

MADISON LANE

POR SE 1/4 OF NE 1/4, SEC 29, TWP 24N, RGE 5E, WM.
CITY OF NEWCASTLE, KING COUNTY, WASHINGTON

VOL/PG

LEGAL DESCRIPTION

PARCEL 1

PARCEL 1, CITY OF NEWCASTLE BOUNDARY LINE ADJUSTMENT NUMBER 871, SHARROW BLA, RECORDING NUMBER 2003031900003, BEING A PORTION OF PORTION OF LOT 139, C. D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON.

PARCEL 2

PARCEL 2, CITY OF NEWCASTLE BOUNDARY LINE ADJUSTMENT NUMBER 871, SHARROW BLA, RECORDING NUMBER 2003031900003, BEING A PORTION OF LOT 139, C. D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN 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, 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 THE CITY OF NEWCASTLE, 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 NEWCASTLE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF NEWCASTLE, 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 TO ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE 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 RELINQUISHING THE CITY OF NEWCASTLE, 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 NEWCASTLE, 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 HAVE SET OUR HANDS AND SEALS.

Marie Sharrow
MARIE SHARROW
George W. Sharrow
GEORGE W. SHARROW

RICK BURNSTEAD CONSTRUCTION CO. A WASHINGTON CORPORATION

BY: *Cheryl In Spring* ITS: *Vice President*

BANK OF AMERICA NATIONAL, TRUST AND SAVINGS ASSOCIATION; A NATIONAL BANKING ASSOCIATION

BY: *Debra S. Abbott* ITS: *Senior Vice President*

APPROVALS

CITY OF NEWCASTLE

EXAMINED AND APPROVED THIS 26th DAY OF OCTOBER, 2004 A.D.
Lee L. Ghyll
CITY ENGINEER

EXAMINED AND APPROVED THIS 20th DAY OF OCTOBER, 2004 A.D.
Melinda Shickler
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF NEWCASTLE TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL MONIES AND DEBITS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF NEWCASTLE, DATED THIS 11th DAY OF OCTOBER, 2004 A.D.

Robert M. Reinisch
FINANCE DIRECTOR

CITY OF NEWCASTLE

EXAMINED AND APPROVED THIS 26th DAY OF OCTOBER, 2004 A.D.
Cheryl In Spring
MAYOR
ATTEST: *Cheryl In Spring*
CITY CLERK

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR PUBLIC USES, ARE PAID IN FULL.
DATED THIS 27th DAY OF October, 2004, A.D.
Ken Cox
MANAGER, KING COUNTY FINANCE DIVISION
DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 27th DAY OF OCT, 2004 A.D.

Scott Noelle
SCOTT NOELLE
KING COUNTY ASSESSOR
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS: 334330-0240/0260

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF MADISON LANE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 5 EAST, WM, AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



Nick A. Yinger
NICK A. YINGER, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 19586
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY THIS 27th DAY OF OCT, 2004, AT 5:59 MINUTES PAST 11:00 A.M. AND RECORDED IN VOLUME 524 OF PLATS, PAGE(S) 53-59
COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS
Debra S. Abbott
SUPERINTENDENT OF RECORDS

MANAGER

SUPERINTENDENT OF RECORDS

PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN CITY OF NEWCASTLE, KING COUNTY, WASHINGTON.

CITY OF NEWCASTLE: FILE NO. FP 842



11814 115th Ave. NE
Kirkland, WA 98034-6923
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800-488-0756 toll free
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JOB NO 00-201

SHEET 1 OF 7

VOL/PG

224 53

20041027000938

MADISON LANE

POR SE 1/4 OF NE 1/4, SEC 29, TWP 24N., RGE 5E, WM.
CITY OF NEWCASTLE, KING COUNTY, WASHINGTON

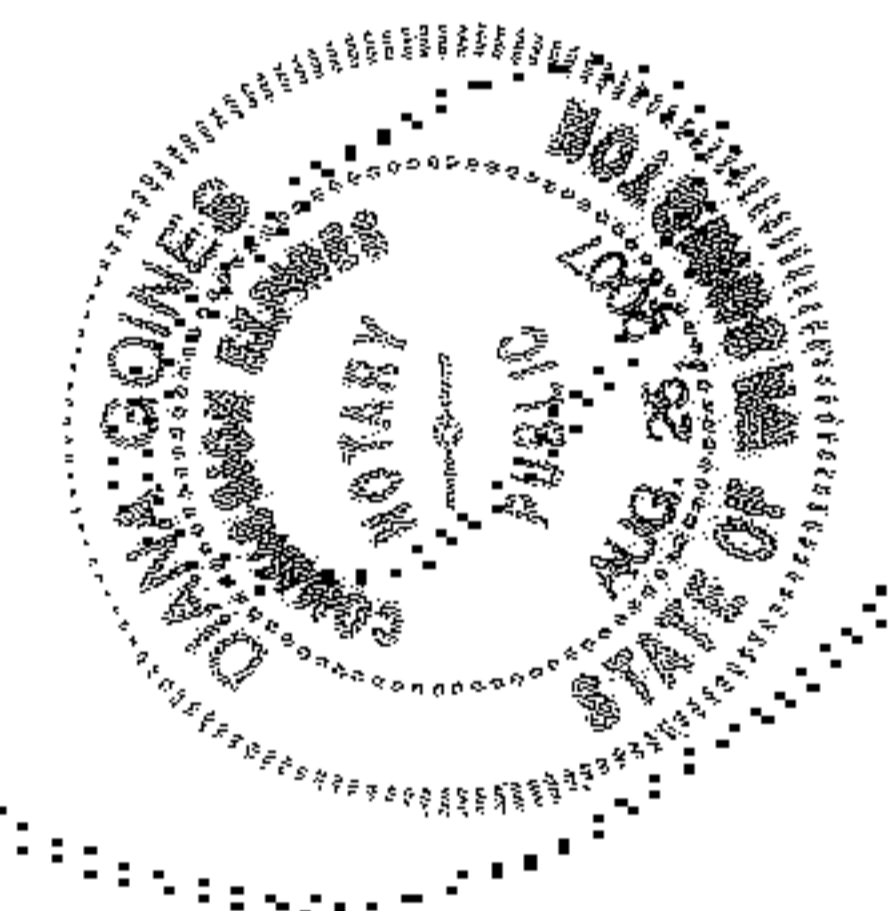
[Large dotted watermark text: "MADISON LANE" and "NEWCASTLE, WA"]

ACKNOWLEDGMENTS

STATE OF Washington)
) SS
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARIE SHARROW AND GEORGE W. SHARROW, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

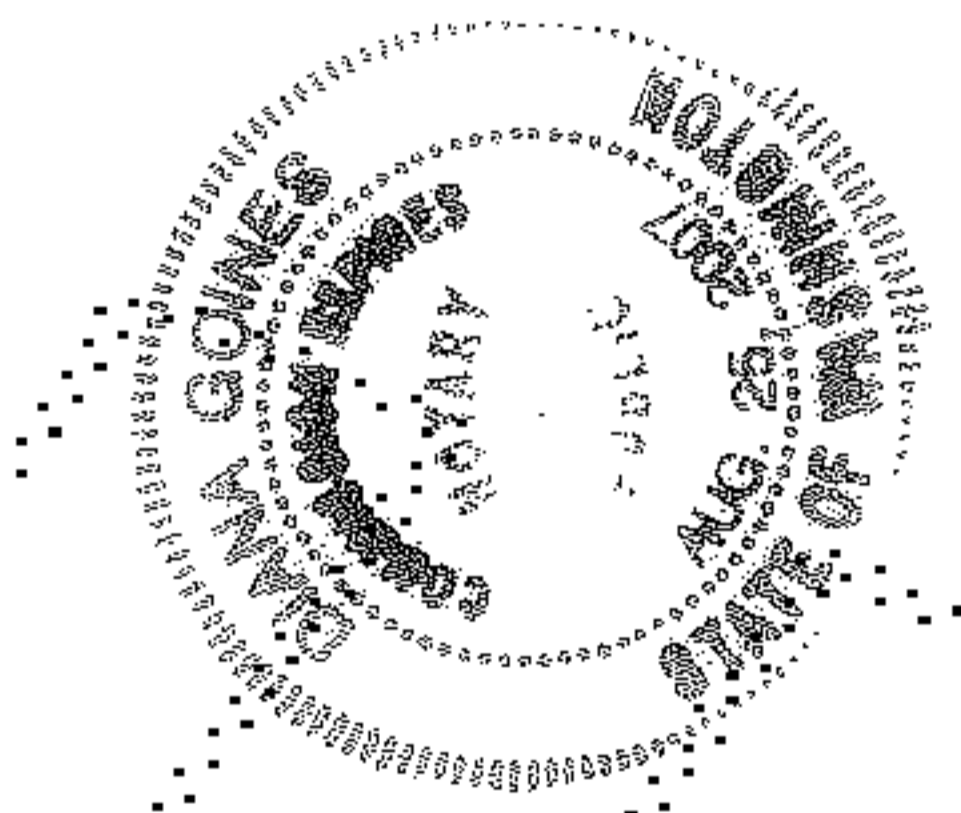
DATED 10-7-14
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME Diana Gaines
TITLE
MY APPOINTMENT EXPIRES 8-25-07



STATE OF Washington)
) SS
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gregory M. Stott SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF RICK BURNSTEAD CONSTRUCTION CO. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

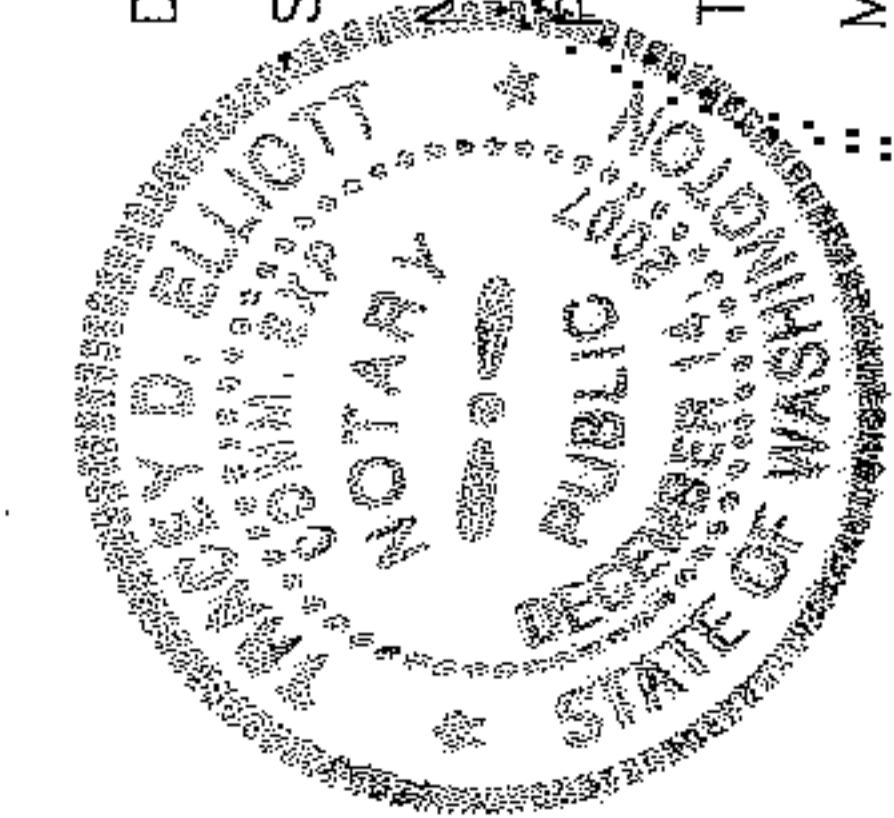
DATED Oct 7, 2007
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME Diana Gaines
TITLE
MY APPOINTMENT EXPIRES 8-25-07



STATE OF Washington)
) SS
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas B. Vollett SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE Branch Unit President OF BANK OF AMERICA WASH A NATIONAL BANKING ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED October 7, 2007
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME Tracy D. Elliott
TITLE Notary Public
MY APPOINTMENT EXPIRES November 14, 2007



PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF NEWCASTLE, KING COUNTY, WASHINGTON.

TRIAD ASSOCIATES
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MADISON LANE

POR SE 1/4 OF NE 1/4, SEC 29, TWP 24N., RGE 5E, WM.
CITY OF NEWCASTLE, KING COUNTY, WASHINGTON

EASEMENT PROVISIONS

1. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 3 IS FOR THE BENEFIT OF LOT 2. THE OWNERS OF LOTS 2 AND 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
2. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 5 IS FOR THE BENEFIT OF LOT 4. THE OWNERS OF LOTS 4 AND 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
3. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 8 IS FOR THE BENEFIT OF LOT 9. THE OWNERS OF LOTS 8 AND 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
4. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 11 IS FOR THE BENEFIT OF LOT 12. THE OWNERS OF LOTS 11 AND 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
5. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 14 IS FOR THE BENEFIT OF LOT 15. THE OWNERS OF LOTS 14 AND 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
6. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 26 AND 27 IS FOR THE BENEFIT OF LOTS 27 AND 28. THE OWNERS OF LOTS 26, 27 AND 28 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
7. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 32 IS FOR THE BENEFIT OF LOTS 31, 33, 35, 37 AND 38. THE OWNERS OF LOTS 31, 32, 33, 35, 37 AND 38 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
8. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 33 IS FOR THE BENEFIT OF LOTS 34. THE OWNERS OF LOTS 33 AND 34 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
9. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 36 AND 37 IS FOR THE BENEFIT OF LOTS 35, 37 AND 38. THE OWNERS OF LOTS 35, 36, 37 AND 38 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
10. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOTS 39, 40 AND 41 IS FOR THE BENEFIT OF LOTS 40, 41 AND 42. THE OWNERS OF LOTS 39, 40, 41 AND 42 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
11. THE PRIVATE STORM DRAIN EASEMENT WITHIN LOT 44 IS FOR THE BENEFIT OF LOTS 43. THE OWNERS OF LOTS 43 AND 44 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM THAT THEY HAVE BENEFIT OF USE WITHIN THE EASEMENT AREA.
12. THE PRIVATE ENTRY MONUMENT EASEMENT WITHIN TRACT D IS FOR THE BENEFIT OF THE MADISON LANE HOMEOWNERS ASSOCIATION. THE MADISON LANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THE LANDSCAPING AND ENTRY MONUMENT WITHIN THE EASEMENT.
13. THE PRIVATE SEWER EASEMENT WITHIN LOT 34 IS FOR THE BENEFIT OF PROPERTY OWNER(S) IMMEDIATELY TO THE EAST OF THE EASEMENT. THE PROPERTY OWNER(S) IMMEDIATELY TO THE EAST OF THE EASEMENT SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE SEWER SYSTEM USED BY THE PROPERTY OWNER(S) IMMEDIATELY TO THE EAST OF THE EASEMENT.
14. THE PRIVATE SEWER EASEMENT ACROSS LOTS 40 AND 41 IS FOR THE BENEFIT OF THE PROPERTY OWNER(S) IMMEDIATELY TO THE EAST OF THE EASEMENT. THE PROPERTY OWNER(S) IMMEDIATELY TO THE EAST OF THE EASEMENT SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE SEWER SYSTEM USED BY THE PROPERTY OWNER(S) IMMEDIATELY TO THE EAST OF THE EASEMENT.
15. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NEWCASTLE UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC STORM DRAINAGE EASEMENT", "PUBLIC WATERLINE EASEMENT", "PUBLIC SANITARY SEWER EASEMENT", "PUBLIC MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED HEREIN." THE GRANTOR COVENANTS THAT NO PERMANENT STRUCTURE SHALL BE ERRECTED AND NO TREES OR SHRUBS SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IS GRANTED. THE GRANTOR COVENANTS THAT NO PERMANENT STRUCTURE SHALL BE ERRECTED AND NO TREES OR SHRUBS SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IS GRANTED. THE CITY OF NEWCASTLE HAS BEEN PROVIDED GRANTOR MAY CONSTRUCT, REPAIR, MAINTAIN, OR OTHER OBTAINING, INCLUDING BACK OR RETAINING WALLS, ON GRANTORS PROPERTY. PROVIDED HOWEVER, THAT GRANTOR DOES NOT PROHIBIT OR IMPEDE THE CITY'S ACCESS TO THE EASEMENT.
16. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COAL CREEK UTILITY DISTRICT UNDER AND UPON THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC WATERLINE EASEMENT" AND "PUBLIC SANITARY SEWER EASEMENT". THE CITY OF NEWCASTLE SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. STRUCTURES SHALL NOT BE CONSTRUCTED UPON ANY AREA RESERVED FOR THESE EASEMENTS.
17. AN EASEMENT IS HEREBY GRANTED TO COAL CREEK UTILITY DISTRICT PURST SOUND ENERGY U.S. WEST AND COMCAST CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR PARALLEL WITH AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, MAINTAIN, REPAIR, REPLACE AND MAINTAIN UNDERGROUND COMMS, CABLES, PIPELINES, LAND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE T.V. SERVICE, SEWER AND WATER, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

PLAT NOTES

1. TRACT A IS AN OPEN SPACE AND STORM DRAINAGE WATER QUALITY AND INFILTRATION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NEWCASTLE WITH THE RESERVATION THAT THE MADISON LANE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE TRACT AS OPEN SPACE. THE CITY OF NEWCASTLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WATER QUALITY AND INFILTRATION FACILITIES IN SAID TRACT A.
2. TRACT B IS AN OPEN SPACE AND RECREATION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NEWCASTLE. THE CITY OF NEWCASTLE WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE RECREATIONAL FACILITIES IN THIS TRACT.
3. TRACT C IS AN OPEN SPACE, RECREATION, AND PUBLIC UTILITY TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NEWCASTLE. THE CITY OF NEWCASTLE WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE RECREATIONAL AND DRAINAGE FACILITIES AND PRESERVATION AND MAINTENANCE OF THE TREES IN THIS TRACT.
4. TRACT D IS AN OPEN SPACE AND RECREATION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NEWCASTLE. THE CITY OF NEWCASTLE WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE RECREATIONAL FACILITIES AND PRESERVATION AND MAINTENANCE OF THE TREES IN THIS TRACT.
5. TRACT E IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 33 AND 34. UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT IS HEREBY DEDICATED AND CONVEYED TO THE OWNERS OF LOTS 33 AND 34. THE OWNERS OF LOTS 33 AND 34 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. A PUBLIC DRAINAGE EASEMENT IS RESERVED OVER SAID TRACT AND THE CITY OF NEWCASTLE IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC DRAINAGE FACILITIES IN SAID TRACT.
6. TRACT F IS AN OPEN SPACE, RECREATION, AND DRAINAGE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF NEWCASTLE. THE CITY OF NEWCASTLE WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE RECREATIONAL AND DRAINAGE FACILITIES. A PUBLIC DRAINAGE EASEMENT IS RESERVED OVER SAID TRACT AND THE CITY OF NEWCASTLE IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC DRAINAGE FACILITIES IN SAID TRACT. A PUBLIC SANITARY SEWER EASEMENT IS RESERVED OVER SAID TRACT AND THE COAL CREEK UTILITY DISTRICT IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC SANITARY SEWER IN SAID TRACT.
7. NO LOT OR PORTIONS 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 IT IS LOCATED.
8. PER NEWCASTLE MUNICIPAL CODE 16.15.030, THIS PLAT IS SUBJECT TO KING COUNTY CODE 14.75, KING COUNTY ROAD MITIGATION PAYMENT SYSTEM (MPS). THE MPS FEES, PLUS THE MPS ADMINISTRATIVE FEE, SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE AT THE RATE IN EFFECT AT THE TIME.
9. THIS PLAT IS SUBJECT TO THE CITY OF NEWCASTLE TRAFFIC IMPACT FEE, TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE AT THE RATE IN EFFECT AT THAT TIME.
10. ALL BUILDING DOWNSPOTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. 0842 ON FILE WITH THE CITY OF NEWCASTLE PUBLIC WORKS DEPARTMENT. 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 ALL HOSE LOTS THAT ARE DESIGNED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS. IF ANY THOSE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLAYS ON FILE. ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY AFFECTED LOT HOMEOWNER.
11. STRUCTURES, OR OBSTRUCTIONS (NOT INCLUDING DECKS, PATIOS, FIREPLACES OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF NEWCASTLE.
12. THE MADISON LANE HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON 10/20/2004 UNDER UBI # _____.
13. THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDING UNDER RECORDING NO. _____.
14. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE T.V. FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE OF THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.
15. THE DRIVEWAYS OF ALL LOTS HAVING 60 FEET OR LESS OF FRONTAGE ON THE ACCESSING STREET SHALL BE LIMITED TO THE MAXIMUM ALLOWED DRIVEWAY WIDTH PER THE CITY OF NEWCASTLE PUBLIC WORKS STANDARD.
16. TWO FENCE SHALL BE CONSTRUCTED ALONG THE BOUNDARY BETWEEN LOT 5 AND TRACT F THAT WOULD RESTRICT VISION INTO TRACT F.
17. NO FENCE SHALL BE CONSTRUCTED ALONG THE BOUNDARY BETWEEN LOT 32 AND TRACT C OR THE BOUNDARY BETWEEN LOT 33 AND TRACT C THAT WOULD RESTRICT VISION INTO THAT PART OF TRACT C LYING BETWEEN LOT 32 AND LOT 33.



PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF NEWCASTLE, KING COUNTY, WASHINGTON.

JOB NO 00-001

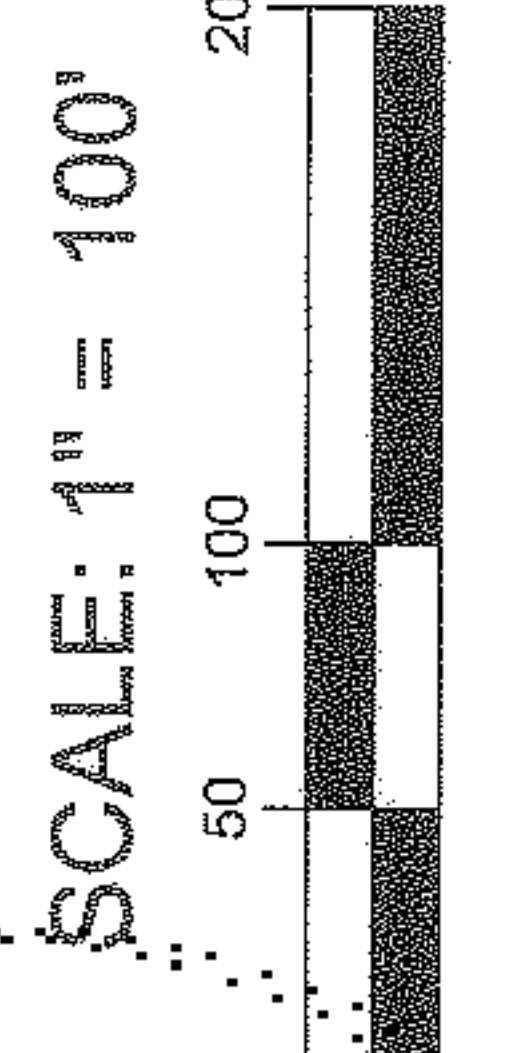
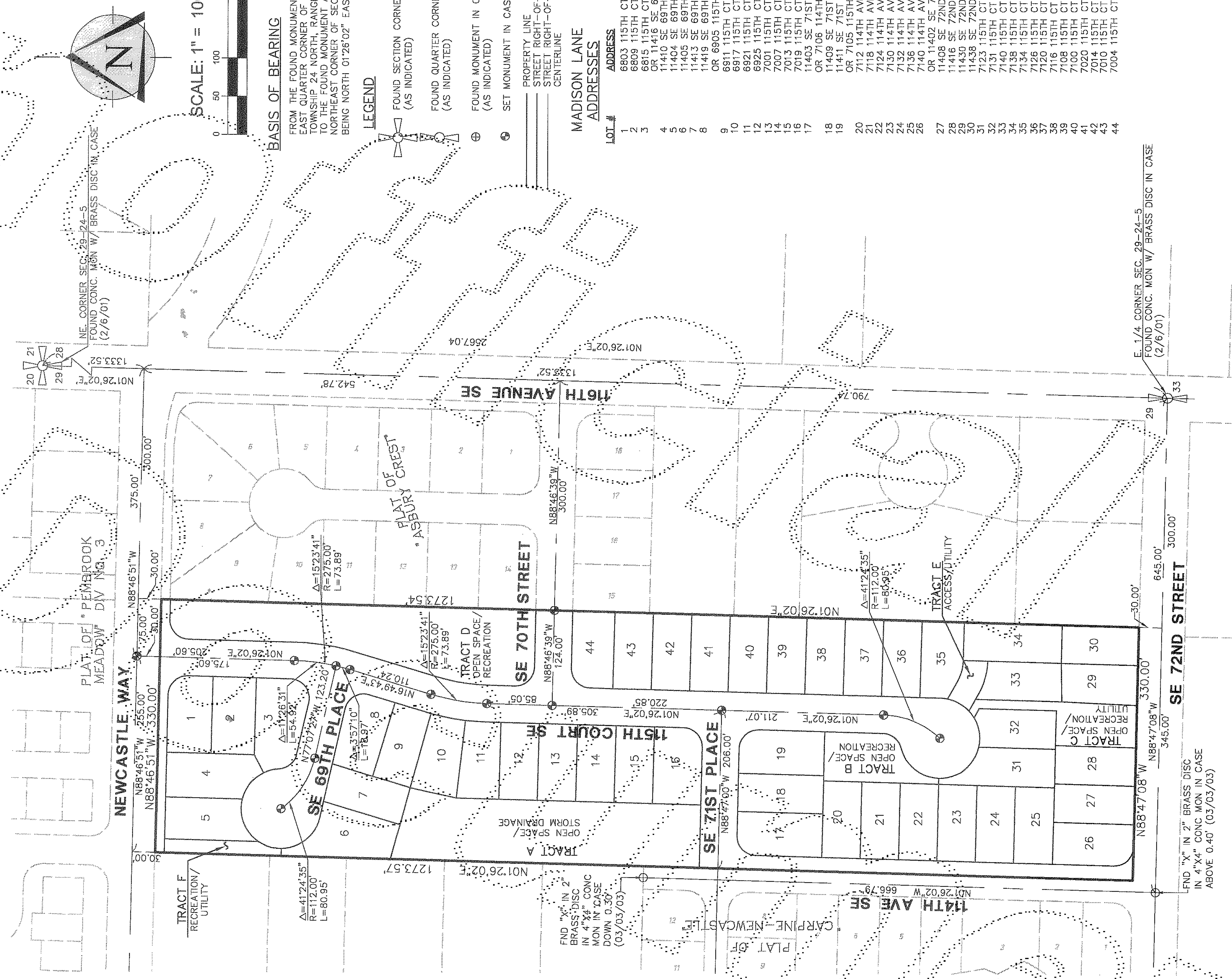
SHEET 3 OF 7

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MADISON LANE

POR SE 1/4 OF NE 1/4, SEC 29, TWP 24N., RGE 5E, W.M.
CITY OF NEWCASTLE, KING COUNTY, WASHINGTON

VOL/PG



BASIS OF BEARING

FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. TO THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SECTION 29, BEING NORTH 01°26'02" EAST.

LEGEND

- FOUND SECTION CORNER (AS INDICATED)
- FOUND QUARTER CORNER (AS INDICATED)
- FOUND MONUMENT IN CASE (AS INDICATED)
- SET MONUMENT IN CASE
- PROPERTY LINE
- STREET RIGHT-OF-WAY LINE
- STREET RIGHT-OF-WAY CENTERLINE

MADISON LANE ADDRESSES

LOT #	ADDRESS
1	6803 115TH CT SE
2	6809 115TH CT SE
3	6815 115TH CT SE
4	OR 11406 SE 69TH PL
5	11400 SE 69TH PL
6	11404 SE 69TH PL
7	11408 SE 69TH PL
8	11412 SE 69TH PL
9	OR 6905 115TH CT SE
10	6811 115TH CT SE
11	6817 115TH CT SE
12	6921 115TH CT SE
13	6925 115TH CT SE
14	7001 115TH CT SE
15	7007 115TH CT SE
16	7013 115TH CT SE
17	7019 115TH CT SE
18	11403 SE 71ST PL
19	OR 7106 114TH AVE SE
20	11409 SE 71ST PL
21	11411 SE 71ST PL
22	OR 7105 115TH CT SE
23	7112 114TH AVE SE
24	7118 114TH AVE SE
25	7124 114TH AVE SE
26	7130 114TH AVE SE
27	7136 114TH AVE SE
28	7140 114TH AVE SE
29	OR 11402 SE 72ND ST
30	11408 SE 72ND ST
31	11416 SE 72ND ST
32	11430 SE 72ND ST
33	11438 SE 72ND ST
34	7123 115TH CT SE
35	7131 115TH CT SE
36	7140 115TH CT SE
37	7138 115TH CT SE
38	7134 115TH CT SE
39	7126 115TH CT SE
40	7120 115TH CT SE
41	7116 115TH CT SE
42	7108 115TH CT SE
43	7020 115TH CT SE
44	7014 115TH CT SE

NOTE
INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 352-130-090.



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