

RESOLUTION NO. 2019-11

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF COVINGTON, KING COUNTY,
WASHINGTON, APPROVING THE FINAL PLAT OF
THE COVINGTON ESTATES SUBDIVISION, LU06-
0066/2105 FOR RECORDING.**

WHEREAS, an application has been received by the City of Covington (the "City") under Application No. LU06-0066/2105 for the final plat of the Covington Estates Subdivision, previously known as Hay-Lee Glen Subdivision; and

WHEREAS, the City of Covington issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on June 13, 2007; and

WHEREAS, the preliminary plat was reviewed by the City's Hearing Examiner, and an open record public hearing was held on August 2, 2007; and

WHEREAS, the City's Hearing Examiner issued a decision on August 13, 2007, recommending approval of the preliminary plat with conditions; and

WHEREAS, the City approved the engineering plans and issued a Notice to Proceed with site development on August 7, 2017, after which the developer started site construction but did not finish prior to the expiration date of the engineering plans; and


WHEREAS, the City approved the revised engineering plans and issued a second Notice to Proceed with site development on April 29, 2019; 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 the Covington Estates 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.

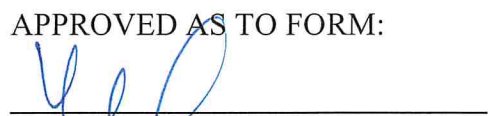
PASSED in open and regular session on this 10th day of September 2019.



Mayor Jeff Wagner

ATTESTED:


Sharon Scott, City Clerk

APPROVED AS TO FORM:


Kathy Hardy, City Attorney

vol./pa.

COVINGTON ESTATES

File No. LU06-0066/2105
A Portion of S.E. 1/4, S.W. 1/4, Sec. 23, T-22N., R-5E., W.M.
City of Covington, King County, Washington

DECLARANT DECLARATION

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "COVINGTON ESTATES", 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 BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVINGTON ESTATES, 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, 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. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON 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 HEREON, INCLUDING BUT NOT LIMITED TO 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 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 THE 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 THE CITY OF COVINGTON.

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 COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, 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 THE 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 THE 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.

BY: DMITRY ZAKHARIN

BY: ARTHUR BALK

BY: ANDREY KUPSH

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS"
SOLELY AS A NOMINEE FOR BROKER SOLUTIONS, INC.
DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS

EASTSIDE FUNDING, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY:

BY:

PRINT NAME:

TITLE:

PRINT NAME:

TITLE:

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DMITRY ZAKHARIN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE)

(SEAL OR STAMP)

TITLE

MY APPOINTMENT

EXPIRES _____

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ARTHUR BALK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE)

(SEAL OR STAMP)

MY APPOINTMENT

EXPIRES _____

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANDREY KUPSH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE)

(SEAL OR STAMP)

MY APPOINTMENT

EXPIRES _____

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE)

(SEAL OR STAMP)

TITLE

MY APPOINTMENT

EXPIRES _____

ACKNOWLEDGMENTS (CONTINUED)

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ EASTSIDE FUNDING, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

(SIGNATURE)

(SEAL OR STAMP)

TITLE

MY APPOINTMENT

EXPIRES _____

LEGAL DESCRIPTION

LOT 3, KING COUNTY SHORT PLAT NUMBER 287002, RECORDED UNDER KING COUNTY RECORDING NUMBER 8812280752, SAID SHORT PLAT DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE 30 FEET CONVEYED TO KING COUNTY FOR SOUTHEAST 256TH STREET BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4125304;

AND EXCEPT THE EAST 30 FEET CONVEYED TO KING COUNTY FOR 153RD AVENUE SOUTHEAST BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6045543.

APPROVALS

CITY OF COVINGTON

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

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

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

KING COUNTY ASSESSOR
ACCOUNT NUMBER 232205-9062

DEPUTY KING COUNTY ASSESSOR

KING COUNTY 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 OTHER PUBLIC USE ARE PAID IN FULL.

THIS _____ DAY OF _____, 20____.

MANAGER, FINANCE DIVISION

DEPUTY

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, PAGES _____ RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF COVINGTON ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS HAVE BEEN STAKED/REFERENCED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

ALSO, ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREON.

PAUL E. MORROW P.L.S., CERTIFICATE No. 22962
DALEY-MORROW-POBLETE, INC.
728 AUBURN WAY NORTH
AUBURN, WASHINGTON, 98002
(253) 333-2200 (FAX) 333-2206

SEE SHEET 2 FOR ADDITIONAL NOTES
SEE SHEET 3 FOR SITE PLAN
SEE SHEET 4 FOR EASEMENTS



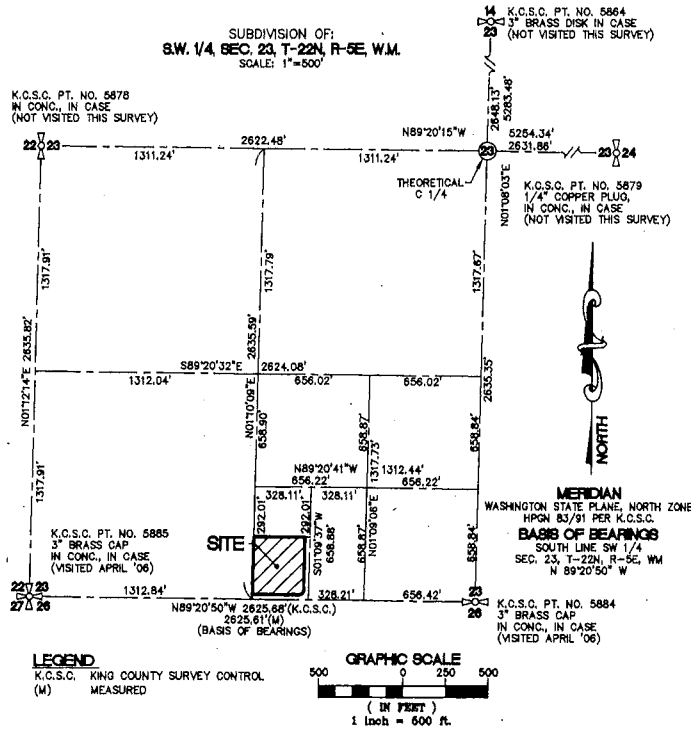
DALEY-MORROW-POBLETE, INC.
728 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: (253) 333-2200 (FAX) 333-2206

dmp ENGINEERING - SURVEYING
LAND PLANNING

COVINGTON ESTATES

File No. LU06-0066/2105
A Portion of S.E. 1/4, S.W. 1/4, Sec. 23, T-22N., R-5E., W.M.
City of Covington, King County, Washington

SUBDIVISION OF:
S.W. 1/4 SEC. 23, T-22N., R-5E., W.M.
SCALE: 1"=500'



GENERAL NOTES (CONTINUED)

- 10. THE HOMEOWNERS' ASSOCIATION FOR THIS SUBDIVISION IS THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION, THE ARTICLES OF INCORPORATION OF WHICH ARE ON FILE WITH THE SECRETARY OF STATE OF THE STATE OF WASHINGTON.
- 11. SEE DECLARANT DECLARATION, SHEET 1 OF 4, FOR THE RECORDING NUMBER OF THE COVENANTS, CONDITIONS AND RESTRICTIONS, FOR THE PLAT OF COVINGTON ESTATES.
- 12. THE PARK FEE-IN-LIEU SHALL BE DISTRIBUTED EVENLY AMONG 11 SINGLE FAMILY LOTS IN THE PLAT AND SHALL RESULT IN A FEE OF \$4,950.00, PLUS CURRENT ADMINISTRATIVE CHARGES, PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH OF LOTS 2 THROUGH 12, INCLUSIVE. LOT 1 SHALL BE EXEMPT FROM PAYING THE PARK FEE-IN-LIEU.
- 13. THIS PLAT IS SUBJECT TO THE CITY OF COVINGTON MUNICIPAL CODE WHICH INCLUDES PROVISIONS FOR PAYMENT OF THE TRANSPORTATION, SCHOOL AND FIRE IMPACT FEES. THE TRANSPORTATION, SCHOOL AND FIRE IMPACT FEES ARE CALCULATED AND COLLECTED 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 THE BUILDING PERMIT ISSUANCE BASED ON THE CURRENT ADMINISTRATIVE RATE.
- 14. ALL PERMITS, DOWNSPUTS, 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 ANY APPLICATION FOR A BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL.
- 15. PRIOR TO FINAL OCCUPANCY OF LOTS 1, 2, 3, 7, 9, 10, 11 AND 12, STREET TREES MUST BE INSTALLED PURSUANT TO THE APPROVED STREET TREE PLAN ON FILE WITH THE CITY OF COVINGTON AND INSPECTED BY THE CITY OF COVINGTON. MAINTENANCE OF ALL STREET TREES SHALL BE THE RESPONSIBILITY OF THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION.

MAINTENANCE RESPONSIBILITIES

IN THE EVENT THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION (HOA) IS DISSOLVED, THE OWNERS OF EACH LOT SHALL BE RESPONSIBLE FOR ONE-TWELTH SHAR

(UER) UTILITY EASEMENT RESERVATION NOTE

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY INC., CENTURYLINK INC., COMCAST GABLE COMMUNICATIONS INC., THE CITY OF COVINGTON SOOS CREEK WATER AND SEWER DISTRICT, LAKE MERIDIAN WATER DISTRICT AND COVINGTON ESTATES HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, OVER, UNDER, ACROSS AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE S.E. 25TH COURT FRONTAGE ON LOTS 1, 2, 3, 4, 5, 7, 8, 9 AND 12 AND TRACTS "A" AND "D", IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND UTILITIES, CABLES AND WIRES WITH NECESSARY FACILITIES WITHIN SAID TRACTS AND LOTS. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE CONSTRUCTED WITHIN THE UER. THE UER IS ILLUSTRATED ON SHEET 4 OF 4.

EASEMENT NOTES

- 1. A PUBLIC STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON ALL OF TRACT "A" AND TRACT "C", PORTIONS OF TRACT "D" AND A PORTION OF LOT 8, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID TRACTS AND ASSOCIATED WITH SAID LOT. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION.
- 2. A PUBLIC SANITARY SEWER EASEMENT, OVER, UNDER, ACROSS AND UPON ALL OF TRACT "A", A PORTION OF TRACT "D" AND A PORTION OF LOTS 4 AND 5, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC SANITARY SEWER FACILITIES WITHIN SAID TRACTS AND LOTS. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION.
- 3. A PUBLIC EMERGENCY ACCESS EASEMENT OVER, ACROSS AND UPON ALL OF TRACTS "A" AND "C" IS HEREBY RESERVED FOR FIRE AND POLICE PROTECTION PURPOSES.
- 4. PUGET SOUND ENERGY, INC. EASEMENT RECORDED UNDER RECORDING NO. 20180514000379, IS DESCRIBED AS "A STRIP OF LAND TEN (10) FEET WIDE LYING FIVE (5) FEET ON EACH SIDE OF THE CENTERLINE OF GRANITEZ'S FACILITIES AS HOW CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE ABOVE DESCRIBED PROPERTY," WHICH DESCRIBED PROPERTY IS LOT KING COUNTY SHORT PLAT NUMBER 287002, RECORDED UNDER KING COUNTY RECORDING NUMBER 8812280752. SEE GENERAL NOTE 4. I. AND F., THIS SHEET.
- 5. A PRIVATE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF SAID LOTS 1 THROUGH 4, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSPECTING, MAINTAINING AND REPAIRING THE ROCKERY WITHIN THE EASEMENT AREA. SAID OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THOSE PORTIONS OF THE ROCKERY WITHIN SAID EASEMENT BENEFITING THEIR LOT. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION.
- 6. A PRIVATE EASEMENT, OVER, UNDER, ACROSS AND UPON A PORTION OF LOT 8, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSPECTING, MAINTAINING AND REPAIRING THE ROCKERY ADJACENT TO AND SOUTH OF THE EASEMENT AREA. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID ROCKERY. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION.

(PDE) PRIVATE DRAINAGE EASEMENT NOTES

- 1. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE NORTH TEN FEET OF LOTS 1 THROUGH 5, INCLUSIVE, FOR STORM DRAINAGE COLLECTED FROM OFFSITE PROPERTIES, TOGETHER WITH THE WEST TEN FEET OF LOTS 5 THROUGH 8, INCLUSIVE, AND THE WEST PORTION OF TRACT "D", FOR THE STORM DRAINAGE COLLECTED FROM SAID OFFSITE PROPERTIES AND SAID LOTS, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION (CEHA). ITS SUCCESSORS AND ASSIGNS. THE CEHA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE COLLECTION FACILITIES WITHIN THE EASEMENT AREAS. THE CEHA MAINTENANCE RESPONSIBILITY OF SAID FACILITIES WILL END AT THE PUBLIC CATCH BASIN IN THE MIDDLE OF THE SOUTHWEST CORNER OF SAID TRACT.
- 2. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE SOUTH TEN FEET OF LOT 3, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO LOTS 2 AND 4, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 2 THROUGH 4, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
- 3. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE NORTHEASTERLY TEN FEET OF LOT 8, AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO LOT 7, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 7 AND 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
- 4. A 10' WIDE PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON A WESTERLY PORTION OF TRACT "D", AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO LOT 8, THEIR SUCCESSORS AND ASSIGNS. THE OWNER OF LOT 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- 5. A 10' WIDE PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON AN EASTERLY PORTION OF TRACT "D", AS ILLUSTRATED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO LOT 9, THEIR SUCCESSORS AND ASSIGNS. THE OWNER OF LOT 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.

PRIVATE DRAINAGE EASEMENT MAINTENANCE COVENANT

THE LOT OWNERS BENEFITING FROM PRIVATE DRAINAGE EASEMENTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT(S) BENEFITING THEIR LOT, TOGETHER WITH THE RIGHT TO ENTER SAID EASEMENTS FOR INSPECTION AND MAINTENANCE PURPOSES. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

REFERENCES

- 1. KING COUNTY ASSESSOR'S MAP OF SW 23-22-05, DATED 02/15/2017.
- 2. KING COUNTY SURVEY CONTROL.
- 3. PLAT OF MERIDIAN TRACE, VOL. 92/92
- 4. PLAT OF PRESTIGE PARKE DIVISION ONE, VOL. 194/34-35
- 5. K.C.S.P. 287002, REC. NO. 8812280752.

SEE SHEET 1 FOR ADDITIONAL NOTES
SEE SHEET 3 FOR SITE PLAN
SEE SHEET 4 FOR EASEMENTS

GENERAL NOTES

- 1. CONTROLLING BOUNDARY DATA WAS OBTAINED BY DIRECT FIELD MEASUREMENTS EMPLOYING CONVENTIONAL TRAVERSE PROCEDURES USING A 5 (FIVE) SECOND THEODOLITE WITH INTEGRAL DISTANCE MEASURING METER. THE INITIAL FIELD WORK WAS CONDUCTED BY DMP, INC. IN 2006. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - 2. TRAVERSE CLOSURES FOR THIS SUBDIVISION EXCEED THE REQUIREMENTS OF WAC 332-100-090. ESTABLISHMENT OF LOT CORNERS IS BY RADIAL SURVEY PROCEDURE, WITH INDEPENDENT MEASUREMENTS.
 - 3. LOT AND TRACT CORNERS HAVE BEEN STAKED WITH EITHER A 1/2 INCH DIAMETER BY 24 INCH LONG REBAR AND YELLOW PLASTIC CAP STAMPED: "DMP INC PLS 22982", A 3/4 INCH DIAMETER BRASS WASHER STAMPED: "DMP INC PLS 22982" OR A CONCRETE ANCHOR AND A 3/4 INCH DIAMETER BRASS WASHER STAMPED: "DMP INC PLS 22982". THE STREETWARD PROLONGATION OF SOME OF THE LOT AND TRACT BOUNDARY LINES ARE REFERENCED WITH A CURB NAIL AND A 3/4 INCH DIAMETER BRASS WASHER STAMPED: "DMP INC PLS 22982", IN THE TOP OF THE CONCRETE CURB, IN THE LOCATIONS SHOWN ON SHEET 3 OF 4.
 - 4. FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 3084845, DATED MAY 11, 2018 AND SUPPLEMENTAL REPORTS 1, 2 AND 3 THEREOF, DATED JULY 17, 2018, JULY 5, 2019 AND JANUARY 2019 RESPECTIVELY, WERE RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE REAL PROPERTY COMPRISING THIS SUBDIVISION, WHICH ACCORDING TO SAID GUARANTEE IS SUBJECT TO THE FOLLOWING AND OTHER RECORDED MATTERS:
 - A. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PREMISES, REG. NO. 4129304.
 - B. RIGHT TO ENTER PREMISES TO MAKE REPAIRS AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING PREMISES, REG. NO. 5766514.
 - C. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PREMISES, PER DEED REC. NO. 8048543.
 - D. EASEMENT FOR SEWER MAIN, REC. NO. 8807100535.
 - E. DECLARATION OF CONDITIONS AND RESTRICTIONS REGARDING ANNEXATION TO A PUBLIC UTILITY DISTRICT AND FORMATION OF A LOCAL DISTRICT, REC. NO. 8708070525.
 - F. FEDERATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NUMBER 287002, REC. NO. 8812280752.
 - G. LIMITED USE PERMIT FOR THE CONSTRUCTION OF WATER LINE(S), AFFURTENANCES AND/OR WATER FACILITIES, REC. NO. 941170493.
 - H. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "KING COUNTY FORM--SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS", REC. NO. 20021230003789.
 - I. EASEMENT FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, REC. NO. 20180514000379. SEE EASEMENT NOTE 4, THIS SHEET.
 - J. NO PROTEST AGREEMENT FOR ANNEXATION, REC. NO. 20180702000955.
 - K. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 2019021910001.
 - L. EASEMENT FOR SEWER MAIN, REC. NO. 20190825000852, DEPICTED ON SHEET 4 OF 4.NO WARRANTY IS HEREBY MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID GUARANTEE.
 - 5. TRACT "A", A PRIVATE TRACT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, FOR THE BENEFIT OF LOTS 5 AND 6, SHALL BE CONVEYED TO THE OWNERS OF LOTS 5 AND 6, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF LOTS 5 AND 6 OF THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF TRACT "A". ALL DEEDS CONVEYING LOTS 5 AND 6 MUST INCLUDE A ONE-HALF INTEREST IN TRACT "A". AN EASEMENT OVER, UNDER, ACROSS AND UPON SAID TRACT IS HEREBY GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING THE SEWER FACILITIES WITHIN SAID TRACT.
 - 6. TRACT "B", A PUBLIC STORM DRAINAGE TRACT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF COVINGTON FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE APPROVED ENGINEERING PLANS FOR THIS PLAT.
 - 7. TRACT "C", A PRIVATE TRACT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, FOR THE BENEFIT OF LOTS 10 AND 11, SHALL BE CONVEYED TO THE OWNERS OF LOTS 10 AND 11, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF LOTS 10 AND 11 OF THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF TRACT "C". ALL DEEDS CONVEYING LOTS 10 AND 11 MUST INCLUDE A ONE-HALF INTEREST IN TRACT "C".
 - 8. TRACT "D", A TREE PRESERVATION TRACT FOR THE BENEFIT OF ALL LOT OWNERS IN THIS PLAT, IS HEREBY DEDICATED AND CONVEYED TO THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THE TREES CONTAINED THEREIN.
- TREES WITHIN THE EASEMENT SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY OF COVINGTON. 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 EASEMENT IS PERMITTED, AS LONG AS THE MAINTENANCE DOES NOT RESULT IN DAMAGE OR REMOVAL OF HEALTHY TREES.
9. MAINTENANCE OF THE LANDSCAPING STRIPS BETWEEN THE SIDEWALKS AND THE PUBLIC STREETS THROUGHOUT THE PLAT OF COVINGTON ESTATES SHALL BE THE RESPONSIBILITY OF EACH ADJACENT LOT OWNER. MAINTENANCE OF THE LANDSCAPING STRIP ALONG SE 25TH STREET AND ADJACENT TO ANY TRACTS SHALL BE THE RESPONSIBILITY OF THE COVINGTON ESTATES HOMEOWNERS ASSOCIATION.



DALEY-MORROW-POBLETE, INC.
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AUBURN, WASHINGTON 98002
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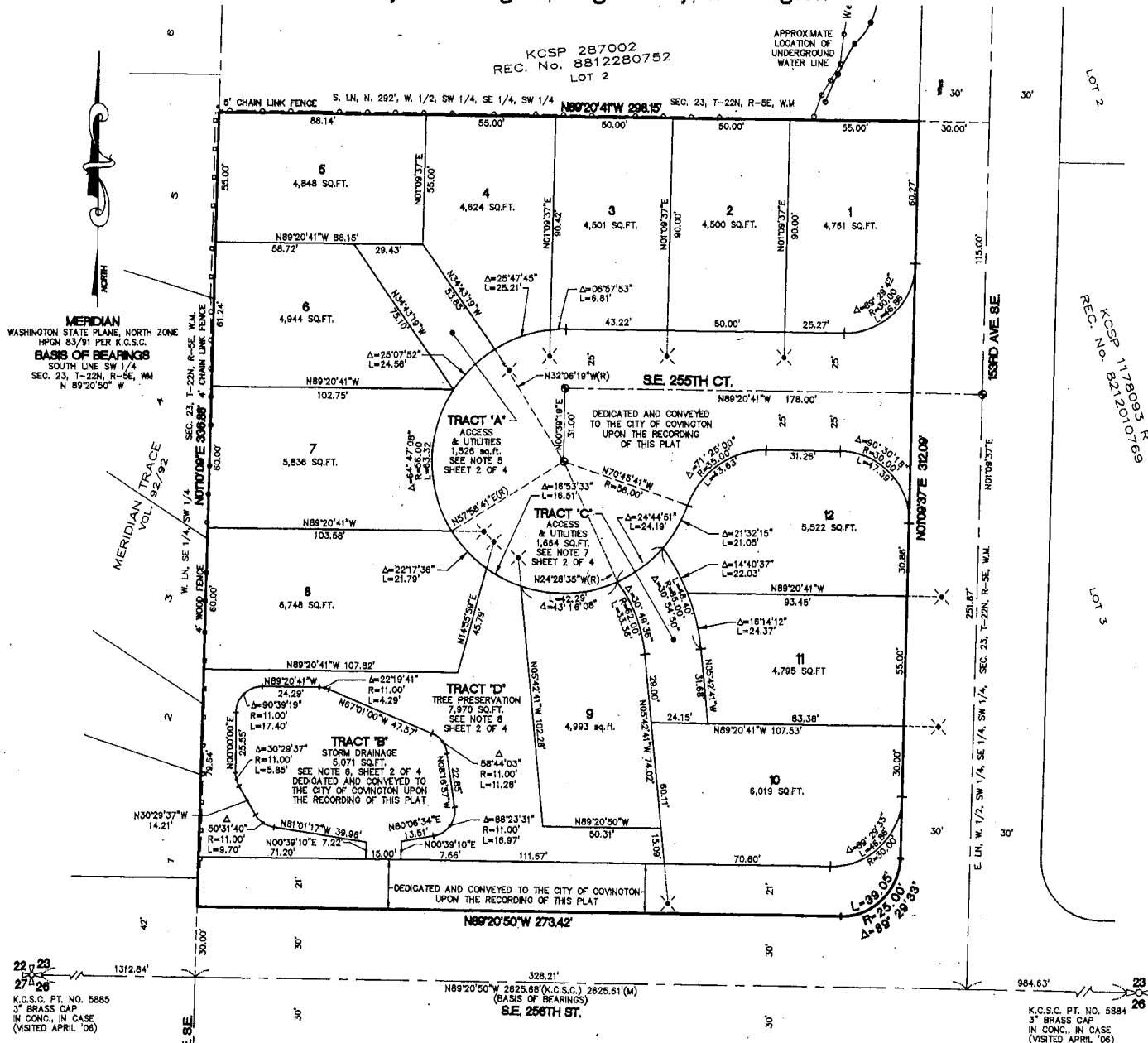
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COVINGTON ESTATES

File No. LU06-0066/2105
A Portion of S.E. 1/4, S.W. 1/4, Sec. 23, T-22N., R-5E., W.M.
City of Covington, King County, Washington

vol./pa.

KCSF 287002
REC. No. 8812280752
LOT 2



TRACT	PURPOSE	OWNERSHIP	SQUARE FOOTAGE
"A"	PRIVATE ACCESS AND UTILITIES	LOTS 5 AND 6 (SEE NOTE 5, SHEET 2)	1,526 SQ.FT.
"B"	PUBLIC STORM DRAINAGE	CITY OF COVINGTON (SEE NOTE 6, SHEET 2)	5,071 SQ.FT.
"C"	PRIVATE ACCESS AND UTILITIES	LOTS 10 AND 11 (SEE NOTE 7, SHEET 2)	1,584 SQ.FT.
"D"	TREE PRESERVATION	COVINGTON ESTATES HOA (SEE NOTE 8, SHEET 2)	7,970 SQ.FT.

LOT	HOUSE No.	SQUARE FOOTAGE
1	15240 SE 255TH CT*	4,761 SQ.FT.
2	15236 SE 255TH CT*	4,500 SQ.FT.
3	15232 SE 255TH CT*	4,501 SQ.FT.
4	15228 SE 255TH CT*	4,824 SQ.FT.
5	15224 SE 255TH CT*	4,848 SQ.FT.
6	15220 SE 255TH CT*	4,944 SQ.FT.
7	15216 SE 255TH CT*	5,836 SQ.FT.
8	15212 SE 255TH CT*	6,748 SQ.FT.
9	15208 SE 255TH CT*	4,993 SQ.FT.
10	15204 SE 255TH CT*	6,019 SQ.FT.
11	15200 SE 255TH CT*	4,795 SQ.FT.
12	15196 SE 255TH CT*	5,822 SQ.FT.

*COVINGTON, WA 98042

LOT LINE	OFFSET DISTANCE
1/2	10.75'
2/3	10.82'
3/4	11.10'
4/TR "A"	10.79'
7/8	13.60'
8/TR "D"	11.74'
9/TR "D"	12.13'
11/12	14.84'
10/11	14.82'
10/TR "D"	16.89'

SEE SHEETS 1 AND 2 FOR ADDITIONAL NOTES
SEE SHEET 4 FOR EASEMENTS

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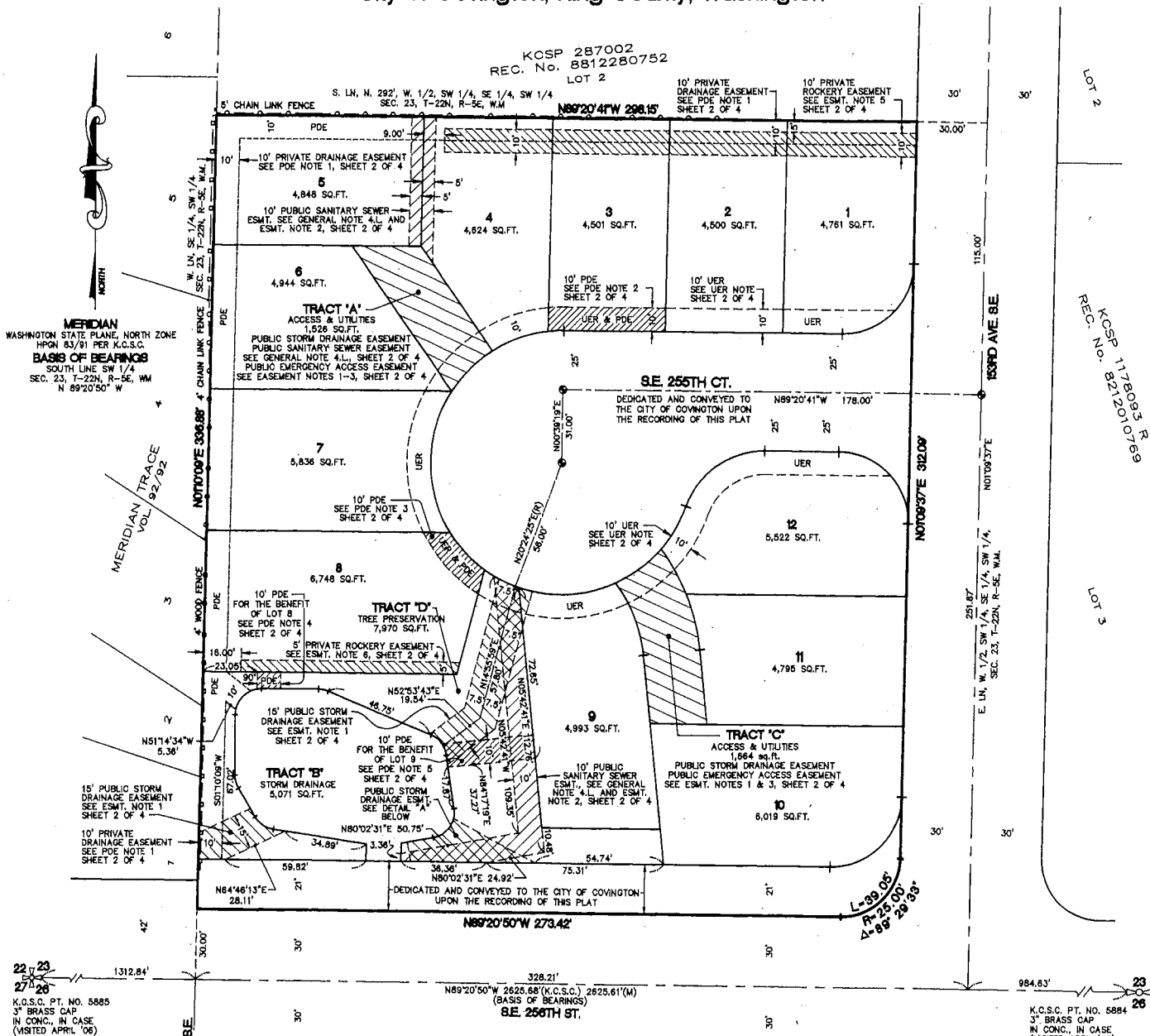


**ENGINEERING - SURVEYING
LAND PLANNING**

COVINGTON ESTATES
 File No. LU06-0066/2105
 A Portion of S.E. 1/4, S.W. 1/4, Sec. 23, T-22N., R-5E., W.M.
 City of Covington, King County, Washington

VOL./Pa.

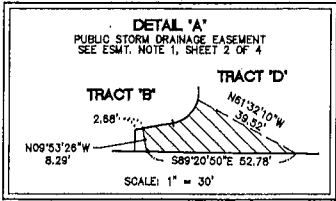
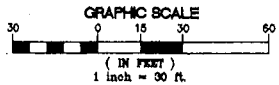
KCSP 287002
 REC. No. 8812280752
 LOT 2



MERIDIAN
 WASHINGTON STATE PLANE, NORTH ZONE
 HPGN 83/81 PER K.C.S.C.
BASIS OF BEARINGS
 SOUTH LINE SW 1/4
 SEC. 23, T-22N., R-5E., WM
 N 89°20'50\"/>

LOT 2
 KCSP 11780635
 REC. No. 822010769

LOT 3



- LEGEND**
- ⊙ CITY OF COVINGTON STD. MONUMENT IN CASE
 - UER UTILITY EASEMENT RESERVATION
SEE UTILITY EASEMENT RESERVATION
NOTE, SHEET 2 OF 4
 - PDE PRIVATE DRAINAGE EASEMENT
SEE PRIVATE DRAINAGE EASEMENT
NOTES, SHEET 2 OF 4
 - K.C.S.C. KING COUNTY SURVEY CONTROL
 - (M) MEASURED

SEE SHEETS 1 AND 2 FOR ADDITIONAL NOTES
 SEE SHEET 3 FOR SITE PLAN

PRELIMINARY

PAUL E. MORROW
 STATE OF WASHINGTON
 REGISTERED
 LAND SURVEYOR

dmp ENGINEERING - SURVEYING
 LAND PLANNING
 Incorporated

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K.C.S.C. PT. NO. 5884
 3" BRASS CAP
 IN CONC., IN CASE
 (VISITED APRIL '06)