

E. & R. GUNNISON

# INNIS ARDEN No. 2

SHEET

MORFORD & MOWRY  
CIVIL ENGINEERS

IN SECTIONS 1-2, 11 & 12 TWP 26 N.,  
R. 3 E., W. M.

SCALE: 1"=100'

KING COUNTY  
PHOTO RECORDS  
VOL. 41 PAGE 20  
KROLL MAP COMPANY, INC.  
SEATTLE

## DESCRIPTION

THIS PLAT OF INNIS ARDEN No. 2 COVERS AND INCLUDES THAT PORTION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 26 N., R. 3 E., W. M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY WITH THE SOUTH LINE OF SAID SECTION 2 AND RUNNING THENCE  $388^{\circ}51'45''$  E ALONG SAID SOUTH LINE OF SECTION 2, 599.69 FEET TO THE EAST LINE OF THE  $W/2$  OF THE  $W/2$  OF THE S.E.  $1/4$  OF THE S.E.  $1/4$  OF SAID SECTION 2; THENCE  $N04^{\circ}41'46''$  E ALONG SAID EAST LINE, 1390.79 FEET TO THE NORTH LINE OF THE S.E.  $1/4$  OF THE S.E.  $1/4$  OF SAID SECTION 2; THENCE ALONG SAID NORTH LINE OF THE S.E.  $1/4$  OF SECTION 2, 1001.00 FEET TO THE N.E. CORNER OF SAID S.E.  $1/4$  OF THE S.E.  $1/4$  OF SECTION 2; THENCE ALONG THE NORTH LINE OF THE S.W.  $1/4$  OF THE S.W.  $1/4$  OF SAID SECTION 1,  $588^{\circ}28'53''$  E 884.42 FEET TO THE N.W. CORNER OF THE PLAT OF INNIS ARDEN; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID PLAT OF INNIS ARDEN, SOUTH 1292.27 FEET, THENCE EAST 360.00 FEET; THENCE S.  $33^{\circ}48'20''$  E, 234.79 FEET; THENCE S.  $39^{\circ}25'02''$  E, 648.94 FEET; THENCE S.  $13^{\circ}46'24''$  E, 612.47 FEET TO THE NORTHERLY LINE OF W. 180TH ST; THENCE ALONG SAID NORTHERLY LINE OF W. 180TH ST,  $N88^{\circ}33'55''$  W, 91.82 FEET TO THE WEST LINE OF 10TH AVE.; THENCE ALONG SAID WEST LINE OF 10TH AVE., N.W.  $5^{\circ}09'58''$  W, 30 FEET TO THE SOUTH LINE OF THE N.E.  $1/4$  OF THE N.W.  $1/4$  OF SAID SECTION 12; THENCE ALONG SAID SOUTH LINE N.  $89^{\circ}31'55''$  W, 631.65 FEET TO THE S.W. CORNER OF SAID N.E.  $1/4$  OF THE N.W.  $1/4$  OF SECTION 12; THENCE S.  $19^{\circ}02'10''$  W, ALONG THE EAST LINE OF THE S.W.  $1/4$  OF THE N.W.  $1/4$  OF SAID SECTION 12, 828.00 FEET; THENCE S.  $77^{\circ}22'03''$  W, 236.72 FEET; THENCE N.  $62^{\circ}43'28''$  W, 579.71 FEET; THENCE N.  $67^{\circ}42'41''$  W, 461.36 FEET; THENCE N.  $83^{\circ}00'00''$  W, 626.38 FEET TO THE EASTERLY LINE OF SAID GREAT NORTHERN RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF SAID RIGHT OF WAY, 2010 FEET, MORE OR LESS, TO THE PORTION OF THE EAST 22 FEET OF LOT 7 AND SAID PLAT OF INNIS ARDEN Lying SOUTH OF THE SOUTH LINE OF SPRINGDALE COURT IN SAID PLAT; AND TOGETHER WITH A RIGHT OF WAY 80 FEET IN WIDTH ACROSS RESERVE "E" IN SAID PLAT OF INNIS ARDEN LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT A POINT ON THE CENTER LINE OF SPRINGDALE COURT PRODUCED SOUTHERLY, WHICH IS 100 FEET SOUTH OF THE SOUTH LINE OF SAID SPRINGDALE COURT AND RUNNING THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 238.48 FEET, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID RESERVE "E"; ALSO THAT PORTION OF SAID RESERVE "E" LYING BETWEEN SAID LOTS 7 AND 8 IN BLOCK 3 OF INNIS ARDEN, AS PER PLAT RECORDED IN VOL. 37 OF PLATS PAGE 25, RECORDS OF KING CO., WASH.

## 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 ALLEY SHOWN HEREOF AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO ALL PARKS, EASEMENTS OR WHAT EVER PUBLIC PROPERTY OR PLACES THEREON 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 ALLEY SHOWN HEREOF.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEAL THIS 4TH DAY OF DECEMBER A. D. 1945.

W.E. BOEING AND BERTHA BOEING, HIS WIFE  
BY: D. R. DREW  
THEIR ATTORNEY IN FACT

## RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT, EXCEPTING THOSE LOTS WHICH ARE HEREBY AFTER 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 REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR RESIDENCE USE, ACCORDING TO KING COUNTY RESOLUTION No. 8494, AS NOW IN EFFECT OR AS AMENDED HEREAFTER.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 RESIDENCE DISTRICT USE.

## CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF INNIS ARDEN No. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 26 N., R. 3 E., W. M., THAT 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.

SARLE MORFORD  
CERTIFICATE NO. 111  
RENEWAL 30 JAN.  
DATE JAN 11 1945



EXAMINED AND APPROVED THIS 12 DAY OF DECEMBER A. D. 1945

C.O. MAHNES  
KING COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 17 DAY OF DECEMBER A. D. 1945

WILLIAM S. SMITH  
DEPUTY CLERK, BOARD OF KING COUNTY COMMISSIONERS  
HAROLD SPARKMAN  
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE WITHIN PLAT OF INNIS ARDEN No. 2 IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 18TH DAY OF DEC. A. D. 1945

JOHN S. TODD  
SECRETARY  
JONN N. TODD  
PLANNING ENGINEER AND EXECUTIVE OFFICER

## ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF DECEMBER A. D. 1945 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 AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID W.E. BOEING AND BERTHA BOEING, HIS WIFE, ARE NOW LIVING.

L.A. FELTON  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.



3226288

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 20 DAY OF DEC. A. D. 1945 AT 33 MINUTES PAST 9 A. M., AND RECORDED IN VOLUME 41 OF PLATS, PAGES 20-21-22, RECORDS OF KING COUNTY, WASHINGTON.

W.E. WILLIAMS  
DEPUTY COUNTY AUDITOR  
ROBERT A. MORRIS  
KING COUNTY AUDITOR