

**RESOLUTION NO. 14-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF MOUNTAIN MEADOWS ESTATES LU13-0009/0004 FOR RECORDING.**

**WHEREAS**, an application has been received by the City under Application No. LU13-0009/0004 for the final plat of Mountain Meadows Estates; and

**WHEREAS**, the City of Covington issued a Determination of Non-Significance (DNS) for the preliminary plat on October 4, 2013, 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 November 14, 2013; and

**WHEREAS**, the Hearing Examiner issued a decision on November 18, 2013 recommending approval of the preliminary plat with conditions; and

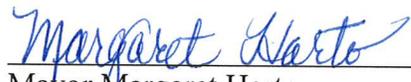
**WHEREAS**, city staff has reviewed the engineering plans for plat development filed by the developer, has found that these engineering plans substantially conform with applicable local and state laws, codes, and regulations, and with the preliminary plat conditions of approval, and therefore has approved 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 Mountain Meadows Estates 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.

**PASSED** in open and regular session on this 9th day of December 2014.

  
\_\_\_\_\_  
Mayor Margaret Harto

ATTESTED:

  
\_\_\_\_\_  
Sharron Scott, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Sara Springer, City Attorney

CITY OF COVINGTON  
FILE NO.: LU13-0009/0004

VOL/Pg

# MOUNTAIN MEADOWS ESTATES

PORTION OF THE SW 1/4, SE 1/4, SEC. 23, TWP. 22 N, RGE. 05 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE 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, 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 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.

PID 069 MOUNTAIN MEADOWS LLC

GRADWOHL FAMILY TRUST

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE \_\_\_\_\_  
SIGNATURE OF \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

## INDEX OF SHEETS

- SHEET 1 SIGNATURES, APPROVALS, ACKNOWLEDGMENT
- SHEET 2 GENERAL NOTES
- SHEET 3 SECTION BREAK DOWN, SURVEY NOTES
- SHEET 4-5 MAP

## CLIENT

PID 069 MOUNTAIN MEADOWS LLC  
ADDRESS: 424-28TH ST NE SUITE B  
PUYALLUP, WA 98372  
PHONE: 425-864-0375

## APPROVALS CITY OF COVINGTON

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY DEVELOPMENT REVIEW ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY MANAGER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

FINANCE DIRECTOR

## KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 232205-9019

## SOOS CREEK WATER AND SEWER DISTRICT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

SOOS CREEK SEWER AND WATER DISTRICT - DISTRICT MANAGER

## COVINGTON WATER DISTRICT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COVINGTON WATER DISTRICT - DISTRICT ENGINEER

## FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MANAGER, FINANCE DIVISION

DEPUTY

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

## LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF MOUNTAIN MEADOWS ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 05 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

*Joseph J. Flansburg*  
JOSEPH FLANSBURG, PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 42685

SHEET 1 OF 5



**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

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jflansburg@cesnwinc.com

# MOUNTAIN MEADOWS ESTATES

PORTION OF THE SW 1/4, SE 1/4, SEC. 23, TWP., 22 N, RGE, 05 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

## EXCEPTIONS TO TITLE

- (PER CHICAGO TITLE COMPANY, ORDER NUMBER 0008775-06 DATED FEBRUARY 7, 2014 AT 8:00 A.M.)
1. ELECTRIC TRANSMISSION LINE EASEMENT UNDER RECORDING NUMBER 3256103.
  2. ELECTRIC TRANSMISSION LINE EASEMENT UNDER RECORDING NUMBER 9004301474.
  3. WELL RESTRICTIONS UNDER RECORDING NUMBER 8908231167.
  4. SEWER EXTENSION REIMBURSEMENT AGREEMENT RECORDING NUMBER 20070709000283.
  5. DRAINAGE AGREEMENT FOR REIMBURSEMENT RECORDING NUMBER 20130109002159.
  6. RIGHT TO MAKE CUTS OR FILLS RECORDING NUMBER 4803244.
  7. MATTERS DISCLOSED IN SURVEY RECORDING NUMBER 8701279013.
  8. THROUGH 19. ARE NOT SURVEY RELATED

## TRACT NOTES

1. TRACT "A" IS DESIGNATED A PUBLIC TRAIL AND UTILITY TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF COVINGTON. THE MOUNTAIN MEADOWS ESTATES HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT "A."
2. TRACTS "B" AND "C" ARE DESIGNATED PRIVATE RECREATION TRACTS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO ALL LOTS IN THE PLAT OF MOUNTAIN MEADOWS ESTATES. ALL LOTS IN THIS PLAT WILL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACTS "B" AND "C." TRACTS SHALL UTILIZE DROUGHT TOLERANT PLANTS AND THE DEVELOPER PROVIDED IRRIGATION STUB AND METER. THE MOUNTAIN MEADOWS ESTATES HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS CONTAINED IN SAID TRACTS "B" AND "C" AND ANY FUTURE COSTS FOR MAINTENANCE AND IRRIGATION.
3. TRACT "D" IS DESIGNATED AS PRIVATE RECREATION AND MONUMENT TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO ALL LOTS IN THE PLAT OF MOUNTAIN MEADOWS ESTATES. ALL LOTS IN THIS PLAT WILL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "D." TRACTS SHALL UTILIZE DROUGHT TOLERANT PLANTS AND THE DEVELOPER PROVIDED IRRIGATION STUB AND METER. THE MOUNTAIN MEADOWS ESTATES HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS CONTAINED IN SAID TRACT "D" AND ANY FUTURE COSTS FOR MAINTENANCE AND IRRIGATION.
4. TRACT "E" IS DESIGNATED AS PRIVATE EMERGENCY VEHICLE ACCESS, PRIVATE ACCESS AND UTILITY TRACT TO SERVE LOTS 26 AND 27. LOTS 26 AND 27 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "E." THE OWNERS OF LOTS 26 AND 27 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "E."
5. TRACT "F" IS DESIGNATED AS A PRIVATE ACCESS AND UTILITY TRACT TO SERVE LOTS 22 AND 23. LOTS 22 AND 23 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "F." THE OWNERS OF LOTS 22 AND 23 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "F" WITH THE EXCEPTION OF THE PUBLIC STORM UTILITIES CONTAINED IN SAID TRACT. THE CITY OF COVINGTON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STORM UTILITIES.
6. TRACT "G" IS DESIGNATED AS PRIVATE EMERGENCY VEHICLE ACCESS, PRIVATE ACCESS AND UTILITY TRACT TO SERVE LOTS 15 AND 16. LOTS 15 AND 16 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "G." THE OWNERS OF LOTS 15 AND 16 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "G."
7. TRACT "H" IS DESIGNATED AS A PRIVATE ACCESS AND UTILITY TRACT TO SERVE LOTS 12 AND 13. LOTS 12 AND 13 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "H." THE OWNERS OF LOTS 12 AND 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "H" WITH THE EXCEPTION OF THE SANITARY SEWER UTILITIES CONTAINED IN SAID TRACT. THE SOOS CREEK WATER AND SEWER DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID SANITARY SEWER UTILITIES.
8. TRACT "I" IS DESIGNATED AS A PRIVATE ACCESS AND UTILITY TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO LOT 6. THE OWNER OF LOT 6 SHALL HAVE SOLE OWNERSHIP INTEREST IN SAID TRACT "I." THE OWNER OF LOT 6 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "I" UNLESS THE EXISTING HOME IS DEMOLISHED AND RECONSTRUCTED. IF THE EXISTING HOUSE IS EVER DEMOLISHED AND RECONSTRUCTED, TRACT "I" WILL BECOME AN OPEN SPACE TRACT DEDICATED AND CONVEYED TO THE MOUNTAIN MEADOWS HOMEOWNER'S ASSOCIATION AT WHICH TIME THE MOUNTAIN MEADOWS ESTATES HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "I."
9. TRACT "J" IS DESIGNATED AS A PRIVATE ACCESS AND UTILITY TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO LOT 20. THE OWNER OF LOT 20 SHALL HAVE SOLE OWNERSHIP INTEREST IN SAID TRACT "J." THE OWNER OF LOT 20 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENTS CONTAINED IN SAID TRACT "J."

## BUILDING SETBACKS

MINIMUM STREET SETBACK (STRUCTURE): 10 FEET  
 MINIMUM STREET SETBACK (GARAGE): 20 LINEAR FEET  
 MINIMUM INTERIOR SETBACK: 7.5 FEET

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.

## GENERAL NOTES

1. FINAL GRADE ON LOTS 20, 22, 23, 26, 27 AND 29 SHALL BE IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS AND SHALL ALLOW FOR CONSTRUCTION OF DAYLIGHT BASEMENTS.
2. THE MONUMENT SIGN, ON TRACT D SHALL BE CONSTRUCTED BY THE DEVELOPER OR THE HOMEOWNER'S ASSOCIATION OR ITS DESIGNEE IN ACCORDANCE WITH THE REQUIREMENTS FOR SUBDIVISION PURSUANT TO CMC18.55--SIGNS.
3. 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 AND SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. NO LOTS ARE DESIGNED FOR INDIVIDUAL INFILTRATION SYSTEMS.
4. 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.
5. STORMWATER SYSTEM SHALL BE DEDICATED TO THE CITY, UNLESS OTHERWISE DETERMINED BY THE CITY ENGINEER. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF THE STORMWATER FACILITY AND CONNECTION TO THE RESERVE POND IN ACCORDANCE WITH THE DRAINAGE AGREEMENT OF REIMBURSEMENT FOR THE RESERVE REGIONAL DETENTION POND AND MAINTENANCE ACCESS ROAD, KING COUNTY RECORDING NO. 20130109002159.
6. TRANSPORTATION IMPACT FEES WILL BE COLLECTED IN ACCORDANCE WITH COVINGTON MUNICIPAL CODE 12.105.070. TRANSPORTATION IMPACT FEES WILL BE CALCULATED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
7. STREET TREES PLANTED WITHIN THIS PLAT ARE OWNED BY THE CITY OF COVINGTON AND SHALL BE MAINTAINED BY THE MOUNTAIN MEADOWS ESTATES HOMEOWNER'S ASSOCIATION OR ABUTTING LOT OWNER AS STATED IN THE COVENANTS.
8. SCHOOL IMPACT FEES WILL BE PAID IN ACCORDANCE WITH COVINGTON MUNICIPAL CODE 18.120.050. SCHOOL IMPACT FEES WILL BE CALCULATED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
9. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ UNDER RECORDING NUMBER \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.
10. 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, UNLESS OTHERWISE APPROVED BY THE CITY OF COVINGTON. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENT SHOWN ON THE PLAT MAP, UNLESS OTHERWISE APPROVED BY THE CITY OF COVINGTON.
11. STREET TREES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR ITS ASSIGNEE, AND SHALL BE INSTALLED WITH THE CONSTRUCTION OF THE INDIVIDUAL HOMES AND PURSUANT TO THE TREE PLAN ON FILE WITH THE CITY OF COVINGTON.
12. SHOULD THE EXISTING RESIDENCE ON LOT 6 BE DEMOLISHED AND RECONSTRUCTED, ACCESS SHALL BE FROM SE 252ND STREET. SEE TRACT NOTE 8.
13. THE ROCKERY RETAINING WALL LOCATED ON LOT 18 IS HEREBY DEDICATED AND CONVEYED TO LOT 18, ITS SUCCESSORS AND ASSIGNS. MAINTENANCE OF THE RETAINING WALL IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
14. INSTALLATION OF THE LANDSCAPING WITHIN THE TRAFFIC CIRCLE LOCATED OFFSITE AT THE INTERSECTION OF 160TH AVE SE AND SE 254TH PL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR ITS ASSIGNEE, PURSUANT TO THE APPROVED LANDSCAPING PLAN ON FILE WITH THE CITY OF COVINGTON. SAID LANDSCAPING WITHIN THE TRAFFIC CIRCLE SHALL BE MAINTAINED BY THE CITY OF COVINGTON.

## 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 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.

SANITARY SEWER EASEMENT TRACT "H" AND OTHER SEWER EASEMENTS, AS THEY ARE DEPICTED ON THE PLAT MAP, GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING OF THE SANITARY SEWER MAINS AND MANHOLES.

## EASEMENT RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF COVINGTON, COVINGTON WATER DISTRICT, SOOS CREEK WATER AND SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTEES") OVER THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC RIGHT OF WAY OF ALL LOTS AND TRACTS FOR UTILITY PURPOSES. 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.



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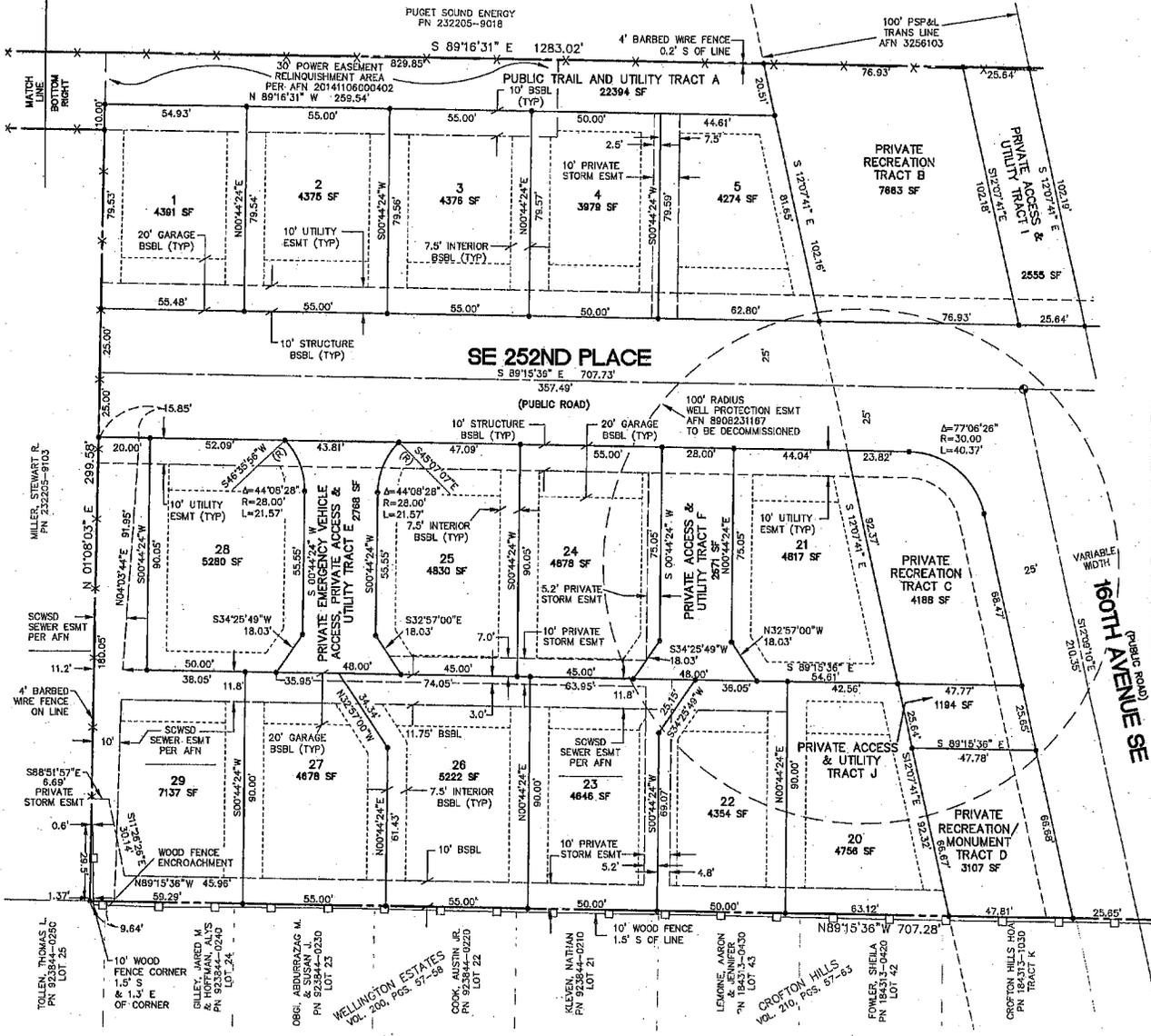
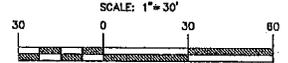
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 jfsanburg@cesnw.com



# MOUNTAIN MEADOWS ESTATES

PORTION OF THE SW 1/4, SE 1/4, SEC. 23, TWP. 22 N, RGE. 05 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

VOL/PG



SEE PAGE 5 FOR CONTINUATION

160TH AVENUE SE

- LEGEND**
- SET STANDARD KING COUNTY CONCRETE MONUMENT WITH BRASS DISK IN CASE
  - SET REBAR AND CAP STAMPED "CES LS 4265B"
  - EASEMENT DIMENSION LEADER
  - BUILDING/GARAGE SETBACK DIMENSION LEADER



**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

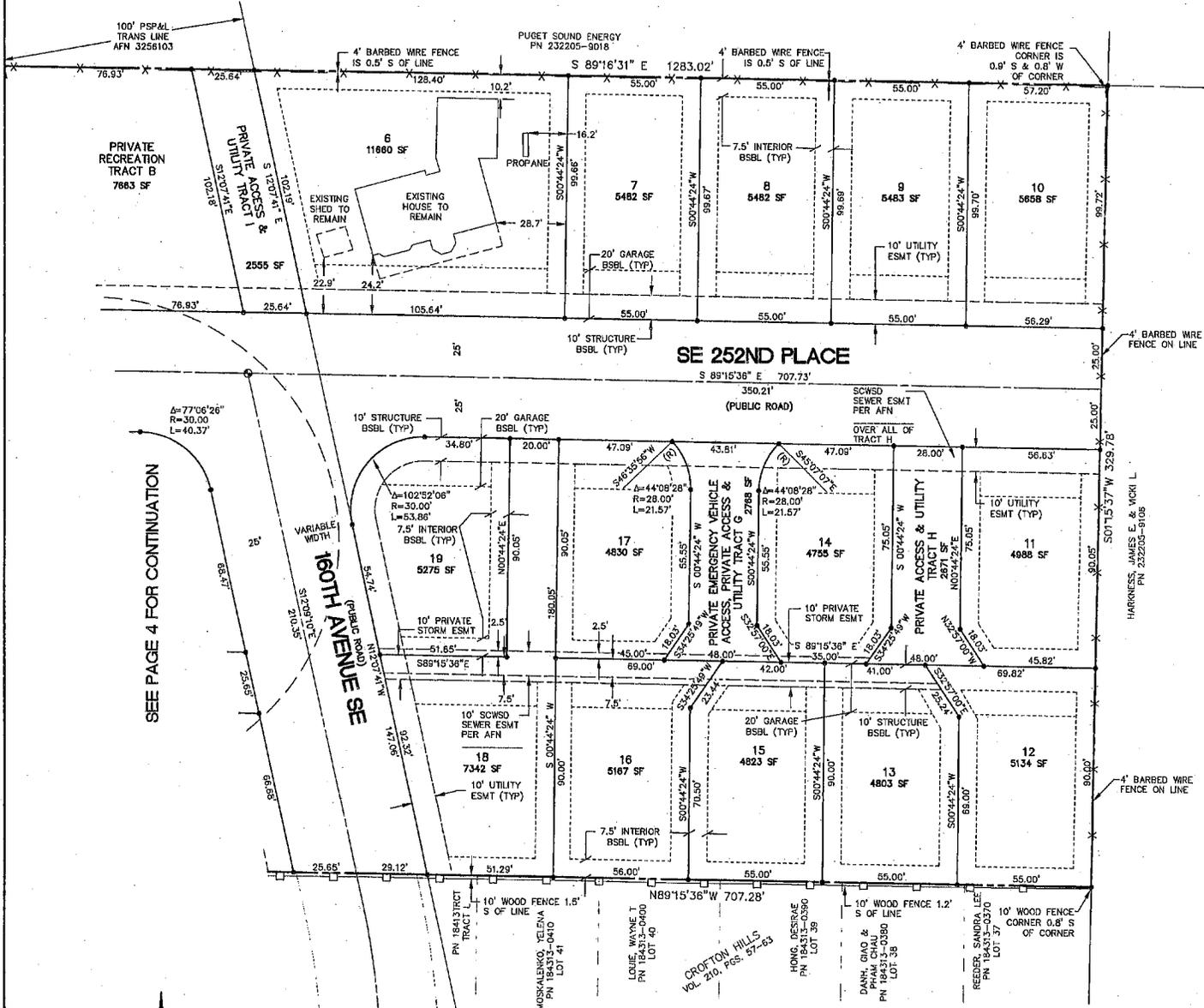
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# MOUNTAIN MEADOWS ESTATES

PORTION OF THE SW 1/4, SE 1/4, SEC. 23, TWP., 22 N, RGE, 05 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON



SEE PAGE 4 FOR CONTINUATION

### LEGEND

- SET STANDARD KING COUNTY CONCRETE MONUMENT WITH BRASS DISK IN CASE
- SET REBAR AND CAP STAMPED "CES LS 42658"
- EASEMENT DIMENSION LEADER
- BUILDING/GARAGE SETBACK DIMENSION LEADER

SCALE: 1" = 30'



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