

INNIS ARDEN No. 3

MORFORD & MOWRY
CIVIL ENGINEERS

IN SECTIONS 11 & 12
Twp 26 N., R 3 E., WM
SCALE 1"=150'

DESCRIPTION

This plot of INNIS ARDEN No. 3 covers and includes that portion of sections 11 & 12, Twp 26 N., Range 3 E., 11th, including portions of tracts 25 and 28, Northside Garden Tracts as recorded in Volume 11 of Plats, page 66, records of King County, Washington, more particularly described as follows: Beginning at the Southeast corner of the 3/4 of the N.W. 1/4 of said Section 12 and running thence N1°02'10"E along the East line of said subdivision 300.67 feet to the south line of Block 3 of INNIS ARDEN No. 2, as per plat recorded in Volume 41 of Plats, page 20 records of King Co., Washington; thence along the southerly line of Blocks 5, 8, 11 and 12 of said Plat 571°22'03"W 236.72 feet; thence N 62°43'26"W 579.71 feet; thence N 61°42'41"W 46.38 feet; thence N 85°10'00"W 660.95 feet more or less to the Easterly line of the said Northern Railroad Right of Way; thence southerly along said Easterly line of Right of Way 3642.05 feet more or less to the southerly line of said Section 11; thence S 88°24'53"E along said southerly line of Section 11, 1141.61 feet to the southeast corner of said Section; thence S 88°24'53"E along the south line of said Section 12, 574.30 feet; thence N 25°52'51"E, 53.44 feet; thence N 72°45'57"E, 323.37 feet; thence N 63°50'44"E, 124.78 feet; thence S 10°23'16"E, 98.34 feet; thence N 69°02'39"E 50.33 feet; thence N 22°37'10"E, 167.31 feet; thence N 2°44'40"E, 87.66 feet; thence N 19°32'12"E, 78.68 feet; thence N 54°27'44"E, 68.82 feet; thence N 78°22'53"E, 104.24 feet; thence N 31°14'02"E 36.24 feet; thence N 4°34'26"E, 100.32 feet; thence N 26°21'43"E 121.37 feet; thence N 7°07'24"E, 241.27 feet; thence N 62°53'14"E, 234.11 feet; thence N 42°20'57"E 292.29 feet; thence N 73°24'46"E, 49.09 feet; thence N 72°45'31"E, 60.73 feet; thence N 68°42'04"E, 62.39 feet; thence N 67°50'01"E, 58.31 feet; thence N 54°02'22"E, 630.1 feet; thence N 70°40'32"E, 39.05 feet; thence N 50°46'28"E, 63.25 feet; thence N 66°02'15"E, 108.34 feet; thence N 59°15'27"E, 55.19 feet; thence N 15°26'48"E, 94.79 feet; thence S 85°21'42"E, 700.1 feet; thence N 55°24'38"E, 415 feet; thence N 0°53'46"E, 26.99 feet; thence N 16°38'45"E, 18.25 feet; thence N 18°18'16"E, 207.15 feet; thence N 40°56'00"E, 266.52 feet; thence N 74°30'16"E, 192.50 feet; thence N 4°16'13"E, 155.01 feet to a point on the southerly line of W. 175th Street as the same is now established; thence along the said southerly line of W. 175th Street N 88°24'30"W, 570.43 feet; thence along the arc of a curve to the left with a radius of 58.15 feet a distance of 43.74 feet; thence along the arc of a curve to the right with a radius of 101.62 feet, a distance of 85.43 feet; thence N 83°20'30"W, 161.37 feet; thence along the arc of a curve to the left with a radius of 65.99 feet, a distance of 60.35 feet; thence along the arc of a curve to the right with a radius of 144.59 feet a distance of 107.25 feet; thence S 88°21'30"W, 168.73 feet; thence along the arc of a curve to the right with a radius of 74.97 feet a distance of 170.06 feet; thence N 37°54'30"E, 27.82 feet to a point on the south line of the Plat of Northside Garden Tracts as recorded in Volume 11 of Plats, page 66, records of King Co., Washington; thence N 88°24'30"W, along the south line of said plat, 576.49 feet to the point of beginning.

RESTRICTIONS

No lot or portion of a lot in this plat, excepting those lots which are hereinafter restricted to business use, 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 and width required for the use district stated on this plat, namely 5000 square feet and 80 feet wide for residence use, according to King County Resolution No 6499, as now in force or as amended hereafter. All lots in this plat are restricted to R-1 Residence District use.

DEDICATION

Know all men by these presents that we the undersigned W.E. Boeing and Bertha Boeing his wife owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, and avenues and the alleys shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also all parks easements or whatever public property or places there are shown on this plat for the purpose therein indicated, also the right to install maintain and use sewers within the areas marked as subject to drainage easements; also the right to make all necessary slopes for cuts and fills upon the lots, blocks tracts or parcels of land shown on this plat in the original reasonable grading of the streets and avenues and alleys shown hereon. IN WITNESS WHEREOF we have hereunto set our names and seal this 19th day of April A.D. 1949

W.E. Boeing and Bertha Boeing his wife
By D.R. Drew
Their Attorney in fact.

CERTIFICATE

I hereby certify that the plat of INNIS ARDEN No. 3 is based upon an actual survey and subdivision of Sections 11 and 12, Township 26 N., Range 3 E., WM; that the distances, courses and angles are shown thereon correctly; that the monuments have been set, and lot and block corners staked correctly on the ground; that I have fully complied with the provisions of the Statutes and of the regulations governing platting.

CARL E. MORFORD, Jr.

certificate No 111
Renewal No. E. 608
Date: Jan. 1, 1949



Examined and approved this 25th day of April A.D. 1949
Attest: Walter A. Bender
Clerk, Board of King County Commissioners
114 18th St. N.W. Seattle
Chairman, Board of King County Commissioners

I hereby certify that the within plat of INNIS ARDEN No. 3 is duly approved by the King County Planning Commission this 21st day of April 1949
John P. Wainwright Chairman
Robert A. Morris Secretary

Edgerton W. Henson
Planning Officer
3896280

Filed for record at the request of the King County Planning Commission this 21st day of April A.D. 1949 at 07 minutes past 12 o'clock P.M. and recorded in Volume 46 of Plats, pages 42-43-44-45 records of King County, Washington.

ROBERT A. MORRIS
By Deputy County Auditor
King County Auditor

Examined and approved this 22 day of April A.D. 1949
Robert A. Morris
King County Road Engineer

By Deputy County Road Engineer

ACKNOWLEDGEMENT.

State of Washington } 55
County of King

This is to certify that on this 19th day of April A.D. 1949 before me, the undersigned, a notary public, personally appeared D.R. Drew to me known to be the individual who executed the foregoing instrument as attorney in fact of W.E. Boeing and Bertha Boeing his wife therein described and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principal freely and voluntarily for the uses and purposes there in mentioned and on oath stated that the power of attorney authorizing this the execution of this instrument has not been revoked and that the said W.E. Boeing and Bertha Boeing his wife are now living.



D. R. Drew
Notary Public in and for the State of Washington, residing at Seattle

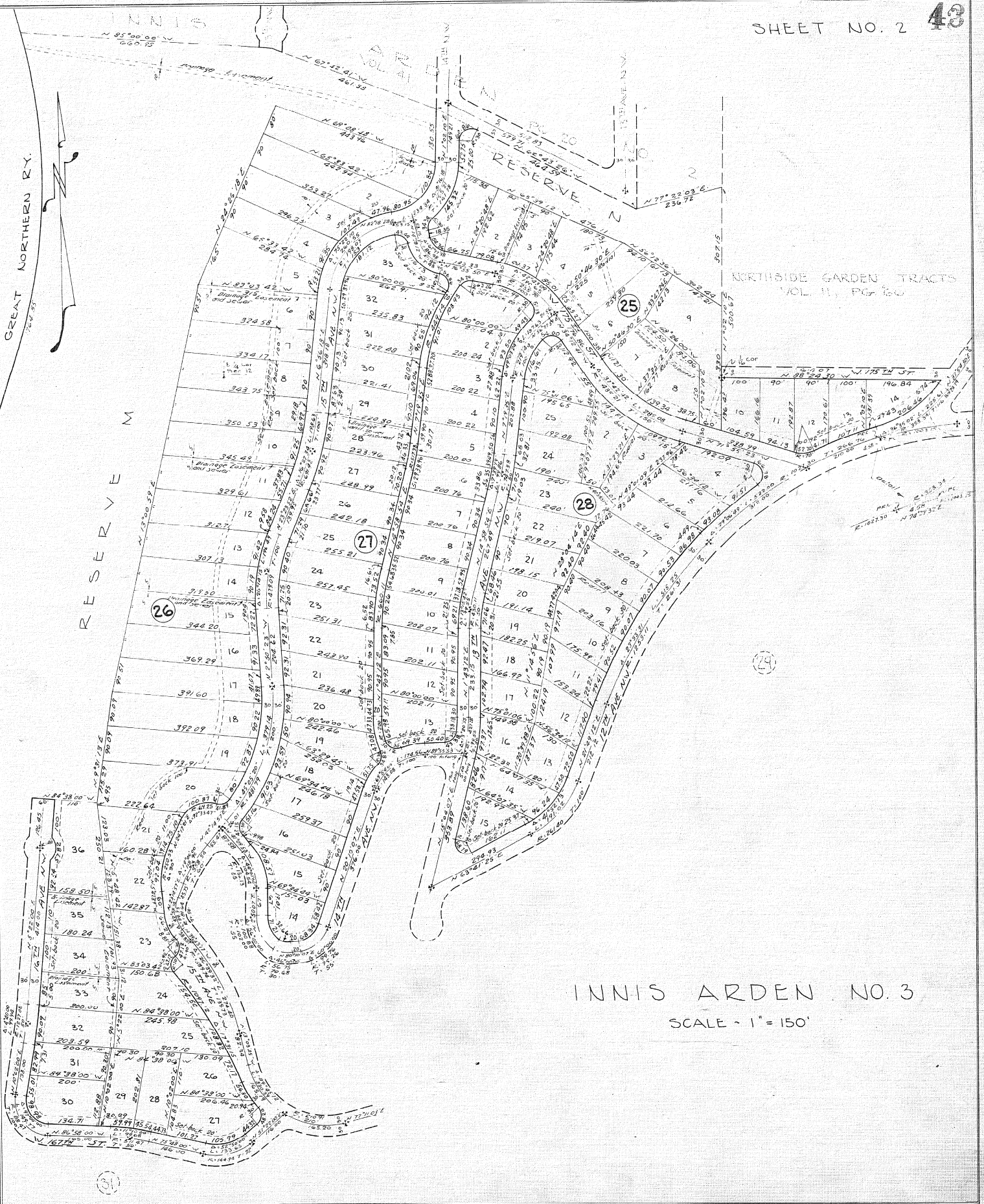


GREAT NORTHERN RY.

RESERVE M

RESERVE N

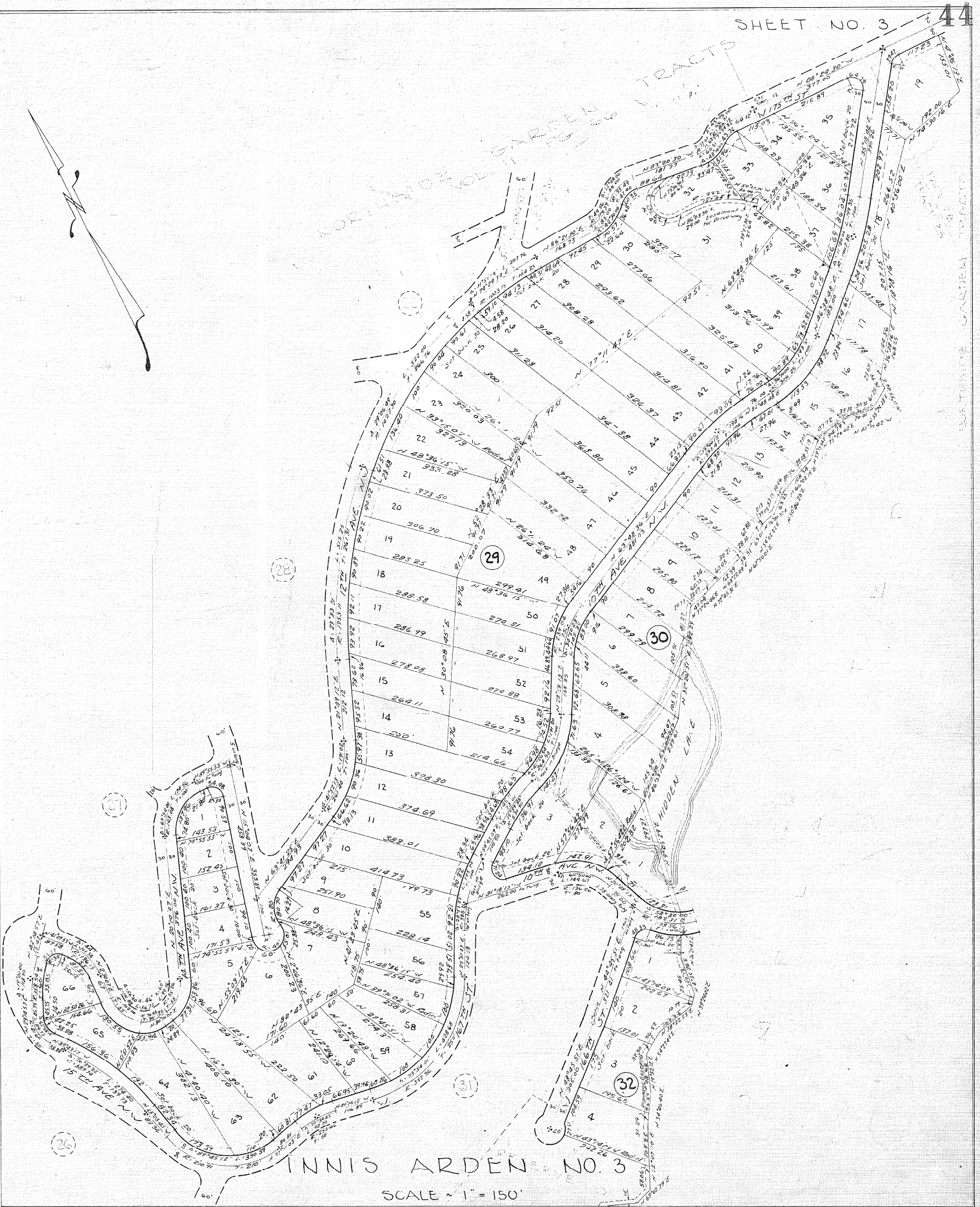
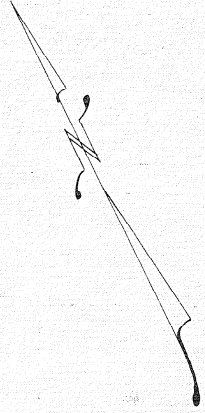
NORTHSIDE GARDEN TRACTS VOL. II, PG. 60



INNIS ARDEN NO. 3

SCALE - 1" = 150'

DEVELOPMENT TRACTS



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SCALE ~ 1" = 150'

GREAT NORTHERN RY.

GREAT NORTHERN RY.

RESERVE M

RESERVE O

THE HIGHLANDS, UNRECORDED

INNIS ARDEN NO. 3

SCALE ~ 1" = 150'

