

RESOLUTION NO. 2018-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF CEDAR CREEK PARK & MAJOR TREE CLEARING PERMIT, LU16-0001/0020 & LU16-0002/0020 FOR RECORDING.

WHEREAS, an application has been received by the City of Covington (the "City) under Application No. LU16-0001/0020 & LU16-0002/0020; and

WHEREAS, a Mitigated Determination of Non-Significance (MDNS) was issued for the preliminary plat on November 18, 2016; and

WHEREAS, the preliminary plat was reviewed by the City's Hearing Examiner, and an open record public hearing was held on February 27, 2017; and

WHEREAS, the City's Hearing Examiner issued a decision on February 27, 2017, recommending the approval of the preliminary plat and major tree clearing permit with conditions; and


WHEREAS, City staff has reviewed the engineering plans for plat development filed by the developer, has found that these engineering plans substantially conform with applicable local and state laws, codes, and regulations, and with the preliminary plat conditions of approval, and therefore has approved these plans for construction; and

WHEREAS, City staff has inspected the plat improvements constructed by the developer and finds that these improvements have been substantially completed in conformance with the approved engineering plans, or that the developer has financially assured the completion of such improvements; now, therefore approval of the preliminary plat with conditions.

BE IT RESOLVED by the City Council of the City of Covington, King County, Washington, as follows:

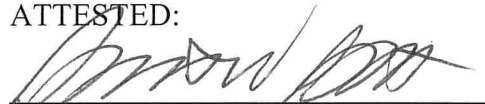
Section 1. The City of Covington hereby approves the Final Plat of Cedar Creek Park Subdivision for recording in the form as attached hereto as Exhibit 1, subject to the completion of those certain plat improvements for which the developer has posted financial guarantees and has agreed to complete as provided in the attached Exhibit 1; and further subject to maintenance of the plat property as set forth in the maintenance bonds.

ADOPTED in open and regular session on this 27th day of November 2018.



Mayor Jeff Wagner

ATTESTED:



Sharon Scott, City Clerk

APPROVED AS TO FORM:



Kathy Hardy, City Attorney

CEDAR CREEK PARK, A PLAT COMMUNITY

A PORTION OF THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A: PARCEL D, OF KING COUNTY SHORT PLAT NO. 874031, RECORDED UNDER RECORDING NUMBER 7412160329, IN KING COUNTY WASHINGTON; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NUMBER 7409190454, IN KING COUNTY, WASHINGTON.

PARCEL B: LOTS C AND D OF KING COUNTY SHORT PLAT NO. 874030, RECORDED UNDER RECORDING NO. 7412160328, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 19990927001890.

PARCEL C: LOT B OF CITY OF COVINGTON BOUNDARY LINE ADJUSTMENT NUMBER LU07-0028 RECORDED UNDER RECORDING NUMBER 200710180009, BEING A PORTION OF LOTS 3 AND 4 OF KING COUNTY SHORT PLAT NUMBER 888002, RECORDED UNDER RECORDING NUMBER 8710111150, BEING A PORTION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W. M., IN KING COUNTY WASHINGTON, THE EASTERLY, SOUTHERLY, WESTERLY AND A PORTION OF THE NORTHERLY PERIMETER OF WHICH WAS SURVEYED BY DAVID A. ROBERTSON AS SHOWN ON A RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 201602220004, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29 AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 00°49'53" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29, A DISTANCE OF 2633.41 FEET TO THE CALCULATED CENTER OF SAID SECTION 29 AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 88°48'39" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 AS SHOWN ON SAID RECORD OF SURVEY, 30.00 FEET TO THE WESTERLY LINE OF 204TH AVENUE SOUTHEAST AS CONVEYED TO KING COUNTY UNDER RECORDING NUMBER 19990927001890 AND THE TRUE POINT OF BEGINNING OF SAID PERIMETER; THENCE CONTINUING WEST ALONG THE EAST-WEST CENTERLINE OF SECTION 29 AND SAID PERIMETER, A DISTANCE OF 206.38 FEET TO AN ANGLE POINT IN SAID PERIMETER; THENCE SOUTH 00°49'53" WEST ALONG SAID PERIMETER, 329.27 FEET TO AN ANGLE POINT IN SAID PERIMETER; THENCE NORTH 88°50'03" WEST ALONG SAID PERIMETER, 813.31 FEET TO AN ANGLE POINT IN SAID PERIMETER; THENCE NORTH 00°50'03" EAST ALONG SAID PERIMETER, 329.60 FEET TO AN ANGLE POINT IN SAID PERIMETER; THENCE SOUTH 88°48'39" EAST ALONG SAID PERIMETER, 39.45 FEET TO AN ANGLE POINT IN SAID PERIMETER; THENCE NORTH 01°01'19" EAST ALONG SAID PERIMETER, 660.00 FEET TO AN ANGLE POINT IN SAID PERIMETER; THENCE SOUTH 88°48'39" EAST ALONG SAID PERIMETER AND SAID SOUTHERLY LINE, 641.42 FEET TO AN ANGLE POINT IN SAID PERIMETER AND THE WESTERLY LINE OF SAID CONVEYANCE TO KING COUNTY UNDER RECORDING NUMBER 19990927001890; THENCE SOUTH 00°57'29" WEST ALONG SAID PERIMETER AND SAID WESTERLY LINE, 17.51 FEET TO AN ANGLE POINT IN SAID PERIMETER AND THE SOUTHERLY LINE OF SAID CONVEYANCE TO KING COUNTY; THENCE SOUTH 88°48'39" EAST ALONG SAID PERIMETER AND SAID WESTERLY LINE OF 204TH AVENUE SOUTHEAST, 646.42 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF COVINGTON, KING COUNTY, WASHINGTON.

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "CEDAR CREEK PARK", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR CEDAR CREEK PARK, RECORDED UNDER KING COUNTY RECORDING NO. _____

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE AND CONVEY SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY CITY OF COVINGTON.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING CITY OF COVINGTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF CITY OF COVINGTON, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS, AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, IN WITNESS WHEREOF WE SET OUR HANDS AND SIGNS:

CALATLANTIC HOMES OF WASHINGTON, INC. BY: WILLIAM SALVESEN ITS: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM SALVESEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF CALATLANTIC HOMES OF WASHINGTON, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME _____

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

CITY OF COVINGTON FILE NO. LU16-0001/0020 AND LU16-0002/0020

JOB NO. 18970

RECORDING CERTIFICATE:

Recorded No. _____ Filed for record at the request of the CITY OF COVINGTON this _____ day of _____, 20____, at _____ minutes past _____ m. and recording in Volume _____ of Plats of _____ pages _____ through _____ records of King County, Washington. DIVISION OF RECORDS AND ELECTRONICS

Manager _____ Superintendent of Records _____

LAND SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of CALATLANTIC HOMES OF WASHINGTON, INC. on August 20, 2018. I hereby certify that this map for CEDAR CREEK PARK, a plat community, is based on an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by the Washington Uniform Common Interest Ownership Act is supplied herein; and that all boundaries of the units are shown on the map.

BRIAN D. GILLOOLY, PLS NO. 46315 Date _____

CITY OF COVINGTON APPROVALS

DEVELOPMENT REVIEW ENGINEER EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

DEVELOPMENT REVIEW ENGINEER _____

COMMUNITY DEVELOPMENT DIRECTOR EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

COMMUNITY DEVELOPMENT DIRECTOR _____

CITY MANAGER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

CITY MANAGER _____

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 2018.

FINANCE DIRECTOR _____

FINANCE DIVISION 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 ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____, 2018.

FINANCE DIVISION _____

MANAGER, FINANCE DIVISION _____ DEPUTY _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

KING COUNTY ASSESSOR _____

DEPUTY KING COUNTY ASSESSOR _____

ACCOUNT NUMBERS 292206-8008, 292206-9137 & 292206-9182

COVINGTON WATER DISTRICT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018.

COVINGTON WATER DISTRICT _____

EASEMENTS AND RESERVATIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF COVINGTON, PUGET SOUND ENERGY, INC., CENTURY LINK, COMCAST CABLE SERVICES, COVINGTON WATER DISTRICT AND SOOS CREEK WATER AND SEWER DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL, WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, ALL AS GRAPHICALLY DEPICTED ON SHEETS 4 THROUGH 7, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, WATER SYSTEM APPURTENANCES, SANITARY SEWER STRUCTURES AND PUBLIC STORM DRAINAGE STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

EASEMENT RESERVATION FOR WATER PIPELINE:

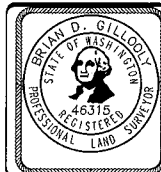
THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF A WATER PIPELINE AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTOR RESERVES, FOR ITSELF, ASSIGNS AND SUCCESSORS IN INTEREST, THE RIGHT TO USE THE SURFACE OF THE ABOVE DESCRIBED EASEMENTS, BUT SHALL NOT ERECT ANY BUILDINGS, STRUCTURES, AND/OR PLANT TREES OR PLANTS OF ANY KIND WITH INTRUSIVE ROOTS ON SAID EASEMENT.

IF, IN THE FUTURE, THE SURFACE OF THE ABOVE PROPERTY IS CHANGED BY THE GRANTOR, ITS ASSIGNS OR SUCCESSORS IN INTEREST, THE THEN OWNER OF PROPERTY AGREES TO PAY THE DISTRICT THE COST OF RELOCATING THE ABOVE WATER PIPELINE AND APPURTENANCES SO THAT THE AMOUNT OF EARTH COVERING THE SAME (THE DEPTH THEREOF) MEETS THE DISTRICT'S THEN MINIMUM STANDARDS AND SPECIFICATIONS.

COVINGTON WATER DISTRICT EASEMENT PROPERTIES INCLUDE:

A 10'x10' EASEMENT LOCATED WITHIN TRACT "I". A 10'x10' EASEMENT LOCATED WITHIN TRACT "F" AND LOT 19.

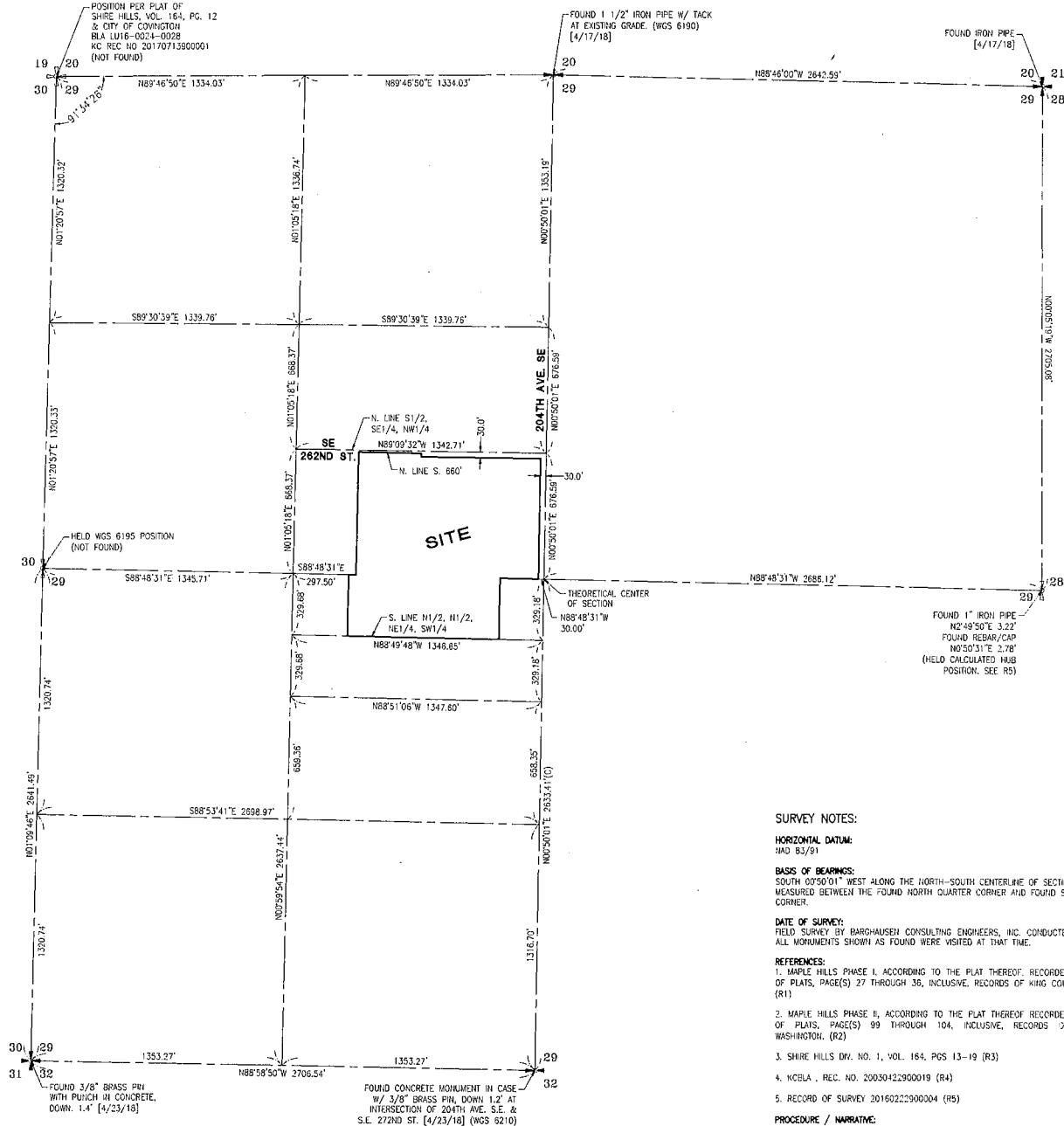


Barghausen Consulting Engineers, Inc. Civil Engineering, Land Planning, Surveying, Environmental Services 18215 72nd Avenue South Kent, WA 98032 Telephone: (425) 251-6222 Fax: (425) 251-8782 SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SECTION 29, T22N-R6E, W.M. SHEET 1 OF 7

DATE/TIME

CEDAR CREEK PARK, A PLAT COMMUNITY

A PORTION OF THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON



SURVEY NOTES:

HORIZONTAL DATUM:
NAD 83/91

BASIS OF BEARINGS:
SOUTH 00°50'01" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 29, AS MEASURED BETWEEN THE FOUND NORTH QUARTER CORNER AND FOUND SOUTH QUARTER CORNER.

DATE OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN APRIL 2018. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

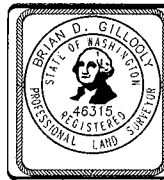
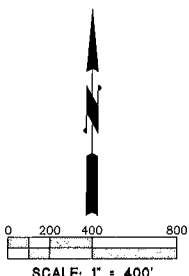
- REFERENCES:**
1. MAPLE HILLS PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 270 OF PLATS, PAGE(S) 27 THROUGH 36, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON. (R1)
 2. MAPLE HILLS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 273 OF PLATS, PAGE(S) 99 THROUGH 104, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON. (R2)
 3. SHIRE HILLS DIV. NO. 1, VOL. 154, PGS 13-19 (R3)
 4. RCBLA, REC. NO. 20030422900019 (R4)
 5. RECORD OF SURVEY 20160222900004 (R5)

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION, A TOPCON GS TOTAL ROBOTIC STATION, AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-136-030.

NOTES:
1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

LEGEND:

- ✚ FOUND SECTION CORNER AS NOTED
- ⊕ SECTION CORNER (CALCULATED POSITION)
- ⊙ FOUND QUARTER CORNER AS NOTED
- ⊕ QUARTER CORNER (CALCULATED POSITION)



Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SECTION 29, T22N-R6E, W.M.

SHEET 3 OF 7

306/210124

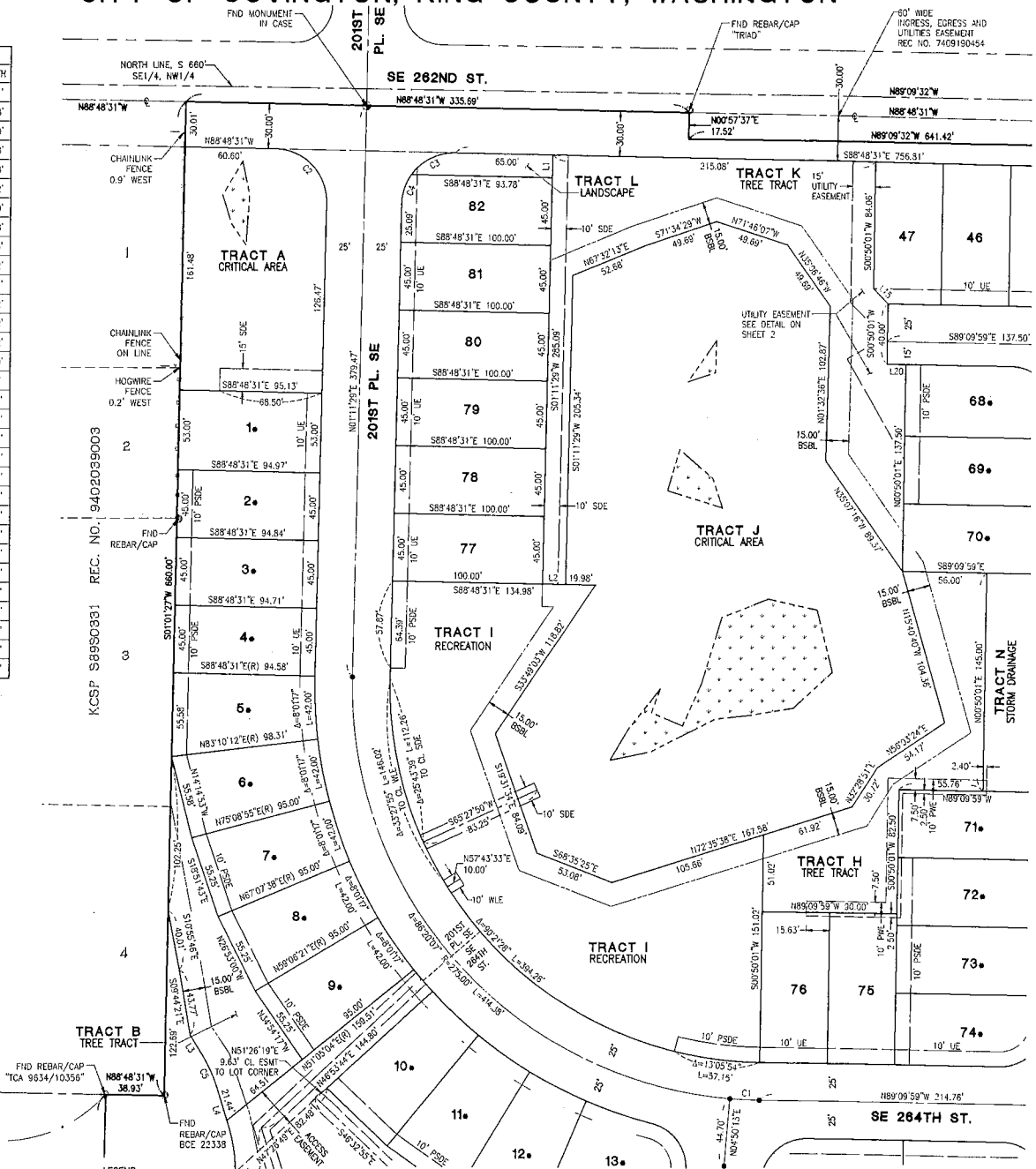
CEDAR CREEK PARK, A PLAT COMMUNITY

VOLUME/PAGE

A PORTION OF THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°01'21"	275.00'	19.31'
C2	90°00'00"	35.00'	54.98'
C3	55°19'35"	35.00'	33.80'
C4	34°40'25"	35.00'	21.18'
C5	14°49'50"	100.00'	35.88'
C6	41°26'18"	100.00'	72.32'
C7	40°13'55"	90.00'	63.20'
C8	16°21'52"	77.65'	22.18'
C9	3°38'15"	300.00'	19.05'
C10	79°28'54"	30.00'	41.62'
C11	3°05'14"	325.00'	17.51'
C12	90°00'00"	30.00'	47.12'
C13	90°00'00"	30.00'	47.12'
C14	87°41'38"	30.00'	45.92'
C15	80°24'21"	30.00'	42.10'
C16	2°54'18"	100.00'	5.07'
C17	9°08'05"	100.00'	15.94'
C18	115°22'37"	30.00'	60.41'
C19	90°00'00"	30.00'	47.12'
C20	90°00'00"	30.00'	47.12'
C21	90°00'00"	30.00'	47.12'
C22	90°00'00"	30.00'	47.12'
C23	89°38'32"	35.00'	54.76'
C24	90°00'00"	30.00'	47.12'
C25	90°00'00"	30.00'	47.12'
C26	90°00'00"	30.00'	47.12'
C27	35°41'10"	30.00'	18.68'
C28	54°18'53"	30.00'	28.44'
C29	49°59'41"	35.00'	30.54'
C30	40°00'19"	35.00'	24.44'
C31	2°18'22"	275.00'	11.07'

LINE TABLE		
LINE	DIST	BEARING
L1	15.09'	S01°11'29"W
L2	15.00'	S88°48'31"E
L3	14.86'	N31°50'44"W
L4	26.29'	N17°00'54"W
L5	4.85'	N17°00'54"W
L6	7.50'	N36°22'08"E
L7	25.96'	N43°19'08"E
L8	1.58'	N83°33'04"E
L9	8.33'	N01°45'24"E
L10	1.00'	S89°09'59"E
L11	20.23'	S89°09'59"E
L12	9.75'	S89°09'59"E
L13	12.64'	S00°50'01"W
L14	4.76'	S00°50'01"W
L15	14.14'	S4°09'59"E
L16	10.00'	N88°48'31"W
L17	10.00'	N89°09'59"W
L18	25.00'	S00°50'01"W
L19	15.14'	S00°50'01"W
L20	12.50'	S89°09'59"E



- LEGEND:
- SET CITY OF COVINGTON MONUMENT IN CASE WITH BRASS DISK STAMPED "BCE 37530" UPON COMPLETION OF CONSTRUCTION
 - UE UTILITY EASEMENT - SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 1
 - WLE PUBLIC WATERLINE EASEMENT SEE PLAT NOTE 11 ON SHEET 2
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 12 ON SHEET 2
 - SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 13 ON SHEET 2
 - SSE PUBLIC SANITARY SEWER EASEMENT SEE PLAT NOTE 14 ON SHEET 2
 - PWE PRIVATE WALL EASEMENT SEE PLAT NOTE 23 ON SHEET 2
 - INDICATES A DAYLIGHT BASEMENT LOT SEE PLAT NOTE 22 ON SHEET 2
 - BSBL BUILDING SETBACK LINE

SETBACK NOTE:
PLEASE REFER TO THE CITY OF COVINGTON AND OTHER CONTROLLING AGENCIES FOR A COMPLETE LIST OF ALL SETBACKS THAT AFFECT THESE LOTS. THE CITY OF COVINGTON SETBACKS ARE CURRENTLY:
MINIMUM STREET SETBACK (STRUCTURE) - 10 FT.
MINIMUM SETBACK FOR GARAGE - 20 FT.
INTERIOR SETBACK (SIDE AND REAR) - 7.5 FT.
PLEASE REFER TO EASEMENT PROVISIONS AND NOTES FOR ADDITIONAL INFORMATION THAT MAY AFFECT THE SETBACK ON THESE LOTS.



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SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SECTION 29, T22N-R6E, W.M.

SHEET 4 OF 7

SEE SHEET 7

SEE SHEET 5

CEDAR CREEK PARK, A PLAT COMMUNITY

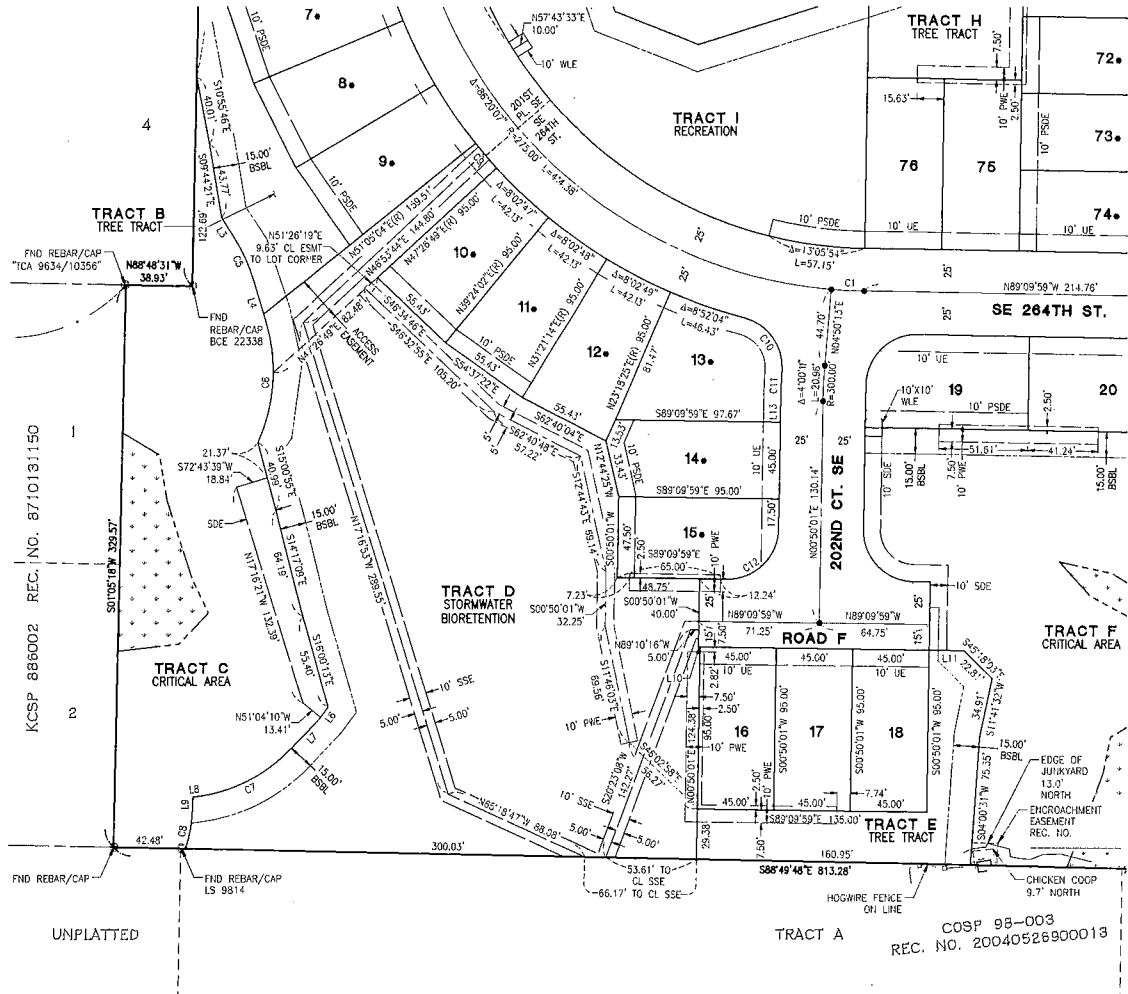
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SEE SHEET 4

SEE SHEET 6

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°01'21"	275.00'	19.31'
C2	90°00'00"	35.00'	54.58'
C3	55°19'35"	35.00'	33.80'
C4	34°40'25"	35.00'	21.18'
C5	14°49'50"	100.00'	25.88'
C6	41°26'18"	100.00'	72.32'
C7	40°13'55"	90.00'	63.20'
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C12	90°00'00"	30.00'	47.12'
C13	90°00'00"	30.00'	47.12'
C14	87°41'38"	30.00'	45.92'
C15	80°24'21"	30.00'	42.10'
C16	2°54'18"	100.00'	5.07'
C17	9°08'05"	100.00'	15.34'
C18	115°22'37"	30.00'	60.41'
C19	90°00'00"	30.00'	47.12'
C20	90°00'00"	30.00'	47.12'
C21	90°00'00"	30.00'	47.12'
C22	90°00'00"	30.00'	47.12'
C23	89°38'32"	35.00'	54.78'
C24	90°00'00"	30.00'	47.12'
C25	90°00'00"	30.00'	47.12'
C26	90°00'00"	30.00'	47.12'
C27	35°41'07"	30.00'	18.68'
C28	54°18'53"	30.00'	28.44'
C29	49°59'41"	35.00'	30.54'
C30	40°00'19"	35.00'	24.44'
C31	2°18'22"	275.00'	11.07'

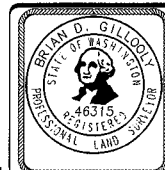
LINE TABLE		
LINE	DIST	BEARING
L1	15.09'	S01°11'29"W
L2	15.00'	S88°48'31"E
L3	14.86'	N31°50'44"W
L4	26.29'	N17°00'54"W
L5	4.85'	N17°00'54"W
L6	7.50'	N36°22'08"E
L7	25.98'	N43°19'08"E
L8	1.58'	N83°33'04"E
L9	8.33'	N01°45'24"E
L10	1.00'	S89°09'59"E
L11	20.25'	S89°09'59"E
L12	9.75'	S89°09'59"E
L13	12.64'	S00°50'01"W
L14	4.76'	S00°50'01"W
L15	14.14'	S44°09'59"E
L16	10.00'	N88°48'31"W
L17	10.00'	N89°09'59"W
L18	25.00'	S00°50'01"W
L19	15.14'	S00°50'01"W
L20	12.50'	S89°09'59"E



LEGEND:

- SET CITY OF COVINGTON MONUMENT IN CASE WITH BRASS DISK STAMPED "BCE 37530" UPON COMPLETION OF CONSTRUCTION
- UE UTILITY EASEMENT - SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 1
- WLE PUBLIC WATERLINE EASEMENT SEE PLAT NOTE 11 ON SHEET 2
- PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 12 ON SHEET 2
- SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 13 ON SHEET 2
- SSE PUBLIC SANITARY SEWER EASEMENT SEE PLAT NOTE 14 ON SHEET 2
- PWE PRIVATE WALL EASEMENT SEE PLAT NOTE 23 ON SHEET 2
- INDICATES A DAYLIGHT BASEMENT LOT SEE PLAT NOTE 22 ON SHEET 2
- BSBL BUILDING SETBACK LINE

SETBACK NOTE:
PLEASE REFER TO THE CITY OF COVINGTON AND OTHER CONTROLLING AGENCIES FOR A COMPLETE LIST OF ALL SETBACKS THAT AFFECT THESE LOTS. THE CITY OF COVINGTON SETBACKS ARE CURRENTLY:
MINIMUM STREET SETBACK (STRUCTURE) - 10 FT.
MINIMUM SETBACK FOR GARAGE - 20 FT.
INTERIOR SETBACK (SIDE AND REAR) - 7.5 FT.
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SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SECTION 29, T22N-R6E, W.M.

SHEET 5 OF 7

JOB NO. 18970

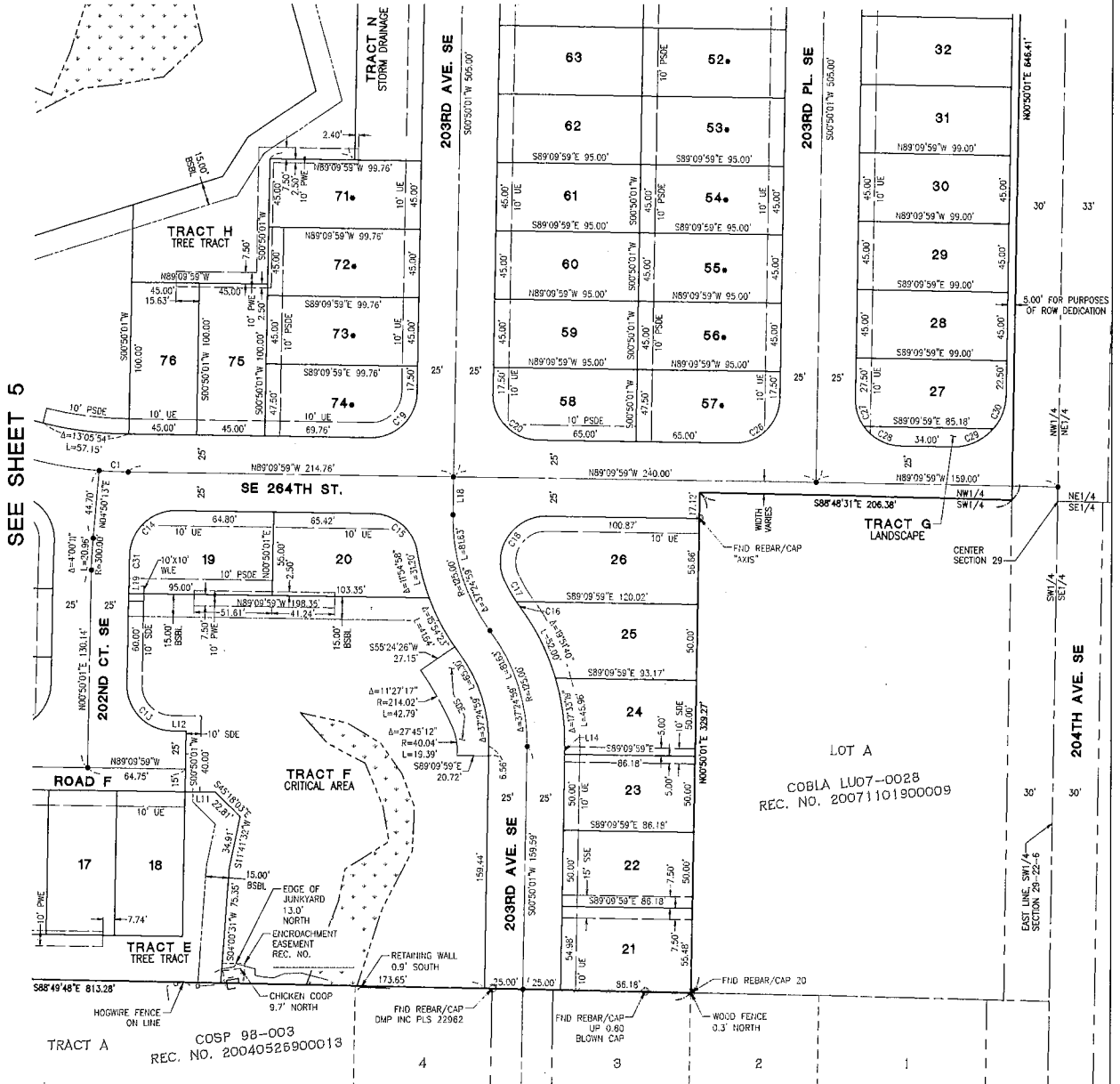
CEDAR CREEK PARK, A PLAT COMMUNITY

A PORTION OF THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

SEE SHEET 7

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°01'21"	275.00'	19.31'
C2	90°00'00"	35.00'	54.98'
C3	55°19'35"	35.00'	33.80'
C4	34°40'25"	35.00'	21.18'
C5	14°49'50"	100.00'	25.88'
C6	41°28'18"	100.00'	72.32'
C7	40°13'55"	80.00'	63.20'
C8	16°21'52"	77.65'	22.18'
C9	3°38'15"	300.00'	19.05'
C10	79°28'54"	30.00'	41.62'
C11	3°05'14"	325.00'	17.51'
C12	90°00'00"	30.00'	47.12'
C13	90°00'00"	30.00'	47.12'
C14	87°41'38"	30.00'	45.92'
C15	80°24'21"	30.00'	42.10'
C16	2°54'18"	100.00'	5.07'
C17	9°08'05"	100.00'	15.94'
C18	115°22'37"	30.00'	60.41'
C19	90°00'00"	30.00'	47.12'
C20	90°00'00"	30.00'	47.12'
C21	90°00'00"	30.00'	47.12'
C22	90°00'00"	30.00'	47.12'
C23	89°38'32"	35.00'	54.76'
C24	90°00'00"	30.00'	47.12'
C25	90°00'00"	30.00'	47.12'
C26	90°00'00"	30.00'	47.12'
C27	35°41'07"	30.00'	18.88'
C28	54°18'53"	30.00'	28.44'
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LINE TABLE		
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L12	9.75'	S89°09'59"E
L13	12.64'	S00°50'01"W
L14	4.76'	S00°50'01"W
L15	14.14'	S44°09'59"E
L16	10.00'	N88°48'31"W
L17	10.00'	N89°09'59"W
L18	25.00'	S00°50'01"W
L19	15.14'	S00°50'01"W
L20	12.50'	S89°09'59"E



SEE SHEET 5

- LEGEND:
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 - INDICATES A DAYLIGHT BASEMENT LOT SEE PLAT NOTE 22 ON SHEET 2
 - BSBL BUILDING SETBACK LINE

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SE1/4 OF NW1/4 & NE1/4 OF SW1/4 SECTION 29, T22N-R6E, W.M.

SHEET 6 OF 7

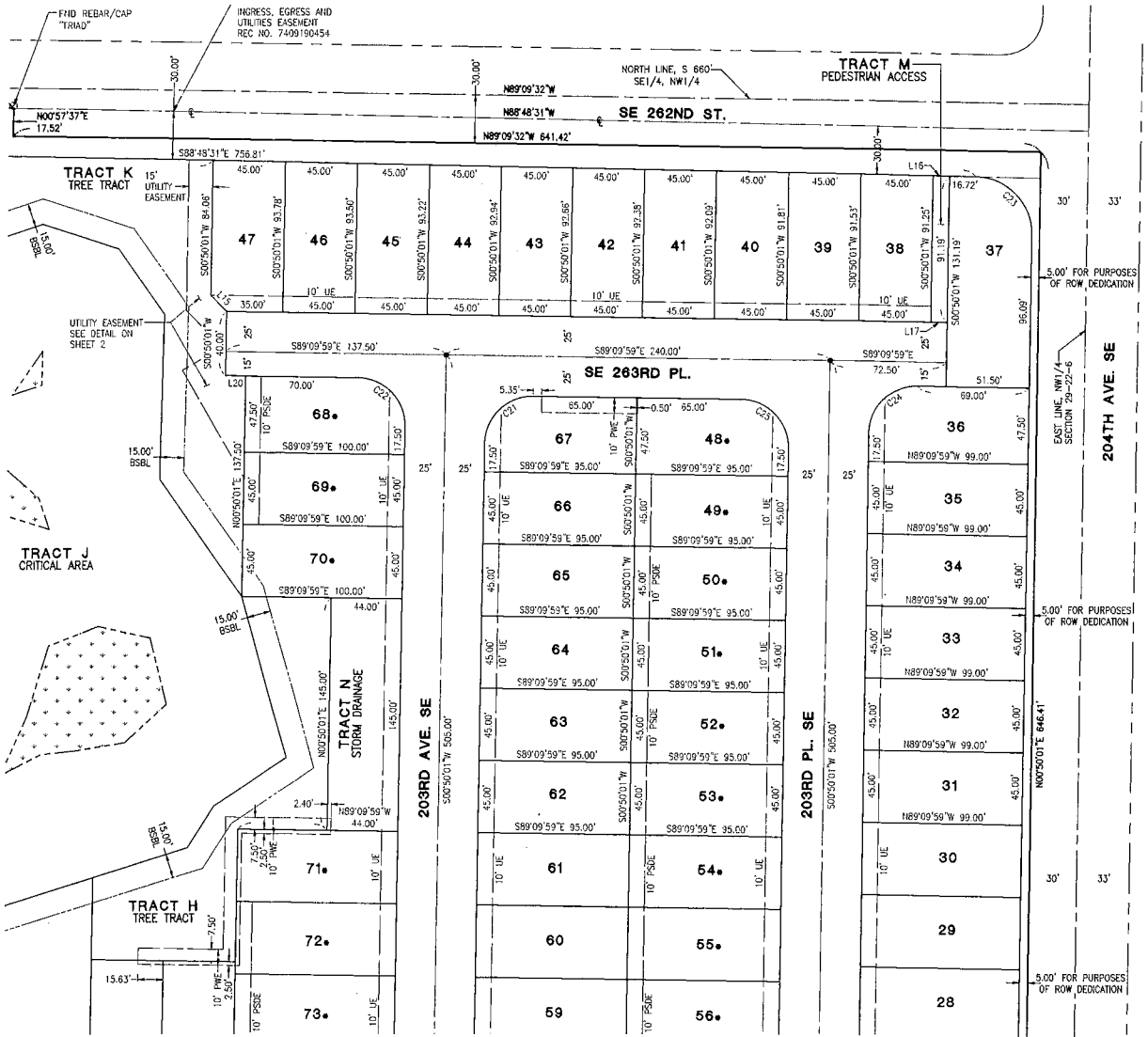
CEDAR CREEK PARK, A PLAT COMMUNITY

A PORTION OF THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

CURVE TABLE		
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C15	80°24'21"	42.10'
C16	2°54'18"	5.07'
C17	9°08'05"	15.94'
C18	115°22'37"	60.41'
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C20	90°00'00"	47.12'
C21	90°00'00"	47.12'
C22	90°00'00"	47.12'
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L12	9.75'	S89°09'59"E
L13	12.64'	S00°50'01"W
L14	4.76'	S00°50'01"W
L15	14.14'	S44°09'59"E
L16	10.00'	N88°48'31"W
L17	10.00'	N89°09'59"W
L18	25.00'	S00°50'01"W
L19	15.14'	S00°50'01"W
L20	12.50'	S89°09'59"E

SEE SHEET 4

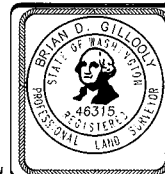


SEE SHEET 6

LEGEND:

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- PWE PRIVATE WALL EASEMENT SEE PLAT NOTE 23 ON SHEET 2
- INDICATES A DAYLIGHT BASEMENT LOT SEE PLAT NOTE 22 ON SHEET 2
- BSBL BUILDING SETBACK LINE

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SHEET 7 OF 7

