

RESOLUTION NO. 2019-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF THE GLACIER SUBDIVISION, CITY FILE NO. LU17-0019/0032 FOR RECORDING.

WHEREAS, an application has been received by the City of Covington (the "City) under Application No. LU17-0019/0032 for the final plat of the Glacier Subdivision, previously known as Gobel Subdivision; and

WHEREAS, the City issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on February 23, 2018; and

WHEREAS, the preliminary plat was reviewed by the City's Hearing Examiner, and an open record public hearing was held on April 12, 2018; and

WHEREAS, the City's Hearing Examiner issued a decision on April 18, 2018, 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 March 26, 2019; and

WHEREAS, the developer submitted a final plat application on June 5, 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:

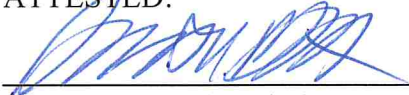
Section 1. The City of Covington hereby approves the Final Plat of the Glacier Subdivision for recording in the form as attached hereto as Exhibit 1, subject to the completion of those certain plat improvements for which the developer has posted financial guarantees and has agreed to complete as provided 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 10th day of September 2019.



Mayor Jeff Wagner

ATTESTED:



Sharon Scott, City Clerk

APPROVED AS TO FORM:



Kathy Hardy, City Attorney

GLACIER

CITY OF COVINGTON FILE NO. LU17-0019/0032
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
CITY OF COVINGTON, KING COUNTY, WASHINGTON

Table with recording information: RECORDING NO., VOL/PG, SHEET 2 OF 4

HOMEOWNERS ASSOCIATION COVENANT

THE GLACIER HOMEOWNERS ASSOCIATION WAS FILED WITH THE WASHINGTON SECRETARY OF STATE ON
MEMBERSHIP IN THE GLACIER HOMEOWNERS ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR
MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE
TO AND INSEPARABLE FROM EACH LOT.

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER KING
COUNTY RECORDING NUMBER
ESTABLISHING AMONG OTHER THINGS, THE GLACIER HOMEOWNERS
ASSOCIATION (HOA), SHOULD THE HOA BECOME INACTIVE OR DISSOLVE, THE OWNERS OF EACH LOT SHALL BE EQUALLY
RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF THE MAINTENANCE AND EXPENSE PERTAINING TO COMMON
FACILITIES, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE TRACTS, SENSITIVE AREA TRACTS, RECREATION
TRACTS AND STREET LIGHTING EXPENSES (OWED TO PUGET SOUND ENERGY AND ITS SUCCESSORS) AND
MAINTENANCE, PRIVATE ROAD AND ROADWAYS WITHIN THE RIGHT OF WAY.

THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS
WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

RESTRICTIONS AND COVENANTS

1. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT
OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY
PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO
MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE
APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF CITY OF COVINGTON PUBLIC WORKS FOR SAID
ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REDUCING THEREOF ACROSS
ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE
EXPENSE OF SUCH OWNER.

2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP
CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE
AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

3. ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOT 1 - SHALL BE ASSESSED A PARK IMPACT FEE. IN
ACCORDANCE WITH CMC 19.20.050, THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO
THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE ONE PARK
IMPACT FEE CREDIT FOR THE EXISTING DWELLING THAT WILL BE REMOVED, AND AS A RESULT OF THIS CREDIT, LOT
1 SHALL NOT BE REQUIRED TO PAY THE PARK IMPACT FEE.

4. ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOT 1 - SHALL BE ASSESSED A SCHOOL IMPACT FEE.
IN ACCORDANCE WITH CMC 19.20.050, THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO
THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE ONE
SCHOOL IMPACT FEE CREDIT FOR THE EXISTING DWELLING THAT WILL BE REMOVED, AND AS A RESULT OF THIS
CREDIT, LOT 1 SHALL NOT BE REQUIRED TO PAY THE SCHOOL IMPACT FEE.

5. ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOT 1 - SHALL BE ASSESSED A TRANSPORTATION
IMPACT FEE. IN ACCORDANCE WITH CMC 19.20.050, THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED
ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL
RECEIVE ONE TRANSPORTATION IMPACT FEE CREDIT FOR THE EXISTING DWELLING THAT WILL BE REMOVED, AND AS
A RESULT OF THIS CREDIT, LOT 1 SHALL NOT BE REQUIRED TO PAY THE TRANSPORTATION IMPACT FEE.

6. FIRE IMPACT FEES ARE REQUIRED FOR EACH NEW SINGLE-FAMILY LOT IN ACCORDANCE WITH CMC 19.50. ALL
LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOT 1 - SHALL BE ASSESSED A FIRE IMPACT FEE. IN
ACCORDANCE WITH CMC 19.20.050, THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO
THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE ONE FIRE
IMPACT FEE CREDIT FOR THE EXISTING DWELLING THAT WILL BE REMOVED, AND AS A RESULT OF THIS CREDIT, LOT
1 SHALL NOT BE REQUIRED TO PAY THE FIRE IMPACT FEE.

7. FOOTING DRAINS SHALL BE INSTALLED AROUND THE PERIMETER OF THE RESIDENCES, AT OR JUST BELOW THE
INVERT OF THE FOOTING, WITH A GRADIENT SUFFICIENT TO INITIATE FLOW. FOOTING DRAINS SHALL NOT BE
CONNECTED TO THE SITE STORM SYSTEM UNLESS GROUNDWATER FLOWS ARE DETERMINED AND INCORPORATED IN
THE DRAINAGE DESIGN. ROOF DOWNSPOUTS MUST BE SEPARATELY TIGHT LINED TO DISCHARGE. CLEANOUTS SHALL
BE INSTALLED AT STRATEGIC LOCATIONS TO ALLOW FOR PERIODIC MAINTENANCE OF THE FOOTING DRAIN AND
DOWNSPOUT TIGHTLINE SYSTEM. EACH INDIVIDUAL HOMEOWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THEIR
RESPECTIVE FOOTING DRAIN AND DOWNSPOUT TIGHTLINE SYSTEM.

8. EACH INDIVIDUAL HOMEOWNER IS REQUIRED TO INSTALL A STREET TREE AT THE TIME OF CONSTRUCTION OF
THEIR RESPECTIVE HOME. STREET TREES REQUIRED ADJACENT TO INDIVIDUAL LOTS SHALL BE INSTALLED PRIOR TO
FINAL OCCUPANCY OF THE HOME, UNLESS OTHERWISE APPROVED BY THE CITY OF COVINGTON.

9. EACH INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING STRIP
INCLUDING TREES, SHRUBBERY, GRASS, OR OTHER GROUND COVER ABUTTING THEIR PROPERTY, UNLESS OTHERWISE
DESIGNED BY THE DEVELOPMENT'S HOMEOWNER'S ASSOCIATION.

PLAT NOTES

1. TRACT A (TREE RETENTION) IS HEREBY GRANTED AND CONVEYED TO THE GLACIER HOMEOWNERS ASSOCIATION
(HOA) UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE
RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE
AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS
RESPONSIBILITY FOR MAINTAINING THE TRACT. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER
ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN
AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE
TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY
INTEREST IN THE TRACT OR LOTS.

2. TRACT B (MONUMENT) IS HEREBY GRANTED AND CONVEYED TO THE GLACIER HOMEOWNERS ASSOCIATION (HOA)
UPON RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF
THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND
UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR
MAINTAINING THE TRACT. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR
MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE
TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF
THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE
TRACT OR LOTS.

3. ALL PUBLIC WATER EASEMENTS ARE HEREBY GRANTED TO THE COVINGTON WATER DISTRICT.

CITY OF COVINGTON EASEMENT RESERVATION

THE FIVE (5) FOOT WIDE PUBLIC-ACCESS EASEMENT UNDER AND UPON TRACT "A", SHALL BE FOR MUNICIPAL
PURPOSES IN FAVOR OF THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTEE"). SAID
EASEMENT IS TO BE USED FOR THE BENEFIT OF THE ENTIRE PLAT AND THE PURPOSE OF SERVING OTHER
PROPERTIES. ALL EASEMENTS IN FAVOR OF THE GRANTEE SHALL TAKE PRECEDENCE OVER ANY OTHER EASEMENTS
HEREIN RESERVED.

WITHIN THE BOUNDARIES OF THOSE PUBLIC EASEMENT AREAS, GRANTEE SHALL NOT CONSTRUCT OR ERECT ANY
BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTEE PLACE ANY FILL MATERIAL.
GRANTEE SHALL NOT MAKE ANY EXCAVATION WITHIN THREE FEET OF ANY PUBLIC EASEMENT. GRANTEE SHALL
MAINTAIN THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA AT THE CURRENTLY EXISTING
ELEVATION. IF ANY SUCH CONSTRUCTION, PLACEMENT, PLANTING, EXCAVATION OR CHANGE IN GROUND LEVEL
OCCURS, AS DESCRIBED IN THIS PARAGRAPH, THEN GRANTEE MAY EXERCISE ITS RIGHT TO REMOVE SUCH
CONSTRUCTION(S) WITHOUT NOTICE AND THE OWNER(S) OF THE PROPERTY ADJACENT TO SUCH OBSTRUCTION(S) ON
THE EASEMENT AREA SHALL BE LIABLE FOR ALL COSTS INCURRED BY GRANTEE FOR THE REMOVAL THEREOF.

WHENEVER IT DEEMS NECESSARY, GRANTEE SHALL HAVE THE RIGHT TO ENTER UPON THESE PUBLIC EASEMENTS OR
RIGHT(S) OF WAY IN ORDER TO EXTEND, CONSTRUCT, REPAIR, ALTER, MAINTAIN OR RECONSTRUCT THE UTILITIES
THAT LAY WITHIN THE PUBLIC EASEMENT OR RIGHT OF WAY. GRANTEE SHALL ALSO HAVE THE RIGHT, WHENEVER IT
DEEMS NECESSARY, TO CONSTRUCT A HARD SURFACE ROAD RIGHT OF WAY.

ADDITIONALLY, GRANTEE GRANTS TO GRANTEE THE USE OF THAT AREA IMMEDIATELY ADJACENT TO ANY PUBLIC
EASEMENT AREA THAT GRANTEE MAY REQUIRE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND
OPERATION OF ANY PUBLIC UTILITY. GRANTEE SHALL HOLD ITS USE OF THOSE ADJACENT AREAS TO A
REASONABLE MINIMUM AND SHALL RETURN THE AREA TO THE CONDITION EXISTING IMMEDIATELY BEFORE GRANTEE
OR ITS AGENTS ENTERED UPON THE PROPERTY.

GRANTEE SHALL HAVE THE RIGHT TO USE ALL EQUIPMENT AND PERSONNEL THAT IT DEEMS NECESSARY TO
ACCOMPLISH ANY OF THE RIGHTS DESCRIBED HEREIN.

THE GLACIER HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ACCESS
WALKWAY WITHIN THE FIVE (5) FOOT WIDE PUBLIC ACCESS EASEMENT OVER AND ACROSS TRACT "A".

EASEMENT RESERVATIONS

1. 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 (OR AS OTHERWISE SHOWN), AS GRAPHICALLY
DEPICTED ON SHEET 4, 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 THEREFOR, 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.

2. A PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS THE EXTERIOR 10 FEET PARALLEL WITH AND
ADJOINING THE STREET FRONTAGE OF ALL THE LOTS, TRACTS AND COMMON AREAS IS HEREBY GRANTED AND
CONVEYED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT.

THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR
RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL
BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY
USED STORM SEWER LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.

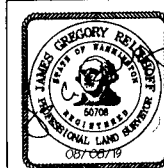
EASEMENT RESERVATION FOR WATER PIPELINE

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 AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTEE 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 GRANTEE, 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 TWENTY (20) FOOT WIDE EASEMENT LOCATED WITHIN TRACT "A" AND LOTS B AND 9
THE 7.45X30.10' EASEMENT LOCATED WITHIN LOT 1



D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
680 - 7th AVENUE PORTLAND, WA 97203
503.827.2065 F 503.827.3425

GLACIER

CITY OF COVINGTON FILE NO. LU17-0019/0032
 A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
 SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.,
 CITY OF COVINGTON, KING COUNTY, WASHINGTON

RECORDING NO.	VOL/PG
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LEGAL DESCRIPTION:

THE EAST 330 FEET OF THE WEST 825 FEET OF THE SOUTH 495 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET THEREOF;

AND EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO THE CITY OF COVINGTON FOR PUBLIC RIGHT-OF-WAY BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 20030926001632.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

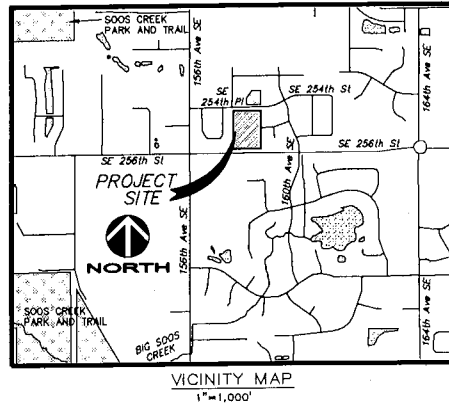
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY GUARANTEE/CERTIFICATE NUMBER 0152098-16 REVISION 2ND GUARANTEE, DATED JULY 30, 2019. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 11, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY 2017.
3. PROPERTY AREA = 146,855± SQUARE FEET (3.3713± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 352-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. SEE THE PLAT OF CROFTON HILLS, REFERENCE 1, FOR COMPLETE SECTION SUBDIVISION.

TITLE RESTRICTIONS:

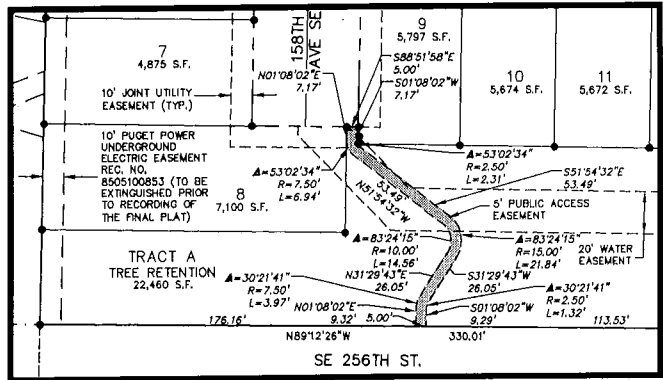
1. THIS SITE IS SUBJECT TO AN EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. FOR UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20190703001101 AND IS SHOWN HEREON. THE EASEMENT WITHIN SAID DOCUMENT DESCRIBES A 10 FOOT WIDE RIGHT-OF-WAY CENTERED ON AS-CONSTRUCTED AND TO-BE-CONSTRUCTED FACILITIES, AND IS NOT PLOTTABLE.

REFERENCES:

1. THE PLAT OF PRESTIGE PARKE DIVISION TWO RECORDED IN VOLUME 196 OF PLATS, PAGES 40 THROUGH 41, UNDER RECORDING NUMBER 2001113000908.
2. THE PLAT OF CROFTON HILLS RECORDED IN VOLUME 210 OF PLATS, PAGES 57 THROUGH 63, UNDER RECORDING NUMBER 20021120002349.
3. THE PLAT OF WELLINGTON ESTATES RECORDED IN VOLUME 200 OF PLATS, PAGES 57 THROUGH 58, UNDER RECORDING NUMBER 20010613000253.



BUILDABLE LANDS INFORMATION CHART		
LOT NO.	ADDRESS	SQUARE FOOTAGE
1	25421 158TH AVENUE SE	4,638
2	25425 158TH AVENUE SE	4,875
3	25431 158TH AVENUE SE	4,875
4	25435 158TH AVENUE SE	4,875
5	25503 158TH AVENUE SE	4,875
6	25507 158TH AVENUE SE	4,875
7	25513 158TH AVENUE SE	4,875
8	25517 158TH AVENUE SE	7,100
9	15803 SE 255TH STREET	5,797
10	15809 SE 255TH STREET	5,674
11	15813 SE 255TH STREET	5,672
12	15817 SE 255TH STREET	5,671
13	15818 SE 255TH STREET	4,139
14	15814 SE 255TH STREET	4,138
15	15810 SE 255TH STREET	4,136
16	15804 SE 255TH STREET	4,172
17	15805 SE 254TH PLACE	4,135
18	15811 SE 254TH PLACE	4,110
19	15815 SE 254TH PLACE	4,122
20	15819 SE 254TH PLACE	4,134
AVERAGE LOT SIZE		4,844.4
TOTAL BUILDABLE AREA (LOTS)		96,888
TOTAL AREA DEDICATED TO ROW		27,437
TOTAL AREA DEDICATED TO DRAINAGE		-
TOTAL AREA IN TREE TRACT		22,460



TRACT TABLE			
TRACT	PURPOSE	OWNERSHIP	SQUARE FOOTAGE
A	TREE RETENTION	GLACIER HOMEOWNERS ASSOCIATION	22,460
B	MONUMENT	GLACIER HOMEOWNERS ASSOCIATION	70



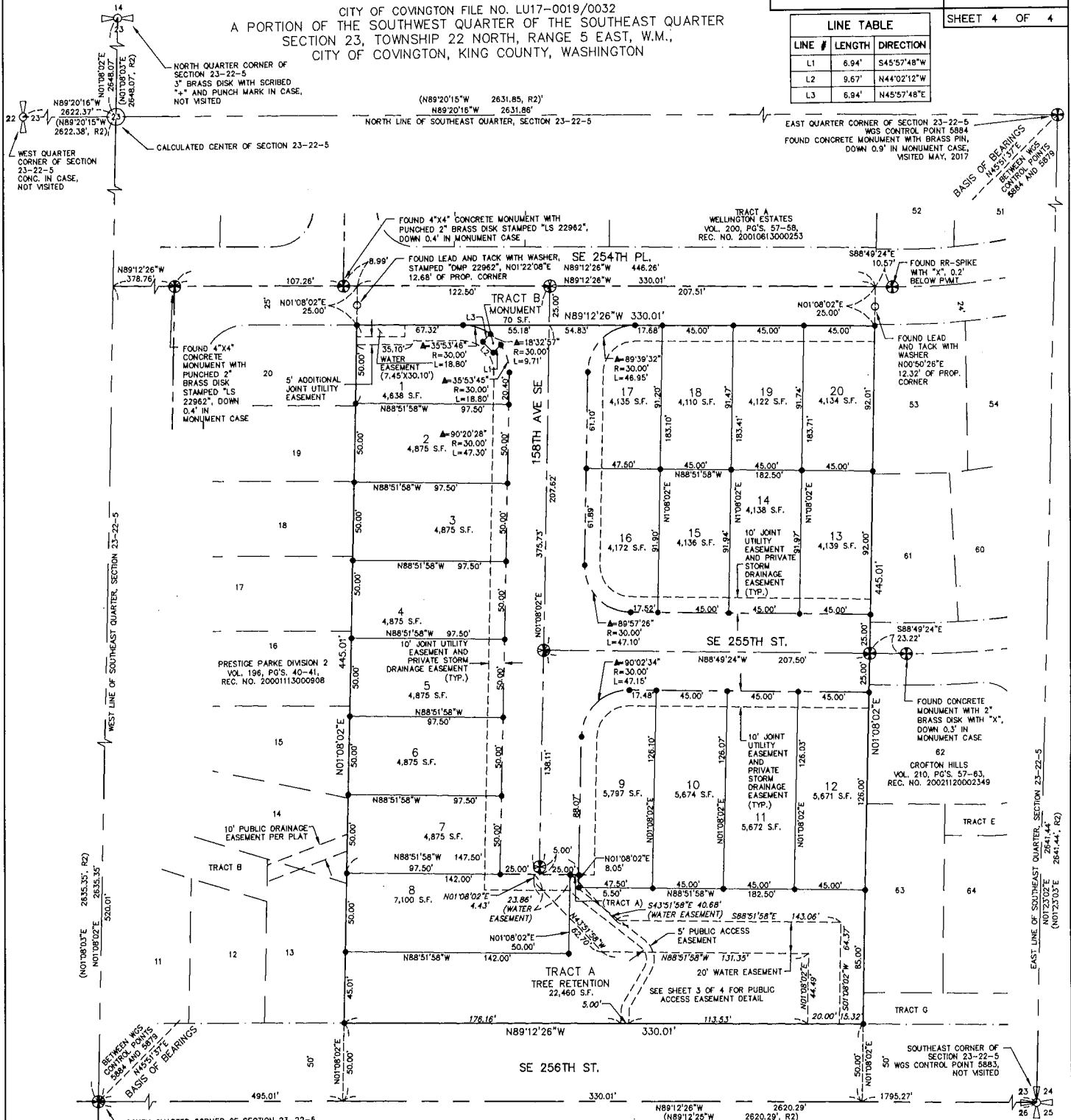
D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 680 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3083 F 425.827.3423

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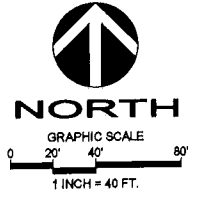
RECORDING NO.	VOL./PG
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LINE #	LENGTH	DIRECTION
L1	6.94'	S45°57'48"W
L2	9.67'	N44°02'12"W
L3	6.84'	N45°57'48"E



- LEGEND:**
- ⊕ SET MONUMENT AS NOTED
 - ⊙ FOUND MONUMENT AS NOTED
 - FOUND CORNER MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR AND PLASTIC CAP "DRS LS 50708"
 - 123.45' EASEMENT DIMENSION (ITALICIZED)

BASIS OF BEARINGS:
 N45°51'37"E BETWEEN THE MONUMENTS
 FOUND AT THE SOUTH QUARTER CORNER
 AND THE EAST QUARTER CORNER OF
 SECTION 23-22-05, W.M. PER WGS CONTROL
 POINTS 5884 AND 5879 (NAD 83/91)



- NOTES:**
- 1) SEE SHEET 1 FOR TRACT A AND B DEDICATION INFORMATION.
 - 2) SEE SHEET 2 FOR PUBLIC AND PRIVATE EASEMENT RESERVATIONS.



D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 630 - 7th AVENUE KIRKLAND, WA 98033
 O 425.877.3063 F 425.877.3423