders, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 1-11-01
SIGNATURE OF [Signature]
NOTARY PUBLIC Judy K. Krohn
PRINTED NAME Judy K. Krohn
TITLE Notary
MY APPOINTMENT EXPIRES 8-6-03

APPROVALS

DEPARTMENT OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 13th DAY OF February, 2001

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

KENMORE CITY COUNCIL

EXAMINED AND APPROVED THIS 13th DAY OF February, 2001

[Signature]
CITY MANAGER
ATTEST: [Signature]
CLERK OF THE COUNCIL

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28th DAY OF February, 2001

[Signature]
KING COUNTY ASSESSOR
[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS: 011410-0795 & 011410-0801

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 5th DAY OF March, 2001.

[Signature]
MANAGER, FINANCE DIVISION
[Signature]
DEPUTY



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SHADOWBROOK No. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, 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.



[Signature]
DANIEL MOEHRKKE, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 28409
ARAWAKI, BORDEN & ASSOCIATES, INC.
6141 NE BOTHELL WAY
KENMORE, WASHINGTON 98028
PHONE: 425.485.9711

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF KENMORE THIS 21st DAY OF March, 2001 AT 10:17 MINUTES PAST 10 M. AND RECORDED IN VOLUME 178 OF PLATS, PAGE(S) 43-45, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS
[Signature]
MANAGER
[Signature]
SUPERINTENDENT OF RECORDS

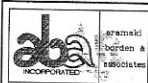
RECORDING NO. 20010605000333

PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

ABA PROJECT No. 7099

SHEET 1 OF 3

KENMORE FILE NO. FLP 00-002



6141 NE BOTHELL WAY
KENMORE, WA 98028
TEL: 425-485-9711

VOL/PG

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This map/plan is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

20010305000.333

SHADOWBROOK No. 1

POR. NW 1/4, NE 1/4, SEC. 12, T. 26 N., R. 4 E., WM.
CITY OF KENMORE, KING COUNTY, WASHINGTON

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GENERAL NOTES

FIFTY PERCENT OF SCHOOL IMPACT FEES WERE PAID AT THE TIME OF FINAL PLAT APPROVAL IN ACCORDANCE WITH ADOPTED KING COUNTY CODE 21A.43.050. THE BALANCE OF THE ASSESSED FEE SHALL BE ALLOCATED EVENLY TO THE DWELLING UNITS IN THE PLAT AND SHALL BE COLLECTED BY THE SCHOOL DISTRICT PRIOR TO BUILDING PERMIT ISSUANCE.

THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, BY ARAMAKI, BORDEN & ASSOCIATES, INC. ON FILE WITH THE CITY OF KENMORE. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY.

THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE EAST - WEST ROAD WITHIN THE RANGE OF 7900 TO 7999. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH ADOPTED KING COUNTY CODE 16.08.

THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS DIRECTLY ONTO BOTH AVENUE NE FROM LOT 1 AND LOT 11.

LOT AVERAGING HAS BEEN UTILIZED IN THIS SUBDIVISION. FURTHER SUBDIVISION IS PROHIBITED UNLESS ALL LOTS IN THIS PLAT MEET ZONING REQUIREMENTS.

THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS ADJACENT TO SAID TREES UNLESS AND UNTIL CITY OF KENMORE OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.

A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF KENMORE OR ITS SUCCESSORS OR ASSIGNS, OVER, UNDER AND ACROSS TRACTS A, B, AND D, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER. THE CITY OF KENMORE OR ITS SUCCESSORS OR ASSIGNS ARE HEREBY GRANTED THE RIGHT TO ENTER SAID TRACTS FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN.

ONLY THE FLOW CONTROL AND WATER QUALITY FACILITIES CONTAINED WITHIN SAID TRACTS WILL BE CONSIDERED FOR FORMAL ACCEPTANCE AND MAINTENANCE BY THE CITY OF KENMORE. MAINTENANCE OF ALL OTHER IMPROVEMENTS IN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS PER DECLARATION.

PRIOR TO FILLING, PIPING, CUTTING, OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN TRACT C, THE LOT OWNER IS REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF KENMORE BY OBTAINING A SPECIAL USE PERMIT CONSENTING TO THE WORK THROUGH THE COMMUNITY DEVELOPMENT DIVISION OR ITS SUCCESSOR AGENCY.

DOWNSPOUT NOTE: ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF KENMORE. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

ALL FEES REQUIRED BY CITY OF KENMORE CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS), HAVE BEEN PAID.

TRACT A, B AND D ARE TO BE OWNED AND MAINTAINED BY THE SHADOWBROOK HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF LOT OWNERS IN SHADOWBROOK No. 1 AND THE FUTURE SHADOWBROOK No. 2 (TAX PARCEL No. 011410-131509 AND 011410-133000) WHOM SHALL ALL HAVE AN EQUAL BENEFICIAL INTEREST THEREIN.

TRACT C IS CONVEYED TO THE CITY OF KENMORE OR ITS SUCCESSOR AGENCY FOR DRAINAGE PURPOSES UPON THE RECORDING OF THIS PLAT.

TRACT A IS A RECREATION TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KCC 19A.04.330.

TRACT B IS A SENSITIVE AREA TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KCC 19A.04.330.

TRACT C IS A STORMWATER DETENTION TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KCC 19A.04.330.

TRACT D IS A RECREATION TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KCC 19A.04.330.

A "TRACT" IS LAND RESERVED FOR SPECIAL USES SUCH AS OPEN SPACE, SURFACE WATER RETENTION, UTILITIES, OR ACCESS. TRACTS ARE NOT COUNTED AS LOTS NOR CONSIDERED RESIDENTIAL BUILDING SITES EXCEPT AS ALLOWED UNDER THE LOT CLUSTERING PROVISIONS OF KCC TITLE 21A.

THIS SUBDIVISION IS SUBJECT TO ADDITIONAL CONDITIONS, RESTRICTIONS AND COVENANTS AS PROVIDED FOR IN THE DECLARATION OF THE SHADOWBROOK HOMEOWNERS ASSOCIATION AS FILED UNDER KING COUNTY RECORDING No. _____

LEGAL DESCRIPTION

PARCEL "A":

LOT 1B, BLOCK 13, ALDERWOOD MANOR No. 14, ACCORDING TO THE PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT;
THENCE SOUTH 90 FEET;
THENCE WEST 275 FEET;
THENCE NORTH 90 FEET;
THENCE EAST 275 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PORTION OF LOT 19, BLOCK 13, ALDERWOOD MANOR No. 14, AS PER PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT;
THENCE WEST ALONG THE NORTH LINE THEREOF 600 FEET;
THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 150 FEET;
THENCE EAST PARALLEL WITH SAID NORTH LINE TO THE EASTERLY LINE OF SAID LOT;
THENCE NORTHERLY, ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT AND THE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO GTE NORTHWEST INC., AT&T CABLE TV, PUGET SOUND ENERGY, NORTHSORE UTILITY DISTRICT, AND ALL OTHER UTILITIES SERVING THE LOTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TO FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, TV, WATER, SEWER AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY, NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALL EASEMENTS SHALL BE FREE FROM ALL PERMANENT STRUCTURES, NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE WATER METERS WHICH RESTRICTS ACCESS BY NORTHSORE UTILITY DISTRICT.

RESTRICTIONS FOR SENSITIVE AREA

DEDICATION OF A SENSITIVE AREA CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN TRACT B. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF TRACT B THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF KENMORE, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN TRACT B. THE VEGETATION WITHIN THE SETBACK AREA MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF KENMORE OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

THIS DEDICATION DOES NOT CONVEY OR GRANT TO THE GENERAL PUBLIC ANY OWNERSHIP IN OR RIGHT OF ACCESS OR USE TO TRACT B.

KENMORE FILE NO. FLP 00-002



aramaki
borden &
associates

8141 NE BOTHELL WAY
KENMORE, WA 98028
TEL: 425-465-9711

ABA PROJECT No. 7099
SHEET 2 OF 3

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20010305000333

SHADOWBROOK No. 1

POR. NW 1/4, NE 1/4, SEC. 12, T. 26 N., R. 4 E., WM.
CITY OF KENMORE, KING COUNTY, WASHINGTON

VOL/PG
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CURVE TABLE

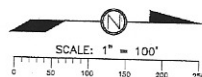
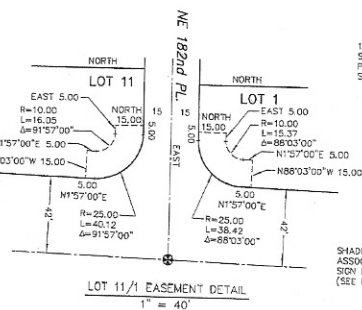
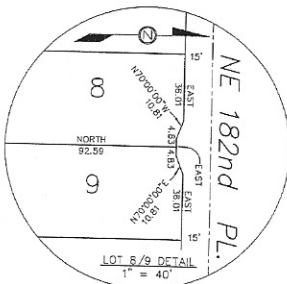
NUM	RADIUS	DELTA	LENGTH
C1	25.00	88°03'00"	38.42
C2	25.00	91°57'00"	40.12
C3	25.00	30°04'26"	13.12
C4	25.00	53°32'48"	23.36
C5	47.00	46°51'34"	38.44
C6	47.00	118°32'48"	97.24
C7	47.00	98°12'53"	80.57
C8	25.00	89°04'31"	30.14
C9	45.00	159°04'31"	124.94
C10	47.00	26°37'15"	216.25

LOT AREA (SQUARE FEET)

1	±6,368
2	±5,802
3	±5,802
4	±5,802
5	±5,788
6	±4,910
7	±4,910
8	±4,874
9	±4,874
10	±4,910
11	±5,677

TRACT AREA (SQUARE FEET)
A ±77,830
B ±93,123
C ±29,822
D ±5,503

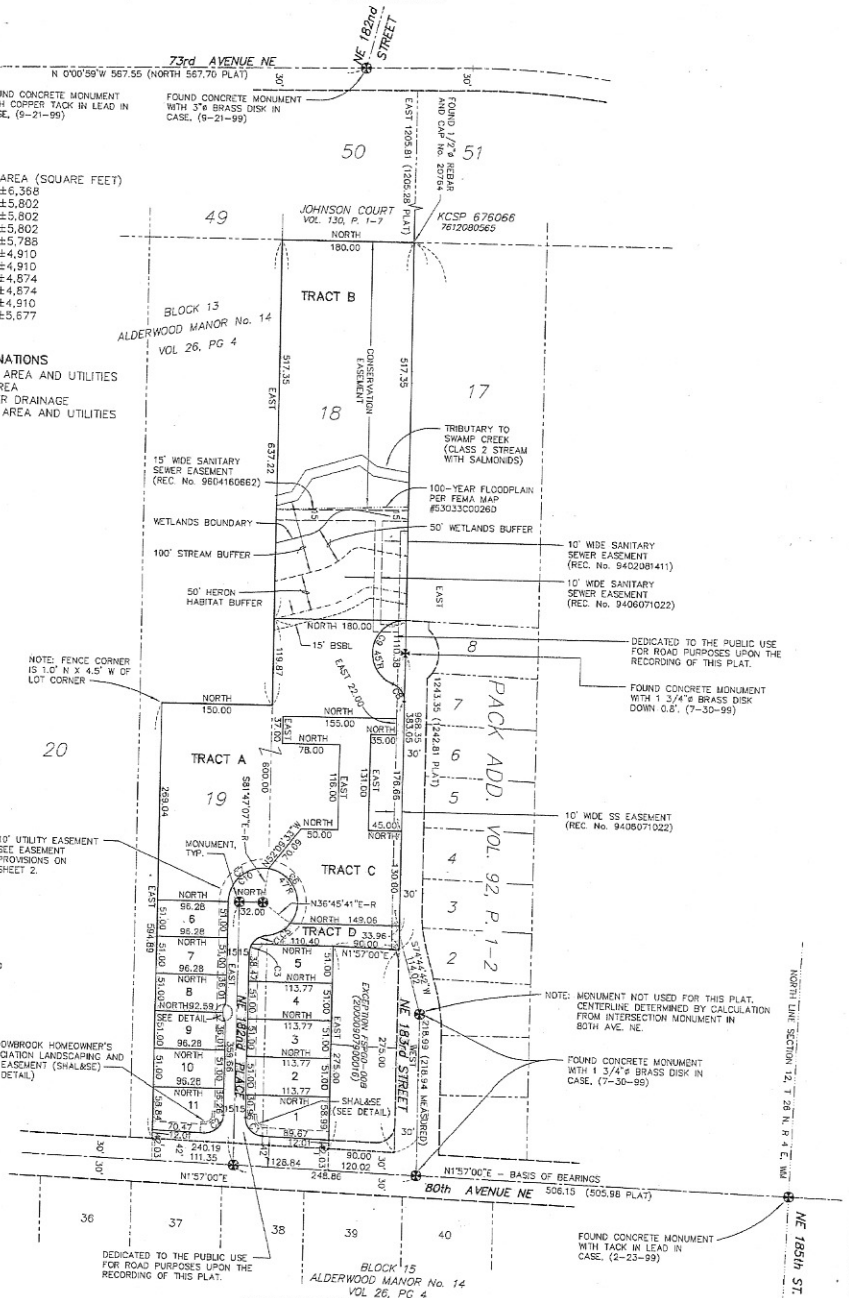
TRACT DESIGNATIONS
TRACT A = RECREATION AREA AND UTILITIES
TRACT B = SENSITIVE AREA
TRACT C = STORM WATER DRAINAGE
TRACT D = RECREATION AREA AND UTILITIES



MERIDIAN: PLAT OF ALDERWOOD MANOR No. 14
BASIS OF BEARINGS: CENTERLINE OF 80TH AVENUE NE
SET 1/2" x 30" LONG REBAR WITH CAP No. 28409
AT ALL LOT AND TRACT CORNERS, EXCEPT AS NOTED.

EQUIPMENT USED: TOPCON GTS 303 ELECTRONIC TOTAL STATION
(6-SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL
DISTANCE MEASURING METER), 300 FOOT STEEL TAPE, DISTANCE
MEASURING EQUIPMENT HAS BEEN COMPARED TO A LEAD BASELINE
WITHIN THE LAST YEAR. LEAST SQUARES ANALYSIS OF SURVEY
TRAVERSE DATA MEETS WAC 332-130-090.

KENMORE FILE NO. FLP 00-002



ABA PROJECT No. 7099
SHEET 3 OF 3

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20021002001895

SHADOWBROOK No. 2

POR. NE 1/4, NE 1/4, SEC. 12, T. 26 N., R. 4 E., W.M.
CITY OF KENMORE, KING COUNTY, WASHINGTON

VOL/Pg

209 01

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, 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 GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, 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 THE CITY OF KENMORE, 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 THE CITY OF KENMORE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KENMORE, 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 THE CITY OF KENMORE, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KENMORE, 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.

NORTHWEST INDEPENDENT BUILDERS, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION

BY: Keith Pagnas
ITS:

CITY BANK

BY: Michelle Christensen
ITS:

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Keith Pagnas SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF Northwest Independent Builders LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED September 27, 2002
SIGNATURE OF Michelle Christensen
NOTARY PUBLIC
PRINTED NAME Michelle Christensen
TITLE Assistant Vice Pres./Notary
MY APPOINTMENT EXPIRES 12-29-02

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mike Fitzgerald SIGNED THIS INSTRUMENT, ON OATH STATED THAT VICE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE City Bank OF City Bank, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED September 27, 2002
SIGNATURE OF Michelle Christensen
NOTARY PUBLIC
PRINTED NAME Michelle Christensen
TITLE Assistant Vice Pres./Notary
MY APPOINTMENT EXPIRES 12-29-02



aramaki
borden &
associates
5141 NE BOTHELL WAY
KENMORE, WA 98028
TEL: 425-485-9711

CITY OF KENMORE FILE NO. FLP01-001

APPROVALS

DEPARTMENT OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 30th DAY OF September, 2002

John S. Selig

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF KENMORE

John S. Selig
MAYOR OF KENMORE

EXAMINED AND APPROVED THIS 30th DAY OF September, 2002

John S. Selig

MAYOR OF KENMORE

ATTEST: Chana Botchella
CLERK OF THE COUNCIL

KENMORE CITY COUNCIL

EXAMINED AND APPROVED THIS 30th DAY OF September, 2002

Chana Botchella

CLERK OF THE COUNCIL

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 1st DAY OF October, 2002

Scott Noble

KING COUNTY ASSESSOR

Alan L. Johnson
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS: 011410-1315 & 011410-1330

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 1st DAY OF October, 2002

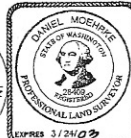
Garry Holmes
MANAGER, FINANCE DIVISION

John L. Johnson
DEPUTY



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SHADOWBROOK No. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, 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.



Dan Moehrkke
DANIEL MOEHRKKE, PROFESSIONAL LAND
SURVEYOR, CERTIFICATE NO. 28409
ARAMAKI, BORDEN & ASSOCIATES, INC.
6141 NE BOTHELL WAY
KENMORE, WASHINGTON 98028
PHONE: 425-485-9711

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF KENMORE THIS 2 DAY OF Oct, 2002, AT 15 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 202 OF PLATS, PAGE(S) 1-3, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Bob Pagnas
MANAGER

Wendy Warkentin
SUPERINTENDENT OF RECORDS

RECORDING NO. 20021002001895

PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

ABA PROJECT No. 1500

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SHADOWBROOK No. 2

POR. NE 1/4, NE 1/4, SEC. 12, T. 26 N., R. 4 E., W.M.
CITY OF KENMORE, KING COUNTY, WASHINGTON

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GENERAL NOTES

TRAFFIC AND PARK IMPACT FEES: ACCORDING TO KENMORE ORDINANCE 01-0109, ADOPTED BY THE CITY ON JUNE 11, 2001, THE APPLICANT SHALL BE RESPONSIBLE FOR PAYMENT OF TRAFFIC AND PARK IMPACT FEES AT THE TIME OF BUILDING PERMIT APPLICATION PURSUANT TO THE TERMS OF THE ADOPTED CITY IMPACT FEE ORDINANCE IN EFFECT AT THE TIME OF APPLICATION.

FIFTY PERCENT OF SCHOOL IMPACT FEES WERE PAID AT THE TIME OF FINAL PLAT APPROVAL IN ACCORDANCE WITH ADOPTED KING COUNTY CODE 21A.43.050. THE BALANCE OF THE ASSESSED FEE, \$ PER LOT, TOGETHER WITH THE CURRENT ADMINISTRATION FEE, MUST BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.

THE ROAD AND STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE BY ARAMAKI, BORDEN & ASSOCIATES, INC., ON FILE WITH THE CITY OF KENMORE. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF KENMORE.

THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE EAST - WEST ROADS WITHIN THE RANGE OF 8000 TO 8100. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH ADOPTED KING COUNTY CODE 16.08.

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANDS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY CITY OF KENMORE OR ITS SUCCESSOR AGENCY.

THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS DIRECTLY ONTO BOTH AVENUE NE FROM LOTS 1, 3, 4, 5 AND 14.

TRACTS A AND B ARE TO BE OWNED AND MAINTAINED BY THE SHADOWBROOK HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF LOT OWNERS IN SHADOWBROOK No. 1 (RECORDING NUMBER 20010305000333) AND SHADOWBROOK No. 2, WHOM SHALL ALL HAVE AN EQUAL BENEFICIAL INTEREST THEREIN.

TRACT C IS A PRIVATE JOINT USE DRIVEWAY (JUD) TRACT FOR INGRESS, EGRESS AND UTILITIES AND IS HEREBY CONVEYED TO THE OWNERS OF LOT 9 AND LOT 10 UPON RECORDING OF THIS PLAT. OWNERSHIP OF LOT 9 AND LOT 10 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT C, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.

TRACT A IS A RECREATION TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KING COUNTY CODE 19.04.460.

TRACT B IS A SENSITIVE AREA TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KING COUNTY CODE 19.04.460.

TRACT C IS JOINT USE DRIVEWAY TRACT AND IS CONSIDERED A "TRACT" PURSUANT TO ADOPTED KING COUNTY CODE 19.04.460.

A "TRACT" IS LAND RESERVED FOR SPECIAL USES SUCH AS OPEN SPACE, SURFACE WATER RETENTION, UTILITIES, OR ACCESS. TRACTS ARE NOT COUNTED AS LOTS NOR CONSIDERED A RESIDENTIAL BUILDING SITE EXCEPT AS ALLOWED UNDER THE LOT CLUSTERING PROVISIONS OF ADOPTED KING COUNTY CODE TITLE 21A.

WARNING: THE CITY OF KENMORE HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE JOINT USE DRIVEWAY CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS SUBDIVISION.

STREET TREE NOTE: THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS ADJACENT TO SAID TREES UNLESS AND UNTIL CITY OF KENMORE OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.

LOT AVERAGING HAS BEEN UTILIZED IN THIS SUBDIVISION. FURTHER SUBDIVISION IS PROHIBITED UNLESS ALL LOTS IN THIS PLAT MEET ZONING REQUIREMENTS.

A DRAINAGE EASEMENT IS HEREBY DEDICATED TO CITY OF KENMORE OR ITS SUCCESSORS OR ASSIGNS, OVER, UNDER AND ACROSS LOTS 1 AND 2 AS SHOWN HEREON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER. THE CITY OF KENMORE OR ITS SUCCESSORS OR ASSIGNS ARE HEREBY GRANTED THE RIGHT TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. ONLY THE FLOW CONTROL AND WATER QUALITY FACILITIES CONTAINED WITHIN SAID EASEMENT WILL BE CONSIDERED FOR FORMAL ACCEPTANCE AND MAINTENANCE BY CITY OF KENMORE. MAINTENANCE OF ALL OTHER IMPROVEMENTS IN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PRIOR TO FILLING, PIPING, CUTTING, OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT, THE OWNERS OF SAID LOTS 1 AND 2 ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF KENMORE BY OBTAINING A SPECIAL USE PERMIT CONSISTING TO THE WORK THROUGH THE COMMUNITY DEVELOPMENT DIVISION, OR ITS SUCCESSOR AGENCY. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE COST FOR THE RESTORATION OF ANY NON-DRAINAGE IMPROVEMENTS REMOVED OR ALTERED AS THE RESULT OF THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS.

DOWNSPOUT NOTE: ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE WITH THE CITY OF KENMORE. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS. THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

THIS SUBDIVISION IS SUBJECT TO ADDITIONAL CONDITIONS, RESTRICTIONS AND COVENANTS AS PROVIDED FOR IN THE DECLARATION OF THE SHADOWBROOK HOMEOWNERS ASSOCIATION AS FILED UNDER KING COUNTY RECORDING No.

LEGAL DESCRIPTION

PARCEL "A":

LOTS 36 AND 37, BLOCK 15, ALDERWOOD MANOR No. 14, ACCORDING TO THE PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON;

PARCEL "B":

THE SOUTH 112 FEET OF LOT 38, BLOCK 15, ALDERWOOD MANOR No. 14, AS PER PLAT RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EASEMENT PROVISIONS

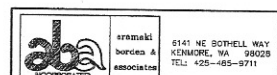
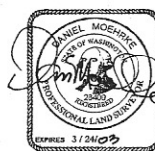
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO QTE NORTHWEST INC., AT&T CABLE TV, PUGET SOUND ENERGY, NORTHSHORE UTILITY DISTRICT, AND ALL OTHER UTILITIES SERVING THE LOTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, TV, WATER, SEWER AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALL EASEMENTS SHALL BE FREE FROM ALL PERMANENT STRUCTURES, NO FENCES OR OBSTRUCTIONS SHALL BE CONSTRUCTED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE WATER METERS WHICH RESTRICTS ACCESS BY NORTHSHORE UTILITY DISTRICT.

RESTRICTIONS FOR SENSITIVE AREA

DEDICATION OF A SENSITIVE AREA CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN TRACT B. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF TRACT B THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF KENMORE, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN TRACT B. THE VEGETATION WITHIN THE SETBACK AREA MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF KENMORE OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

THIS DEDICATION DOES NOT CONVEY OR GRANT TO THE GENERAL PUBLIC ANY OWNERSHIP IN OR RIGHT OF ACCESS OR USE TO TRACT B.



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