

RESOLUTION NO. 2016-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF MAPLE HILLS, PHASE II, PP99-004/1025 FOR RECORDING.

WHEREAS, the original Maple Hills Plat application was received by King County, dated March 22, 1983; and

WHEREAS, King County issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on May 31, 1983; and

WHEREAS, the King County Hearing Examiner issued a recommendation of preliminary plat approval on May 16, 1986, with conditions; and

WHEREAS, the King County Council remanded the preliminary plat to the Hearing Examiner based on the conclusion that the plat could not make appropriate provisions for adequate access by “streets or other public ways and that the public use and interest would not be served by approval of the subdivision” (King County Motion No. 6857, dated May 11, 1987); and

WHEREAS, the Maple Hills preliminary plat was transferred to the City of Covington (the “City”) upon incorporation in 1997 and assigned Application No. PP99-004/1025; and

WHEREAS, the City filed a petition to have the Maple Hills plat application deemed “null and void” and the petition was denied on April 3, 2001, by the City’s Hearing Examiner; and

WHEREAS, the City held a public hearing on September 13, 2006, to address the “adequacy of access” issue presented by King County Council under Motion No. 6857; and

WHEREAS, on September 21, 2006, the City’s Hearing Examiner issued a decision to grant the Maple Hills request for preliminary plat approval subject to conditions to address the “adequacy of access” issues; and

WHEREAS, the developer submitted a plat modification to the original plat design to bring the plat into compliance with current regulations and to provide additional parks and open space; and

WHEREAS, City staff has reviewed the engineering plans for plat development filed by the Developer and 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;

WHEREAS, the City Council approved Phase I of Maple Hills, consisting of 93 of the 149 approved lots on July 28, 2015. The final plat was recorded with King County Department of Records and Elections on August 18, 2015; 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:

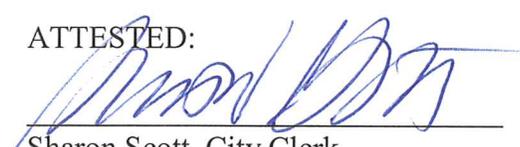
Section 1. The City of Covington hereby approves the Final Plat of Maple Hills, Phase II for recording in the form as attached hereto as Exhibit 1, subject to the completion of those certain plat improvements for which the developer has posted financial guarantees and has agreed to complete as provided 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 26th day of April 2016, and signed in authentication thereof.



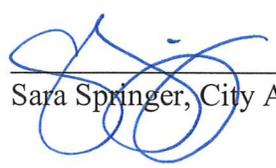
Mayor Jeff Wagner

ATTESTED:



Sharon Scott, City Clerk

APPROVED AS TO FORM ONLY:



Sara Springer, City Attorney

MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

GENERAL NOTES

- INSTRUMENTATION FOR THIS SURVEY HAS A LEICA TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 320-100-060. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 500 & 1200 EQUIPMENT.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED.
 - SET 1/2" X 24" REBAR AND CAP "LS NO. 36011" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.
 - LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
 - SET 1/2" X 24" REBAR WITH CAP "LS NO. 36011" AT ALL REAR LOT CORNERS.
- 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 CONSTRUCTION DRAWINGS (NO. PR99-004 ON FILE WITH THE CITY OF COVINGTON). THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED AND APPROVED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLANS ON FILE.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE ON FILE WITH THE CITY OF COVINGTON AND ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF COVINGTON.
- MAINTENANCE OF LANDSCAPE STRIPS SEPARATING THE SIDEWALK FROM THE ROADWAY ADJACENT TO ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION WHILE THE MAINTENANCE OF THESE LANDSCAPE STRIPS ADJACENT TO ALL LOTS WILL BE THE RESPONSIBILITY OF THE OWNERS OF THESE INDIVIDUAL LOTS. ANY REMOVAL OF TREES WITHIN THE MAINTENANCE LANDSCAPE STRIP SHALL BE APPROVED BY THE CITY.
- TRACT "A" IS A FUTURE DEVELOPMENT TRACTS. A PORTION OF TRACT "A" IS ALSO A PRIVATE STORM DRAINAGE EASEMENT.
- TRACT "Z" IS AN OPEN SPACE TRACT HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAN TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION (HQA) WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "Z". A PUBLIC PEDESTRIAN EASEMENT IS PROVIDED AND HEREBY CONVEYED TO THE CITY OF COVINGTON OVER THE CONSTRUCTED PEDESTRIAN ACCESS WITHIN TRACT "Z" FOR PUBLIC USE, REPAIR, AND REPLACEMENT OF SAID PEDESTRIAN ACCESS FACILITIES. ANY REMOVAL AND REPLACEMENT OF TREES WITHIN THIS TRACT SHALL BE APPROVED BY THE CITY.
- TRACT "K" IS AN OPEN SPACE TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAN TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION (HQA) WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "K". A PORTION OF TRACT "K" IS ALSO A PRIVATE STORM DRAINAGE EASEMENT.
- THE PRIVATE PAVED ROADWAY AND STORM DRAINAGE IMPROVEMENTS INSTALLED BY THIS PLAN WITHIN PORTIONS OF THE EXISTING 80-FOOT EASEMENT AREAS OFFSITE AND SOUTH OF THE FORMAL PLAT BOUNDARY, MORE COMMONLY KNOWN AS THE FUTURE SE 20TH STREET CORRIDOR EASEMENT RECORD NO. 516161A, 760510981, 76062094, 820310927, 55030143, AND 60709152, PROVIDE FOR EMERGENCY VEHICLE ACCESS (EVA) TO THE SUBDIVISION. THESE PRIVATE ACCESS IMPROVEMENTS ALSO SATISFY THE SERVICE NEEDS OF THOSE PROPERTIES BENEFITING FROM THE EXISTING UNDERLYING EASEMENT RECORDS AS REFERENCED. MAINTENANCE OF THESE PRIVATE ACCESS IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION AND THOSE PROPERTY OWNERS CURRENTLY A PARTY TO THE UNDERLYING EASEMENT RECORDS AS BENEFITING PARTIES UNTIL SUCH TIME AS THIS SE 20TH STREET CORRIDOR IS DEDICATED AS PUBLIC RIGHT-OF-WAY.
- ROCKERS AND ASSOCIATED DRAINAGE FACILITIES CONTAINED WHOLLY WITHIN PRIVATE TRACTS OWNED BY THE MAPLE HILLS COVINGTON HOME OWNERS ASSOCIATION (HQA) SHALL BE OWNED BY THE HQA AND SHALL BE THE RESPONSIBILITY OF THE HQA TO MAINTAIN. ROCKERS AND ASSOCIATED DRAINAGE FACILITIES CONTAINED ON SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNER, WHERE A ROCKERY AND ASSOCIATED DRAINAGE FACILITIES OCCUR ALONG A COMMON PRIVATE LOT LINE, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE FEATURES SHALL BE SHARED EQUALLY BETWEEN THE AFFECTED PROPERTIES. THESE DESCRIBED OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL AFFECT THE FOLLOWING AREAS:
 - * THOSE EASEMENTS SHOWN AS "PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT" AS DEPICED ON SHEETS 4 & 6 OF THIS PLAT;
 - * THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREETS RIGHTS OF WAY, OF TRACTS "Z", AND ALL LOTS;
 - * AND ALSO THE SOUTHWESTERLY 5.00 FEET OF LOTS 115 THROUGH 122;
 - * AND ALSO THE SOUTHWESTERLY 5.00 FEET OF THE SOUTHEASTERLY 35.00 FEET OF LOT 123;
 - * AND ALSO THE WESTERLY 5.00 FEET OF LOTS 131 THROUGH 132;
 - * AND ALSO THE SOUTHEASTERLY 5.00 FEET OF LOT 133;
 - * AND ALSO THE EASTERLY 5.00 FEET OF LOTS 134 THROUGH 137;
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 94 IS FOR THE BENEFIT OF LOT 94. THE OWNERS OF LOT 94 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 96 IS FOR THE BENEFIT OF LOT 96. THE OWNERS OF LOT 96 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 98 IS FOR THE BENEFIT OF LOT 98. THE OWNERS OF LOT 98 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 97 IS FOR THE BENEFIT OF LOT 97. THE OWNERS OF LOT 97 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 98 IS FOR THE BENEFIT OF LOT 98. THE OWNERS OF LOT 98 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 99 IS FOR THE BENEFIT OF LOT 99. THE OWNERS OF LOT 99 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 100 IS FOR THE BENEFIT OF LOT 100. THE OWNERS OF LOT 100 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 101 IS FOR THE BENEFIT OF LOT 101. THE OWNERS OF LOT 101 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 102 IS FOR THE BENEFIT OF LOT 102. THE OWNERS OF LOT 102 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 103 AND 104 IS FOR THE BENEFIT OF LOTS 103, 104, AND 105. THE OWNERS OF LOTS 103, 104, AND 105 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
- A TEMPORARY NON-EXCLUSIVE PUBLIC STORM DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF COVINGTON AND DEVELOPER OF FUTURE PHASES OF THE PROJECT TO FACILITATE THE ACCESS, MAINTENANCE, AND CONTINUED OPERATION OF THE INTERIM STORM POND IN TRACT "A" AS DEPICED ON SHEET 4. THIS EASEMENT SHALL ALLOW FOR POTENTIAL FUTURE GRADING, STORM DRAINAGE, AND OTHER CONSTRUCTION ACTIVITIES WITHIN ITS LIMITS. SAID EASEMENT SHALL EXTINGUISH UPON THE RECORDING OF THE FUTURE FINAL PLAT THAT REMOVES THE INTERIM POND AND REPLACES IT WITH PERMANENT STORM DRAINAGE FLOW CONTROL AND WATER QUALITY TREATMENT FACILITIES PROVIDING EQUIVALENT CAPACITY.
- THE BUILDERS OF THE HOMES WITHIN THE PLAT ARE RESPONSIBLE FOR THE INSTALLATION OF THE STREET TREES PURSUANT TO THE APPROVED LANDSCAPING PLAN ON FILE WITH THE CITY. STREET TREES REQUIRED ADJACENT TO THE INDIVIDUAL LOTS SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY OF THE HOME, UNLESS OTHERWISE APPROVED BY THE CITY.
 - * THOSE EASEMENTS SHOWN AS "PRIVATE STORM DRAINAGE EASEMENT" AS DEPICED ON SHEETS 4 & 6 OF THIS PLAT;
 - * THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREETS RIGHTS OF WAY, OF TRACTS "Z", AND "A", AND ALL LOTS;
 - * AND ALSO THE NORTHEASTERLY 10.00 FEET AND THE NORTHERLY 15.00 FEET OF LOT 102;
 - * AND ALSO THE NORTHERLY 15.00 FEET OF LOT 104;
 - * AND ALSO THE SOUTHEASTERLY 10.00 FEET OF LOT 123;
 - * AND ALSO THE NORTHEASTERLY 10.00 FEET OF LOTS 127 THROUGH 130;
- PRIVATE STORM DRAINAGE FACILITIES WITHIN PRIVATE TRACTS OWNED BY THE MAPLE HILLS COVINGTON HOME OWNERS ASSOCIATION (HQA) SHALL BE OWNED BY THE HQA AND SHALL BE THE RESPONSIBILITY OF THE HQA TO MAINTAIN. PRIVATE STORM DRAINAGE FACILITIES CONTAINED ON SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE RESPECTIVE BENEFITING PROPERTY OWNERS, WHERE A PRIVATE STORM DRAINAGE EASEMENT OCCURS ALONG A COMMON PRIVATE LOT LINE, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE FACILITIES CONTAINED THEREIN SHALL BE SHARED EQUALLY BETWEEN THE AFFECTED PROPERTIES. THESE DESCRIBED OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL AFFECT THE FOLLOWING AREAS:
 - * THOSE EASEMENTS SHOWN AS "PRIVATE STORM DRAINAGE EASEMENT" AS DEPICED ON SHEETS 4 & 6 OF THIS PLAT;
 - * THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREETS RIGHTS OF WAY, OF TRACTS "Z", AND "A", AND ALL LOTS;
 - * AND ALSO THE NORTHEASTERLY 10.00 FEET AND THE NORTHERLY 15.00 FEET OF LOT 102;
 - * AND ALSO THE NORTHERLY 15.00 FEET OF LOT 104;
 - * AND ALSO THE SOUTHEASTERLY 10.00 FEET OF LOT 123;
 - * AND ALSO THE NORTHEASTERLY 10.00 FEET OF LOTS 127 THROUGH 130;

SETBACK NOTES

- PLEASE REFER TO REQUIREMENTS OF THE CITY OF COVINGTON FOR COMPLETE INFORMATION OF ALL SETBACK REQUIREMENTS THAT MAY AFFECT THESE PARCELS PURSUANT TO VESTED RIGHTS.
- BUILDING SETBACKS ARE FIELD VERIFIED AT THE TIME OF BUILDING PERMIT PURSUANT TO VESTED RIGHTS.

BUILDING SETBACKS:	
MINIMUM STREET SETBACK 10 FEET (STREETING)	
MINIMUM STREET SETBACK 20 FEET (GARAGE)	
MINIMUM INTERIOR SETBACK	5.0 FEET

	SQUARE FOOTAGE
TOTAL BUILDABLE AREA (LOTS)	382,870 SQ. FT.
TOTAL CRITICAL AREAS (INCLUDE BUFFERS)	0.50 FT.
TOTAL AREA FOR ROW (DEDICATED TO CITY)	116,881 SQ. FT.
TOTAL AREA IN PARK SPACE	0.50 FT.
TOTAL AREA DEDICATED TO RETENTION/RETENTION/DRAINAGE FACILITIES	0.50 FT.
AVERAGE LOT SIZE	6,418 SQ. FT.

TRACT	PURPOSE	OWNERSHIP	SQUARE FOOTAGE
"M"	FUTURE DEVELOPMENT	PRIVATE, DEVELOPER	612,050
"K"	OPEN SPACE	PRIVATE, HQA*	61,541
"Z"	OPEN SPACE	PRIVATE, HQA*	1,999

EASEMENT PROVISIONS

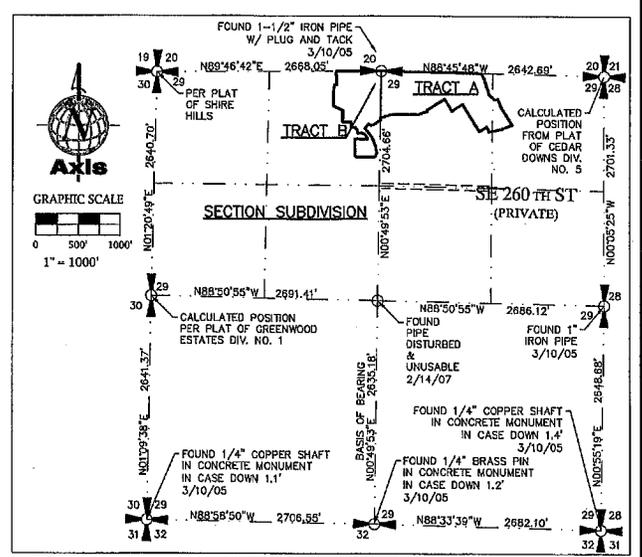
PUBLIC UTILITY EASEMENT (PUE)
A PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAN TO PUGET SOUND ENERGY, OWNST COMMUNICATIONS, CITY OF COVINGTON, AND COVINGTON WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSOR AND ASSIGNS OVER AND ACROSS THE EXTERIOR 10.00 FEET AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREET RIGHTS-OF-WAY OF TRACTS "M", "Z" AND ALL RESIDENTIAL LOTS; AND ALSO THE EXTERIOR 10.00 FEET IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO UNDERGROUND CONDUITS, CABLE AND WIRES, PIPELINE, METERS, HYDRANTS, AND OTHER NECESSARY APPURTENANCES FOR THE PURPOSE OF PROVIDING SERVICES TO THE INDIVIDUAL LOTS/PARCELS WITHIN THIS SUBDIVISION TOGETHER WITH THE RIGHT ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PUE.

PUBLIC STORM DRAINAGE EASEMENT (CITY OF COVINGTON)
A NON-EXCLUSIVE STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR THE CITY OF COVINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, OR REPLACE STORM DRAINAGE PIPES, CATCH BASINS, AND OTHER APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY THERE TO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 10 FEET IN WIDTH OVER AND ACROSS A PORTION OF TRACT A AS DEPICED ON SHEET 4.
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA, SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY CITY OF COVINGTON UTILITY MAINTENANCE STANDARDS.

PUBLIC SEWER EASEMENT (SOOS CREEK WATER AND SEWER DISTRICT)
A NON-EXCLUSIVE SANITARY SEWER UTILITY EASEMENT IS HEREBY RESERVED FOR THE SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, OR REPLACE SEWER PIPES, MANHOLES, AND OTHER APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY THERE TO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 15 FEET IN WIDTH OVER AND ACROSS A PORTION OF TRACT A AS DESCRIBED UNDER RECORDING NUMBER _____.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA, SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY THE PURVEYOR UNDER EASEMENT TERMS PROVIDED BY INSTRUMENT RECORDED SEPARATELY FROM THIS PLAT DOCUMENT.

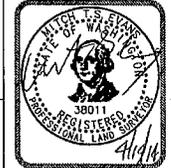
PUBLIC WATER EASEMENT (COVINGTON WATER DISTRICT)
A NON-EXCLUSIVE WATER UTILITY EASEMENT IS HEREBY RESERVED FOR THE COVINGTON WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, OR REPLACE WATER PIPELINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY THERE TO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:
THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREET RIGHTS OF WAY, OF TRACTS "M", "Z" AND ALL LOTS.
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA, SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY THE PURVEYOR UNDER EASEMENT TERMS PROVIDED BY INSTRUMENT RECORDED SEPARATELY FROM THIS PLAT DOCUMENT.





Axis
Survey & Mapping

16241 NE 90TH ST
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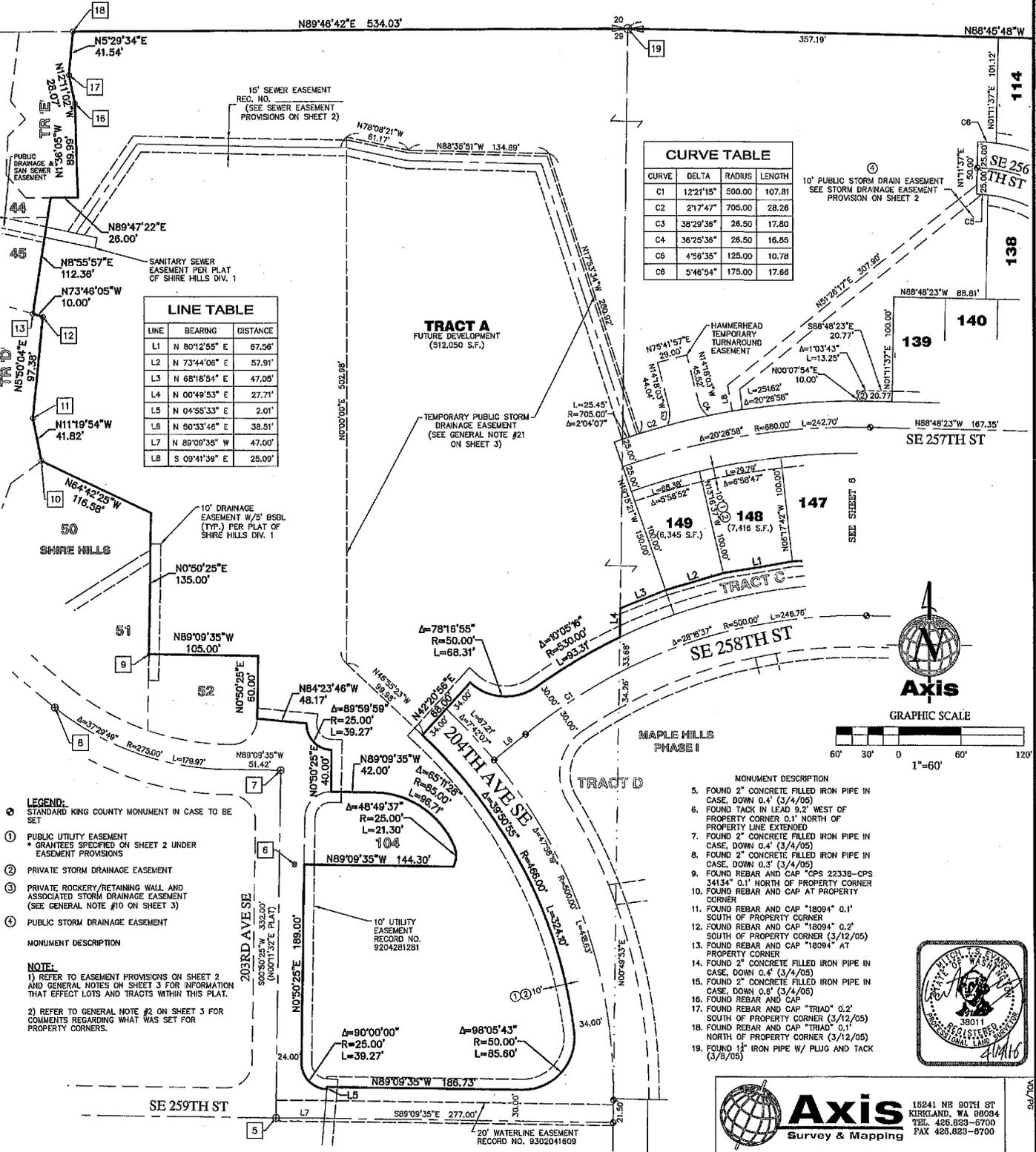
PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, RANGE 6 E., W.M., KING COUNTY, WASHINGTON

MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

CURVE	DELTA	RADIUS	LENGTH
C1	12°21'15"	500.00	107.81
C2	21°7'47"	705.00	28.28
C3	38°29'36"	26.50	17.80
C4	36°25'36"	26.50	16.85
C5	4°56'35"	125.00	10.78
C6	5°46'54"	175.00	17.66

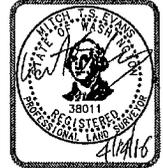
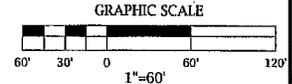
LINE	BEARING	DISTANCE
L1	N 80°12'55" E	67.56'
L2	N 73°44'08" E	57.91'
L3	N 68°18'54" E	47.05'
L4	N 00°49'53" E	27.71'
L5	N 04°55'33" E	2.01'
L6	N 50°33'46" E	38.51'
L7	N 80°00'35" W	47.00'
L8	S 09°41'39" E	25.09'



- LEGEND:**
- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
 - ① PUBLIC UTILITY EASEMENT
* GRANTEES SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
 - ② PRIVATE STORM DRAINAGE EASEMENT
 - ③ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE #10 ON SHEET 3)
 - ④ PUBLIC STORM DRAINAGE EASEMENT
- MONUMENT DESCRIPTION**

- NOTE:**
- 1) REFER TO EASEMENT PROVISIONS ON SHEET 2 AND GENERAL NOTES ON SHEET 3 FOR INFORMATION THAT AFFECT LOTS AND TRACTS WITHIN THIS PLAT.
 - 2) REFER TO GENERAL NOTE #2 ON SHEET 3 FOR COMMENTS REGARDING WHAT WAS SET FOR PROPERTY CORNERS.

- MONUMENT DESCRIPTION**
5. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 6. FOUND TACK IN LEAD 9.2' WEST OF PROPERTY CORNER 0.1' NORTH OF PROPERTY LINE EXTENDED
 7. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 8. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.3' (3/4/05)
 9. FOUND REBAR AND CAP *OPS 22338-CPS 34134* 0.1' NORTH OF PROPERTY CORNER
 10. FOUND REBAR AND CAP AT PROPERTY CORNER
 11. FOUND REBAR AND CAP *18094* 0.1' SOUTH OF PROPERTY CORNER
 12. FOUND REBAR AND CAP *18094* 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
 13. FOUND REBAR AND CAP *18094* AT PROPERTY CORNER
 14. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 15. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.8' (3/4/05)
 16. FOUND REBAR AND CAP
 17. FOUND REBAR AND CAP *TRIAD* 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
 18. FOUND REBAR AND CAP *TRIAD* 0.1' NORTH OF PROPERTY CORNER (3/12/05)
 19. FOUND 1" IRON PIPE W/ PLUG AND TACK (3/8/05)



Axis
Survey & Mapping

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PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

MAPLE HILLS PHASE II

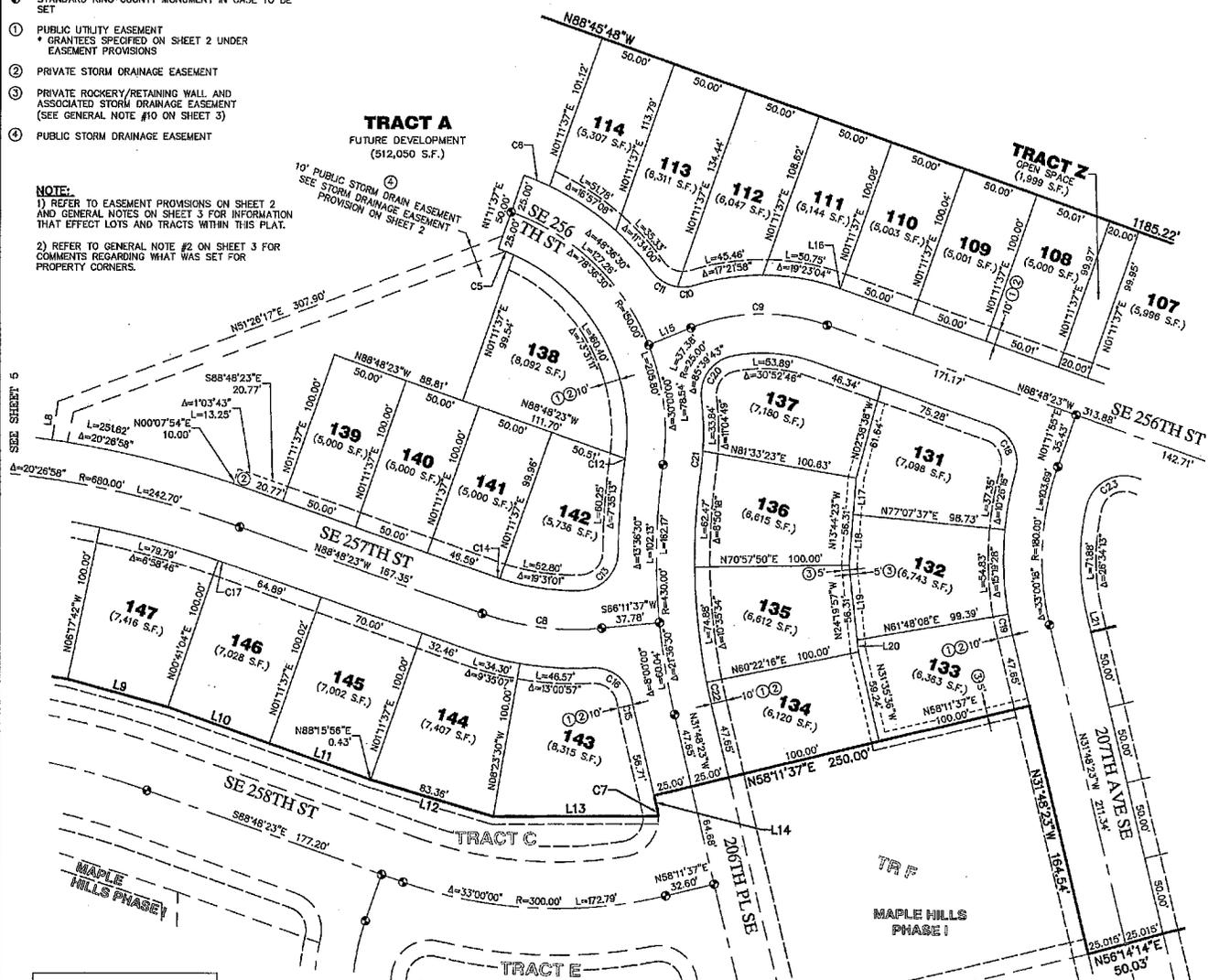
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CITY OF COVINGTON, KING COUNTY, WASHINGTON

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* GRANTEES SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
 - ② PRIVATE STORM DRAINAGE EASEMENT
 - ③ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE #10 ON SHEET 3)
 - ④ PUBLIC STORM DRAINAGE EASEMENT

NOTE:

1) REFER TO EASEMENT PROVISIONS ON SHEET 2 AND GENERAL NOTES ON SHEET 3 FOR INFORMATION THAT AFFECT LOTS AND TRACTS WITHIN THIS PLAT.

2) REFER TO GENERAL NOTE #2 ON SHEET 3 FOR COMMENTS REGARDING WHAT WAS SET FOR PROPERTY CORNERS.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C5	4°56'35"	125.00	10.78
C6	5°46'54"	175.00	17.66
C7	10°15'20"	25.00	4.47
C8	25°00'00"	180.00	78.54
C9	41°23'30"	125.00	90.30
C10	25°23'43"	25.00	11.08
C11	45°39'21"	25.00	19.92
C12	0°08'43"	125.00	0.32
C13	88°11'59"	25.00	38.48
C14	115°42'2"	155.00	3.41
C15	2°02'42"	455.00	16.24
C16	81°38'48"	25.00	35.62
C17	0°30'33"	655.00	5.82
C18	88°22'16"	25.00	37.69
C19	3°36'31"	205.00	12.91
C20	85°39'43"	25.00	37.38
C21	4°04'10"	175.00	12.43
C22	21°03'38"	405.00	15.39
C23	98°25'47"	25.00	42.08

LINE TABLE

LINE	BEARING	DISTANCE
L8	S 09°41'39" E	25.09'
L9	N 87°11'41" E	67.37'
L10	S 88°48'23" E	69.82'
L11	S 88°48'23" E	69.57'
L12	N 88°15'56" E	83.79'
L13	N 71°31'10" E	106.86'
L14	N 31°48'23" W	9.08'
L15	N 49°48'07" E	29.64'
L16	S 88°48'23" E	0.21'
L18	N 13°44'23" W	32.75'
L19	N 24°19'57" W	46.67'
L20	N 24°19'57" W	7.84'
L21	S 31°48'23" E	10.48'



GRAPHIC SCALE
1"=50'

Axis
Survey & Mapping

15241 NE 90TH ST
KIRKLAND, WA 98034
TEL: 425.853-8700
FAX: 425.853-8700

PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON



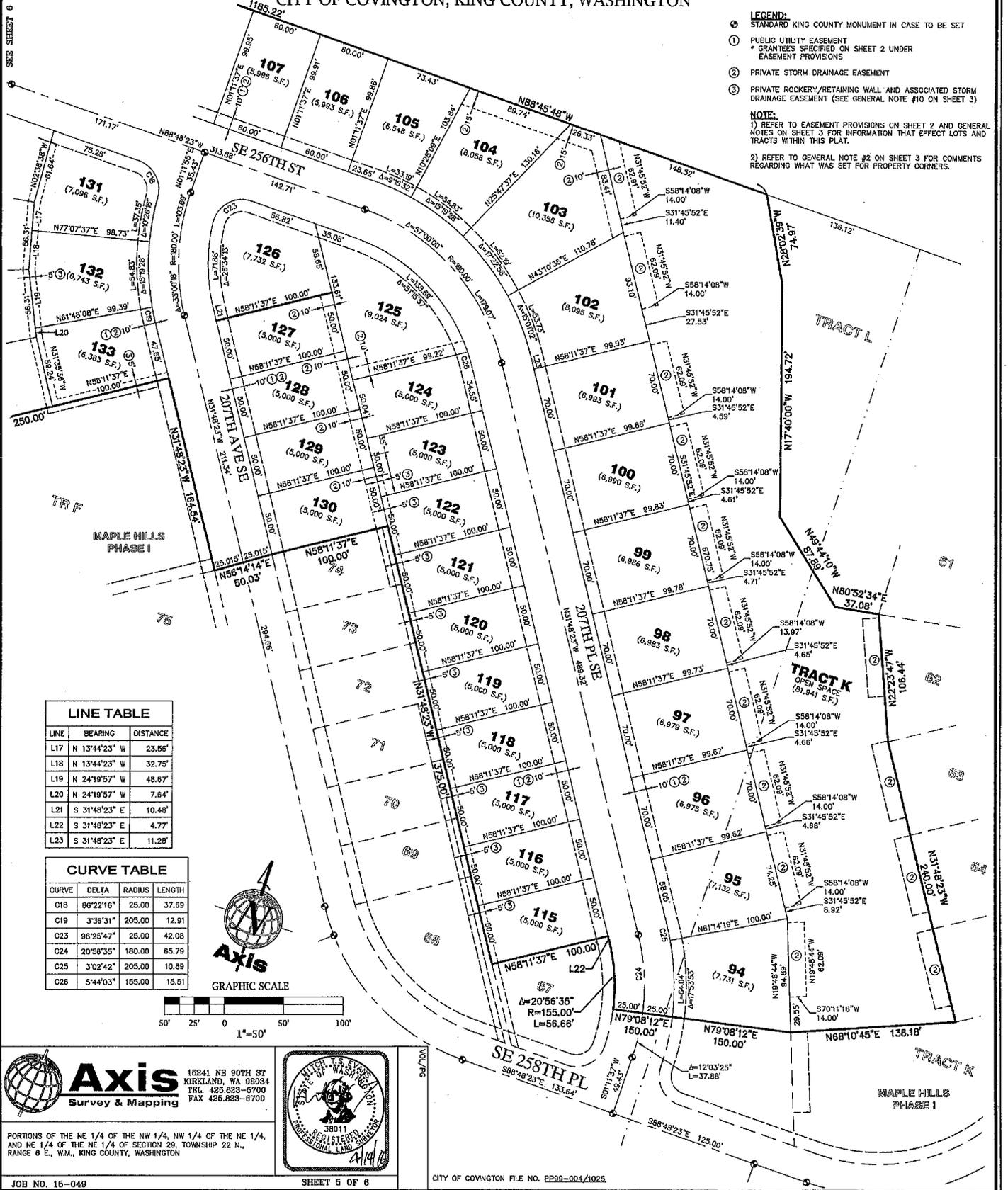
MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

- LEGEND:**
- ① STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
 - ② PUBLIC UTILITY EASEMENT
 - ③ GRANTEES SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
 - ④ PRIVATE STORM DRAINAGE EASEMENT
 - ⑤ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE #10 ON SHEET 3)

NOTE:

- 1) REFER TO EASEMENT PROVISIONS ON SHEET 2 AND GENERAL NOTES ON SHEET 3 FOR INFORMATION THAT EFFECT LOTS AND TRACTS WITHIN THIS PLAT.
- 2) REFER TO GENERAL NOTE #2 ON SHEET 3 FOR COMMENTS REGARDING WHAT WAS SET FOR PROPERTY CORNERS.



LINE TABLE

LINE	BEARING	DISTANCE
L17	N 13°44'23" W	23.56'
L18	N 13°44'23" W	32.75'
L19	N 24°19'57" W	48.87'
L20	N 24°19'57" W	7.64'
L21	S 31°48'23" E	10.48'
L22	S 31°48'23" E	4.77'
L23	S 31°48'23" E	11.28'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C18	86°22'16"	25.00'	37.69'
C19	3°36'31"	205.00'	12.91'
C23	98°25'47"	25.00'	42.08'
C24	20°56'35"	180.00'	65.79'
C25	3°02'42"	205.00'	10.89'
C26	5°44'03"	155.00'	15.51'



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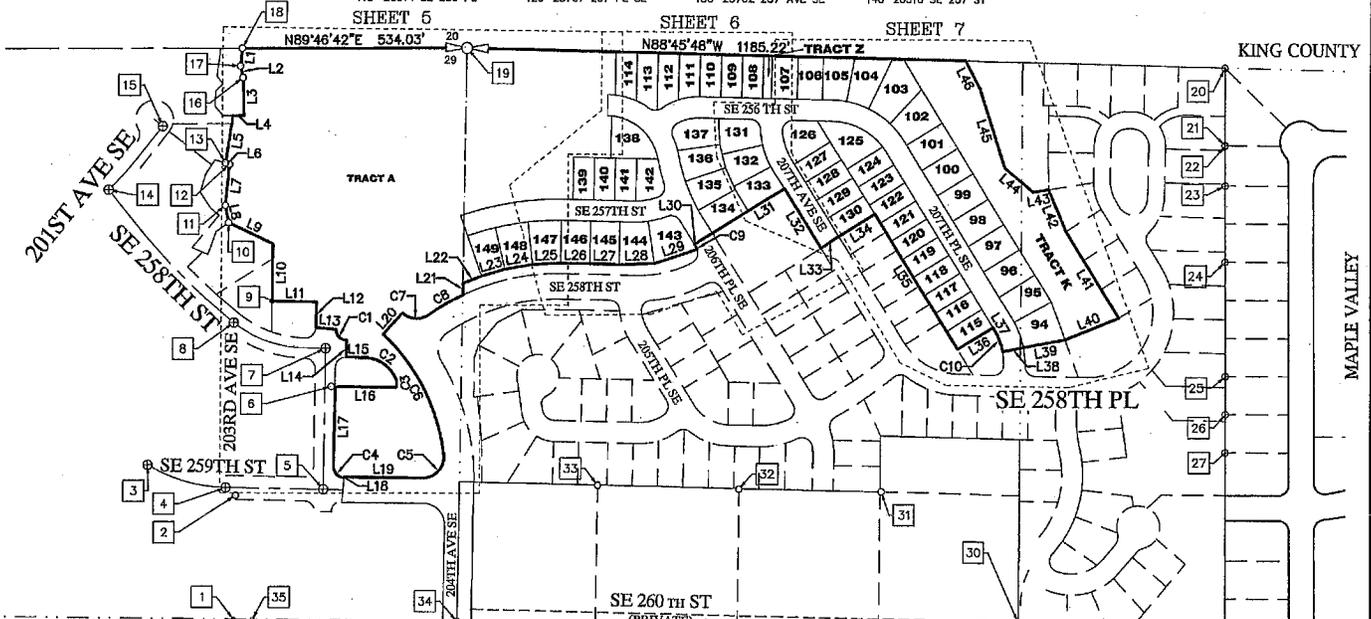
PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

LOT ADDRESSES

94 25814 207 PL SE	101 25624 207 PL SE	111 20808 SE 256 PL	121 25701 207 PL SE	131 25618 207 AVE SE	141 20518 SE 257 ST
95 25808 207 PL SE	102 25618 207 PL SE	112 20802 SE 256 PL	122 25631 207 PL SE	132 25621 207 AVE SE	142 20524 SE 257 ST
96 25716 207 PL SE	103 25712 207 PL SE	113 20530 SE 256 PL	123 25627 207 PL SE	133 25627 207 AVE SE	143 20525 SE 257 ST
97 25710 207 PL SE	104 20722 SE 256 PL	114 20524 SE 256 PL	124 25623 207 PL SE	134 25632 206 PL SE	144 20517 SE 257 ST
98 25704 207 PL SE	105 20716 SE 256 PL	115 20807 207 PL SE	125 25619 207 PL SE	135 25628 206 PL SE	145 20509 SE 257 ST
99 25632 207 PL SE	106 20710 SE 256 PL	116 25801 207 PL SE	126 25614 207 AVE SE	136 25622 206 PL SE	146 20501 SE 257 ST
100 25628 207 PL SE	107 20704 SE 256 PL	117 25726 207 PL SE	127 25620 207 AVE SE	137 25618 206 PL SE	147 20425 SE 257 ST
	108 20628 SE 256 PL	118 25719 207 PL SE	128 25626 207 AVE SE	138 25615 206 PL SE	148 20417 SE 257 ST
	109 20620 SE 256 PL	119 25713 207 PL SE	129 25630 207 AVE SE	139 20502 SE 257 ST	149 20409 SE 257 ST
	110 20614 SE 256 PL	120 25707 207 PL SE	130 25702 207 AVE SE	140 20510 SE 257 ST	



LINE	BEARING	DISTANCE
L1	S 05°29'34" W	41.54'
L2	S 12°11'02" E	28.07'
L3	S 01°36'05" E	89.99'
L4	S 89°47'22" W	26.00'
L5	S 08°55'57" W	112.36'
L6	S 73°46'05" E	10.00'
L7	S 05°50'04" W	97.38'
L8	S 11°9'54" E	41.82'
L9	S 64°42'25" E	116.58'
L10	S 00°50'25" W	135.00'
L11	S 89°09'35" E	105.00'
L12	S 00°50'25" W	60.00'
L13	S 84°2'34" E	48.17'
L14	S 00°50'25" W	40.00'
L15	S 89°09'35" E	42.00'
L16	S 89°09'35" W	144.30'
L17	S 00°50'25" W	189.00'
L18	N 04°55'33" E	2.01'
L19	S 89°09'35" E	186.73'
L20	N 42°20'56" E	68.00'
L21	N 00°49'53" E	27.71'
L22	N 68°18'54" E	47.05'
L23	N 73°44'08" E	57.91'
L24	N 80°12'55" E	87.56'
L25	N 87°11'41" E	67.57'
L26	S 88°48'23" E	69.82'
L27	S 88°48'23" E	69.57'
L28	N 88°15'56" E	83.78'
L29	N 71°31'10" E	106.86'
L30	N 31°48'23" W	9.06'
L31	N 58°11'37" E	250.00'
L32	S 31°48'23" E	164.54'
L33	N 58°11'37" E	50.00'
L34	N 58°11'37" E	100.00'
L35	S 31°48'23" E	375.00'
L36	N 58°11'37" E	100.00'
L37	S 31°48'23" E	4.77'
L38	N 79°08'12" E	50.00'
L39	N 79°08'12" E	100.00'

LINE	BEARING	DISTANCE
L40	N 68°10'45" E	138.18'
L41	N 31°48'23" W	240.00'
L42	N 22°23'47" W	106.44'
L43	S 80°52'34" W	37.08'
L44	N 49°44'10" W	67.69'
L45	N 17°40'00" W	194.72'
L46	N 28°02'38" W	74.97'

CURVE	DELTA	RADIUS	LENGTH
C1	89°59'59"	25.00	39.27
C2	65°11'28"	85.00	96.71
C3	48°49'37"	25.00	21.30
C4	90°00'00"	25.00	39.27
C5	98°06'43"	50.00	85.60
C6	39°50'55"	466.00	324.10
C7	78°18'55"	50.00	68.31
C8	10°05'16"	530.00	93.31
C9	10°18'20"	25.00	4.47
C10	20°56'35"	155.00	56.66

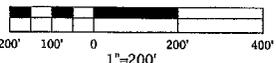
- 30' EASEMENT RECORD NOS.**
5191618, 7805150681, 8203100427
- FOUND REBAR AND CAP 0.1' EAST AND 0.6' SOUTH OF PROPERTY CORNER (3/11/05)
 - FOUND TACK IN LEAD 9.8' NORTH AND 0.1' WEST PROPERTY LINE EXTENDED (3/4/05)
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 - FOUND TACK IN LEAD 9.2' WEST OF PROPERTY CORNER 0.1' NORTH OF PROPERTY LINE EXTENDED
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.3' (3/4/05)
 - FOUND REBAR AND CAP "CPS 22338-CPS 34134" 0.1' NORTH OF PROPERTY CORNER
 - FOUND REBAR AND CAP AT PROPERTY CORNER
 - FOUND REBAR AND CAP "18094" 0.1' SOUTH OF PROPERTY CORNER
 - FOUND REBAR AND CAP "18094" 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
 - FOUND REBAR AND CAP "18094" AT PROPERTY CORNER
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
 - FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.5' (3/4/05)
 - FOUND REBAR AND CAP "TRIAD" 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
 - FOUND REBAR AND CAP "TRIAD" 0.1' NORTH OF PROPERTY CORNER (3/12/05)
 - FOUND 1/2" IRON PIPE W/ PLUG AND TACK (3/8/05)
 - FOUND REBAR AND CAP "CRONES" 0.2' WEST AND 1.0' SOUTH OF PROPERTY LINE
 - FOUND REBAR AND CAP "CRONES" 0.2' WEST OF PROPERTY LINE
 - FOUND REBAR AND CAP "HGG 6422" 0.3' EAST OF PROPERTY LINE
 - FOUND REBAR AND CAP "CAVNESS 13343" 0.5' EAST OF PROPERTY LINE
 - FOUND REBAR AND CAP "CAVNESS 13343" 0.1' EAST OF PROPERTY LINE
 - FOUND REBAR AND CAP "HGG INC PE & LS 6422" 0.5' EAST OF PROPERTY LINE
 - FOUND REBAR AND CAP "HGG INC PE & LS 6422" 0.5' EAST OF PROPERTY LINE
 - FOUND REBAR AND CAP "HGG INC PE & LS 6422" 0.2' WEST OF PROPERTY LINE (LEANS NW)
 - FOUND REBAR AND CAP "CRONES 20537" 0.7' EAST AND 1.7' SOUTH OF PROPERTY CORNER
 - FOUND 3/4" IRON PIPE 1.4' WEST AND 0.5' SOUTH OF PROPERTY LINE (3/8/05)
 - FOUND REBAR 0.3' WEST OF BOUNDARY LINE
 - FOUND REBAR 2.4' EAST OF PROPERTY CORNER
 - FOUND REBAR AND CAP LS #10708 1.4' SOUTH OF BOUNDARY LINE
 - FOUND REBAR AND CAP LS #10708 0.8' SOUTH OF BOUNDARY LINE
 - FOUND REBAR AND CAP "CNI LS 18898, 0.6' WEST AND 0.6' NORTH OF PROPERTY CORNER (3/11/05)
 - FOUND REBAR AND CAP 0.7' SOUTH OF PROPERTY LINE (3/11/05) CALCULATED POSITION FROM PLAT OF CEDAR DOWNS DIV. NO. 5
 - FOUND PIPE DISTURBED & UNUSABLE (2/14/02)
 - PER PLAT OF SHIRE HILLS

BASIS OF BEARING:
HELD BEARING OF NORTH 00°49'53" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION FOUND "K" BRASS PIN IN CONCRETE MONUMENT IN CASE AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., TO FOUND 1 1/2" IRON PIPE W/ PLUG AND TACK AT NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.

HORIZONTAL DATUM: NAD-83/91 PER KCDPWSB
DATUM: VERTICAL DATUM: NAVD 88
ORIGINATING BENCHMARK - #M5
FOUND 3" BRASS DISK IN SOUTHEAST CORNER OF POWER VAULT EL=434.447' (REFERENCE PP99-004/1025 ROAD AND STORM DRAINAGE PLANS)
TBM #A - TOP MON IN CASE AT INTERSECTION OF SE 258TH ST. AND 210TH AVE SE EL=560.88'
LEGEND

- ⊙ FOUND MONUMENT IN CASE (AS NOTED)
- ⊙ FOUND REBAR AND CAP (AS NOTED)
- ⊙ FOUND LEAD AND TACK (AS NOTED)
- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET

MONUMENT DESCRIPTION



Axis Survey & Mapping
16241 NE 90TH ST
KIRKLAND, WA 98034
TEL 425.823-8700
FAX 425.823-8700

PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWP. 22 N., RGE. 6 E., W.M., KING COUNTY, WASHINGTON