

RESOLUTION NO. 12-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF WOODBRIDGE LU11-0012/2106 FOR RECORDING.

WHEREAS, an application has been received by the City under Application No. LU11-0012/2106 for the final plat of Woodbridge; and

WHEREAS, the City of Covington issued a Determination of Non-Significance (DNS) for the preliminary plat on October 21, 2011, and

WHEREAS, the preliminary plat has been reviewed by the City of Covington Hearing Examiner, who held an open record public hearing on the proposal on December 15, 2011; and

WHEREAS, the Hearing Examiner issued a decision on December 19, 2011, 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 Woodbridge for recording in the form as attached hereto as Exhibit 1, subject to the completion of those certain plat improvements for which 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, previously posted, as set forth in the attached Exhibit 1.

PASSED in open and regular session on this 11th day of December 2012.



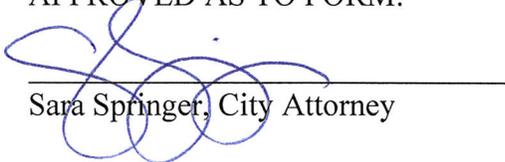
Mayor Margaret Harto

ATTESTED:



Sharron Scott, City Clerk

APPROVED AS TO FORM:



Sara Springer, City Attorney

CITY OF COVINGTON
FILE # LU11-0012/2106

Woodbridge

A Portion of the SE 1/4 of the SW 1/4 of
Section 23, Township 22 North, Range 5 East
Willamette Meridian, City of Covington, King County, Washington

DEDICATION & DECLARATION OF SUBDIVISION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S), OF INTEREST IN THE LAND HEREBY SUBDIVIDED, 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 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 SUBDIVISION 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 SUBDIVISION 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 THE 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 COST 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 SUB-SURFACE 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 THE CITY OF COVINGTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST FOR 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.

TRITEC HOMES INC.
BY: BRENT ROLLINS
ITS: PRESIDENT
STATE OF WASHINGTON)
COUNTY OF _____)

ON THIS DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED BRENT ROLLINS, TO ME KNOWN TO BE THE PRESIDENT OF TRITEC HOMES THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Signature of Notary Public _____
Date: _____
My appointment Expires _____

APPROVALS CITY OF COVINGTON

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012

CITY DEVELOPMENT REVIEW ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012

CITY MANAGER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012

COMMUNITY DEVELOPMENT DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

REVIEWED BY SOOS CREEK WATER AND SEWER DISTRICT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012

DISTRICT ENGINEER

REVIEWED BY COVINGTON WATER DISTRICT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012

DISTRICT ENGINEER

RECORDING CERTIFICATE

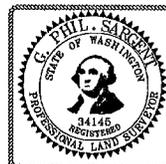
FILED FOR RECORD AT THE REQUEST OF THE CITY OF KENT,
THIS _____ DAY OF _____, 2012, AT _____,
IN BOOK _____ OF PLATS, PAGE(S) _____, RECORDS OF
KING COUNTY, WASHINGTON. RECORDING No.: _____

MANAGER SUPERINTENDENT OF RECORDS

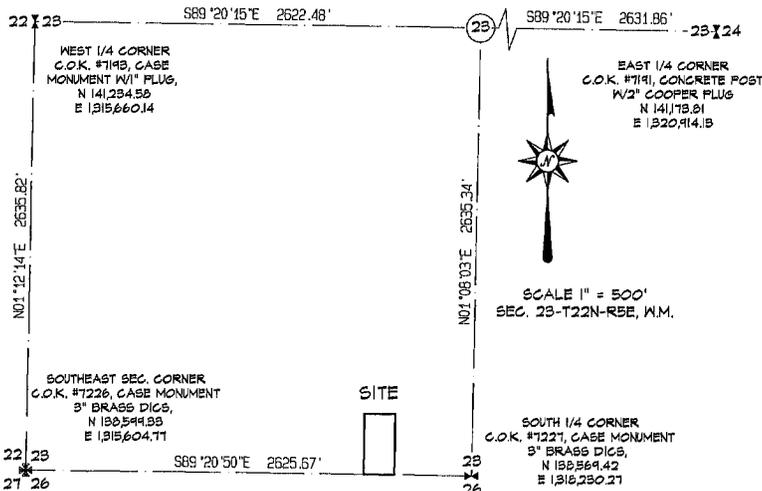
SURVEYOR'S CERTIFICATE:

I hereby certify that the Woodbridge Plat is based on an actual survey and subdivision of Section 23, Township 22 North, Range 5 East, W.M. that all courses and distances are shown thereon, that all of the property corners and monuments shown, will be set, and that I have complied with the provisions of the platting regulations. Surveyed on 5/24/2012

G. PHIL SARGENT P.L.S. 34146



DRYCO
Surveying, Inc.
827 MAIN SUITE "A"
SUMNER, WA 98390
253-826-0300 FAX 253-826-9703



Woodbridge
A Portion of the SE 1/4 of the SW 1/4 of
Section 23, Township 22 North, Range 5 East
Willamette Meridian, City of Covington, King County, Washington

LEGAL DESCRIPTIONS

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

LESS THE SOUTH 30 FEET FOR ROAD.
LESS THE NORTH 272.83 FEET AND THE EAST 144.99 FEET THEREOF.

PRIVATE STORM TREATMENT TRACT "A"

THE STORM TREATMENT FACILITIES LOCATED WITHIN TRACT "A" SHOWN ON THE SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF LOTS 1 THROUGH 6 OF THE SUBDIVISION. THE CITY OF COVINGTON SHALL HAVE THE RIGHT TO ENTER SAID EASEMENT TO REPAIR ANY DEFICIENCIES OF THE STORM TREATMENT TRACT "A" IN THE EVENT THE OWNERS ARE NEGLIGENT IN THE MAINTENANCE OF THE STORM TREATMENT TRACT "A". THESE REPAIRS SHALL BE AT THE OWNER'S COST.

THE STORM TREATMENT TRACT "A" DEPICTED HEREON IS HEREBY DEDICATED AND CONVEYED TO THE OWNERS OF LOTS 1-6 BENEFITING FROM SAID TRACT. THEIR SUCCESSORS AND ASSIGNS. SAID LOT OWNERS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF SAID TRACT BENEFITING THEIR LOT. THE CITY OF COVINGTON SHALL HAVE THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS) TO ENTER SAID TRACT FOR THE PURPOSE OF OBSERVING AND MAINTAINING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID TRACT.

THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR OPERATING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID TRACT, AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS FROM THE CITY OF COVINGTON PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCESUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID TRACT. THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID LOTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT AND LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO 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, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS 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.

ALL PRIVATE EASEMENTS RESERVED HEREON ARE MADE SUBORDINATE IN THEIR RIGHTS WITH RESPECT TO ALL CITY OF COVINGTON EASEMENTS.

CITY OF COVINGTON EASEMENT RESERVATION

AN EASEMENT IS HEREBY RESERVED OVER AND THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC RIGHT OF WAY OF ALL LOTS AND TRACTS FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTEE"). SAID EASEMENTS ARE 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.

PLAT NOTES:

1. TRANSPORTATION IMPACT FEES HAVE NOT BEEN PAID AND ARE DUE AT TIME OF BUILDING PERMIT APPROVAL. THE FEES WILL BE ASSESSED AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. SCHOOL IMPACT FEES HAVE NOT BEEN PAID AND ARE DUE AT TIME OF INDIVIDUAL BUILDING PERMIT ISSUANCE AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. MAINTENANCE OF LANDSCAPING STRIPS, INCLUDING STREET TREES, SEPARATING THE SIDEWALK FROM THE STREET SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE INDIVIDUAL LOT ADJACENT TO THE LANDSCAPING STRIP.
4. THE PUBLIC DRAINAGE EASEMENT DEPICTED ON LOT 6 IS HEREBY RESERVED AND GRANTED TO THE CITY OF COVINGTON FOR MAINTENANCE OF THE FACILITY. THE OWNERS OF LOT 6 SHALL NOT PERFORM ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITY WITHIN THE EASEMENT. REMOVAL OF ANY OBSTRUCTION TO THE EASEMENT WILL BE AT THE COST OF THE PROPERTY OWNERS.
5. THE RETAINING WALL IS HEREBY DEDICATED AND CONVEYED TO LOT 6, ITS SUCCESSORS AND ASSIGNS. MAINTENANCE OF THE RETAINING WALL IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. STRUCTURES, FILL, OR OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN THE DRAINAGE EASEMENT. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHOWN ON THE PLAT MAP, UNLESS OTHERWISE APPROVED BY THE CITY OF COVINGTON.

SETBACK NOTES:

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

REFERENCE SURVEY

PLAT OF PRESTIGE PARKE DIV. 1, VOL. 194, PGS. 34 & 35
RECORD OF SURVEY RECORDERS No.199101309018

SURVEYOR'S NOTES:

1. THE METHOD OF MONUMENT LOCATION WAS FIELD TRAVERSE. THE INSTRUMENT USED WAS LEICA ROBOTIC TOTAL STATION.
2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.
3. BASIS OF BEARING: MONUMENTED CENTERLINE OF 155th AVE. S.E. PER THE PLAT OF PRESTIGE PARKE DIV. 1., VOL. 194, PGS. 34 & 35



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eb04/p01

