THE VILLAGE ON MAIN STREET

SEC. 34, TWP. 25 N., RGE. 5 E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

141/28

DESCRIPTION

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows:

COMMENCING at the Northeast corner of said subdivision, thence N 88°27'41" W along the North line thereof 1302.81 feet to the Northwest corner thereof; thence S 0°09'04" W along the West line of said subdivision 30.01 feet to the Northwest corner of Main Street, a Condominium, Phase I, recorded in Volume 54 of Condominiums, Pages 60 through 69, Records of said County; thence S 88°27'41" E along the North boundary of said condominium, 325.74 feet to the Northeast corner thereof and the POINT OF BEGINNING; thence S 0°03'28" W along the East boundary of said condominium and the East boundary of Main Street, a Condominium, Phases II B and II C, recorded in Volume 75 of Condominiums, Pages 66 through 74, Records of said County, a total distance of 486.00 feet to the Southeast corner of said Phases II B and II C; thence N 89°56'32" W along the South line thereof 162.87 feet; thence N 65°27'44" W along said South line 179.59 feet to the West line of said subdivision; thence S 0°09'04" W along said line 741.19 feet to the North line of the South 135.00 feet of said subdivision; thence S 88°31'44" E along said line 164.28 feet to the East line of the West 5.00 acres of said subdivision; thence S 0°09'04" W along said line 3.00 feet to the North line of the South 132.00 feet of said subdivision; thence S 88°31'44" E along said line 164.30 feet to the East line of the West 10.00 acres of said subdivision; thence N 0°09'04" E along said line 21.00 feet to the North line of the South 153.00 feet of said subdivision; thence S 88°31'44" E along said line 327.63 feet to the East line of the West 1.00 foot of the Southeast 1/4 of said subdivision; thence N 0°02'08" W along said line 487.24 feet to the Southeast corner of a 20.00 foot strip of land condemned for a drainage ditch by Superior Court Cause No. 530640; thence N 62°18'20" W along the Southerly boundary thereof 30.78 feet; thence N 60°32'43" W along said boundary 311.21 feet; thence N 88°29'43" W along said boundary 27.28 feet to said East line of the West 10.00 acres; thence N 0°09'04" E along said line 20.01 feet to the Northwest corner of said drainage ditch; thence S 88°29'43" E along the Northerly boundary thereof 32.73 feet; thence S 60°32'43" E along said boundary 315.88 feet; thence S 62°18'20" E along said boundary 20.18 feet to the South line of the Northeast 1/4 of said subdivision; thence S 88°29'43" E along said line 3.00 feet to the West boundary of Belmain Place, a Condominium, recorded in Volume 31 of Condominiums, Pages 37 through 42, Records of said County; thence N 0°13'22" W along said line 632.84 feet to the South margin of Main Street; thence N 88°27'41" W along said margin 327.89 feet to the POINT OF BEGINNING.

APPROVALS

Examined and approved this 3rd day of May 1988.

acting Director, Design and Development

William Grenzler
Engineer, City of Bellevue

Examined and approved by the Bellevue City Council this 5th day of May 1988.

Mayor

Attest Clerk:

DEPARTMENT OF ASSESSMENTS

Examined and approved this 4 day of May, 1988, DEPARTMENT OF ASSESSMENTS.

RUTH RIDDER
King County Assessor

Deputy King County Assessor

I certify that there are no delinquent special assessments and all special assessments on the property herein contained dedicated as streets or for other public use are paid in full.

This 18th day of April 1988.

Richard M Sagnes
Treasurer, City of Bellevue

RECORDING CERTIFICATE 8805050541

Filed for record at the request of the City of Bellevue this 05th day of MAY, 1988, at 12 minutes past 12 P.M. and recorded in Volume 141 of Plats, Pages 28 and 31 Thru records of King County, Washington.

DIVISIONS OF RECORDS AND ELECTIONS

JANE HAGUE
Manager

WM. E. YOUNG
Superintendent of Records

FINANCE DIRECTOR'S 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 5th day of May, 1988.

OFFICE OF FINANCE

Director, King County Office of Finance

Deputy

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.

Development of individual lots and open space tracts must comply with approved final plat plans.

This plat is subject to all conditions of the City of Bellevue Resolution No. 4702 and Concomitant Agreement dated March 12, 1986 and filed under Recording No. 8604210748.

All downspouts shall be connected to the storm drainage system unless otherwise approved by the City of Bellevue.

Parking shall be prohibited along the internal private roadway.

Tracts A through K (open space and private road), landscaped buffer and Native Growth Preservation Easement shall be owned and maintained by the "Village On Main Street Homeowner's Association". Said Homeowner's Association shall be responsible for enforcing all conditions as contained in the Declaration of Covenants, Conditions and Restrictions to be recorded along with this plat.

All access to the plat shall be from the north off Main Street. There shall be no vehicular access allowed to the south on 145th Avenue N.E. except as noted in an Emergency Access, Sewer and Water Easement recorded under King County Recording No. 8810300935.

The Native Growth Preservation Easement shall remain in its natural state to the extent possible. Any building, clearing, landscaping or removal of vegetation within the Native Growth Preservation Easement shall be subject to the written approval of the Washington State Department of Fisheries and the City of Bellevue Storm and Surface Water Utility Department. The City of Bellevue shall be a party to the easement with maintenance responsibility resting with the underlying owner or Homeowner's Association.

Maintenance of traffic island planters within the private roadways shall be the responsibility of the "Village On Main Street Homeowner's Association".

Tract L (open space and storm drainage facilities) shall be owned and maintained by the City of Bellevue upon the recording of this plat.

ALSO C. C. & R. RECORDED UNDER # 8805050542

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER and LIGHT COMPANY, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, WASHINGTON NATURAL GAS, COMMUNITY TELECABLE OF BELLEVUE DBA VIACOM CABLEVISION AND BELLEVUE UTILITY DEPARTMENT (water and sewer) and their respective successors and assigns, under and upon Tracts A and B (private roads) and the exterior 7 feet parallel with and adjoining the street frontage of all lots and tracts in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes, 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.

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.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of THE VILLAGE ON MAIN STREET is based upon actual survey and subdivision of Section 34, Twp. 25 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.

DERWIN K. ROUPE
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

D. K. Roupe, Reg. Land Surveyor
Certificate No. 9435

141/28

GROUP FOUR, INC.

SHEET 1 OF 4 SHEETS

84-5013

THE VILLAGE ON MAIN STREET

141/29

SEC. 34, TWP. 25 N., RGE. 5 E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

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 grant and convey for the purposes as shown hereon, and convey and quit claim to the "Village On Main Street Homeowner's Association": Tracts A, B, C, D, E, F, G, H, J and K; and convey and quit claim to the City of Bellevue: Tract L.

IN WITNESS WHEREOF we have set our hands and seals.

MAIN STREET VENTURE, a joint venture

GREACEN CONSTRUCTION, INC.

By Gerald E. Schneider Pres

SCHNEIDER HOMES, INC.

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF King) ss

This is to certify that on this 29th day of July, 1986, before me, the undersigned, a Notary Public personally appeared R.G. STEWART, PRESIDENT, of GREACEN CONSTRUCTION, INC. and GERALD E. SCHNEIDER, PRESIDENT, of SCHNEIDER HOMES, INC. both being Washington corporations, doing business as MAIN STREET VENTURE a joint venture 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 and on oath stated that they were authorized to execute said instrument.

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

L.S.

Frances F. Johnson
Notary Public in and for the State of Washington
Residing at Duvall

WASINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION

R.F. McBoom

R.F. McBoom, Vice Pres

STATE OF WASHINGTON)
COUNTY OF KING)SS

This is to certify that on this 29th day of July, 1986, before me, the undersigned, a Notary Public personally appeared R.F. McBoom and R. L. JACOBS, respectively of WASHINGTON FEDERAL SAVINGS & LOAN ASSN, a WASHINGTON Corporation 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 and on oath stated that they were authorized to execute said instrument.

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

Sheila R. Kyle
Notary Public in and for the State of Washington
Residing at Redmond

141/29

GROUP FOUR, INC.

SHEET 2 OF 4 SHEETS

84-5013

ORIGINAL SEAL

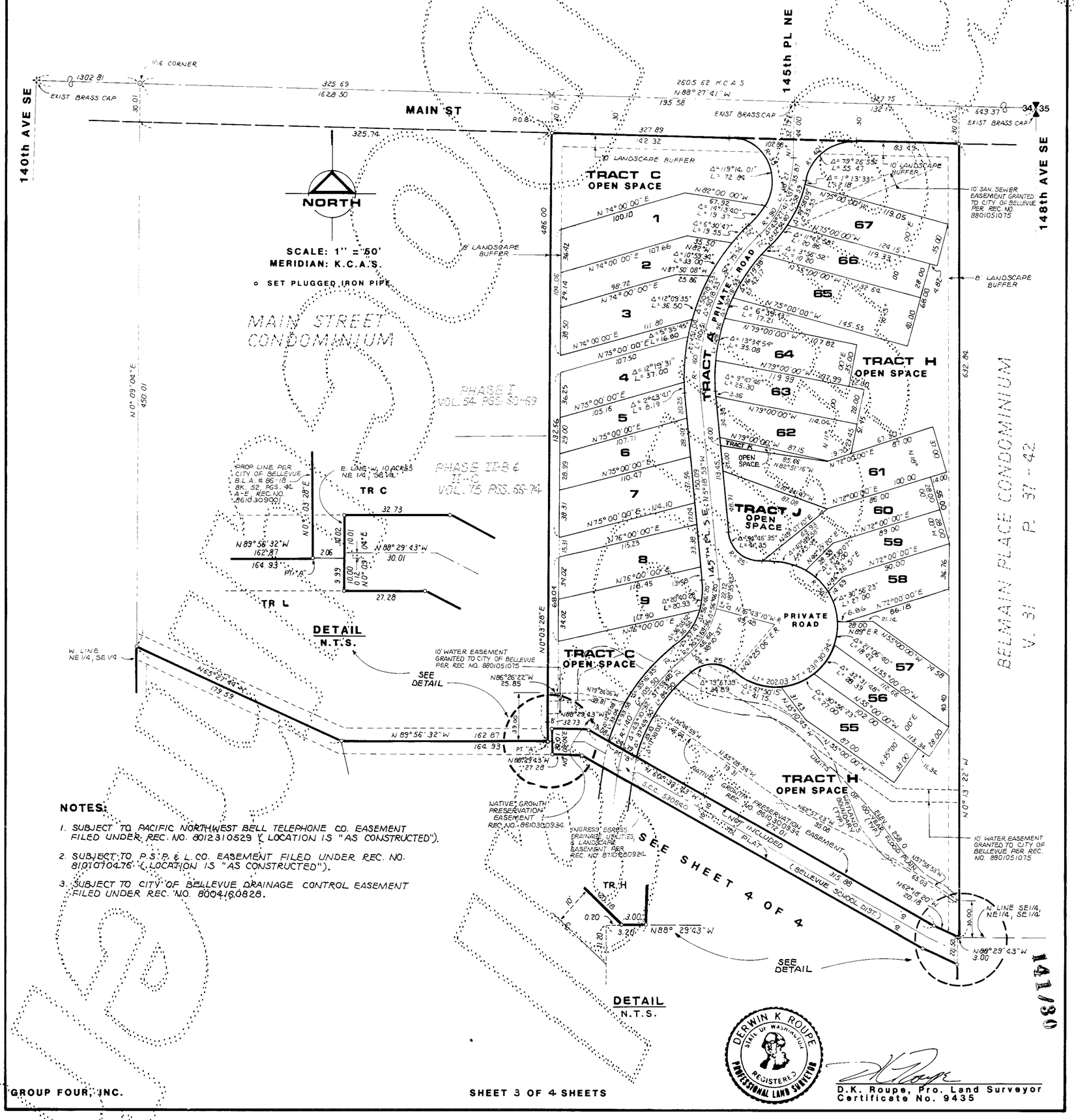
THE VILLAGE ON MAIN STREET

SEC. 34, TWP. 25 N., RGE. 5 E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

141/30



GROUP FOUR, INC.

SHEET 3 OF 4 SHEETS

D.K. Roupe, Pro. Land Surveyor
Certificate No. 9435

84-5013

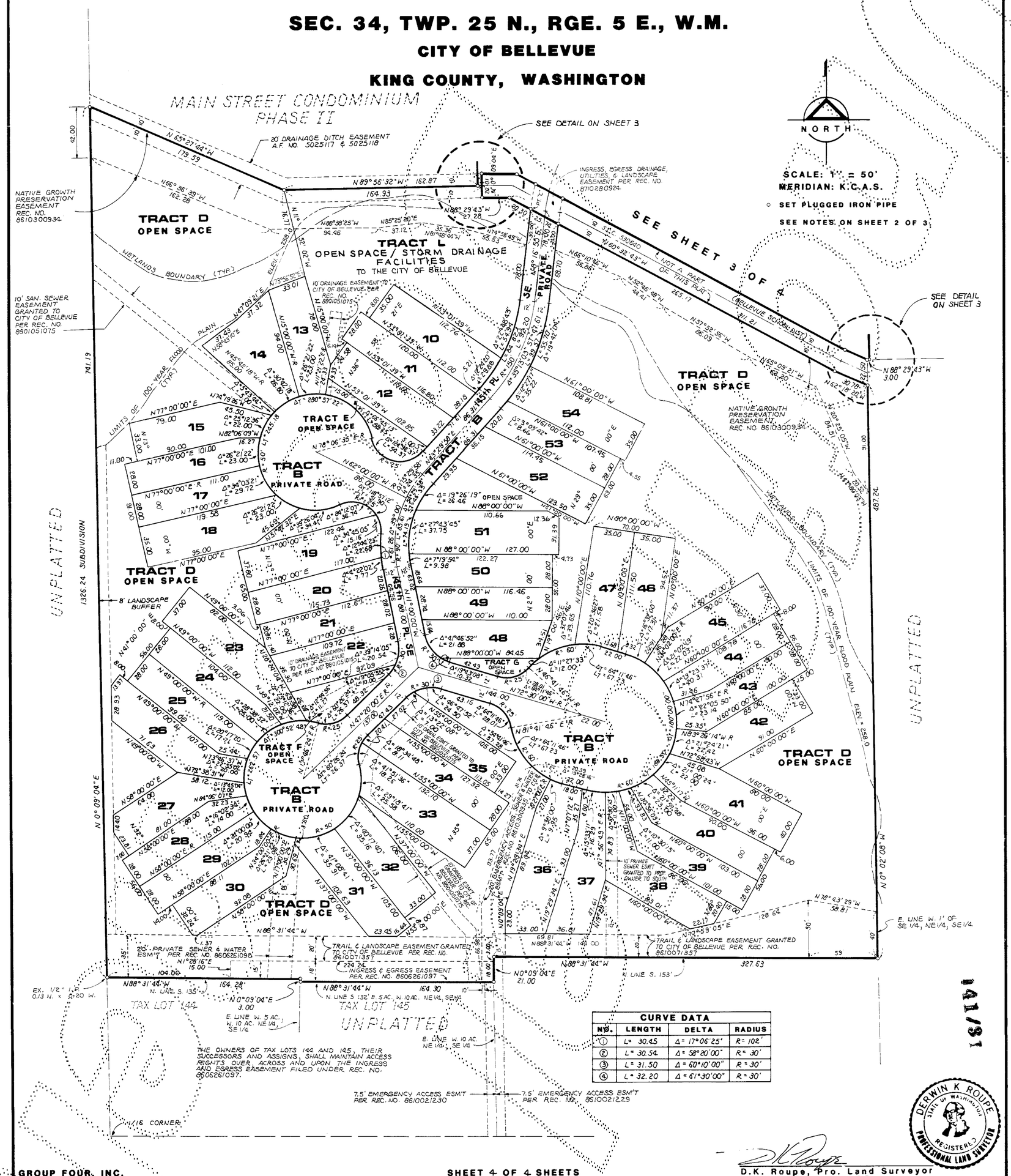
THE VILLAGE ON MAIN STREET

SEC. 34, TWP. 25 N., RGE. 5 E., W.M.

CITY OF BELLEVUE

KING COUNTY, WASHINGTON

141/3



CURVE DATA			
NO.	LENGTH	DELTA	RADIUS
①	L= 30.45	Δ= 17°06'25'	R= 102'
②	L= 30.54	Δ= 58°20'00"	R= 30'
③	L= 31.50	Δ= 60°10'00"	R= 30'
④	L= 32.20	Δ= 61°30'00"	R= 30'

DERWIN K. ROUPE — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

D.K. Roupe, Pro. Land Surveyor
Certificate No. 9435

GROUP FOUR, INC.

SHEET 4 OF 4 SHEETS

84-50.13