

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF HERITAGE GROVE, CITY FILE NO. LU05-0010/2081 FOR RECORDING.**

**WHEREAS**, an application has been received by the City of Covington (the "City) under Application No. LU05-0010/2081 for the final plat of Heritage Grove previously known as Park Meadows South; and

**WHEREAS**, the City issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on May 1, 2006; and

**WHEREAS**, the preliminary plat was reviewed by the City's Hearing Examiner, and an open record public hearing was held on October 30, 2006; and

**WHEREAS**, the City's Hearing Examiner issued a decision on November 16, 2006, recommending approval of the preliminary plat with conditions; and

**WHEREAS**, the preliminary plat approval was to be valid for 60 months, but was set to expire on November 16, 2012; and

**WHEREAS**, RCW 58.17.140 (3)(b) was passed to permit an extension of ten years of preliminary plat approval submitted on or before December 31, 2007, which extended the preliminary plat approval to November 16, 2016; and

**WHEREAS**, the developer submitted an engineering review phase application on July 30, 2015. The engineering plans were approved on August 9, 2016; and

**WHEREAS**, the developer was given a deadline of August 9, 2017 to construct the development; and

**WHEREAS**, the developer was unable to work for four months during the wet season (October 1 – May 30); and

**WHEREAS**, the city extended the construction permit to August 9, 2018; and

**WHEREAS**, the developer submitted a final plat application on July 10, 2018; and

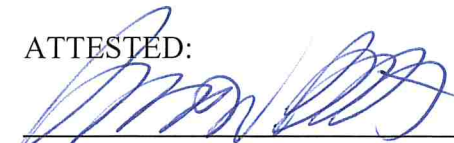
**WHEREAS**, City staff has inspected the plat improvements constructed by the developer and finds that these improvements have been substantially completed in conformance with the approved engineering plans, or that the developer has financially assured the completion of such improvements; now, therefore

**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 Heritage Grove 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 22<sup>nd</sup> day of January 2019.

ATTESTED:

  
\_\_\_\_\_  
Sharon Scott, City Clerk

  
\_\_\_\_\_  
Mayor Jeff Wagner

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kathy Hardy, City Attorney

HERITAGE GROVE, A PLAT COMMUNITY  
 SW 1/4, NW 1/4, SECTION 19, TWP. 22 N., RANGE 06E, W.M.  
 CITY OF COVINGTON, KING COUNTY, WASHINGTON  
 CITY OF COVINGTON PROJECT NUMBER LU05-0010

VOL/PAGE  
 RESOLUTION 2019-01  
 EXHIBIT 1

**APPROVALS CITY OF COVINGTON**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CITY DEVELOPMENT REVIEW ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FINANCE DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CITY MANAGER

**COVINGTON WATER DISTRICT**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 COVINGTON WATER DISTRICT - DISTRICT MANAGER

**FINANCE DIVISION CERTIFICATE**

I, HEREBY CERTIFY KING COUNTY ALL PROPERTY TAXES ARE PAID, THAT THERE IS NO DELINQUENT SPECIAL ASSESSMENTS DEDICATED 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 \_\_\_\_\_, 20\_\_\_\_.

MANAGER, FINANCE DIVISION

**KING COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 KING COUNTY ASSESSOR  
 DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, WILLIAM R. HAWKINS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE DISTANCES, BEARINGS, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN STAKED ON THE GROUND AS DEPICTED ON THE PLAT. WILLIAM R. HAWKINS 12/7/18 DATE

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF KING COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGES \_\_\_\_\_ RECORDS OF KING COUNTY. AUDITOR'S FILE NO. \_\_\_\_\_ MANAGER SUPERINTENDENT OF RECORDS

**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, AND DO HEREBY DEDICATE TO THE USE 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 ORIGINAL REASONABLE GRADING OF SAID STREETS AND ALLEYS AND FURTHER DEDICATE TO THE USE OF PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL UTILITIES AND INDICATED HEREON INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, AND UTILITIES. WE HEREBY AGREE TO HOLD THE CITY OF COVINGTON FULLY 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 SUCH STREETS, ALLEYS 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 THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS RESULTING FROM INADEQUATE MAINTENANCE WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE OF SAID STREETS AND ALLEYS.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COST OF DEFENSE, COVERED AND ASSIGNS, ARISING FROM OR RESULTING FROM ANY DAMAGE CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, MAINTENANCE OR REMOVAL OF ANY UTILITY OR STRUCTURE ON OR UNDER THE LAND. THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, COVERED AND ASSIGNS, FROM ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED OR ITS SUCCESSORS AND 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 THE OWNERS, IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS \_\_\_\_\_ BY: \_\_\_\_\_ ITS: \_\_\_\_\_

**DECLARANT DECLARATION**

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREBY HEREBY DECLARE THIS MAP AN DEDICATE THE SAME FOR A COMMON INTEREST PLAT COMMUNITY AS 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 TO THE USES AND PURPOSES SET FORTH IN THE DECLARATION AND THE DECLARATION FOR HERITAGE GROVE, AS RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_

**ACKNOWLEDGEMENTS**

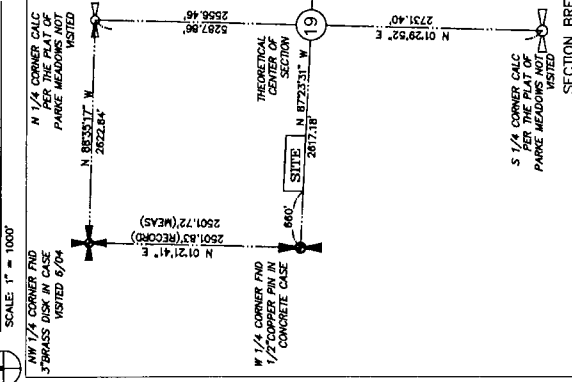
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_ SIGNATURE OF \_\_\_\_\_ PRINTED NAME OF \_\_\_\_\_ TITLE \_\_\_\_\_ MY APPOINTMENT EXPIRES \_\_\_\_\_

**DECLARATION**

WE UNDERSIGNED OWNERS OF THE INTERESTS IN THE REAL ESTATE DESCRIBED HEREBY HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST PLAT COMMUNITY AS 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 TO THE USES AND PURPOSES SET FORTH IN THE DECLARATION AND THE DECLARATION FOR HERITAGE GROVE, AS RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_

**QUARTER SECTION SUBDIVISION**



**LEGAL DESCRIPTION**

LOT 3, KING COUNTY SHORT PLAT NUMBER 07709, RESERVED UNDER RECORDING NUMBER 7603070088, BEING A PORTION OF GOVERNMENT LOT 2, IN SECTION 19, TOWNSHIP 22 NORTH, RANGE 6 EAST, W. M., IN KING COUNTY, WASHINGTON, TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X AS DELINEATED ON S40 SHORT PLAT.

**REFERENCES**

KING COUNTY SHORT PLAT #77090 RECORDING NO. 7603070089  
 PARK MEADOWS VOLUME 205 OF PLATS, PAGE 47-50

**SURVEY NOTES:**

HORIZONTAL DATUM: NAD 83 2011 WASHINGTON COORDINATE SYSTEM, NORTH ZONE  
 BASED ON GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.  
 VERTICAL DATUM: NAVD 88 BASED ON GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.  
 SITE AREA: 151,927 FT ± 3.48 ACRES ±  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.  
 THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL, 2018, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONNECTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION; (B) TRIMBLE SC200 GPS RECEIVER; (C) TRIMBLE SC320 GPS RECEIVER; (D) TRIMBLE SC330-130-100; (E) FIELD TRANSIT; EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CONTRACTORS SHALL VERIFY CALL FOR LOCATE. UTILITY LOCATION SERVICE. (B)

john@paceengrs.com



bill@paceengrs.com



11255 Kitchard Way, Suite 300  
 Kirkland, WA 98033  
 P: 425.827.2044 | F: 425.827.5043  
 paceengrs.com  
 Civil | Structural | Planning | Survey

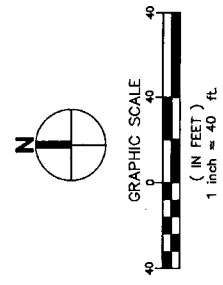
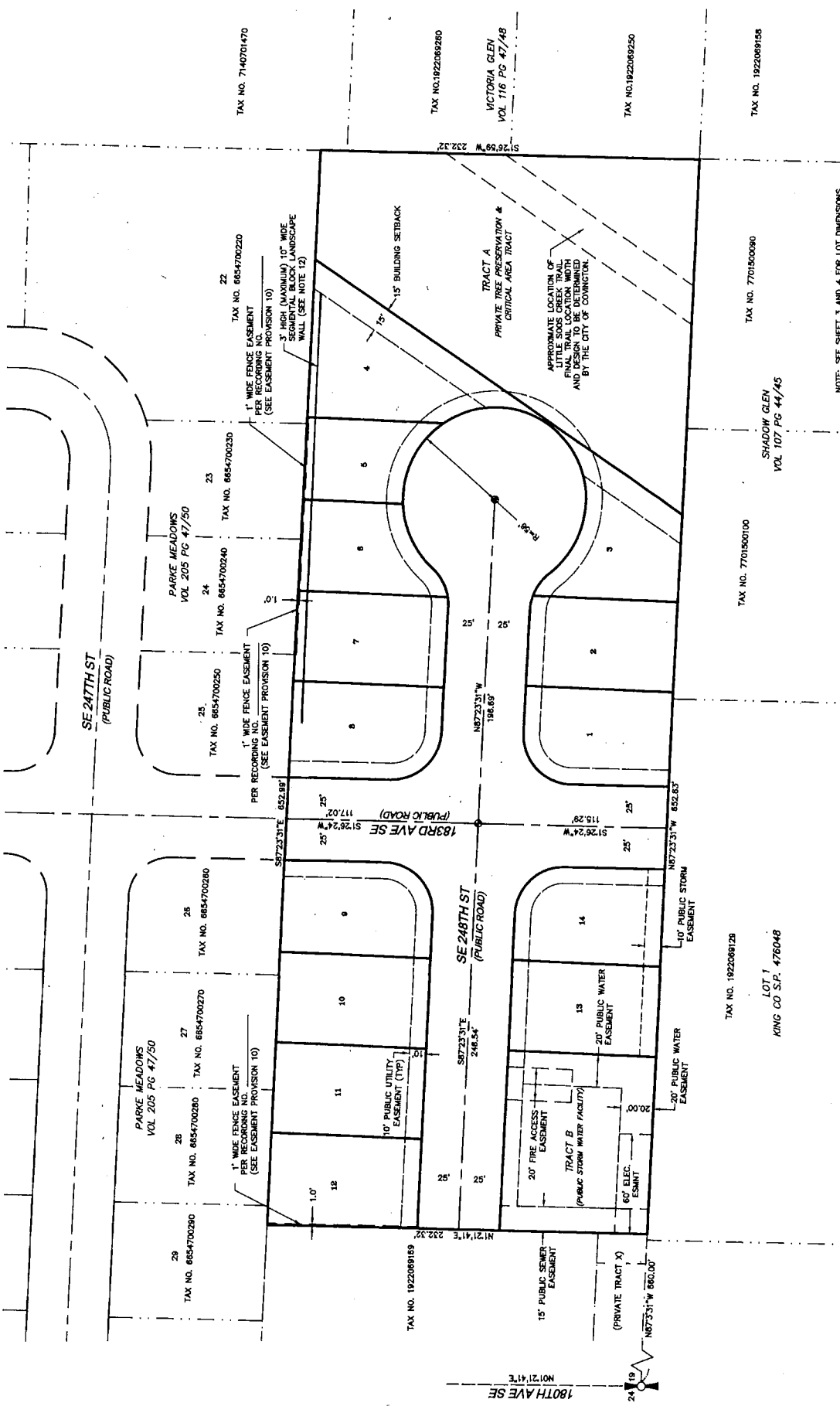
PAGE JOB NO. 14478.10

SHEET 1 OF 5



**HERITAGE GROVE, A PLAT COMMUNITY**  
 SW 1/4, NW 1/4, SECTION 19, TWP. 22 N., RANGE 6E, W.M.  
 CITY OF COVINGTON, KING COUNTY, WASHINGTON  
 CITY OF COVINGTON PROJECT NUMBER LU05-0010

VOLTAPE



**LEGEND**

- CASED MONUMENT
- ⊕ SET TACK & LEAD
- SET REBAR AND CAP "S 33130"
- CENTER LINES
- PROPERTY LINES
- LOT LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

NOTE: REFER TO THE CITY OF COVINGTON AND OTHER CONTROLLING AGENCY FOR A COMPLETE LIST OF ALL SURVEY MONUMENTS AFFECTING THESE LOTS. THE SETBACKS ARE CURRENTLY:

- MINIMUM STREET SETBACK (STRUCTURE) - 10 FEET
- MINIMUM SETBACK FOR GARAGE - 20 FEET
- INTERIOR SETBACK (SIDE AND REAR) - 7.5 FEET

REFER TO EASEMENT PROVISIONS AND NOTES FOR ADDITIONAL INFORMATION THAT MAY AFFECT THE SETBACKS ON THESE LOTS.



**PACE**  
 An Engineering Services Company  
 11255 Kildred Way, Suite 300  
 Kent, WA 98035  
 P. 425.827.2014 | F. 425.827.5043  
 Civil | Structural | Planning | Survey  
 paceengr.com

NOTE: SEE SHEET 3 AND 4 FOR LOT DIMENSIONS

**HERITAGE GROVE, A PLAT COMMUNITY**  
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 CITY OF COVINGTON, KING COUNTY, WASHINGTON  
 CITY OF COVINGTON PROJECT NUMBER LU05-0010

NOTE: REFER TO THE CITY OF COVINGTON AND OTHER CONTROLLING AGENCY FOR A COMPLETE LIST OF ALL SETBACKS THAT AFFECTS THESE LOTS. THE SETBACKS ARE CURRENTLY:  
 MINIMUM STREET SETBACK (STRUCTURES) - 10 FEET  
 MINIMUM SETBACK FOR GARAGE - 20 FEET  
 INTERIOR SETBACK (SIDE AND REAR) - 7.5 FEET  
 REFER TO EASEMENT PROVISIONS AND NOTES FOR SETBACKS ON THESE LOTS.

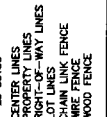
1" WIDE TEMPORARY FENCE EASEMENT PER RECORDING NO. (SEE EASEMENT PROVISION 10)

TAX NO. 1922089129

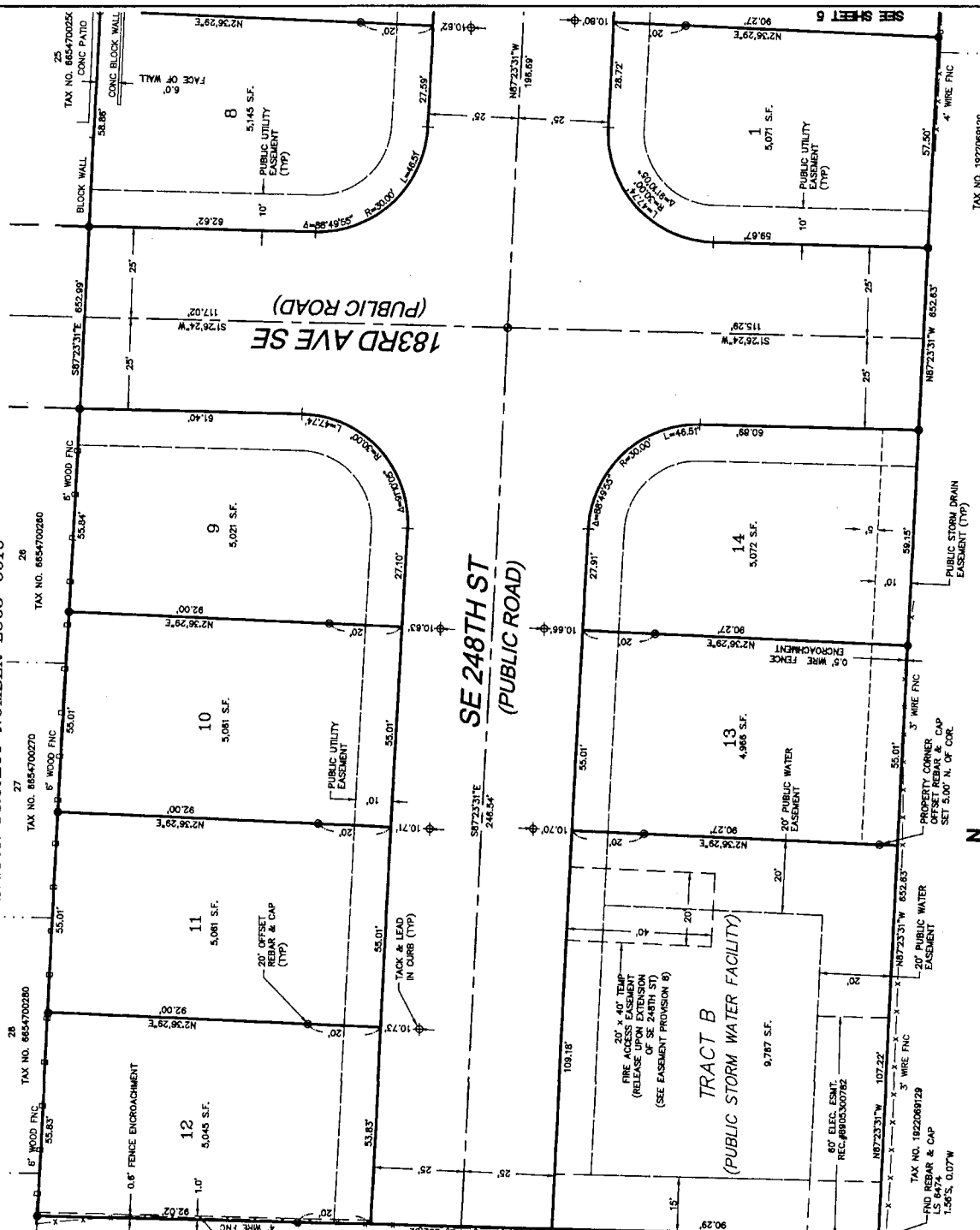
W.A.S. REC. NO. 9209061174  
 SE 248TH ST PRIVATE TRACT EASEMENT  
 TAX NO. 1922089129

(PRIVATE)  
 TRACT X  
 ELEC. EASEMENT  
 REC. NO. 8905300781  
 SOGS CHECK VALVE & SEMI-DUST  
 20161220006818  
 FND REBAR & CAP  
 L.S. 11026  
 0.24N. 3.27W

- LEGEND**
- ☉ CASED MONUMENT
  - ⊕ SET TACK & LEAD
  - SET REBAR AND CAP 1.5 33.30"
  - ▬ STREET LINES
  - ▬ PROPER LINES
  - ▬ RIGHT-OF-WAY LINES
  - ▬ LOT LINES
  - ▬ CHAIN LINK FENCE
  - ▬ WIRE FENCE
  - ▬ WOOD FENCE

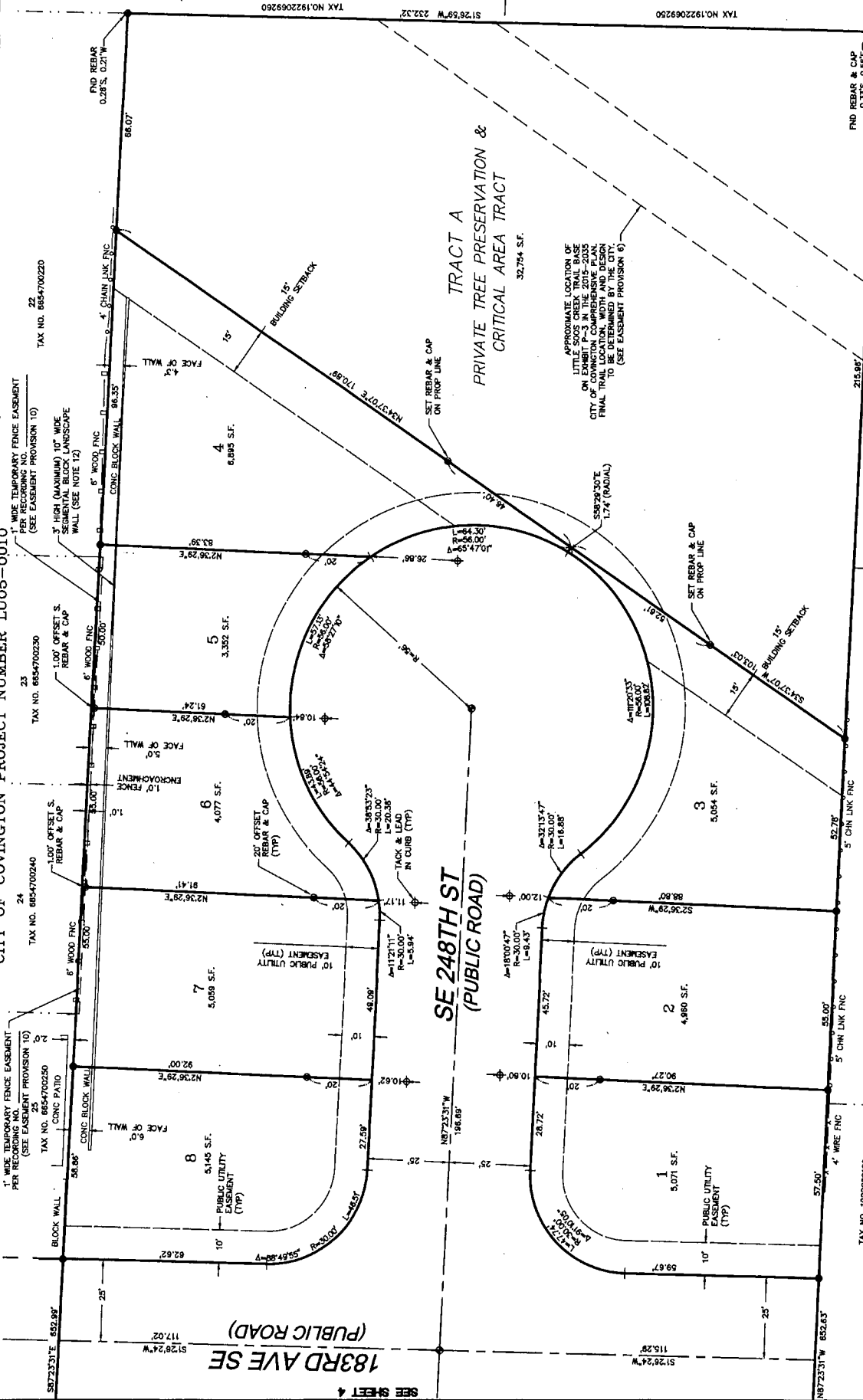


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 CITY OF COVINGTON, KING COUNTY, WASHINGTON  
 CITY OF COVINGTON PROJECT NUMBER LU05-0010

VOL/PAGE



NOTE: REFER TO THE CITY OF COVINGTON AND OTHER DOCUMENTS FOR COMPLETE SETBACKS AND SETBACKS THAT AFFECT THESE LOTS. THE SETBACKS ARE CURRENTLY:

MINIMUM STREET SETBACK (STRUCTURE) - 10 FEET  
 MINIMUM SETBACK FOR GARAGE - 20 FEET  
 INTERIOR SETBACK (SIDE AND REAR) - 7 FEET

REFER TO EASEMENT PROVISIONS AND NOTES FOR SETBACKS THAT MAY AFFECT THE SETBACKS ON THESE LOTS.

LEGEND

- CASED MONUMENT
- ⊕ SET TACK & LEAD
- SET REBAR AND CAP "LS 33130"

CENTER LINES  
 RIGHT-OF-WAY LINES  
 LOT LINES  
 CHAIN LINK FENCE  
 WOOD FENCE

APPROXIMATE LOCATION OF UTILITY CROSS-CREK TRAIL BASE ON THE CITY OF COVINGTON COMPREHENSIVE PLAN. FINAL TRAIL LOCATION, WIDTH AND DESIGN TO BE DETERMINED BY THE CITY OF COVINGTON (SEE EASEMENT PROVISION 6).

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 CIVIL | Structural | Planning | Survey  
 paceengr.com

**PACE**  
 An Engineering Services Company

16072331'W 632.63' TAX NO. 1922099129  
 57.50' 4' WIRE FNC  
 55.00' 5' CHN LNK FNC  
 88.80' S273628'W L=9.43'  
 A=18700'47' R=30.00' L=8.43'  
 12.00' A=1720'11' R=5.00' L=3.94'  
 11.17' 10' PUBLIC UTILITY EASEMENT (TYP)  
 TRACK & LEAD IN CURB (TYP)  
 30' OFFSET SET REBAR & CAP (TYP)  
 20' OFFSET SET REBAR & CAP (TYP)  
 20' OFFSET SET REBAR & CAP (TYP)  
 10' FENCE EMBOSSMENT  
 10' FENCE EMBOSSMENT  
 10' FENCE EMBOSSMENT  
 10' OFFSET SET REBAR & CAP (TYP)  
 10' OFFSET SET REBAR & CAP (TYP)  
 10' OFFSET SET REBAR & CAP (TYP)  
 1' WIRE TEMPORARY FENCE EASEMENT PER RECORDING NO. (SEE EASEMENT PROVISION 10)  
 TAX NO. 654700240  
 81.41' N23629'E L=35.00' 8' WOOD FNC  
 8' WOOD FNC  
 8' WOOD FNC  
 6' WOOD FNC  
 6' WOOD FNC  
 4' CHAN LNK FNC  
 10' WOOD FNC  
 4' CHAN LNK FNC  
 215.96' 5' CHN LNK FNC  
 52.76' 5' CHN LNK FNC  
 215.96' TAX NO. 7701500100  
 END REBAR & CAP 0.375, 0.56'E  
 END REBAR & CAP LS 29537 0.09'S, 0.28'E  
 END REBAR & CAP 0.375, 0.56'E  
 END REBAR & CAP LS 29537 0.09'S, 0.28'E

TAX NO. 1922099250  
 S12869'W 232.32'  
 TAX NO. 1922099250  
 S12869'W 232.32'

SEE SHEET 4  
 183RD AVE SE  
 SE 248TH ST (PUBLIC ROAD)  
 TRACT A  
 PRIVATE TREE PRESERVATION &  
 CRITICAL AREA TRACT  
 TRACT B

8 5,145 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 10' PUBLIC UTILITY EASEMENT (TYP)  
 7 5,059 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 6 4,077 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 5 3,332 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 4 6,895 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 3 5,054 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 2 4,880 S.F. PUBLIC UTILITY EASEMENT (TYP)  
 1 5,071 S.F. PUBLIC UTILITY EASEMENT (TYP)

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 ft.

TAX NO. 7701500100  
 TAX NO. 7701500100  
 TAX NO. 7701500100

R. B. BERGENSON  
 LICENSED SURVEYOR  
 No. 38337  
 PROFESSIONAL SEAL

ANDERSON  
 LICENSED SURVEYOR  
 No. 38337  
 PROFESSIONAL SEAL