

RESOLUTION NO. 2019-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF MAPLE HILLS PHASE III-B, LU14-0018/0012 FOR RECORDING.

WHEREAS, an application has been received by the City of Covington (the "City) under Application No. LU14-0018/0012; and

WHEREAS, King County issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on March 11, 2016; and

WHEREAS, the preliminary plat was reviewed by the City's Hearing Examiner, and an open record public hearing was held on May 25, 2016; and

WHEREAS, the City's Hearing Examiner issued a decision on June 3, 2016, recommending for modification or correction in accordance with the preceding Conclusion of Law therein and denied without prejudice the requested Major Tree Clearing Permit (LU14-0020/0012); and

WHEREAS, Presidio Merced Acquisition Sourcing (PMAS) LLC submitted a modified plat proposal on August 11, 2016; and

WHEREAS, on April 6, 2017 the City's Hearing Examiner held an open record public hearing on the modification; and

WHEREAS, the City's Hearing Examiner issued a decision on April 10, 2017, recommending approval of the preliminary plat 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,

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 Maple Hills Division III-B Subdivision for recording in the form 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.

PASSED in open and regular session on this 9th day of July 2019.

ATTESTED:



Sharon Scott, City Clerk



Mayor Jeff Wagner

APPROVED AS TO FORM:



Kathy Hardy, City Attorney

MAPLE HILLS PHASE III-B

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

LEGAL DESCRIPTION

TRACT Z, MAPLE HILLS PHASE III-A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 285 OF PLATS, PAGE(S) 47 THROUGH 51, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20150728001776.

AND TOGETHER WITH THAT CERTAIN EASEMENT FOR INGRESS, EGRESS AND GENERAL VEHICULAR AND PEDESTRIAN ACCESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9903010433.

AND ALSO TOGETHER WITH THAT CERTAIN EASEMENT FOR ACCESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20131017001216.

AND ALSO TOGETHER WITH THAT CERTAIN EASEMENT FOR STORM DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2017062000496.

SITuate IN THE COUNTY OF KING, STATE OF WASHINGTON.

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 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 RELEASING 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 SEALS:

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

APPROVALS

CITY DEVELOPMENT REVIEW ENGINEER
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

CITY DEVELOPMENT REVIEW ENGINEER

CITY MANAGER
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

CITY MANAGER

COMMUNITY DEVELOPMENT DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

COMMUNITY DEVELOPMENT DIRECTOR

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 _____, 2019.

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 _____, 2019.

FINANCE DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 509502-0320

COVINGTON WATER DISTRICT

APPROVED FOR EASEMENTS ONLY

DISTRICT, ENGINEER, COVINGTON WATER DISTRICT

CITY OF COVINGTON FILE NO. LU14-0018/0012 AND LU14-0020/0012

RECORDING CERTIFICATE:

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

Manager _____ Superintendent of Records _____

LAND SURVEYOR'S CERTIFICATE:

I hereby certify that this plat of MAPLE HILLS PHASE III-B is based upon an actual survey and subdivision of Section 29 Township 22 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

OWEN B. HILLE, PLS NO. 40016 _____ Date _____

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING SS: I

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 _____, 2019.

NOTARY PUBLIC IN AID FOR THE STATE OF WASHINGTON

PRINTED NAME _____

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

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 AND SPOOKS 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, EXCEPT 204TH AVE. SE, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 THEREOF 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.

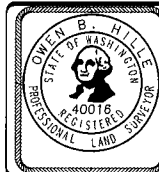
TRACT USAGE TABLE:

TRACT	PURPOSE	OWNERSHIP
TRACT L100	LANDSCAPE	HOA
TRACT R100	RECREATION	HOA
TRACT T200	TREE RETENTION	HOA

BUILDABLE LANDS INFORMATION:

LOT/TRACT	ADDRESS	SQUARE FOOTAGE
LOT 150	20405 SE 257TH ST.	5,320 SQ. FT.
LOT 151	20401 SE 257TH ST.	5,840 SQ. FT.
LOT 152	25713 204TH PL. SE	6,052 SQ. FT.
LOT 153	25707 204TH PL. SE	5,614 SQ. FT.
LOT 154	25701 204TH PL. SE	4,389 SQ. FT.
LOT 155	25637 204TH PL. SE	4,603 SQ. FT.
LOT 156	25633 204TH PL. SE	4,681 SQ. FT.
LOT 157	25629 204TH PL. SE	4,793 SQ. FT.
LOT 158	25625 204TH PL. SE	4,827 SQ. FT.
LOT 159	25621 204TH PL. SE	4,861 SQ. FT.
LOT 160	25617 204TH PL. SE	4,861 SQ. FT.
LOT 161	25613 204TH PL. SE	4,878 SQ. FT.
LOT 162	25609 204TH PL. SE	4,929 SQ. FT.
LOT 163	25605 204TH PL. SE	4,999 SQ. FT.
LOT 164	25533 204TH PL. SE	5,067 SQ. FT.
LOT 165	20400 SE 256TH ST.	5,515 SQ. FT.
LOT 166	20404 SE 256TH ST.	4,806 SQ. FT.
LOT 167	20408 SE 256TH ST.	4,888 SQ. FT.
LOT 168	20412 SE 256TH ST.	4,922 SQ. FT.
LOT 169	20416 SE 256TH ST.	4,991 SQ. FT.
LOT 170	20432 SE 256TH ST.	5,020 SQ. FT.
LOT 171	20438 SE 256TH ST.	5,018 SQ. FT.
LOT 172	20507 SE 256TH ST.	5,018 SQ. FT.
LOT 173	20508 SE 256TH ST.	5,014 SQ. FT.
LOT 174	20516 SE 256TH ST.	5,018 SQ. FT.
LOT 175	20511 SE 256TH ST.	4,999 SQ. FT.
LOT 176	20507 SE 256TH ST.	5,000 SQ. FT.
LOT 177	20501 SE 256TH ST.	5,000 SQ. FT.
LOT 178	20437 SE 256TH ST.	5,000 SQ. FT.
LOT 179	20431 SE 256TH ST.	5,000 SQ. FT.
LOT 180	20425 SE 256TH ST.	5,000 SQ. FT.
LOT 181	20421 SE 256TH ST.	5,000 SQ. FT.
LOT 182	20415 SE 256TH ST.	5,000 SQ. FT.
LOT 183	20411 SE 256TH ST.	5,000 SQ. FT.
LOT 184	20409 SE 256TH ST.	5,668 SQ. FT.
LOT 185	25612 204TH PL. SE	5,275 SQ. FT.
LOT 186	25620 204TH PL. SE	5,195 SQ. FT.
LOT 187	25608 204TH PL. SE	5,150 SQ. FT.
LOT 188	25634 204TH PL. SE	5,194 SQ. FT.
LOT 189	25638 204TH PL. SE	5,174 SQ. FT.
LOT 190	25704 204TH PL. SE	5,849 SQ. FT.
LOT 191	20404 SE 257TH ST.	5,065 SQ. FT.
LOT 192	20408 SE 257TH ST.	6,498 SQ. FT.
LOT 193	20410 SE 257TH ST.	6,964 SQ. FT.
LOT 194	20416 SE 257TH ST.	6,191 SQ. FT.
LOT 195	20420 SE 257TH ST.	5,856 SQ. FT.
LOT 196	20426 SE 257TH ST.	5,342 SQ. FT.
LOT 197	20432 SE 257TH ST.	5,127 SQ. FT.
LOT 198	20232 SE 256TH ST.	18,356 SQ. FT.
LOT 199	25800 203RD AVE. SE	9,869 SQ. FT.
TRACT L100		16,653 SQ. FT.
TRACT R100		11,000 SQ. FT.
TRACT T200		31,291 SQ. FT.
AVERAGE LOT SIZE		5,729 SQ. FT.
TOTAL BUILDABLE AREA (LOTS)		280,715 SQ. FT.
TOTAL AREA DEDICATED TO ROW		113,702 SQ. FT.
TOTAL AREA DEDICATED TO DRAINAGE		N/A
TOTAL AREA IN CRITICAL AREAS		N/A

JOB NO. 18973



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

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

MAPLE HILLS PHASE III-B

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

TITLE NOTES:

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 0141991-16 DATED MAY 2, 2019)

1. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY RECORDING NO: 135893 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 COAL OR IRON, AND ALSO THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND. THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS. **(NOT PLOTTABLE)**
2. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY RECORDING NO: 139086 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 COAL OR IRON, AND ALSO THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND. THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS. **(NOT PLOTTABLE)**
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY PURPOSE: UNDERGROUND ELECTRIC SYSTEM RECORDING DATE: APRIL 28, 1992 RECORDING NO.: 9204281281 **(SHOWN)**
4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF SHIRE HILLS DIVISION NO. 1: RECORDING NO: 9303231177 **(SHOWN)**
5. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: MARCH 1, 1996 RECORDING NO: 9603101433 REGARDING ACCESS FOR INGRESS AND EGRESS AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID AGREEMENT WHICH NAMES: ASSIGNEE: MACKENZIE PROPERTIES LLC RECORDING DATE: APRIL 8, 1999 RECORDING NO: 9904082846 **(NOT PLOTTABLE)**
6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE BOUNDARY LINE ADJUSTMENT NO. 0LA 02-004: RECORDING NO: 20030422900919
7. ACCESS AND UTILITIES EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: OCTOBER 17, 2013 RECORDING NO: 20131017001216 **(NOT PLOTTABLE)** MODIFICATION(S) OF SAID AGREEMENT: RECORDING DATE: AUGUST 24, 2015 RECORDING NO.: 20150824002317
8. MEMORANDUM OF OPERATING MANAGER AUTHORIZATION AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: DECEMBER 26, 2013 RECORDING NO.: 2013122600877 MODIFICATION(S) OF SAID INSTRUMENTS: RECORDING DATE(S): 20150816001914, 20151012001047, 20160115001529, 20160509001262, 2016081200344, 201607290020673, 20160729002050, 2016093000535 AND 20170830001643 **(NOT PLOTTABLE)**
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY RECORDING DATE: JANUARY 6, 2015 RECORDING NO: 20150108001917 **(SHOWN)**
10. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PLAT OF MAPLE HILLS PHASE I: RECORDING NO: 20150818000567 **(NOT PLOTTABLE)**
11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: AUGUST 19, 2015 RECORDING NO.: 20150819000649 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: AUGUST 24, 2015 RECORDING NO.: 20150824002314 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: SEPTEMBER 16, 2015 RECORDING NO.: 20150916001917 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: JANUARY 15, 2016 RECORDING NO.: 20160115001532 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: JUNE 21, 2016 RECORDING NO.: 2016081200344 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: OCTOBER 6, 2016 RECORDING NO.: 2016100600728 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: NOVEMBER 7, 2016 RECORDING NO.: 20161107001775 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: JANUARY 3, 2017 RECORDING NO.: 20170103001591 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: FEBRUARY 22, 2017 RECORDING NO.: 20170222002687 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: JUNE 13, 2017 RECORDING NO.: 20170613003886 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: JUNE 13, 2017 RECORDING NO.: 20170613003886 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: JUNE 30, 2017 RECORDING NO.: 2017063001845 MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDING DATE: DECEMBER 4, 2018 RECORDING NO.: 20181204000310 **(NOT PLOTTABLE)**
12. PROVISIONS CONTAINED IN THE ARTICLES OF INCORPORATION AND BYLAWS OF MAPLE HILLS COVINGTON HOMEOWNER ASSOCIATION, INCLUDING ANY LIABILITY TO ASSESSMENT LIA. **(NOT PLOTTABLE)**
13. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MAPLE HILLS I: RECORDING NO.: 20160513001414 **(THE 10' PUBLIC STORM EASEMENT AND THE HAMMERHEAD TEMPORARY TURNAROUND EASEMENT WHICH WERE GRANTED TO THE CITY OF COVINGTON WITH THE EASTERN PORTION OF TRACT A OF MAPLE HILLS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER REC. NO. 20160513001414, RECORDS OF KING COUNTY, WASHINGTON, ARE HEREBY RELINQUISHED UPON THE RECORDING OF THIS PLAT AND ARE OF NO FURTHER FORCE OR EFFECT.)**
14. INTENTIONALLY DELETED.
15. AGREEMENT FOR EASEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: NOVEMBER 15, 2016 RECORDING NO.: 20161115000024 **(TO BE RELINQUISHED UPON FINAL ACCEPTANCE)**
16. DECLARATION OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTED TO: PRESIDIO ACQUISITION, LLC PURPOSE: INGRESS, EGRESS RECORDING DATE: JULY 28, 2015 RECORDING NO.: 20150728001776 **(OFFSITE-DOES NOT AFFECT)**
17. STORM DRAINAGE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: JUNE 20, 2017 RECORDING NO.: 20170620000498 **(SHOWN)**
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: HIGHDES AND HAWK DEVELOPMENT, A JOINT VENTURE COMPOSED OF HIGHDES FAMILY INVESTMENT, LTD., A WASHINGTON LIMITED PARTNERSHIP, AND HAWK FAMILY PROPERTIES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP PURPOSE: TEMPORARY ACCESS RECORDING DATE: JULY 13, 2017 RECORDING NO.: 20170713000136 **(NOT PLOTTABLE)**
19. TEMPORARY GRADING EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: EXECUTED BY: HIGHDES AND HAWK DEVELOPMENT, A WASHINGTON JOINT VENTURE, PRESIDIO MERCED ACQUISITION SOURCING, LLC, ONFRONTE LAND DEVELOPMENT, LLC, AND CATALYTIC HOMES OF WASHINGTON, INC. RECORDING DATE: JUNE 8, 2018 RECORDING NO.: 20180608000333 **(SHOWN)**
20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE SURVEY: RECORDING NO: 20181015000331 **(NOT PLOTTABLE)**
21. INTENTIONALLY DELETED.
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COVINGTON WATER DISTRICT PURPOSE: WATER PIPELINE RECORDING DATE: NOVEMBER 1, 2018 RECORDING NO.: 20181101000056 **(OFFSITE-WITHIN PHASE III-A)**
- 23-27. NOT APPLICABLE TO BE SHOWN ON SURVEY OR INTENTIONALLY DELETED.
28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COVINGTON WATER DISTRICT PURPOSE: WATER PIPELINE WITH ALL FACILITIES, CONNECTORS AND APPURTENANCES RECORDING DATE: APRIL 18, 2019 RECORDING NO.: 20190418000418 **(SHOWN)**

PLAT NOTES AND RESTRICTIONS:

1. THE ARTICLES OF INCORPORATION FOR THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA. IN THE EVENT THAT THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION (HOA) IS DISSOLVED OR INACTIVE, THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR ONE-FORTY-NINTH (OR OTHER FRACTION DEPENDING ON THE COHESIVENESS OF THE PHASES) FOR THE SHARE OF ANY COSTS INCURRED FOR MAINTENANCE FOR WHICH THE HOA IS OBLIGATED AS CONDITIONED.
2. THIS PLAT SHALL BE SUBJECT TO COVINGTON MUNICIPAL CODE BY PAYING A FEE IN LIEU OF PROVIDING RECREATIONAL FACILITIES. THE PARK FEE-IN-LIEU SHALL BE DISTRIBUTED EVENLY AMONG THE 78 SINGLE FAMILY LOTS IN BOTH PHASES III-A AND III-B OF THE PLAT AND SHALL RESULT IN A FEE OF \$3,411.53 PER LOT PLUS CURRENT ADMINISTRATIVE CHARGES, PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
3. THIS PLAT IS SUBJECT TO THE CITY OF COVINGTON MUNICIPAL CODE WHICH INCLUDES PROVISIONS FOR PAYMENT OF TIF (TRANSPORTATION IMPACT FEES). THE TIF IS COLLECTED AND CALCULATED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL APPLICABLE IMPACT FEE ADMINISTRATIVE FEES WILL BE ASSESSED AND SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE BASED ON THE CURRENT ADMINISTRATIVE RATE.
4. THIS PLAT IS SUBJECT TO THE CITY OF COVINGTON MUNICIPAL CODE WHICH INCLUDES PROVISIONS FOR PAYMENT OF SCHOOL IMPACT FEES. THE SCHOOL IMPACT FEE IS COLLECTED AND CALCULATED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL APPLICABLE IMPACT FEE ADMINISTRATIVE FEES WILL BE ASSESSED AND SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE BASED ON THE CURRENT ADMINISTRATIVE RATE.
5. TRACT "L100" IS A LANDSCAPE TRACT, AND IS HEREBY CONVEYED TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION. THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACT THEN THE OWNERS OF ALL LOTS SERVED BY SAID HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. THE LANDSCAPE TRACT SHALL UTILIZE DROUGHT TOLERANT PLANTS AND ANY FUTURE COSTS FOR IRRIGATION TO THE DESIGNATED RECREATION SPACES SHALL BE BORNE BY THE HOA, OR THEIR DESIGNEE.
6. TRACT "R100" IS A RECREATION TRACT AND IS HEREBY CONVEYED TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION. THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT INCLUDING ALL ASPECTS OF LANDSCAPING AND IMPROVEMENTS, HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACT THEN THE OWNERS OF ALL LOTS SERVED BY SAID HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
7. TRACT "T200" IS A TREE RETENTION TRACT, AND IS HEREBY CONVEYED TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION. THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACT THEN THE OWNERS OF ALL LOTS SERVED BY SAID HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. TREE REMOVAL REQUESTS SHALL INCLUDE A REPLANTING PLAN AT A 2:1 RATIO WHICH IS APPLICABLE TO THE REMOVAL OF HAZARDOUS TREES. NORMAL AND ROUTINE MAINTENANCE (PRUNING AND REMOVAL OF INVASIVE SPECIES) OF THE EXISTING TREES AND VEGETATION WITHIN THE TRACT IS PERMITTED, AS LONG AS, THE MAINTENANCE DOES NOT RESULT IN DAMAGE OR REMOVAL OF HEALTHY TREES.
8. THIS PLAT IS SUBJECT TO THE CITY OF COVINGTON MUNICIPAL CODE WHICH INCLUDES PROVISIONS FOR PAYMENT OF FIRE IMPACT FEES. THE FIRE IMPACT FEE IS COLLECTED AND CALCULATED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL APPLICABLE IMPACT FEE ADMINISTRATIVE FEES WILL BE ASSESSED AND SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE BASED ON THE CURRENT ADMINISTRATIVE RATE.
9. ALL SANITARY SEWER EASEMENTS (SSE) ARE HEREBY CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER SERVICE.
10. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) ARE HEREBY CONVEYED TO THE LOT OWNER WHO BENEFITS FROM ITS USE FOR MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT.
11. ALL PUBLIC STORM DRAINAGE EASEMENTS (SDE) ARE HEREBY CONVEYED TO THE CITY OF COVINGTON FOR OWNERSHIP AND MAINTENANCE.
12. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, CITY FILE NO. LU14-0018/0012, ON FILE WITH THE CITY OF COVINGTON. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY OF COVINGTON.
13. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED TREE PLAN, ON FILE WITH THE CITY OF COVINGTON. MAINTENANCE OF THE LANDSCAPING STRIP BETWEEN THE SIDEWALKS AND THE PUBLIC STREETS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE OF LANDSCAPING STRIPS ALONG 204TH AVENUE SE AND ADJACENT TO ANY TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
14. ALL STORMWATER WITHIN THIS PLAT SHALL BE ROUTED TO STORMWATER TRACTS A AND B OF THE ADJOINING PLAT OF SHIRE HILLS DIVISION I PER THE APPROVED OFF-SITE STORM DRAINAGE IMPROVEMENT PLANS DATED 9/26/2016.
15. FOR ROCKERIES ON PRIVATE PROPERTY: ROCKERY/RETAINING WALLS LOCATED WITHIN PRIVATE WALL EASEMENTS (PWE) BETWEEN PRIVATE PROPERTIES, AS SHOWN ON THIS MAP, ARE THE RESPONSIBILITY OF ALL ADJACENT AND ABUTTING PROPERTY OWNERS.
16. FENCES LOCATED AT THE TOP OF ANY ROCKERY, WALL, OR BERM SHALL CONFORM TO THE PROVISION OF CMC 18.35.210.
17. MAINTENANCE OF THE FOOTING DRAINS, ROOF DOWNSPOUTS AND CLEANOUTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT HOMEOWNER.
18. LOTS 153 THROUGH 164, LOT 192 AND LOT 198 WITHIN THIS PLAT ARE IDENTIFIED AS DAYLIGHT BASEMENT LOTS, AND SHALL BE SUBJECT TO THE FOLLOWING:
 - (A) DAYLIGHT BASEMENT LOTS AS SHOWN AND APPROVED BY THE CITY ON THE FINAL ENGINEERING PLANS SHALL BE CONSTRUCTED AS DAYLIGHT BASEMENT LOTS, UNLESS AN ALTERNATIVE CONFIGURATION IS APPROVED BY THE CITY ENGINEER.
 - (B) HOME BUILDERS AND/OR DESIGNERS SHALL NOT BE PERMITTED TO MODIFY OR CHANGE THE FINAL GRADE OF THE LOTS SHOWN AS DAYLIGHT BASEMENT LOTS ON THE FINAL ENGINEERING PLANS AND AS CONSTRUCTED IN THE FIELD, UNLESS AN ALTERNATIVE CONFIGURATION IS APPROVED BY THE CITY ENGINEER.
 - (C) HOME DESIGNS ON LOTS IDENTIFIED AND GRADED AS DAYLIGHT BASEMENT WITH A MINIMUM 8-FOOT ELEVATION CHANGE SHALL PROVIDE HABITABLE SPACE ON THE LOWER FLOOR, AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE.
19. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED ENGINEERING PLANS ON FILE WITH THE CITY OF COVINGTON. THIS PLAN SHALL BE SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL. FOR ANY LOTS SUBJECT TO INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEM SHALL BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT AND SHALL COMPLY WITH DESIGN REQUIREMENTS.
20. ALL WATERLINE EASEMENTS (WLE) ARE HEREBY CONVEYED TO COVINGTON WATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE.
21. A PORTION OF TRACT "L100" INCLUDES A ROCKERY/RETAINING WALL. THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL ROCKERY/RETAINING WALLS LOCATED WITHIN AN HOA DESIGNATED TRACT, EVEN IN INSTANCES WHERE TO ROCKERY/RETAINING WALL IS LOCATED ADJACENT TO PRIVATE OR PUBLICLY OWNED PROPERTY.

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 ERRECT 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 THE 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:

THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, EXCEPT 204TH AVE. SE. THE SOUTH-EASTERLY 20.00 FEET OF LOT 198.

JOB NO. 18973

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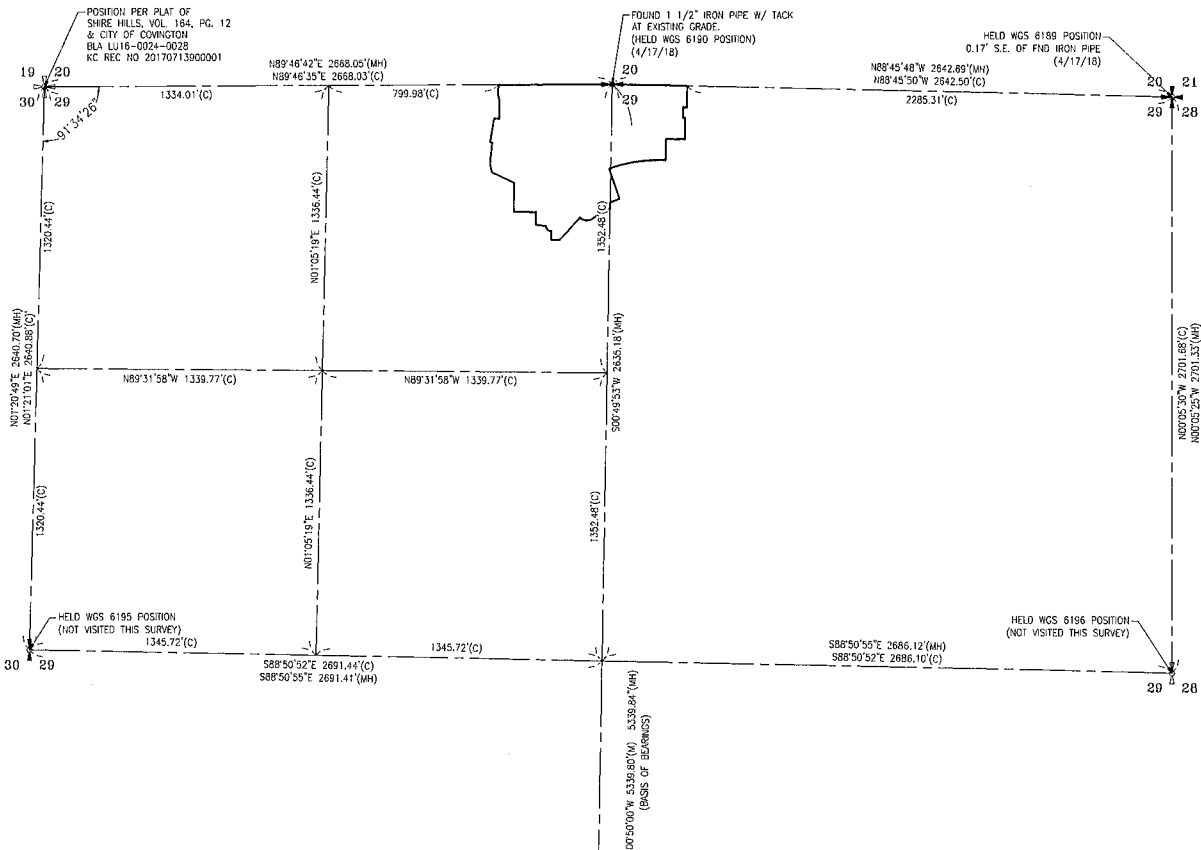
PORT. NE1/4 OF NW1/4 & NW1/4 OF NE1/4, SECTION 29, T22N-R6E, W.M.

SHEET 2 OF 5



MAPLE HILLS PHASE III-B

A PORTION OF THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 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°50'00\"/>

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 37, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
 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.
 3. MAPLE HILLS PHASE III-A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 285 OF PLATS, PAGE(S) 47 THROUGH 51, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
 4. SHIRE HILLS DIV. NO. 1, VOL. 164, PGS 13-19
 5. KCBIA , REC. NO. 2003042900019

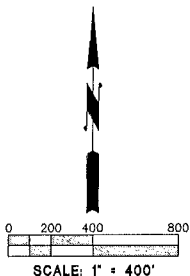
PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION, A TOPCON GS TOTAL ROBOTIC STATION, AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

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

FOUND CONCRETE MONUMENT IN CASE
NW 3/8\"/>

LEGEND:

- ✚ FOUND SECTION CORNER AS NOTED
- ⊕ SECTION CORNER (CALCULATED POSITION)
- ⊙ FOUND QUARTER CORNER AS NOTED
- (MH) DIMENSION PER PLAT OF MAPLE HILLS PHASES 1 & 2
- (C) CALCULATED
- (M) MEASURED



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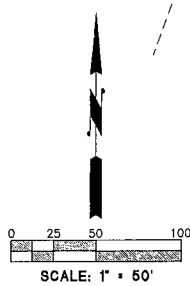
PORT. NE1/4 OF NW1/4, & NW1/4 OF NE1/4, SECTION 29, T22N-R6E, W.M.

MAPLE HILLS PHASE III-B

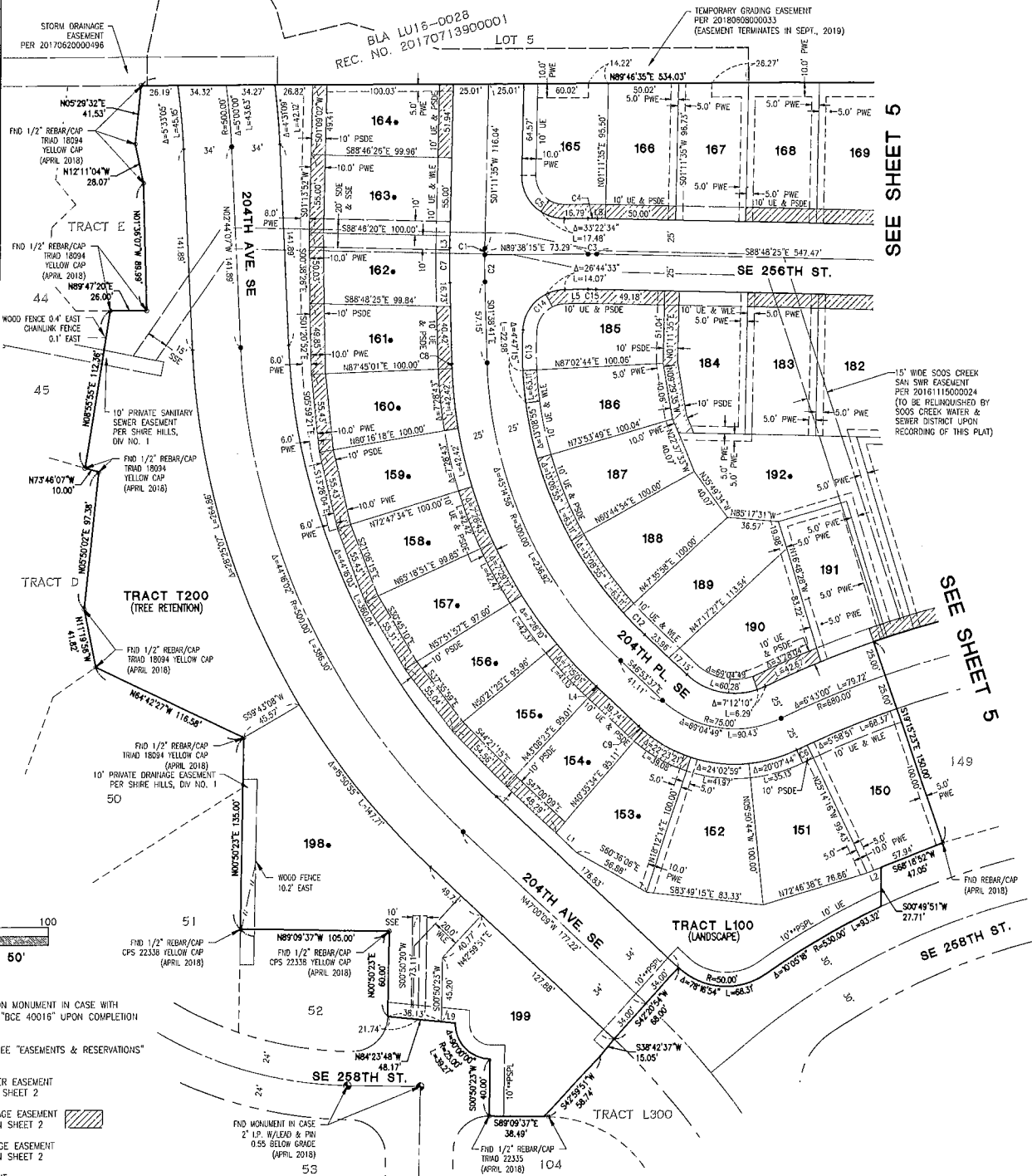
A PORTION OF THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NE1/4 SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°32'06"	475.00'	4.44'
C2	2°18'10"	475.00'	19.09'
C3	1°33'21"	225.00'	6.11'
C4	1°33'21"	250.00'	6.79'
C5	9°13'32"	30.00'	47.94'
C6	0°44'10"	655.00'	8.41'
C7	2°50'16"	500.00'	24.76'
C8	0°36'18"	325.00'	3.43'
C9	2°30'46"	100.00'	4.39'
C10	2°18'36"	705.00'	28.42'
C11	1°37'32"	705.00'	20.60'
C12	4°29'35"	275.00'	21.57'
C13	5°58'22"	275.00'	28.75'
C14	86°35'08"	50.00'	45.34'
C15	1°33'33"	200.00'	5.44'

LINE TABLE		
LINE	DIST	BEARING
L1	20.40'	S47°00'09"E
L2	10.89'	S68°16'52"W
L3	8.48'	S91°11'35"W
L4	1.37'	S46°53'37"E
L5	16.60'	N89°38'15"E
L6	10.49'	S22°37'33"E
L7	2.30'	N89°46'35"E
L8	5.62'	S88°49'25"E
L9	10.04'	N54°23'48"W



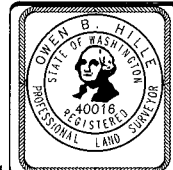
- LEGEND:**
- SET CITY OF COVINGTON MONUMENT IN CASE WITH BRASS DISK STAMPED "BCE 40016" UPON COMPLETION OF CONSTRUCTION
 - UE UTILITY EASEMENT - SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 1
 - SSE PUBLIC SANITARY SEWER EASEMENT SEE PLAT NOTE 9 ON SHEET 2
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 10 ON SHEET 2
 - SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 11 ON SHEET 2
 - PWE PRIVATE WALL EASEMENT SEE PLAT NOTE 15 ON SHEET 2
 - WLE PUBLIC WATERLINE EASEMENT SEE PLAT NOTE 20 ON SHEET 2 & REC. NO. 20190418000418
 - J.U.D. JOINT USE DRIVEWAY
 - 10.0'** 10' PUGET SOUND POWER & LIGHT EASEMENT REC. NO. 9204281281 & 20150108000917
 - INDICATES A DAYLIGHT BASEMENT LOT



SEE SHEET 5

SEE SHEET 5

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SHEET 4 OF 5

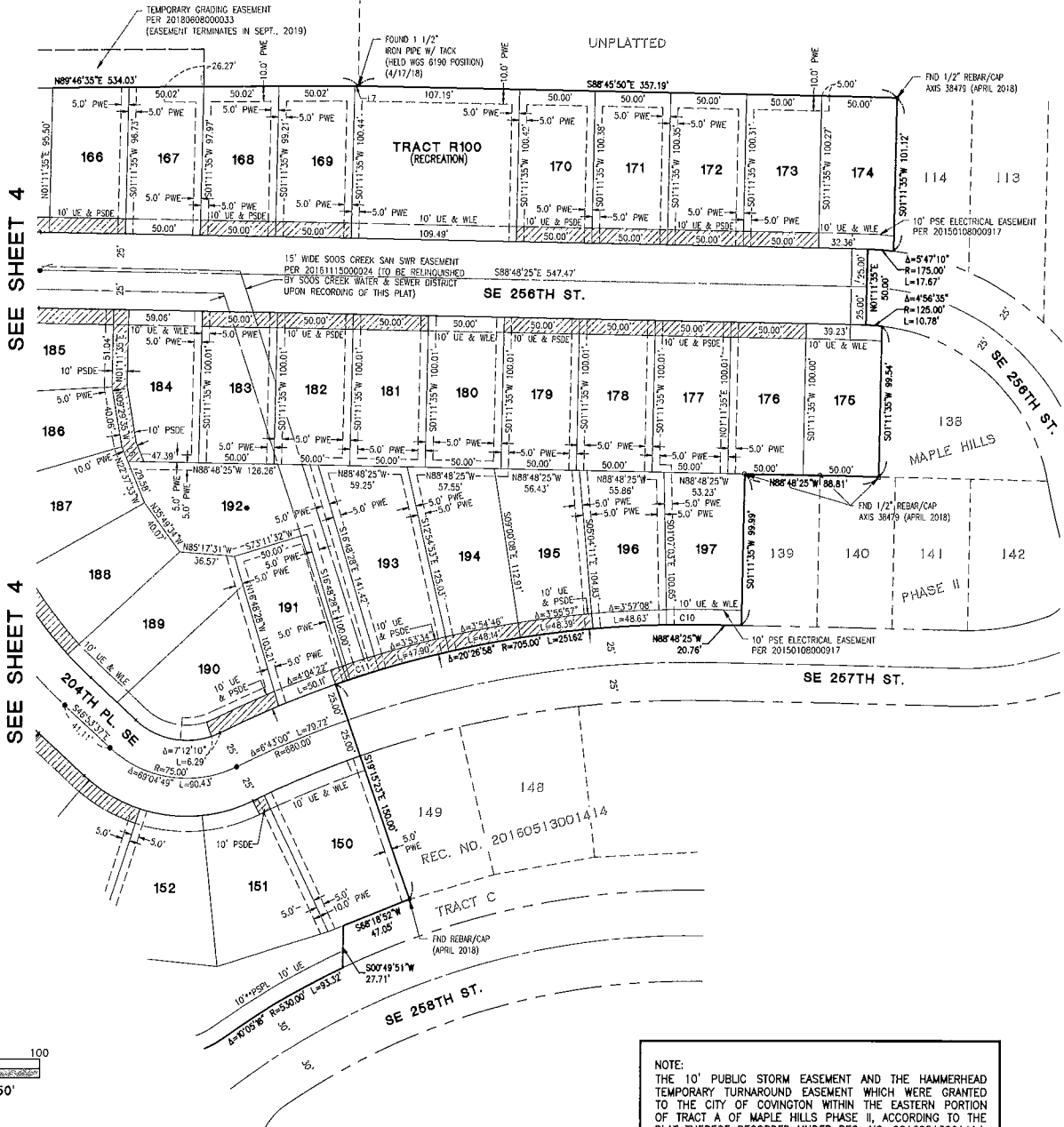


MAPLE HILLS PHASE III-B

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L5	16.60'	N89°38'15"E
L6	10.49'	S22°37'33"E
L7	2.30'	N88°46'35"E
L8	5.82'	S88°48'25"E
L9	10.04'	N84°23'48"W



NOTE:
 THE 10' PUBLIC STORM EASEMENT AND THE HAMMERHEAD TEMPORARY TURNAROUND EASEMENT WHICH WERE GRANTED TO THE CITY OF COVINGTON WITHIN THE EASTERN PORTION OF TRACT A OF MAPLE HILLS PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER REC. NO. 20160513001414, RECORDS OF KING COUNTY, WASHINGTON, ARE HEREBY RELINQUISHED UPON THE RECORDING OF THIS PLAT AND ARE OF NO FURTHER FORCE OR EFFECT.

- LEGEND:**
- SET CITY OF COVINGTON MONUMENT IN CASE WITH BRASS DISK STAMPED "BCE 40016" UPON COMPLETION OF CONSTRUCTION
 - UE UTILITY EASEMENT - SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 1
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 10 ON SHEET 2
 - PWE PRIVATE WALL EASEMENT SEE PLAT NOTE 15 ON SHEET 2
 - WLE PUBLIC WATERLINE EASEMENT SEE PLAT NOTE 20 ON SHEET 2 & REC. NO. 20190418000418
 - 10.0'** 10' PUGET SOUND POWER & LIGHT EASEMENT REC. NO. 9204281281 & 20150108000917
 - INDICATES A DAYLIGHT BASEMENT LOT



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SHEET 5 OF 5