

November 1, 2006

EXHIBIT 88  
PAGE 1 OF 15



*"Citizens, business and local government,  
a community commitment to our future."*

Richard Aramburu  
Attorney at Law  
505 Madison Street, Suite 209  
Seattle, WA 98104

RE: Wood Trails and Montevallo Preliminary Plat, File Nos SEP2004-055,  
PPA2004-054 and SEP2004095, PPA 2004-093  
Director's Interpretation on Appeal of Adequacy

Dear Richard:

Attached please find the official Director's Interpretation regarding appeals of adequacy of Final Environmental Impact Statements (FEIS). This interpretation responds to your written request of September 22, 2006, which was received in the department on October 2, 2006. As you know, I am new to this position and found it necessary to take a bit more time to determine past decisions, existing written or non-written policies and procedures, and to be sure how the city's code has been applied.

Thank you for your patience.

Sincerely,

Cindy Baker,  
Interim Development Services Director

CB:slg

cc: Zack Zell  
Susie McCann  
Mick Monken  
Steve Munson

Enclosure: (1) Official Director's Interpretation regarding appeals of adequacy of Final Environmental Impact Statements (FEIS)

cc: Cindy ✓

**J. RICHARD ARAMBURU  
JEFFREY M. EUSTIS**

**Attorneys at Law**  
505 Madison Street, Suite 209  
Seattle, Washington 98104  
(206) 625-9515 Fax: (206) 682-1376

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PAGE 2 OF 15

September 22, 2006

J. Zachary Lell  
Ogden Murphy Wallace, PLLC  
1601 5<sup>th</sup> Avenue  
Suite 2100  
Seattle WA 98101

Ray Sturtz  
Planning Director  
City of Woodinville  
~~13203 NE 175<sup>th</sup> Street~~ *175<sup>th</sup> - 133*  
Woodinville WA 98072

Re: Wood Trails and Montevallo Preliminary Plat, File Nos SEP 2004-055, PPA  
2204-056, and PPA 2004-093  
Appeal of Adequacy of Final EIS

Dear Gentlemen:

As you know, this office represents several neighbors concerned with the preliminary plats of Wood Trails and Montevallo.

The Determination of Significance was entered for this project and the Final Environmental Impact Statement is apparently due at the end of this month. With the final EIS about to be issued, a question has arisen concerning whether the City of Woodinville has an appeal procedure regarding the adequacy of a Final EIS under SEPA. I am writing to the two of you seeking interpretation and clarification of Woodinville's SEPA appeal procedures.

Woodinville Municipal Code (WMC) section 14.04.260 deals with SEPA appeals. Subsection 2 indicates a limitation on appeals by stating:

"The City shall not allow more than one SEPA appeal proceeding on a procedural determination (the adequacy of a determination of Significance/Non-Significance or of a final EIS)."

September 22, 2006  
Page 2

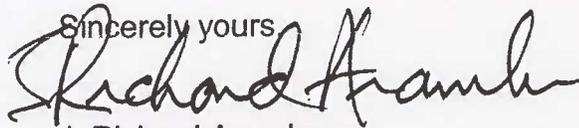
EXHIBIT	88
PAGE	3 OF 15

Subsection 4 of that section sets forth available appeals of DNS's and DS's made with or before project decisions. However, this section does not provide for an appeal of the adequacy of a FEIS.

I am writing today to seek your guidance and interpretation as to whether or not the City has a procedure for appealing the adequacy of an EIS, and if so what the procedures are for doing so. For example, if an appeal of the adequacy of an EIS does exist, when must such appeal be taken, what procedures exist for its determination and whether or not such appeal is combined with other proceedings.

Thank you in advance for your review and interpretation of this subject matter.

Sincerely yours



J. Richard Aramburu

JRA/km

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APR 17 2007

City of Woodinville

Attorneys

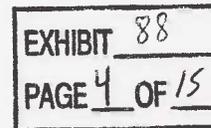
1700 Seventh Avenue, Suite 2200  
Seattle, Washington 98101-1332  
Telephone (206) 682-5600  
Facsimile (206) 682-2992

MICHAEL DAUDT  
mdaudt@tousley.com

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'APR 17 2007

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES



OUR FILE NO:  
H-4585-001.B1

April 16, 2007

VIA EMAIL AND U.S. MAIL

Greg Smith  
Hearing Examiner  
c/o Development Services Department  
17301 NE 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

Re: Wood Trails Rezone and Preliminary Plat, File Nos. ZMA2004-053 and PPA2004-054  
Montevallo Rezone and Preliminary Plat, File Nos. ZMA2004-94 and PPA2004-093  
Written Comments

Dear Mr. Smith:

Please accept this letter and enclosure as part of the written record for the hearings on the above-referenced applications.

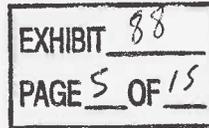
Enclosed is a copy of the original plat for the property which is the subject of the Montevallo applications. There are two items of significance in the plat. First, the plat depicts a road, labeled N.E. 205<sup>th</sup> Street and N.E. 204<sup>th</sup> Street, over the northern portion of the property and "dedicate[s] to the use of the public forever all streets and avenues shown and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes." Nothing in the record indicates that this public road dedication was ever vacated. Furthermore, a significant portion of the area depicted as N.E. 205<sup>th</sup> Street has actually been used for many years as a public road to access adjacent properties, including properties to the north that are currently owned by the Husos and the Hanikas. Because the application calls for this public road to be removed and houses built in the public road, and the applicant has not followed the required procedures to vacate the public road, the application should be denied.

The second significant item in the original plat is found under the heading "Restrictions," where the plat states that "no lots shown on this plat shall be divided without prior

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APR 17 2007

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES



Greg Smith  
April 16, 2007  
Page 2

approval from King County and Seattle-King County Department of Public Health.” No such approvals have been obtained by the applicant.

Sincerely,

TOUSLEY BRAIN STEPHENS PLLC



Michael Daudt

MDD/mdd  
Enclosure

cc: G. Richard Hill (email)  
J. Richard Aramburu (email)  
J. Zachary Lell (email)  
Cindy Baker (email)  
Clients

4585/001/204245.1

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APR 17 2007

CITY OF WOODINVILLE  
DEVELOPMENT SERVICES

KING COUNTY  
PHOTO RECORDS  
VOL. 100 PAGE 33  
KROLL MAP COMPANY, INC.  
SEATTLE

100-33

# SUMMERS ADDITION

## SECTION 2, TWP. 26 N., R. 5 E., W.M.

### KING COUNTY, WASHINGTON

#### DESCRIPTION

This plat of SUMMERS ADDITION embraces that portion of the North 1/2 of Government Lot 3 in Section 2, Township 26 North, Range 5 East, W.M., King County, Washington; Except Tracts B, C, and D in the short plat filed under Auditor's File Number 750402048, records of said county; Except the East 30.00 feet for road purposes, more particularly described as follows:

Commencing at the Northeast corner of said subdivision; thence N 88°24'48" W along the North line of said subdivision 30.01 feet to the Point of Beginning; thence S 0°20'16" W along the Westerly margin of 156th Avenue N.E. 659.54 feet to the South line of said subdivision; thence N 88°38'02" W along said South line 992.56 feet to the East line of said Tract C; thence N 0°02'03" W along said East line 233.33 feet to the North line of said Tract C; thence N 88°38'02" W along said North line of Tract C and the North line of Tract D 299.97 feet to the West line of said subdivision; thence N 0°02'03" W along said West line 201.28 feet to a point on the South line of said Tract B, said point being on the arc of a curve to the right from which the center bears S 0°02'03" E 472.74 feet distant; thence Easterly along said curve and South line through a central angle of 1°37'15" an arc distance 13.37 feet to a point of tangency; thence S 88°24'48" E along said South line 286.62 feet to the East line of said Tract B; thence N 0°02'03" W along said East line 229.81 feet to the North line of said subdivision; thence S 88°24'48" E along said North line 996.94 feet to the Point of Beginning.

#### RESTRICTIONS

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. Also no lots shown on this plat shall be divided without prior approval from King County and the City of Woodinville.

#### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SUMMERS ADDITION is based upon an actual survey and subdivision of Section 2, Twp. 26 N., Range 5 E., W.M.; that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.



*B.R. Rouppe*  
B.R. Rouppe, Pro. Land Surveyor  
Certificate No. 9435

#### APPROVALS

Examined and approved this 21st day of June, 1976.

#### DEPARTMENT OF PUBLIC WORKS

*[Signature]*  
Director

Examined and approved this 24th day of June, 1976.

#### DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

*[Signature]*  
Manager, Division of Building and Land Development

Examined and approved this 25th day of June, 1976.

#### DEPARTMENT OF ASSESSMENTS

*[Signature]*  
King County Assessor  
Deputy, King County Assessor

Examined and approved this 25th day of June, 1976.

#### KING COUNTY COUNCIL

*[Signature]*  
Chairman, King County Council  
ATTEST: *[Signature]*  
Clerk of Council



#### COMPTROLLERS 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 other public use, are paid in full. This 25th day of June, 1976.

*[Signature]*  
King County Comptroller  
Deputy King County Comptroller

#### RECORDING CERTIFICATE 7607070463

Filed for Record at the request of the King County Council this 7 day of JULY, 1976, at 12 minutes past 2:00 p.m., and recorded in Volume 100 of Plats, page 33, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS  
Manager  
Superintendent of Records

#### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., and KING COUNTY WATER DISTRICT NO. 104 and their respective successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, and utility service together with the right to enter upon the lots at all times for the purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

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.

#### 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 use of the public forever all streets & avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon. IN WITNESS WHEREOF we have set our hands and seals.

*[Signature]*  
HELEN WIDDOW

*[Signature]*  
M.T. WITHERS

*[Signature]*  
DEBORAH A. WITHERS, AS WIFE

*[Signature]*  
JAMES E. JUSSER, AS WIFE

*[Signature]*  
PATRICK E. JUSSER, AS WIFE

*[Signature]*  
TERRY J. SUMMERS

*[Signature]*  
MANUELA J. SUMMERS, AS WIFE

#### ACKNOWLEDGMENT

STATE OF WASHINGTON)  
COUNTY OF KING) ss.

This is to certify that on this 1 day of FEBRUARY, 1976, before me, the undersigned, a Notary Public personally appeared HELEN WIDDOW to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.  
*[Signature]*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

STATE OF WASHINGTON)  
COUNTY OF KING) ss.

This is to certify that on this 1 day of March, 1976, before me, the undersigned, a Notary Public personally appeared M.T. WITHERS to me known to be the individual 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.  
*[Signature]*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

STATE OF WASHINGTON)  
COUNTY OF KING) ss.

This is to certify that on this 12 day of JUNE, 1976, before me, the undersigned, a Notary Public personally appeared JAMES E. JUSSER and PATRICK E. JUSSER 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.  
*[Signature]*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

STATE OF WASHINGTON)  
COUNTY OF KING) ss.

This is to certify that on this 12 day of JUNE, 1976, before me, the undersigned, a Notary Public personally appeared TERRY J. SUMMERS and MANUELA J. SUMMERS 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.

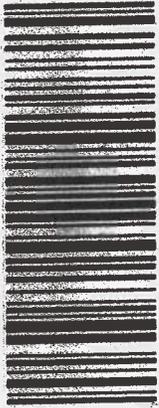
WITNESS my hand and official seal the day and year first above written.  
*[Signature]*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE



**Tousley  
Brain  
Stephens  
PLLC**

Attorneys

1700 Seventh Avenue, Suite 2200  
Seattle, Washington 98101-1332



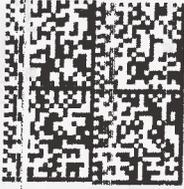
72160 3701 9848 4682 5809

**RECEIVED**

APR 17 2007

**City of Woodinville**

**RETURN RECEIPT  
REQUESTED**



Postnet

047482005503

**\$04.880**

04/16/2007

Mailed From 98101

US POSTAGE

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**Sandy Guinn**

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**From:** Cindy Baker  
**Sent:** Wednesday, April 18, 2007 3:16 PM  
**To:** Sandy Guinn  
**Subject:** FW: Party of Record Request for Wood Trails and Montevallo projects

On the record please

---

**From:** Jennifer Kuhn  
**Sent:** Tuesday, April 17, 2007 3:43 PM  
**To:** Sandy Guinn  
**Cc:** Cindy Baker  
**Subject:** FW: Party of Record Request for Wood Trails and Montevallo projects

---

**From:** Karen [mailto:ktidball@att.net]  
**Sent:** Thursday, April 12, 2007 11:12 AM  
**To:** Council  
**Cc:** ktidball@att.net  
**Subject:** Party of Record Request for Wood Trails and Montevallo projects

To the Woodinville City Council Members,

I request that you include me as a "party of record" regarding the rezoning changes you are currently considering. I adamantly oppose the rezoning from R-1 to R-4!!! I'm saddened and angry that you are even considering these changes to Woodinville...you will ruin our community by changing its "face" forever!!! We live here because we love our "country living".

Pls do NOT rezone the tranquil place we call home...Woodinville...into an over developed, congested environment.

I'm submitting this email on behalf of my husband and me:

Steve and Karen Tidball  
15302 181<sup>st</sup> Ave NE  
Woodinville, 98072

Blessings  
Karen

## Sandy Guinn

---

**From:** Cindy Baker  
**Sent:** Wednesday, April 18, 2007 3:14 PM  
**To:** Sandy Guinn  
**Subject:** FW: Wood Trails and Montevallo/written comments

**Attachments:** LT Smith.pdf; plat.pdf



LT Smith.pdf (40KB)  
plat.pdf (148 KB)

One more item.

EXHIBIT 88
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-----Original Message-----

**From:** Richard Leahy  
**Sent:** Wednesday, April 18, 2007 2:19 PM  
**To:** Jennifer Kuhn; Cindy Baker  
**Subject:** FW: Wood Trails and Montevallo/written comments

FYI/FYF. Should Zack get a copy?

-----Original Message-----

**From:** Huso, Susan [mailto:Susan.Huso@nordstrom.com]  
**Sent:** Wednesday, April 18, 2007 1:43 PM  
**To:** Richard Leahy  
**Subject:** FW: Wood Trails and Montevallo/written comments

Mr. Leahy,

Quite a while ago a group of citizens met with you with some concerns, and I mentioned a potential easement issue with the Montevallo property, which we live right next to.

Below is a letter that doesn't call out an easement, but does bring up an issue with the Montevallo property. I didn't see that you were copied, and just wanted to make sure you knew about it. It might be of no interest to you, I'm just not sure.

Thank you,

Susan Huso

-----Original Message-----

**From:** Mike Daudt [mailto:MDaudt@Tousley.com]  
**Sent:** Monday, April 16, 2007 3:34 PM  
**To:** Huso, Susan  
**Subject:** FW: Wood Trails and Montevallo/written comments

<<LT Smith.pdf>> FY <<plat.pdf>> I.

> -----Original Message-----

> **From:** Mike Daudt  
> **Sent:** Monday, April 16, 2007 3:28 PM  
> **To:** 'susiem@ci.woodinville.wa.us'; 'jenniferk@ci.woodinville.wa.us';  
> 'gsmith@spokanecity.org'  
> **Cc:** 'rich@mhseattle.com'; 'rick@aramburu-eustis.com';  
> 'zlell@omwlaw.com';  
> 'cindyb@ci.woodinville.wa.us'  
> **Subject:** Wood Trails and Montevallo/written comments  
>

> Mr. Smith:  
>  
> Please find attached my letter of today's date with enclosure.  
>  
> Michael D. Daudt, mdaudt@tousley.com  
> Tousley Brain Stephens PLLC  
> 1700 Seventh Avenue, Suite 2200  
> Seattle, WA 98101-4416  
> (206) 682-5600  
> (206) 682-2992 fax  
> (206) 667-0235 DID  
> www.tousley.com  
>

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-----  
This e-mail is sent by a law firm and contains information that may be privileged and confidential. If you are not the intended recipient, please delete the email and notify us immediately. To comply with recent IRS rules, we must inform you that this message, if it contains advice relating to federal taxes, was not intended or written to be used, and it cannot be used, for the purpose of avoiding penalties that may be imposed under federal tax law.

MICHAEL DAUDT  
mdaudt@tousley.com

EXHIBIT 88  
PAGE 12 OF 15

OUR FILE NO:  
H-4585-001.B1

April 16, 2007

VIA EMAIL AND U.S. MAIL

Greg Smith  
Hearing Examiner  
c/o Development Services Department  
17301 NE 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

Re: Wood Trails Rezone and Preliminary Plat, File Nos. ZMA2004-053 and PPA2004-054  
Montevallo Rezone and Preliminary Plat, File Nos. ZMA2004-94 and PPA2004-093  
Written Comments

Dear Mr. Smith:

Please accept this letter and enclosure as part of the written record for the hearings on the above-referenced applications.

Enclosed is a copy of the original plat for the property which is the subject of the Montevallo applications. There are two items of significance in the plat. First, the plat depicts a road, labeled N.E. 205<sup>th</sup> Street and N.E. 204<sup>th</sup> Street, over the northern portion of the property and "dedicate[s] to the use of the public forever all streets and avenues shown and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes." Nothing in the record indicates that this public road dedication was ever vacated. Furthermore, a significant portion of the area depicted as N.E. 205<sup>th</sup> Street has actually been used for many years as a public road to access adjacent properties, including properties to the north that are currently owned by the Husos and the Hanikas. Because the application calls for this public road to be removed and houses built in the public road, and the applicant has not followed the required procedures to vacate the public road, the application should be denied.

The second significant item in the original plat is found under the heading "Restrictions," where the plat states that "no lots shown on this plat shall be divided without prior

Greg Smith  
April 16, 2007  
Page 2

EXHIBIT 88  
PAGE 13 OF 15

approval from King County and Seattle-King County Department of Public Health." No such approvals have been obtained by the applicant.

Sincerely,

TOUSLEY BRAIN STEPHENS PLLC



Michael Daudt

MDD/mdd  
Enclosure

cc: G. Richard Hill (email)  
J. Richard Aramburu (email)  
J. Zachary Lell (email)  
Cindy Baker (email)  
Clients

4585/001/204245.1

# SUMMERS ADDITION

## SECTION 2, TWP. 26 N., R. 5 E., W.M.

KING COUNTY, WASHINGTON

100-33

### DESCRIPTION

This plat of SUMMERS ADDITION embraces that portion of the North 1/2 of Government Lot 3 in Section 2, Township 26 North, Range 5 East, W.M., King County, Washington; Except Tracts B, C, and D in the short plat filed under Auditor's File Number 750402045, records of said county; Except the East 30.00 feet for road purposes, more particularly described as follows:

Commencing at the Northeast corner of said subdivision; thence N 88°24'48" W along the North line of said subdivision 30.01 feet to the Point of Beginning; thence S 0°20'16" W along the westerly margin of 156th Avenue N.E. 659.54 feet to the South line of said subdivision; thence N 88°38'02" W along said South line 992.56 feet to the East line of said Tract C; thence N 0°02'03" W along said East line 233.33 feet to the North line of said Tract C; thence N 88°38'02" W along said North line of Tract C and the North line of said Tract D 299.97 feet to the West line of said subdivision; thence N 0°02'03" W along said West line 201.28 feet to a point on the South line of said Tract B, said point being on the arc of a curve to the right from which the center bears S 0°02'03" E 472.74 feet distant; thence Easterly along said curve and South line through a central angle of 1°37'15" an arc distance 13.37 feet to a point of tangency; thence S 88°24'48" E along said South line 286.62 feet to the East line of said Tract B; thence N 0°02'03" W along said East line 229.81 feet to the North line of said subdivision; thence S 88°24'48" E along said North line 996.94 feet to the Point of Beginning.

### RESTRICTIONS

No lot or portion of a lot in this plat shall be divided or sold or leased 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.

### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of SUMMERS ADDITION is based upon an actual survey and subdivision of Section 2, Twp. 26 N., Range 5 E., W.M.; that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners staked correctly on the ground and that I have fully complied with the provisions of the platting regulations.



*Edwin K. Roide*  
E.K. Roide, Pro. Land Surveyor  
Certificate No. 9435

### APPROVALS

Examined and approved this 1st day of June, 1976.

#### DEPARTMENT OF PUBLIC WORKS

*[Signature]*  
Director

Examined and approved this 24th day of June, 1976.

#### DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

*Edward B. Lane*  
Manager, Division of Building and Land Development

Examined and approved this 25 day of June, 1976.

#### DEPARTMENT OF ASSESSMENTS

*[Signature]*  
Ring County Assessor  
Deputy, Ring County Assessor

Examined and approved this 1st day of July, 1976.

#### KING COUNTY COUNCIL

*[Signature]*  
Chairman, King County Council  
ATTEST: *[Signature]*  
Clerk of Council

### COMPTROLLERS 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 assigned, dedicated as streets, alleys or for other public use, are paid in full. This 1st day of July, 1976.

*[Signature]*  
King County Comptroller  
*[Signature]*  
Deputy King County Comptroller

### RECORDING CERTIFICATE 7607070463

Filed for record at the request of the King County Council this 7 day of JULY, 1976, at 12 minutes past noon, and recorded in Volume 100 of Plats, page 3334, records of King County, Washington.

*[Signature]*  
Manager  
*[Signature]*  
Superintendent of Records

GROUP FOUR, INC.

SHEET 1 OF 2 SHEETS

### EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., and KING COUNTY WATER DISTRICT NO. 104 and their respective successors and assigns, under and upon the exterior 1 foot, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, and utility service together with the right to enter upon the lots at all times for the purposes herein stated. Also, each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

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.

### DEDICATION

WHEN ALL MEN OF THESE PRESENTS that we, the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets & avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS WHEREOF we have set our hands and seals.

*Helen R. Widdow*  
HELEN WIDDOW

*W.T. Wilkins*  
W.T. WILKINS

*James S. Juscel*  
JAMES S. JUSCEL

*Patrice E. Juscel*  
PATRICE E. JUSCEL

*Therry Summers*  
TERRY SUMMERS

*Pamela Summers*  
PAMELA J. SUMMERS

### ACKNOWLEDGMENT

STATE OF WASHINGTON)  
COUNTY OF KING)

This is to certify that on this 1 day of FEBRUARY, 1976, before me, the undersigned, a Notary Public personally appeared HELEN WIDDOW to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

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

*Merton J. Juscel*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

STATE OF WASHINGTON)  
COUNTY OF KING)

This is to certify that on this 1 day of March, 1976, before me, the undersigned, a Notary Public personally appeared JAMES S. JUSCEL and PATRICE E. JUSCEL 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.

*Merton J. Juscel*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

STATE OF WASHINGTON)  
COUNTY OF KING)

This is to certify that on this 12 day of JUNE, 1976, before me, the undersigned, a Notary Public personally appeared JAMES S. JUSCEL and PATRICE E. JUSCEL 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.

*Merton J. Juscel*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

STATE OF WASHINGTON)  
COUNTY OF KING)

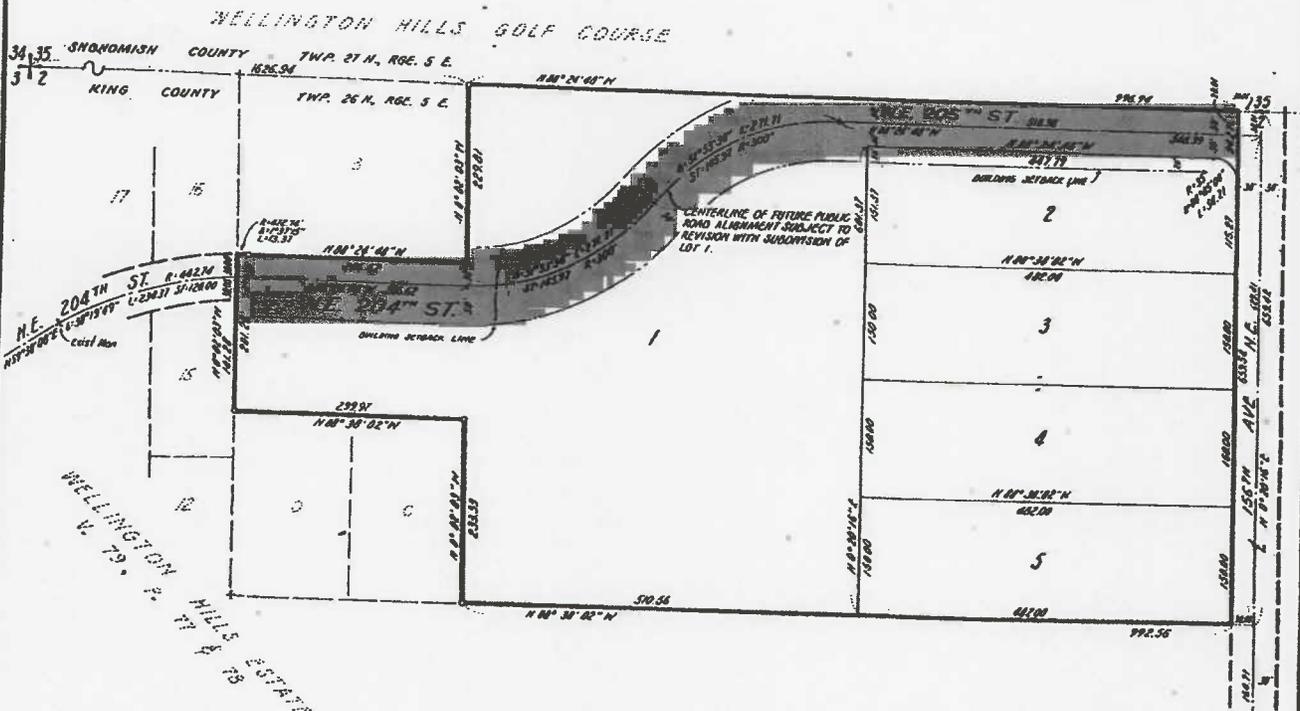
This is to certify that on this 12 day of JUNE, 1976, before me, the undersigned, a Notary Public personally appeared TERRY SUMMERS to me known to be the individual who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

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

*Merton J. Juscel*  
Notary Public in and for the State of Washington  
Residing at WOODINVILLE

100-34

**SUMMERS ADDITION**  
**SECTION 2, TWP. 26 N., R. 5 E., W.M.**  
**KING COUNTY, WASHINGTON**

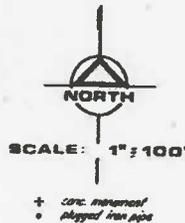


WELLINGTON HILLS ESTATES  
N. 79. P. 77 & 78

**NOTE**  
SUBDIVISION OF LOTS 2, 3, 4 & 5  
SHALL REQUIRE ACCESS FROM A PUBLIC  
STREET OTHER THAN 156TH AVE N.E.  
FUTURE STRUCTURES PROHIBITED WITH-  
IN 50 FEET OF FUTURE ROAD CENTER-  
LINE.  
SUBDIVISION OF LOT NO. 1 MAY REQUIRE  
THE CONSTRUCTION OF A PUBLIC STREET  
BETWEEN N.E. 204TH STREET AND  
156TH AVENUE N.E.



*D.E. Roupe*  
D.E. Roupe, Prof. Land Surveyor  
Certificate No. 9435



N.E. 202ND ST.  
N 89° 59' 44" E  
125.00