

Filed by Chicago Title Insurance Co.
800940897 W-470-2
8809140037

WHEN RECORDED, RETURN TO:
Peter V. Gulick
200 Cascade Building
855 - 106th Avenue N.E.
Bellevue, WA 98004

RECORDED
SEP 14 6 31 AM '83
BY THE BUREAU OF RECORDS
COUNTY OF KING, WASH.

DECLARATION OF PROTECTIVE COVENANTS
FOR THE LAKE AT WINTERWOOD

WHEREAS, SCHNEIDER HOMES, INC., a corporation (herein referred to as Declarant), is the owner of the real property platted as The Lake At Winterwood, according to the plat thereof recorded at Volume 142 of Plats, pages 49 to 52, under Recording No. 8808160996 in King County, Washington, may acquire other property adjacent to that real property and desires to establish a plan of private subdivision for all of such real property. In order to provide for such plan, Declarant does hereby declare and establish the following restrictions, covenants and easements appurtenant:

ARTICLE A
Definitions

Section 1. Definitions. As used herein:

1. The word "Plat" shall refer to the plat of The Lake At Winterwood and any other plat of real property which may hereafter be made subject to the provisions hereof by written instrument signed by Declarant as provided in Article H.
2. The word "Lot" shall refer to a lot as shown on the Plat as defined hereby but shall not include a parcel designated as "tract" on a Plat.
3. The word "Subdivision" shall refer to the real property included within any Plat as defined hereby.
4. The words "Community Organization" shall refer to the The Lake At Winterwood Community Organization, a nonprofit

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corporation formed for the purpose of enforcing these covenants and providing other things that may benefit its members.

5. The word "Committee" is defined as the Architectural Control Committee as provided in Article C.

ARTICLE B
Building and Land Use Restrictions

Section 1. Improvements. No dwelling, residence, out-building, fence, wall, building, pool or other structure or other improvement shall be erected, altered, placed or maintained on any Lot unless it shall comply with the following:

(a) Prior to placing any such structure or making any such improvement on the Lot, the plans and specifications for the structure or improvement and a request for approval shall be submitted to and approved by the Committee as provided in Article C. When constructed or placed on the Lot, the structure or improvement shall substantially conform to the plans and specifications as approved by the Committee.

(b) Prior to making any change or alteration to the external appearance of any improvement on a Lot, plans and specifications for the alteration and change shall be submitted to and approved by the Committee as provided in Article C. When made the changes or alteration shall substantially conform to the plans and specifications as approved by the Committee.

(c) Once started the work of constructing, altering, repairing or reconstructing any structure or improvement on a Lot shall be diligently prosecuted until completion thereof and in any event the exterior of the structure shall be completed and finished within six months after the work first commences. No structure may be placed or erected on a Lot except by a person or firm holding a valid contractor's license.

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(d) All buildings and improvements on a Lot shall be of permanent construction, and no temporary structure, trailer, mobile home, tent, garage, outbuilding or other similar device shall be placed on any Lot, except with the permission of the Committee incident to and during the construction of the first permanent improvement on the Lot.

(e) No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot except for one (1) detached single family dwelling and permitted accessory building.

(f) Accessory buildings which are appurtenant to the use of an existing permanent residential building shall be permitted on a Lot, which permitted accessory buildings shall include, without limitation, garages, greenhouses, playhouses, toolsheds, woodsheds, doghouses and gazebos. No permitted accessory building shall be placed on a Lot unless it has been first approved as to the design and location on the Lot by the Committee. The Committee may refuse to approve a permitted accessory building if in the exercise of the discretion of the Committee, the structure detracts from the general visual appearance of the neighborhood as seen from the streets. The location of a permitted accessory building other than garages shall be at a place which minimizes the visual impact and as a general guideline shall be in the side or rear yard behind the front of the house. The Committee shall not be bound by the guidelines, but may exercise its discretion in that respect.

(g) No fence, wall or hedge shall be permitted to exceed three (3) feet in height if it is within ten (10) feet to any street, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than three (3) feet above the finished grade at the back of said retaining wall. No fence, wall, hedge or mass planting shall at any time, where permitted, extend higher than six (6)

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Section 5. Businesses. No trade, craft business, profession, commercial or manufacturing enterprise or business or commercial activity of any kind shall be conducted or carried on upon any Lot or within any building located in any Subdivision.

Section 6. Storage. No goods, equipment, vehicles (including busses, boats, motor homes, and trailers of any description) and no materials or supplies used for private purposes or in connection with any trade business or service wherever the same may be conducted, shall be kept, stored, dismantled or repaired outside of any building or approved fence or permitted accessory building on any Lot, or on the street adjacent to a Lot.

Section 7. Firearms and Related Activity. No firearm, crossbow, bow and arrow, or air gun, including without limitation, BB type or pellet guns, whether for purposes of hunting or target practice, shall be discharged within any Subdivision.

Section 8. Clothes Drying Area. No portion of any Lot shall be used as a drying or hanging area for laundry of any kind where it can be viewed from any street or adjacent house.

ARTICLE C
Architectural Control

Section 1. The Committee. The directors of the Community Organization shall comprise the Committee herein referred to. The address of the Committee shall be the registered office of the Community Organization.

Section 2. Submission of Plans. All plans and specifications or information required to be submitted to the Committee for approvals shall be submitted by mail to the address of the Committee in duplicate, shall be in writing, shall contain a written request for approval and the name and

ARTICLE E
Liens

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Section 1. Community Organization Membership. There shall be one membership in the Community Organization for each Lot in the Subdivisions subject hereto and no more. The fee title owner of each Lot which is not subject to a recorded contract for purchase and sale of the Lot or the holder of the vendee's interest under a recorded contract for purchase and sale of each Lot shall hold a membership in the Community Organization. Such membership shall be appurtenant to and not severable from such fee ownership or vendee's interest and shall transfer with the transfer of the fee title or vendee's interest without further action on the part of the Community Organization or its several members. Membership shall stand in the name or names of the persons or parties who have such interests from time to time as they may appear in the public record.

Section 2. Lien. In order to provide for the proper operation of the Community Organization and the maintenance and improvement and preservation of any property which the Community Organization acquires for the benefit of the Lots, each grantee and vendee of Lots, their heirs, successors and assigns shall and do, by the act of accepting a deed or entering into a contract of sale as vendee, jointly and severally agree that they and each of them shall be members of the Community Organization and shall pay to the Community Organization the dues and charges levied according to the Articles of Incorporation and Bylaws of the Community Organization against them as member of the Community Organization. In the event that any such dues or charges remain unpaid to the Community Organization for a period of sixty days after the due date, then the Community Organization may place a written notice of public

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record in King County, Washington, that the Community Organization claims a lien against the Lot to which the membership is appurtenant for the amount of delinquent dues and charges together with interest at the rate of twelve percent per annum from the date due until paid and attorney's fees as herein provided. From and after recording such notice, and not prior to such recording, the Lot to which the membership is appurtenant shall be subject to a lien to the Community Organization as security for all unpaid dues and charges in the amount designated therein with interest and attorneys' fees, together with all future unpaid dues and charges accrued until the lien arising because of the notice is released by the Community Organization. The lien herein granted to the Community Organization shall be subordinate to the lien of any bona fide mortgage or deed of trust given for value recorded prior to the recording of the notice of claim of lien. A release of a lien shall only release the lien arising because of the notice but not rights under this Article to file a subsequent notice of claim of lien for subsequent delinquencies after a notice is released. Such lien may be foreclosed in the manner of a mortgage of real property and in such foreclosure action the Community Organization shall recover a reasonable sum as attorneys' fees therein and the reasonable and necessary costs of searching and abstracting the public record. Notwithstanding any provisions hereof appearing to the contrary, the sale or transfer of title to a Lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien created hereby for any unpaid dues and charges which became due prior to such sale or transfer; provided that no sale or transfer shall relieve such Lot from a lien for dues and charges thereafter becoming due and provided further that "mortgage" as used in this sentence means a mortgage, deed of trust or other security given for a debt which is guaranteed by

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the Veterans Administration or insured by The Federal Housing Administration as agencies of the United States government.

ARTICLE F
Maintenance of Facilities

Section 1. Facilities. As a part of the improvements made in connection with the plan of subdivision, certain improvements have been provided by Declarant. The following improvements are located on Tracts A, B and C of the Plat of The Lake At Winterwood which shall be conveyed to the Community Organization:

- (a) Lighting at the entrance to the Plat on 180th S.E.;
- (b) A non-potable irrigation system for irrigation of portions of such Tracts;
- (c) A private lake located in Tract A, together with a lighting system, a wier for the control of the elevation of the surface of the lake and to protect downstream areas from storm water runoff; and
- (d) Trails, pickle ball court, volleyball court, walkways, bridges, dock and other recreational facilities, and landscaped and natural growth areas.

In addition, each of the nine cul-de-sacs in the Plat have landscaped islands within the public right of way and electrical stubouts have been provided at 19 various locations within the Plat to which electroliers may be connected at the option of the Community Organization to provide additional street lighting.

Section 2. Maintenance. In consideration of conveyance of the Tracts to the Community Organization and the lien rights granted to the Community Organization under this instrument, the Community Organization hereby covenants and agrees (a) that it shall maintain in good order and repair all of the improvements described in Section 1 above, shall tend and care for the

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landscaped areas, and shall pay for and bear the cost of the foregoing, (b) that it shall pay the premium for and maintain at all times liability insurance for loss or injury to person or property in the aggregate amount determined by its directors, but in no event less than \$1,000,000 for each occurrence with provision that the policy shall inure to the benefit of the members of the Community Organization, (c) that it will pay the cost of all power needed to operate the foregoing facilities, (d) that if it elects to install electroliners, all costs in connection therewith shall be borne by it; and (e) that it will reasonably mow and cut down grass and other growth in and along the ditches and shoulders of the roads within the Plat to the extent the same is not maintained by the public and keep such areas reasonably free from debris.

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Section 3. Lot Light. At the time that each Lot is improved, the owner shall cause an electric light detached from the building and located near the front of the Lot to be installed. The light shall be of a type, size and appearance as determined by the Architectural Control Committee and shall be located at a place determined by the Architectural Control Committee which determination shall be based upon establishing an artistically pleasing and compatible plan for lighting the streets in the Plat. As a covenant running with land, each lot owner shall, at the owner's expense, cause such light to be operated during the hours of darkness and shall maintain the light in good repair. The Community Organization shall have the right to enforce this obligation.

ARTICLE G
Application and Enforcement

Section 1. Effect. The covenants, restrictions, easements, rights, liens, and encumbrances herein provided for

shall be covenants running with the land and shall be binding upon any Subdivision and any and all parts thereof, the parties in interest thereto and their heirs, assigns, personal representatives and successors in interest. Accepting an interest in and to any portion of any Subdivision shall constitute an agreement by any person, firm or corporation accepting such interest, that they and each of them shall be bound by and subject to the provisions hereof.

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Section 2. Severability. In the event that any provision hereof shall be declared to be invalid by any court of competent jurisdiction, no other provision shall be affected thereby and the remaining provisions shall remain in full force and effect. No waiver of the breach of any provision hereof shall constitute a waiver of a subsequent breach of the same provision or of any other provision. No right of action shall accrue for or on account of the failure of any person to exercise any right hereunder nor for imposing any provision, condition, restriction or covenant which may be unenforceable.

Section 3. Enforcement. The parties in interest in and to any part of a Subdivision and the Community Organization, for the benefit of the owners of a Subdivision, and each of them shall have the right and authority to enforce the provisions hereof and in addition to any other remedy for damages or otherwise, shall have the right to injunctive relief. The prevailing party in any action to enforce any provision hereof shall recover a reasonable sum as attorneys' fees together with the reasonable costs of searching and abstracting the public record which sums shall be paid by the unsuccessful party.

ARTICLE H
Additional Property

From time to time but not after December 31, 1990, in addition to the real property which is platted as The Lake At

stating that the requisite consent has been obtained and setting forth the amendment in its entirety.

EXECUTED this 9 day of Sept, 1988.

SCHNEIDER HOMES, INC.

By Gerald E. Schneider, Pres

By _____

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STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that Gerald E. Schneider and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and _____, respectively, of SCHNEIDER HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Sept 9, 1988.

[Signature]
Notary Public Residing at Redmond, WA
My appointment expires: 11/1/88

Deed Filed Oct 19, 99, 11:06 am.
Dated Oct 16, 99 Con. \$300

Vol 181724
(\$1 stm att)

DUYU 181724

William L Sanders and Nellie J Sanders
his wf of K Co, W To John Maloney of Skykomish, W

F p do hereby rem, rel and f g c unto s p and to his h and a the flg
prop in K Co, W to-wit:

All of the timb upon the flg real est, to-wit: The N 1/2 of the
NE 1/4 of sec 26 tp 26 N R 11 E contg 80 ac of land m or l .
S p to have a period of 12 years in which to cut and remove sd timb.
with rt to ent upon sd lands and const nec roads &c for the removal
of sd timber.

2 wits William L Sanders (LS)
Nellie J Sanders (LS)

S of W Co of K)ss.

Oct 16, 99 by W L S and N J S his wf bef Wm H Timpe just
of the pc in and for Martin Creek Prec K Co, W. (Att with seal)

Claims of Mill sites Filed Oct 19, 99, 181725, 181726
181725--Colin Campbell loc the America mill site in Salmon min dist
contiguous to America min claim. 8-18
181726--Sm p loc the Britannia mill site in sm dist. 8-19

Min Claims Filed Oct 19, 99 181727, 181728, 181729

181727-- Colin Campbell loc the Columbia claim in Salmon Min dist 8-20
181728--Sm p loc the Scotia claim in sm dist. 8-21
181729--Sm p loc the Emerald claim in sm dist. 8-22

Deed Filed Oct 19, 99, 11:50 am.
Dated Aug 23, 99 Con. \$480

Vol 245 D 152 181730
(50c stm att)

Northern Pacific Railway Company
a corp und laws of S of Wisconsin To Frederick Johnson of S, K Co,

Recites that f p has contracted to sell & c unto s p the lands
hereinafter desc f r i for the pr hereinafter spec.

Therefore, in comp with sd conf f p does hereby g b & c unto s p
and to his h, and a the flg land in K Co, W, to-wit:

The E 1/2 of the NW 1/4 of sec 31, tp 22 N R 6 E WM except a strip
of land extendg thr the sm, or so much of sd strip of land as may
be within sd desc prems, sd strip being desc as fls: Beg at the intrn
of the cent of the main tract of Palmer cut-off of the N P R Co
as now loc with the N and S cent line of sd sec; runng th N al sd
cent line to a pt 75 ft dist from meas at rt ang from the cent
of sd main tr; th Wly al a line par to and dist 75 ft from the
cent of sd main track 250 ft m or l to a pt opp station 657 + 00
as shown upon the official maps of the loc line of sd Palmer cut-
off; th Sly at rt ang to sd main tr 25 ft; th Wly al a line par to
and 80 ft from the cent of sd main tr 1080 ft m or l to the W
line of the E 1/2 of the NW 1/4 aforesd; th S al sd W line 100 ft m or
l to a pt 50 ft dist Sly meas at rt ang from the cent of sd main
tr; th Ely al a line par to and dist 50 ft from the cent of sd main
track 1330 ft m or l to the N and S cent line of sd sec 31; th N
al sd N and S cent line 50 ft m or l to the pl of beg, which exceptd
strip conts 3:17 ac m or l and the land desc herein conts exclusive
of sd excepted strip 76.83 ac m or l accdg to U S gov survey.
Tog with the tens &c to h and to h sdprems unto s p his h and a f
f and clear of all liens, chgs & inc except taxes and asmts if any
lev or assessed for the yr 1890 and sub yrs upon the conds and sub;
to the res aforesd.

Covs. g w except as agt the taxes and asmts aforesd which s p as to
pay.

In wit whereof f p has caused these preta to be sealed with its

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corp seal endorsed by its pr.
2 wits (Corp seal)

Northern Pacific Railway Company
By C S Hellen, President
Attest: W H Gemmill,

S of Mann Co of Ramsey) ss.

Assistant Secretary

Sept 7, 99 by C S H as pr of sd corp bef P W Corbett N P Ramsey Co, Minn. Att with seal.

Deed Filed Oct 19, 99, 12:34 pm.
Dated Oct 9, 99 Con. \$276

Vol 245 D 155

[Handwritten signature]

State of Washington

To Hanson F Backus of S, K Co, W

F p does hereby g b s & cunto s p and to his h and a the flg desc
td land of f c in front of the C of S, K Co, W, to-wit:

Beg at a pt on the E line of lot 13 blk 362 which is 15 ft N
from the SE cor of sd lot; th S 42 ft; th W 538 ft; th N 42 ft; th
E 538 ft to pl of beg, the sm being .25 of lot 10, .25 of lot 13
and .45 of lot 12 and .45 of lot 11 blk 362.

Also beg at the SE cor of lot 16 blk 362; th N 42 ft; th W
269 ft; th S 42 ft; th E 269 ft to the pl of beg the sm being
.7 of lot 16 blk 362.

Also beg at a pt on the E line of lot 18 blk 362 which is 5
ft N from the SE cor of sd lot 18; th S 42 ft; th W 269 ft; th N 42
ft; th E 269 ft to pl of beg the sm being .0633 of lot 18 and .6167
of lot 17 blk 362.

Also beg at the SE cor of lot 7 blk 362; th N 42 ft; th W 269
ft; th S 42 ft; th E 269 ft to pl of beg being .7 of lot 7 blk 362.

All of the above tide lands are as shown on the offl plat of
S T L filed with the bd of st land commrs at O, W Mch 15, 95.

(Here copy Form 2)

To h and to h sd prems with app unto s p his h and a f.
(St seal) Wit the seal of st.

J R Rogers, Governor
Attest: Will D Jenkins

Secretary of state

St Rec of T L S Vol 2 p 101.

181732--N.G.

Deed Filed Oct 19, 99, 1:07 pm.
Dated Ap 3, 99 Con. \$105

Vol 245 D 156 181733
(50c st m att)

Northern Pacific Railway Company a corp
und laws of S of Wis

To Sam Christiansen of Tacoma, W

Recites that f p has contracted to sell to s p the land hereinafter
desc f f i for the sd price.

Therefore, in comp with sd cont f p does hereby g b & c unto s
p and to his h and a the flg land in F Co, W, to-wit:

Lot 1, of sec 11 tp 22 N R 5 E WM except that portn of
sd desc lot condemned by the C of S in that cert cause No. 24650
in the sup ct of K Co, W entitled "In the Mat of the petn of the
C of S a city of the f c that just compensation to be md for the privt
prop to be taken or damaged by the imp prov and spe in Ordnce No.
3990 of the C of S app Oct 29, 1895 be ascertained by a jury or by
the ct in case a jury be waived," sd condemned portn and which is
excepted from this conv being desc as fls:

3/481
9/234
gm

4/508
gm



Chat Mtge Filed Ap 27, 1900, 9:13 am. Vol CM 189951
dated Ap 26, 1900

E A Armstrong To Wm R Armstrong

For pages to say all the furn and fixtures tog with leasehold int
in restaurant at 510 Second Ave in S, to sec \$350 and int.
2 wits E A Armstrong (Seal)
S of W Co of K)ss.

Aff and mtg ackmt Ap 26, 1900 by E A A bef W D Lamb th H P in and
for the S of W res at S. Com ex July 5, 1904.

Power of Atty Filed Ap 27, 1900, 9:30 am. Vol 7 PA 331 189952
dated June 2, 1899 (25c stm att)

Patrick Brown of S, W To W H Lathner

To sell and in my name, I have the deed, ex and rel, deeds of
conv of the flg prop, to-wit:
Lot 16 blk 1 Hiawatha Park Add to S; lot 1 blk 23 Renton Add to
S; lot 2 and 22 blk 7 Madison street Add to S. (And land in
Kitsap Co.)

Give and grtg unto sd atty full pow and auth with ratfn of atty's
law wits.
Patrick Brown (Seal)

S of W Co of K)ss.
June 2, 99 by P B bef J R Allen H P in and for the S of W res
at S. Com ex Sept 12, 1902.

Lien Filed Ap 27, 1900, 10:03 am. Vol 10 L 155 189953

George Bartsch
-vs-
Puget Mill Company a corp
and Smart & Company a corp

Recites that on Aug 1, 1891 S & Co a corp out into a cont with
sd P M Co to improve cert parts of the land K Co desc as W of
NW 1/4 of sec 27 T 25 N R 4 E WM; that on thereafter sd claimant at
request of sd S & Co commenced to furn material to be used in
such improvement and ceased to turn the same on or about Jan 26,
1900; that there is still an claimant for such water at the sum of
\$152.88, for which a lien is claimed upon the land above described.
Geo Bartsch, claimant

S of W Co of K)ss.
Claim ver Ap 26, 1900 by G B bef Ivan I Nyland H P in and for
the S of W res at Ballard. Com ex Jan 6, 1905.

Deed Filed Ap 27, 1900, 10:22 am. Vol 2 S V D 135 189955
dated Nov 27, 1899 Con. \$475.40 (50c stm att) (Form 51c Reg)

Northern Pacific Railway Company
a corp To Spencer Curvis of Sumner, W

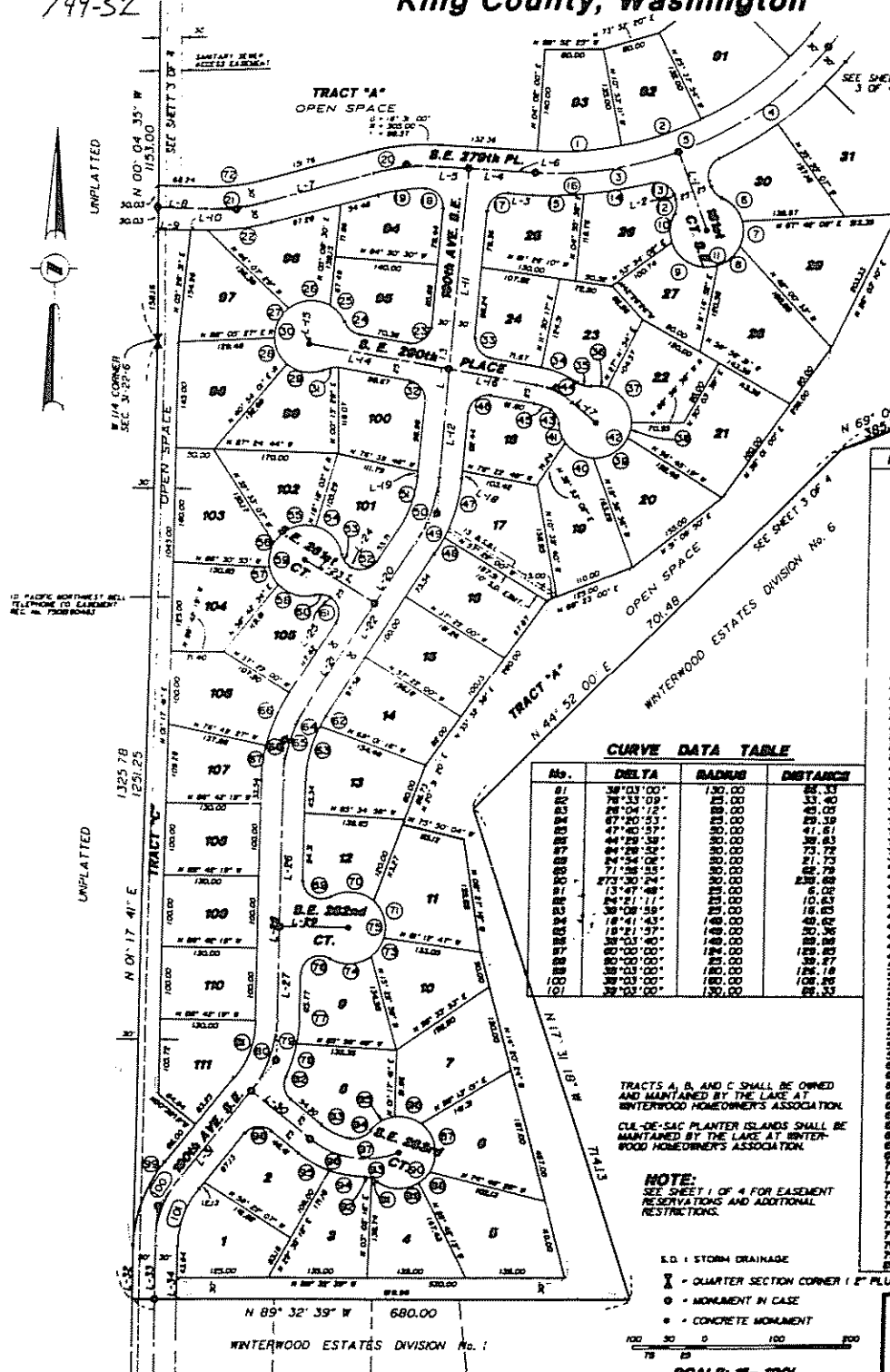
Lots 1 and 2 Sec 31 T 25 N R 4 E WM cont, exclusive of reserved
strip, 76.19 ac, except as strip of land extending thru the same
or so much of sd strip as may be within the limits of the width of
\$100 ft, lying bet 2 lines drawn par to and dist 50 ft from the
cent line of main track of the Palmer cut off of the N P Ry Co as
same is loc and constructed or used as sd strips or within 50 ft of sm-

for the yr 1890 and sub years--
2 wits (Corp seal) Northern Pacific Railway Company
By C S Hellen, President Attest: H P

8806160916
142/49-52

THE LAKE AT WINTERWOOD

Section 31, Township 22 North, Range 6 East W.M.
King County, Washington



LINE DATA TABLE

No.	BEARING	DISTANCE
L 1	N 18° 26' 29" W	115.34
L 2	N 18° 26' 29" W	6.80
L 3	N 80° 38' 00" W	36.88
L 4	N 80° 38' 00" W	80.88
L 5	N 80° 38' 00" W	41.74
L 6	N 80° 38' 00" W	132.36
L 7	N 80° 38' 00" W	151.78
L 8	N 87° 45' 11" W	87.02
L 9	N 87° 45' 11" W	45.00
L 10	N 87° 45' 11" W	70.81
L 11	N 03° 08' 30" E	278.34
L 12	N 03° 08' 30" E	148.11
L 13	N 03° 08' 30" E	424.45
L 14	N 78° 12' 38" W	174.00
L 15	N 10° 47' 30" E	122.00
L 16	N 03° 08' 30" E	10.00
L 17	N 48° 12' 38" W	167.41
L 18	N 03° 08' 30" E	103.31
L 19	N 33° 38' 00" E	271.12
L 20	N 33° 38' 00" E	115.00
L 21	N 33° 38' 00" E	2.10
L 22	N 33° 38' 00" E	2.10
L 23	N 01° 17' 41" E	129.83
L 24	N 01° 17' 41" E	333.34
L 25	N 01° 17' 41" E	84.00
L 26	N 01° 17' 41" E	103.41
L 27	N 01° 17' 41" E	148.25
L 28	N 01° 17' 41" E	74.00
L 29	N 01° 17' 41" E	30.00

CURVE DATA TABLE

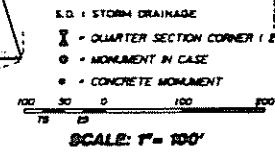
No.	DELTA	RADIUS	DISTANCE
1	14° 23' 11"	44.00	115.88
2	14° 24' 43"	44.00	114.52
3	23° 24' 29"	44.00	128.76
4	30° 23' 31"	44.00	136.10
5	34° 23' 00"	44.00	142.88
6	37° 24' 19"	44.00	149.16
7	47° 43' 47"	44.00	211.80
8	80° 04' 41"	44.00	304.38
9	48° 14' 34"	44.00	141.33
10	47° 43' 47"	44.00	211.80
11	80° 04' 41"	44.00	304.38
12	48° 14' 34"	44.00	141.33
13	28° 22' 46"	44.00	124.18
14	28° 22' 46"	44.00	124.18
15	28° 22' 46"	44.00	124.18
16	28° 22' 46"	44.00	124.18
17	28° 22' 46"	44.00	124.18
18	28° 22' 46"	44.00	124.18
19	28° 22' 46"	44.00	124.18
20	28° 22' 46"	44.00	124.18
21	28° 22' 46"	44.00	124.18
22	28° 22' 46"	44.00	124.18
23	28° 22' 46"	44.00	124.18
24	28° 22' 46"	44.00	124.18
25	28° 22' 46"	44.00	124.18
26	28° 22' 46"	44.00	124.18
27	28° 22' 46"	44.00	124.18
28	28° 22' 46"	44.00	124.18
29	28° 22' 46"	44.00	124.18
30	28° 22' 46"	44.00	124.18
31	28° 22' 46"	44.00	124.18
32	28° 22' 46"	44.00	124.18
33	28° 22' 46"	44.00	124.18
34	28° 22' 46"	44.00	124.18
35	28° 22' 46"	44.00	124.18
36	28° 22' 46"	44.00	124.18
37	28° 22' 46"	44.00	124.18
38	28° 22' 46"	44.00	124.18
39	28° 22' 46"	44.00	124.18
40	28° 22' 46"	44.00	124.18
41	28° 22' 46"	44.00	124.18
42	28° 22' 46"	44.00	124.18
43	28° 22' 46"	44.00	124.18
44	28° 22' 46"	44.00	124.18
45	28° 22' 46"	44.00	124.18
46	28° 22' 46"	44.00	124.18
47	28° 22' 46"	44.00	124.18
48	28° 22' 46"	44.00	124.18
49	28° 22' 46"	44.00	124.18
50	28° 22' 46"	44.00	124.18
51	28° 22' 46"	44.00	124.18
52	28° 22' 46"	44.00	124.18
53	28° 22' 46"	44.00	124.18
54	28° 22' 46"	44.00	124.18
55	28° 22' 46"	44.00	124.18
56	28° 22' 46"	44.00	124.18
57	28° 22' 46"	44.00	124.18
58	28° 22' 46"	44.00	124.18
59	28° 22' 46"	44.00	124.18
60	28° 22' 46"	44.00	124.18
61	28° 22' 46"	44.00	124.18
62	28° 22' 46"	44.00	124.18
63	28° 22' 46"	44.00	124.18
64	28° 22' 46"	44.00	124.18
65	28° 22' 46"	44.00	124.18
66	28° 22' 46"	44.00	124.18
67	28° 22' 46"	44.00	124.18
68	28° 22' 46"	44.00	124.18
69	28° 22' 46"	44.00	124.18
70	28° 22' 46"	44.00	124.18
71	28° 22' 46"	44.00	124.18
72	28° 22' 46"	44.00	124.18
73	28° 22' 46"	44.00	124.18
74	28° 22' 46"	44.00	124.18
75	28° 22' 46"	44.00	124.18
76	28° 22' 46"	44.00	124.18
77	28° 22' 46"	44.00	124.18
78	28° 22' 46"	44.00	124.18
79	28° 22' 46"	44.00	124.18
80	28° 22' 46"	44.00	124.18
81	28° 22' 46"	44.00	124.18
82	28° 22' 46"	44.00	124.18
83	28° 22' 46"	44.00	124.18
84	28° 22' 46"	44.00	124.18
85	28° 22' 46"	44.00	124.18
86	28° 22' 46"	44.00	124.18
87	28° 22' 46"	44.00	124.18
88	28° 22' 46"	44.00	124.18
89	28° 22' 46"	44.00	124.18
90	28° 22' 46"	44.00	124.18
91	28° 22' 46"	44.00	124.18
92	28° 22' 46"	44.00	124.18
93	28° 22' 46"	44.00	124.18
94	28° 22' 46"	44.00	124.18
95	28° 22' 46"	44.00	124.18
96	28° 22' 46"	44.00	124.18
97	28° 22' 46"	44.00	124.18
98	28° 22' 46"	44.00	124.18
99	28° 22' 46"	44.00	124.18
100	28° 22' 46"	44.00	124.18
101	28° 22' 46"	44.00	124.18
102	28° 22' 46"	44.00	124.18
103	28° 22' 46"	44.00	124.18
104	28° 22' 46"	44.00	124.18
105	28° 22' 46"	44.00	124.18
106	28° 22' 46"	44.00	124.18
107	28° 22' 46"	44.00	124.18
108	28° 22' 46"	44.00	124.18
109	28° 22' 46"	44.00	124.18
110	28° 22' 46"	44.00	124.18
111	28° 22' 46"	44.00	124.18
112	28° 22' 46"	44.00	124.18
113	28° 22' 46"	44.00	124.18
114	28° 22' 46"	44.00	124.18
115	28° 22' 46"	44.00	124.18
116	28° 22' 46"	44.00	124.18
117	28° 22' 46"	44.00	124.18
118	28° 22' 46"	44.00	124.18
119	28° 22' 46"	44.00	124.18
120	28° 22' 46"	44.00	124.18
121	28° 22' 46"	44.00	124.18
122	28° 22' 46"	44.00	124.18
123	28° 22' 46"	44.00	124.18
124	28° 22' 46"	44.00	124.18
125	28° 22' 46"	44.00	124.18
126	28° 22' 46"	44.00	124.18
127	28° 22' 46"	44.00	124.18
128	28° 22' 46"	44.00	124.18
129	28° 22' 46"	44.00	124.18
130	28° 22' 46"	44.00	124.18
131	28° 22' 46"	44.00	124.18
132	28° 22' 46"	44.00	124.18
133	28° 22' 46"	44.00	124.18
134	28° 22' 46"	44.00	124.18

CURVE DATA TABLE

No.	DELTA	RADIUS	DISTANCE
81	78° 03' 00"	130.00	26.74
82	78° 03' 00"	130.00	26.74
83	78° 03' 00"	130.00	26.74
84	78° 03' 00"	130.00	26.74
85	78° 03' 00"	130.00	26.74
86	78° 03' 00"	130.00	26.74
87	78° 03' 00"	130.00	26.74
88	78° 03' 00"	130.00	26.74
89	78° 03' 00"	130.00	26.74
90	78° 03' 00"	130.00	26.74
91	78° 03' 00"	130.00	26.74
92	78° 03' 00"	130.00	26.74
93	78° 03' 00"	130.00	26.74
94	78° 03' 00"	130.00	26.74
95	78° 03' 00"	130.00	26.74
96	78° 03' 00"	130.00	26.74
97	78° 03' 00"	130.00	26.74
98	78° 03' 00"	130.00	26.74
99	78° 03' 00"	130.00	26.74
100	78° 03' 00"	130.00	26.74
101	78° 03' 00"	130.00	26.74
102	78° 03' 00"	130.00	26.74
103	78° 03' 00"	130.00	26.74
104	78° 03' 00"	130.00	26.74
105	78° 03' 00"	130.00	26.74
106	78° 03' 00"	130.00	26.74
107	78° 03' 00"	130.00	26.74
108	78° 03' 00"	130.00	26.74
109	78° 03' 00"	130.00	26.74
110	78° 03' 00"	130.00	26.74
111	78° 03' 00"	130.00	26.74
112	78° 03' 00"	130.00	26.74
113	78° 03' 00"	130.00	26.74
114	78° 03' 00"	130.00	26.74
115	78° 03' 00"	130.00	26.74
116	78° 03' 00"	130.00	26.74
117	78° 03' 00"	130.00	26.74
118	78° 03' 00"	130.00	26.74
119	78° 03' 00"	130.00	26.74
120	78° 03' 00"	130.00	26.74
121	78° 03' 00"	130.00	26.74
122	78° 03' 00"	130.00	26.74
123	78° 03' 00"	130.00	26.74
124	78° 03' 00"	130.00	26.74
125	78° 03' 00"	130.00	26.74
126	78° 03' 00"	130.00	26.74
127	78° 03' 00"	130.00	26.74
128	78° 03' 00"	130.00	26.74
129	78° 03' 00"	130.00	26.74
130	78° 03' 00"	130.00	26.74
131	78° 03' 00"	130.00	26.74
132	78° 03' 00"	130.00	26.74
133	78° 03' 00"	130.00	26.74
134	78° 03' 00"	130.00	26.74

TRACTS A, B, AND C SHALL BE OWNED AND MAINTAINED BY THE LAKE AT WINTERWOOD HOMEOWNERS ASSOCIATION.
CUL-DE-SAC PLANTER ISLANDS SHALL BE MAINTAINED BY THE LAKE AT WINTERWOOD HOMEOWNERS ASSOCIATION.

NOTE:
SEE SHEET 1 OF 4 FOR EASEMENT RESERVATIONS AND ADDITIONAL RESTRICTIONS.



TOWNSEND - CHASTAIN & ASSOC., INC.
 SURVEYORS - ENGINEERS
 DEVELOPMENT CONSULTANTS
 408 SOUTH 34 AVENUE
 KENT, WASHINGTON, 98032

142-49-52

THE LAKE AT WINTERWOOD

Section 31, Township 22 North, Range 6 East W.M. King County, Washington

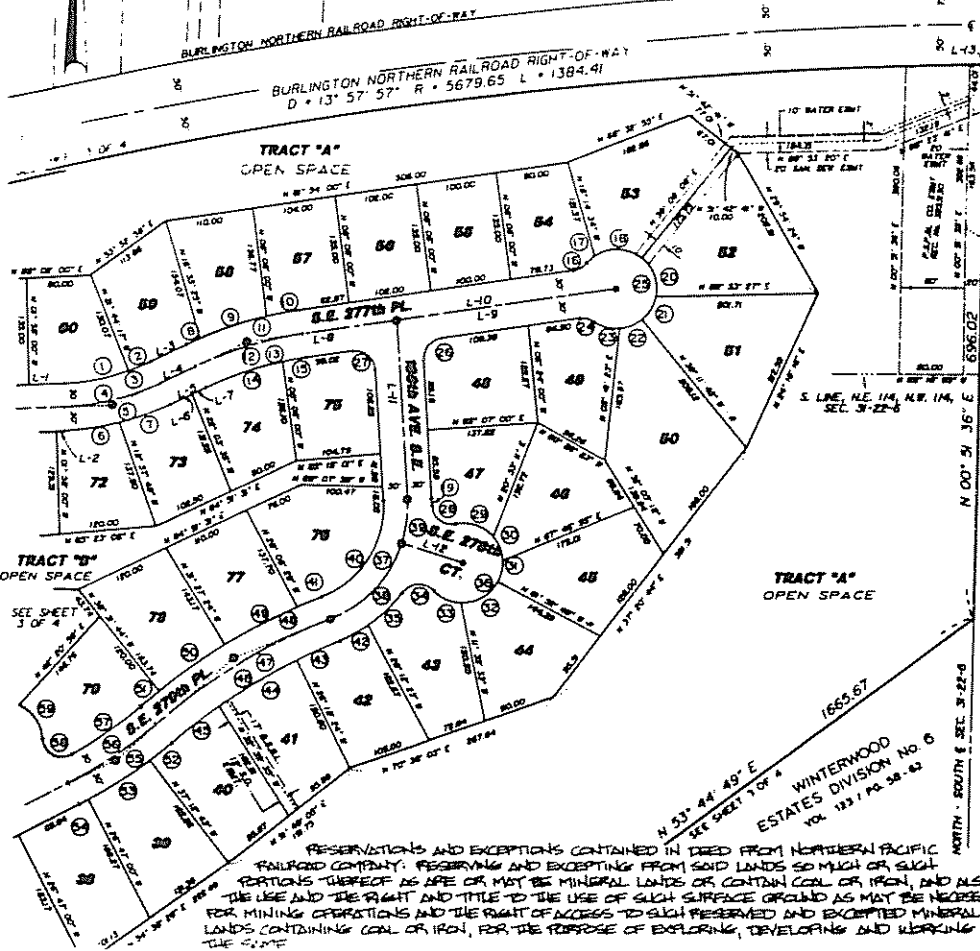
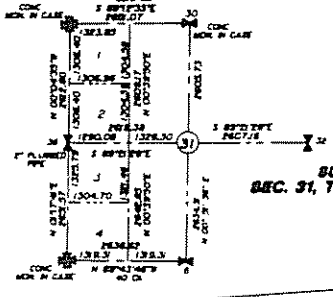
LEGAL DESCRIPTION

THAT PORTION OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION, THENCE NORTHERLY ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 AND GOVERNMENT LOT 2 TO THE SOUTHERLY MARGIN OF THE BURLINGTON RAILROAD RIGHT-OF-WAY, THENCE EASTERLY ALONG THE SAID SOUTHERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31, THENCE SOUTHERLY ALONG SAID CENTERLINE TO A POINT ON SAID CENTERLINE WHICH IS 1,000 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 53 DEGREES 44'49" WEST ALONG THE NORTHERLY LINE OF WINTERWOOD ESTATES DIVISION 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 153 OF PLATS, PAGES 58 THROUGH 62, INCLUSIVE, TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PLAT SOUTH 89 DEGREES 00'00" WEST 385.74 FEET, THENCE SOUTH 44 DEGREES 59'00" WEST 704.48 FEET, THENCE SOUTH 17 DEGREES 31'00" EAST 714.13 FEET ALONG THE WESTERLY LINE OF SAID PLAT OF WINTERWOOD ESTATES DIVISION 6 AND THE WESTERLY LINE OF WINTERWOOD ESTATES DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 100 OF PLATS, PAGES 17 AND 18, TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 3, THENCE WESTERLY ALONG SAID SOUTHERLY LINE 400 FEET TO THE POINT OF BEGINNING.

NOTE:
SEE SHEET 1 OF 4 FOR EASEMENT RESERVATIONS AND ADDITIONAL RESTRICTIONS.

TRACTS A, B, AND C SHALL BE OWNED AND MAINTAINED BY THE LAKE AT WINTERWOOD HOMEOWNERS ASSOCIATION.
CUL-DE-SAC PLANTER ISLANDS SHALL BE MAINTAINED BY THE LAKE AT WINTERWOOD HOMEOWNERS ASSOCIATION.



RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY, RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR MINING OPERATIONS AND THE RIGHT OF ACCESS TO SUCH PRESERVED AND EXCEPTED MINERAL LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE SAME.

CURVE DATA TABLE

No.	DELTA	RADIUS	DISTANCE
1	17°34'00"	270.00	82.79
2	08°13'00"	270.00	24.00
3	23°44'00"	270.00	111.84
4	23°44'00"	330.00	124.27
5	23°44'00"	330.00	138.70
6	11°39'41"	330.00	82.89
7	11°45'18"	330.00	87.71
8	08°11'48"	480.00	18.40
9	10°28'17"	480.00	87.87
10	17°38'00"	480.00	91.18
11	17°38'00"	480.00	147.43
12	17°38'00"	480.00	158.63
13	17°38'00"	480.00	179.02
14	13°24'30"	480.00	100.49
15	03°13'30"	480.00	78.33
16	48°30'00"	480.00	18.89
17	18°02'23"	480.00	14.04
18	78°41'28"	30.00	63.44
19	08°43'18"	170.00	6.23
20	03°22'33"	350.00	43.78
21	03°22'33"	350.00	30.40
22	03°22'33"	350.00	33.64
23	03°22'33"	350.00	14.89
24	03°22'33"	350.00	21.88
25	03°22'33"	350.00	37.43
26	03°22'33"	350.00	41.11
27	03°22'33"	350.00	43.89
28	03°22'33"	350.00	38.10
29	03°22'33"	350.00	33.03
30	03°22'33"	350.00	37.81
31	03°22'33"	350.00	35.63
32	03°22'33"	350.00	38.02
33	03°22'33"	350.00	43.84
34	18°33'23"	180.00	38.23
35	23°13'30"	180.00	207.20
36	72°01'00"	180.00	188.54
37	70°39'16"	180.00	131.81
38	21°21'44"	180.00	35.83
39	72°01'00"	180.00	130.80
40	08°11'48"	180.00	33.18
41	13°08'26"	180.00	41.89
42	04°28'24"	740.00	37.73
43	08°33'03"	740.00	112.17
44	02°42'03"	740.00	74.13
45	18°48'30"	740.00	244.13
46	18°48'30"	740.00	283.72
47	07°13'42"	800.00	101.36
48	07°04'20"	800.00	96.14
49	02°06'46"	800.00	7.88
50	03°22'47"	800.00	81.78
51	01°23'03"	800.00	33.18
52	13°31'30"	800.00	244.13
53	13°31'30"	800.00	283.72
54	13°31'30"	800.00	348.00
55	01°23'03"	800.00	33.18

LINE DATA TABLE

No.	BEARING	DISTANCE
L 1	N 89°02'00"E	42.30
L 2	N 89°02'00"E	8.78
L 3	N 89°18'00"E	20.07
L 4	N 89°18'00"E	20.07
L 5	N 89°18'00"E	20.07
L 6	N 89°18'00"E	20.07
L 7	N 89°18'00"E	20.07
L 8	N 81°34'00"E	178.28
L 9	N 81°34'00"E	28.33
L 10	N 81°34'00"E	28.33
L 11	N 81°34'00"E	28.33
L 12	N 72°31'18"W	81.78
L 13	N 82°17'E	7.07

SCALE: 1" = 100'



- SECTION CORNER
- QUARTER SECTION CORNER
- MONUMENT IN CASE
- CONCRETE MONUMENT
- STORM DRAINAGE

TOWNSHIP - CHASTAIN & ASSOC., INC.

SURVEYORS - ENGINEERS
DEVELOPMENT CONSULTANTS

409 SOUTH 3rd AVENUE
KENT, WASHINGTON, 20032

142/49-52

THE LAKE AT WINTERWOOD

Section 31, Township 22 North, Range 6 East W.M. King County, Washington

8806160916

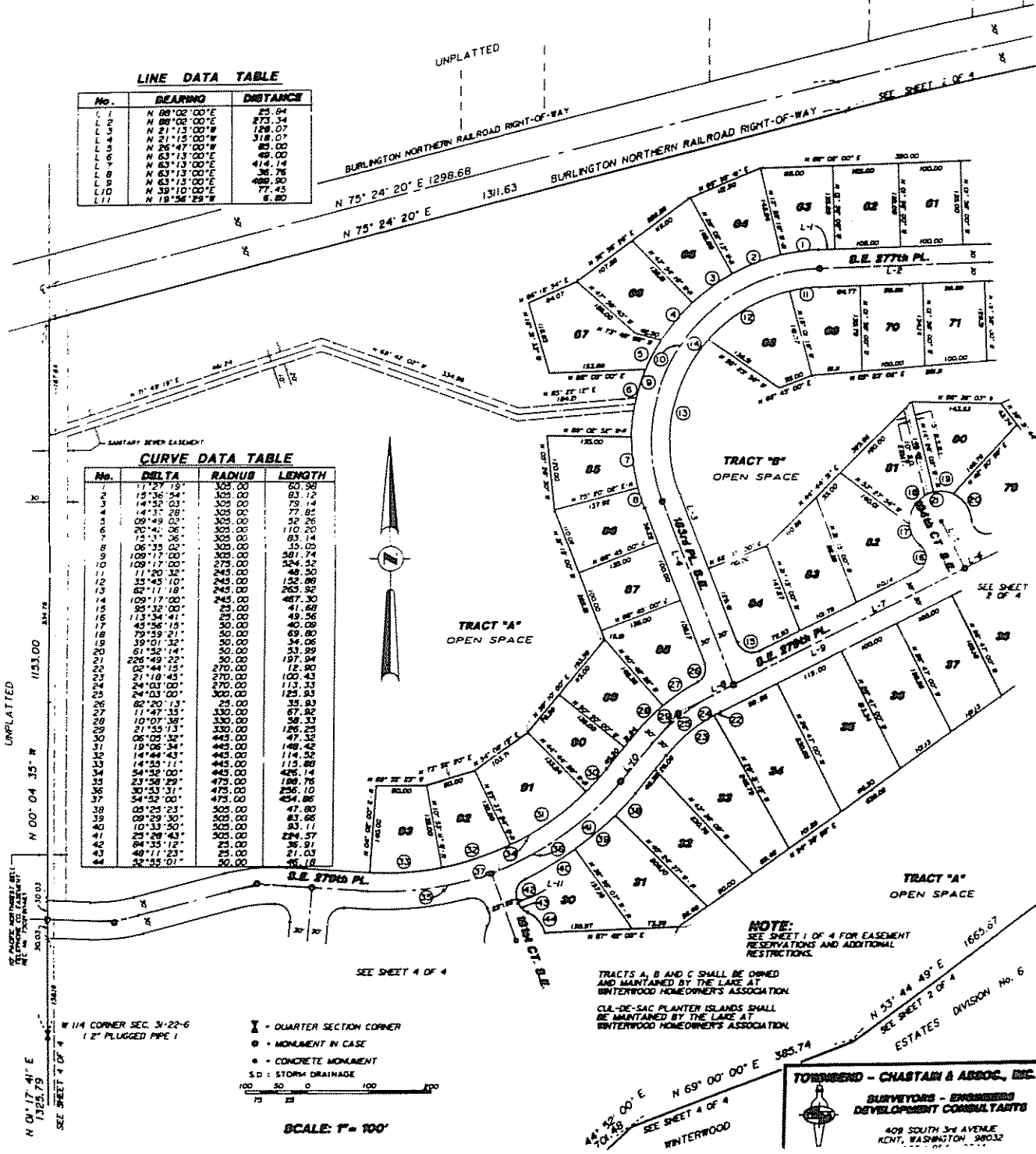
142/49-52

LINE DATA TABLE

No.	BEARING	DISTANCE
L 1	N 88°02'00"E	25.54
L 2	N 88°02'00"E	273.34
L 3	N 21°15'00"W	128.07
L 4	N 21°15'00"W	318.07
L 5	N 26°47'00"W	83.00
L 6	N 63°13'00"E	49.00
L 7	N 63°13'00"E	414.14
L 8	N 63°13'00"E	36.76
L 9	N 63°13'00"E	489.50
L 10	N 39°10'00"E	77.45
L 11	N 19°58'29"W	6.80

CURVE DATA TABLE

No.	DELTA	RADIUS	LENGTH
1	17°27'19"	303.00	80.99
2	15°36'54"	303.00	83.12
3	14°52'03"	303.00	79.14
4	09°49'02"	303.00	52.26
5	20°45'06"	303.00	110.20
6	15°11'06"	303.00	83.14
7	06°35'02"	303.00	35.03
8	109°17'00"	303.00	381.74
9	109°17'00"	303.00	324.42
10	11°20'32"	303.00	48.50
11	35°45'10"	245.00	132.89
12	62°11'18"	245.00	265.52
13	109°17'00"	245.00	487.30
14	82°32'00"	245.00	41.68
15	173°34'41"	303.00	49.56
16	45°56'15"	303.00	40.09
17	79°39'21"	303.00	69.80
18	39°07'32"	303.00	34.08
19	61°52'14"	303.00	53.99
20	226°49'22"	30.00	197.94
21	02°44'15"	270.00	12.90
22	21°18'45"	270.00	103.43
23	24°03'00"	303.00	113.33
24	24°03'00"	303.00	123.83
25	82°20'13"	303.00	155.83
26	11°42'35"	303.00	67.82
27	10°07'38"	303.00	38.33
28	21°15'13"	303.00	126.23
29	06°08'32"	445.00	47.35
30	19°06'34"	445.00	148.42
31	14°44'43"	445.00	114.32
32	14°58'11"	445.00	115.89
33	54°38'00"	445.00	426.14
34	23°58'29"	473.00	189.76
35	30°35'31"	473.00	205.10
36	10°13'50"	539.00	93.11
37	09°29'30"	539.00	83.65
38	09°29'30"	539.00	83.65
39	10°13'50"	539.00	93.11
40	25°28'43"	568.00	284.57
41	04°35'12"	568.00	36.91
42	49°11'23"	568.00	21.03
43	52°45'01"	568.00	96.18



UNPLATTED

BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY

BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY

SEE SHEET 1 OF 4

CURVE DATA TABLE



NOTE:
SEE SHEET 1 OF 4 FOR EASEMENT
RESERVATIONS AND ADDITIONAL
RESTRICTIONS.

TRACTS A, B AND C SHALL BE OWNED
AND MAINTAINED BY THE LAKE AT
WINTERWOOD HOMEOWNERS ASSOCIATION.
CUL-DE-SAC PLANTER ISLANDS SHALL
BE MAINTAINED BY THE LAKE AT
WINTERWOOD HOMEOWNERS ASSOCIATION.

- ⊗ - QUARTER SECTION CORNER
- ⊙ - MONUMENT IN CASE
- ⊕ - CONCRETE MONUMENT
- S-D - STORM DRAINAGE

SCALE: 1" = 100'

TORRBERG - CHASTAIN & ASSOC., INC.
SURVEYORS - ENGINEERS
DEVELOPMENT CONSULTANTS
408 SOUTH 34th AVENUE
KENT, WASHINGTON 98032

UNPLATTED

N 00° 04' 35" W
1153.00

N 01° 17' 41" E
1325.79

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4

SEE SHEET 2 OF 4

ESTATES DIVISION No. 6

142 X 49-52