

**RESOLUTION NO. 15-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF MAPLE HILLS, PHASE I, 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

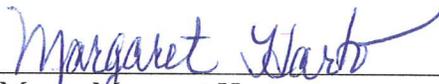
**WHEREAS**, City staff has reviewed the engineering plans for plat development filed by the Developer has found that these engineering plans substantially conform with applicable local and state laws, codes, and regulations, and with the preliminary plat conditions of approval, and therefore has approved 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 Maple Hills, Phase I 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.

**PASSED** in open and regular session on this 28<sup>th</sup> day of July 2015.

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

ATTESTED:

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

APPROVED AS TO FORM:

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

VOL/Pg

# MAPLE HILLS PHASE I

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

### 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 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

PRESIDIO MERCED ACQUISITION SOURCING, LLC

BY:  
ITS:

### ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
                                  } SS  
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 \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

(PRINT NAME)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES: \_\_\_\_\_

### APPROVALS

#### CITY OF COVINGTON

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

CITY DEVELOPMENT REVIEW ENGINEER \_\_\_\_\_

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

CITY MANAGER \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

FINANCE DIRECTOR \_\_\_\_\_

#### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

KING COUNTY ASSESSOR \_\_\_\_\_

DEPUTY KING COUNTY ASSESSOR \_\_\_\_\_

ACCOUNT NUMBER \_\_\_\_\_

#### 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 \_\_\_\_\_ 201\_\_.

MANAGER, FINANCE DIVISION \_\_\_\_\_

DEPUTY \_\_\_\_\_

#### REVIEWED BY COVINGTON WATER DISTRICT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_.

COVINGTON WATER DISTRICT/DISTRICT ENGINEER \_\_\_\_\_

FOR WATER EASEMENT PURPOSES ONLY \_\_\_\_\_

### TITLE NOTES

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE COMMITMENT TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 800333-2412796, DATED MARCH 23, 2015. SCHEDULE B:

- TAXES
- TAXES
- TAXES
- MEMORANDUM OF OPERATING MANAGER AUTHORIZATION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 2013122800077.
- SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS RECORDED UNDER AUDITOR'S FILE NO. 135893. (AFFECTS PARCEL B)
- SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS RECORDED UNDER AUDITOR'S FILE NO. 139808. (AFFECTS PARCEL A)
- SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR ROAD UNDER RECORDING NUMBER 6191818. (AFFECTS THE WEST AND EAST 30 FEET OF PARCEL B AND OTHER PROPERTY)
- SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN AS RECORDED UNDER RECORDING NUMBER 7310240443, 7310240444, 8510280942, AND VARIOUS OTHER INSTRUMENTS OF RECORD FOR INGRESS AND EGRESS (AFFECTS THE WEST AND EAST 30 FEET OF PARCEL B AND OTHER PROPERTY)
- THE ABOVE SAID EASEMENTS APPEAR TO BE THE SAME EASEMENT AS CREATED UNDER RECORDING NUMBER 6191818. INSTRUMENTS 7310240443 AND 7310240444 ARE RE-RECORDINGS OF INSTRUMENTS RECORDED UNDER RECORDING NOS. 7310020302 AND 7310020303.
- SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR WATER PIPELINE AND APPURTENANCES THERETO AS RECORDED UNDER AUDITOR'S FILE NO. 7801280583. (AFFECTS PARCEL A)
- SUBJECT TO MUTUAL MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN PROPERTY OWNERS AS RECORDED UNDER AUDITOR'S FILE NO. 9008280758.
- SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS RECORDED APRIL 28, 1992 UNDER AUDITOR'S FILE NO. 8204281281 (AFFECTS PARCEL C AND OTHER PROPERTY)
- SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR WATER PIPELINE AND APPURTENANCES UNDER AUDITOR'S FILE NO. 9302041609 (AFFECTS PARCEL C AND OTHER PROPERTY)
- SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE PLAT OF SHIRE HILLS DIVISION NO. 1 RECORDED IN VOLUME 164 OF PLATS, PAGE(S) 13 THROUGH 19, INCLUSIVE.
- SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS) AS RECORDED APRIL 22, 2003 UNDER AUDITOR'S FILE NO. 20030422900019. (AFFECTS PARCEL C)
- SUBJECT TO MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 20081004001008. (AFFECTS PARCELS A AND B)
- SUBJECT TO ACCESS AND UTILITIES EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 20131017001216. (AFFECTS PARCELS B AND C)
- SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS RECORDED JANUARY 8, 2015 UNDER AUDITOR'S FILE NO. 2015010800017.
- PREVIOUS INSPECTION
- PREVIOUS INSPECTION

### 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 #4 - TOP MON IN CASE AT INTERSECTION OF SE 25TH ST. AND 210TH AVE SE  
EL=580.88'

CITY OF COVINGTON FILE NO. PP99-004/1025



**Axis**  
Survey & Mapping

16241 NE 90TH ST  
KIRKLAND, WA 98034  
TEL 425.823-8700  
FAX 425.823-8700

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MAPLE HILLS PHASE I IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

REGISTERED PROFESSIONAL LAND SURVEYOR

3801  
CERTIFICATE NO.

DATE



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KING COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_ AFN \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.

MANAGER \_\_\_\_\_

SUPERINTENDENT OF RECORDS \_\_\_\_\_

50/100

VOL/Pg

# MAPLE HILLS PHASE I

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

**LEGAL DESCRIPTION**

**PARCEL A:**  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 840 FEET THEREOF.

**PARCEL B:**  
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 330 FEET THEREOF;

AND EXCEPT THE EAST ONE-QUARTER OF THE NORTH 132 FEET OF THE SOUTH 482 FEET OF SAID SUBDIVISION;

**PARCEL C:**  
SHIRE HILLS DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDING IN VOLUME 164 OF PLATS, PAGES 13 THROUGH 18, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO WARREN BEUSCHLEIN AND DEBRA BEUSCHLEIN, HUSBAND AND WIFE, BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 20030507002889, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 52 OF SAID PLAT;  
THENCE SOUTH 89°48'28" EAST, ALONG THE NORTH LINE THEREOF A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 52;

THENCE NORTH 00°11'32" EAST A DISTANCE OF 5.00 FEET;  
THENCE NORTH 89°48'28" WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 105.00 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 52;  
THENCE SOUTH 00°11'32" WEST, ALONG SAID WEST LINE EXTENDED, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL B, CITY OF COVINGTON BOUNDARY LINE ADJUSTMENT NO. BLA 02-004, RECORDED APRIL 22, 2003, UNDER RECORDING NUMBER 20030422900019, RECORDS OF KING COUNTY).

**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.

<b>BUILDING SETBACKS:</b>	
MINIMUM STREET SETBACK (STRUCTURE)	10 FEET
MINIMUM STREET SETBACK (GARAGE)	20 FEET
MINIMUM INTERIOR SETBACK	5.0 FEET

**RESTRICTIONS**

- 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 USE DISTRICT IN WHICH LOCATED.
- NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

**COVENANTS**

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ UNDER RECORDING NO. \_\_\_\_\_ RECORDS OF KING COUNTY, WASHINGTON.

CITY OF COVINGTON STORM WATER COVENANT AND DEDICATION. DRAINAGE TRACTS I AND L ARE HEREBY GRANTED 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. TOGETHER WITH THE RIGHT TO REASONABLE ACCESS (INGRESS AND EGRESS) OVER PRIVATE ACCESS TRACTS TO ENTER SAID DRAINAGE FACILITIES FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING, AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN.

**REFERENCES**

SURVEY BY TRIAD ASSOCIATES, DATED APRIL 5, 2005, #05-058  
SURVEY BY TRIAD ASSOCIATES, DATED MAY 17, 2005, #05-058  
PLAT OF SHIRE HILLS DIV. 1 VOL. 164, PG(S) 13-18, RECORDS OF KING COUNTY, WASHINGTON.  
PLAT OF CEDAR DOWNS, DIV. NOS. 3 AND 5, RECORDS OF KING COUNTY, WASHINGTON.  
PLAT OF GREENWOOD ESTATES DIV. NO. 1, RECORDS OF KING COUNTY, WASHINGTON.

**EASEMENTS**

**PUBLIC UTILITY EASEMENT (PUE)**

A PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS, CITY OF COVINGTON, AND COVINGTON WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER AND ACROSS THE EXTERIOR 10.00 FEET AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREET RIGHTS-OF-WAY OF TRACTS A, B, C, D, E, F, G, H, I, J, K, N, AND O AND ALL RESIDENTIAL LOTS; AND ALONG THE EXTERIOR 10.00 FEET OF LOTS 58 AND 59 AS MEASURED FROM THE ADJOINING MARGIN OF TRACT M 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 THERETO, 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 20 FEET IN WIDTH OVER AND ACROSS THE MOST SOUTHERLY 10.00 FEET OF LOT 10, THE MOST NORTHERLY 10.00 FEET OF LOT 11 AND THE WESTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY SIDELINES THEREOF OVER AND ACROSS TRACT D TO THE EASTERLY MARGIN OF 204TH AVE SE, AND THE SOUTHERLY 10 FEET OF TRACT F.

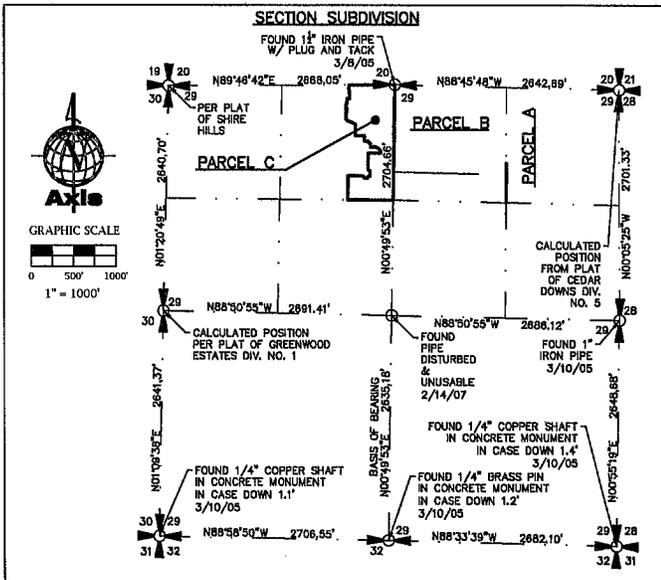
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA, SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY CITY OF COVINGTON UTILITY MAINTENANCE STANDARDS.

**PUBLIC SEWER EASEMENT (SODS CREEK WATER AND SEWER DISTRICT)**

A NON-EXCLUSIVE SANITARY SEWER UTILITY EASEMENT IS HEREBY RESERVED FOR THE SODS 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 THERETO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:  
THE SOUTHERLY 10.00 FEET OF LOT 10;  
AND ALSO THE NORTHERLY 10.00 FEET OF LOT 11;  
AND ALSO A STRIP OF LAND 20 FEET IN WIDTH OVER AND ACROSS THE MOST SOUTHERLY 10.00 FEET OF LOT 10, THE MOST NORTHERLY 10.00 FEET OF LOT 11 AND THE WESTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY SIDELINES THEREOF OVER AND ACROSS TRACT D TO THE EASTERLY MARGIN OF 204TH AVE SE;  
AND ALSO A STRIP OF LAND 20 FEET IN WIDTH LYING 10 FEET ON EACH SIDE OF A LINE OVER AND ACROSS TRACT I, THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT I, THENCE ALONG THE EAST LINE THEREOF SOUTH 0°05'25" EAST 32.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°31'48" WEST 171.27 FEET TO THE NORTHERLY MARGIN OF THE CUL-DE-SAC OF SE 259TH CT, AND THE TERMINUS.  
THE SIDELINES TO BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS, AT SAID EAST LINE AND SAID NORTHERLY MARGIN;  
AND ALSO THE WESTERLY 20.00 FEET OF TRACT J;  
AND ALSO THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SEWER EASEMENTS".  
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 THERETO, 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 "A, B, C, D, E, F, G, H, I, J, K, N, & O", AND ALL LOTS;  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 58 AND 59 AS MEASURED FROM THE ADJOINING MARGIN TO TRACT "M";  
THE EASTERLY 5.00 FEET OF LOT 14 AND THE WESTERLY 15.00 FEET OF LOT 15;  
AND ALSO A STRIP OF LAND 20 FEET IN WIDTH OVER AND ACROSS THE MOST EASTERLY 5.00 FEET OF LOT 8, THE MOST WESTERLY 15.00 FEET OF LOT 8 AND THE NORTHERLY EXTENSIONS OF THE WESTERLY AND EASTERLY SIDELINES THEREOF OVER AND ACROSS TRACT D TO THE SOUTHERLY MARGIN OF SE 259TH ST;  
AND ALSO A STRIP OF LAND 20 FEET IN WIDTH LYING 10.00 FEET ON EACH SIDE OF A LINE OVER AND ACROSS TRACT I, THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT I, THENCE ALONG THE EAST LINE THEREOF SOUTH 0°05'25" EAST 42.45' TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°31'48" WEST 163.39 FEET TO THE NORTHEASTERLY MARGIN OF THE CUL-DE-SAC OF SE 259TH CT AND TERMINUS.  
THE SIDELINES TO BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS, AT SAID EAST LINE AND SAID NORTHEASTERLY MARGIN;  
AND ALSO THE EASEMENTS SHOWN ON THIS PLAT AND DESCRIBED HEREIN AS "PUBLIC WATER EASEMENT".  
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.



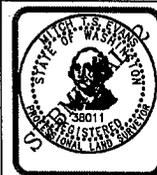
**BASIS OF BEARING**

HOLD BEARING OF NORTH 0°48'53" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION FROM NORTH "B" 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" 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 KCDWP68

**Axis**  
Survey & Mapping

15941 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, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON



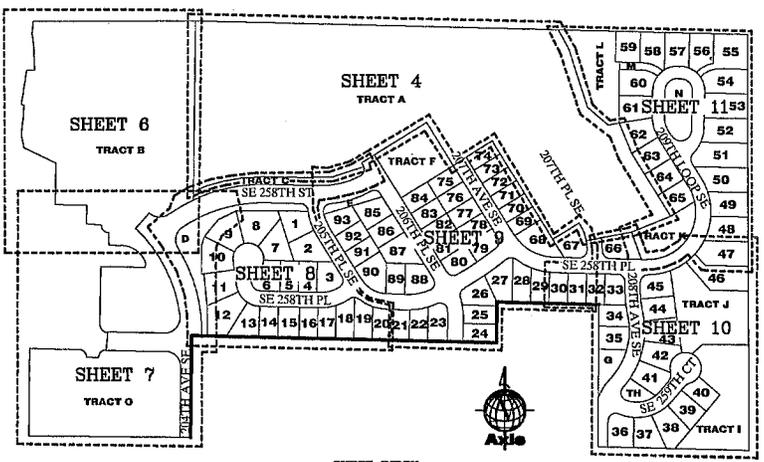
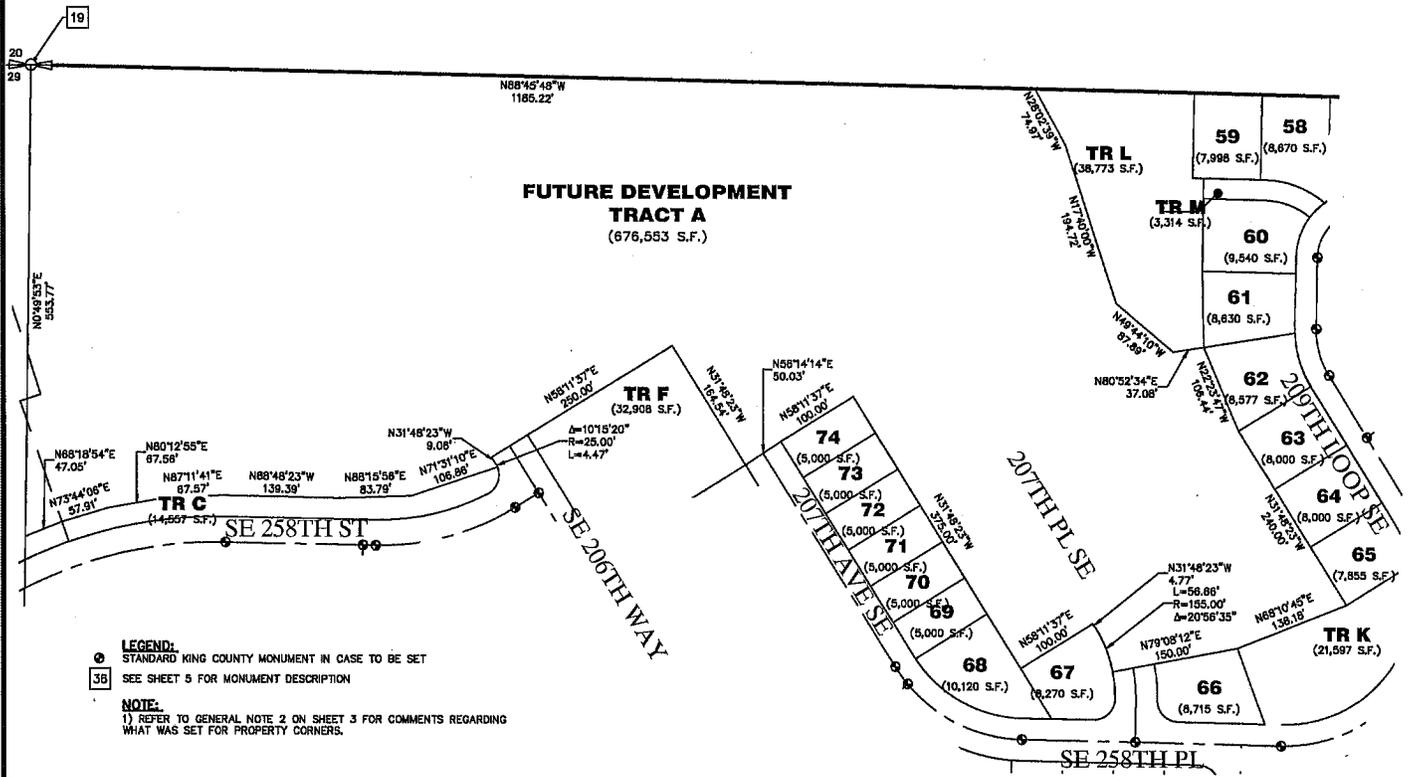
# MAPLE HILLS PHASE I

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

VOL./PG

**LOT ADDRESSES**

1	25801 205 PL SE	15	20501 SE 258 PL	29	20715 SE 258 PL	43	25814 208 AVE SE	57	25604 209 LOOP SE	71	25726 207 AVE SE	85	25805 206 PL SE
2	20507 205 PL SE	16	20507 SE 258 PL	30	20721 SE 258 PL	44	25810 208 AVE SE	58	25607 209 LOOP SE	72	25720 207 AVE SE	86	25809 206 PL SE
3	20516 SE 258 PL	17	20513 SE 258 PL	31	20727 SE 258 PL	45	25806 208 AVE SE	59	25613 209 LOOP SE	73	25714 207 AVE SE	87	25813 206 PL SE
4	20510 SE 258 PL	18	20519 SE 258 PL	32	20801 SE 258 PL	46	25818 209 LOOP SE	60	25619 209 LOOP SE	74	25708 207 AVE SE	88	20506 SE 258 PL
5	20504 SE 258 PL	19	20525 SE 258 PL	33	20805 SE 258 PL	47	25812 209 LOOP SE	61	25625 209 LOOP SE	75	25727 207 AVE SE	89	20502 SE 258 PL
6	20430 SE 258 PL	20	20531 SE 258 PL	34	25809 208 AVE SE	48	20806 209 LOOP SE	62	25631 209 LOOP SE	76	25731 207 AVE SE	90	25814 205 PL SE
7	20422 SE 258 PL	21	20601 SE 258 PL	35	25813 208 AVE SE	49	25718 209 LOOP SE	63	25707 209 LOOP SE	77	25805 207 AVE SE	91	25810 205 PL SE
8	20416 SE 258 PL	22	20607 SE 258 PL	36	20803 SE 259 CT	50	25712 209 LOOP SE	64	25713 209 LOOP SE	78	25809 207 AVE SE	92	25806 205 PL SE
9	20412 SE 258 PL	23	20613 SE 258 PL	37	20807 SE 259 CT	51	25704 209 LOOP SE	65	25719 209 LOOP SE	79	25813 207 AVE SE	93	25802 205 PL SE
10	20411 SE 258 PL	24	25832 206 PL SE	38	20811 SE 259 CT	52	25630 209 LOOP SE	66	25814 207 PL SE	80	25816 206 PL SE		
11	20415 SE 258 PL	25	25830 206 PL SE	39	20815 SE 259 CT	53	25628 209 LOOP SE	67	25813 207 PL SE	81	25812 206 PL SE		
12	20419 SE 258 PL	26	25828 206 PL SE	40	20819 SE 259 CT	54	25622 209 LOOP SE	68	25814 207 AVE SE	82	25808 206 PL SE		
13	20425 SE 258 PL	27	20703 SE 258 PL	41	25822 208 AVE SE	55	25616 209 LOOP SE	69	25832 207 AVE SE	83	25804 206 PL SE		
14	20431 SE 258 PL	28	20709 SE 258 PL	42	25818 208 AVE SE	56	25612 209 LOOP SE	70	25802 207 AVE SE	84	25800 206 PL SE		



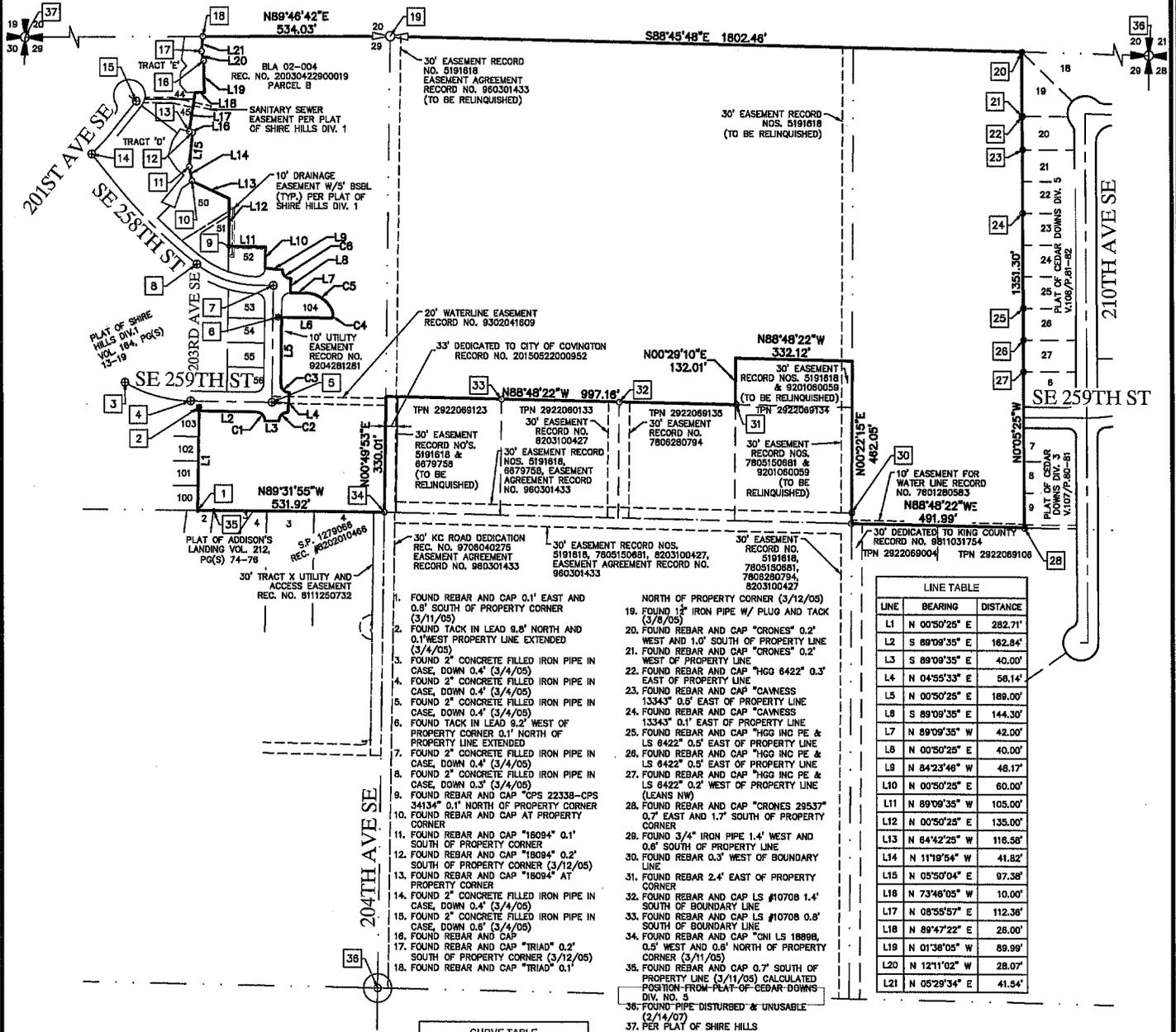
**Axis** Survey & Mapping  
 15241 NE 90TH ST  
 KIRKLAND, WA 98034  
 TEL. 425.828-6700  
 FAX 425.828-0700



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 I

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 TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00	39.27
C2	90°00'00"	25.00	39.27
C3	90°00'00"	25.00	39.27
C4	48°49'37"	25.00	21.30
C5	85°11'28"	85.00	96.71
C8	89°59'59"	25.00	39.27

**LINE TABLE**

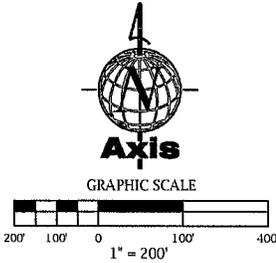
LINE	BEARING	DISTANCE
L1	N 00°50'25" E	282.71'
L2	S 89°09'35" E	182.84'
L3	S 89°09'35" E	40.00'
L4	N 04°55'33" E	58.14'
L5	N 00°50'25" E	189.00'
L6	S 89°09'35" E	144.30'
L7	N 89°09'35" W	42.00'
L8	N 00°50'25" E	40.00'
L9	N 84°23'46" W	48.17'
L10	N 00°50'25" E	80.00'
L11	N 89°09'35" W	105.00'
L12	N 00°50'25" E	135.00'
L13	N 84°42'25" W	116.50'
L14	N 11°19'54" W	41.82'
L15	N 05°50'04" E	97.38'
L18	N 73°46'05" W	10.00'
L17	N 08°55'57" E	112.38'
L18	N 89°47'22" E	28.00'
L19	N 01°38'05" W	89.99'
L20	N 12°11'02" W	28.07'
L21	N 05°29'34" E	41.54'

- 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
  - Ⓢ SEE SHEET 5 FOR MONUMENT DESCRIPTION

1. FOUND REBAR AND CAP 0.1' EAST AND 0.8' SOUTH OF PROPERTY CORNER (3/11/05)
2. FOUND TACK IN LEAD 9.8' NORTH AND 0.1' WEST PROPERTY LINE EXTENDED (3/4/05)
3. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
4. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
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 "CPS 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 0.6' (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'

**BASIS OF BEARING**  
HELD BEARING OF NORTH 00°49'53" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION FROM FOUND X<sup>1</sup> 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 X<sup>1</sup> 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 KCCPWSB



**Axis**  
Survey & Mapping  
15841 NE 90TH ST  
KIRKLAND, WA 98034  
TEL. 426.823-6700  
FAX 426.823-8700

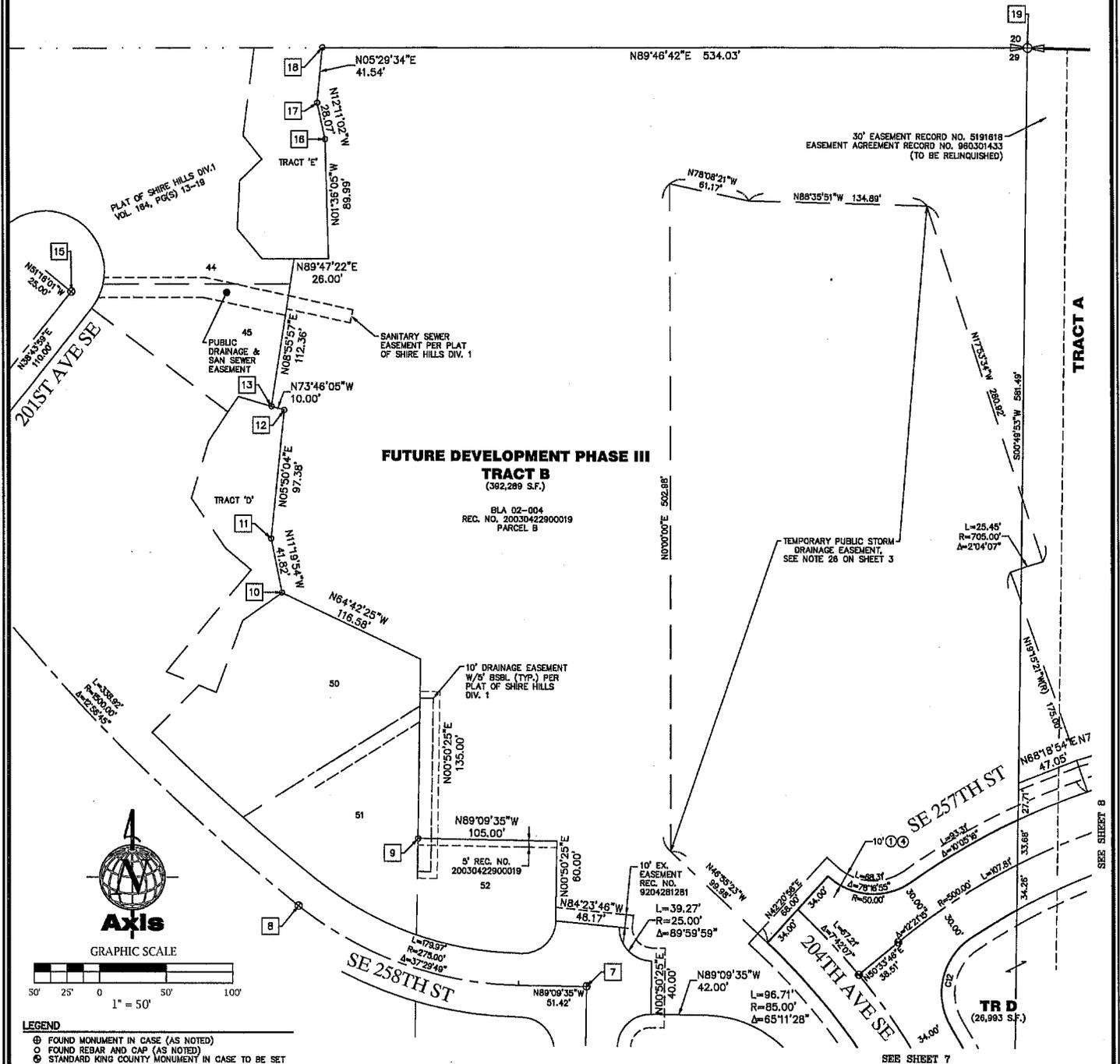


PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

# MAPLE HILLS PHASE I

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

VOL/Pg



- LEGEND**
- ⊕ FOUND MONUMENT IN CASE (AS NOTED)
  - FOUND REBAR AND CAP (AS NOTED)
  - ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
  - 36 SEE SHEET 5 FOR MONUMENT DESCRIPTION
  - ① PUBLIC UTILITY EASEMENT  
\* GRANTEE(S) SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
  - ② PUBLIC WATER (CWD) EASEMENT
  - ④ PRIVATE STORM DRAINAGE EASEMENT

**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.

**Axis**  
Survey & Mapping  
16041 NE 90TH ST  
KIRKLAND, WA 98034  
TEL. 425.823-5700  
FAX 425.823-5700



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

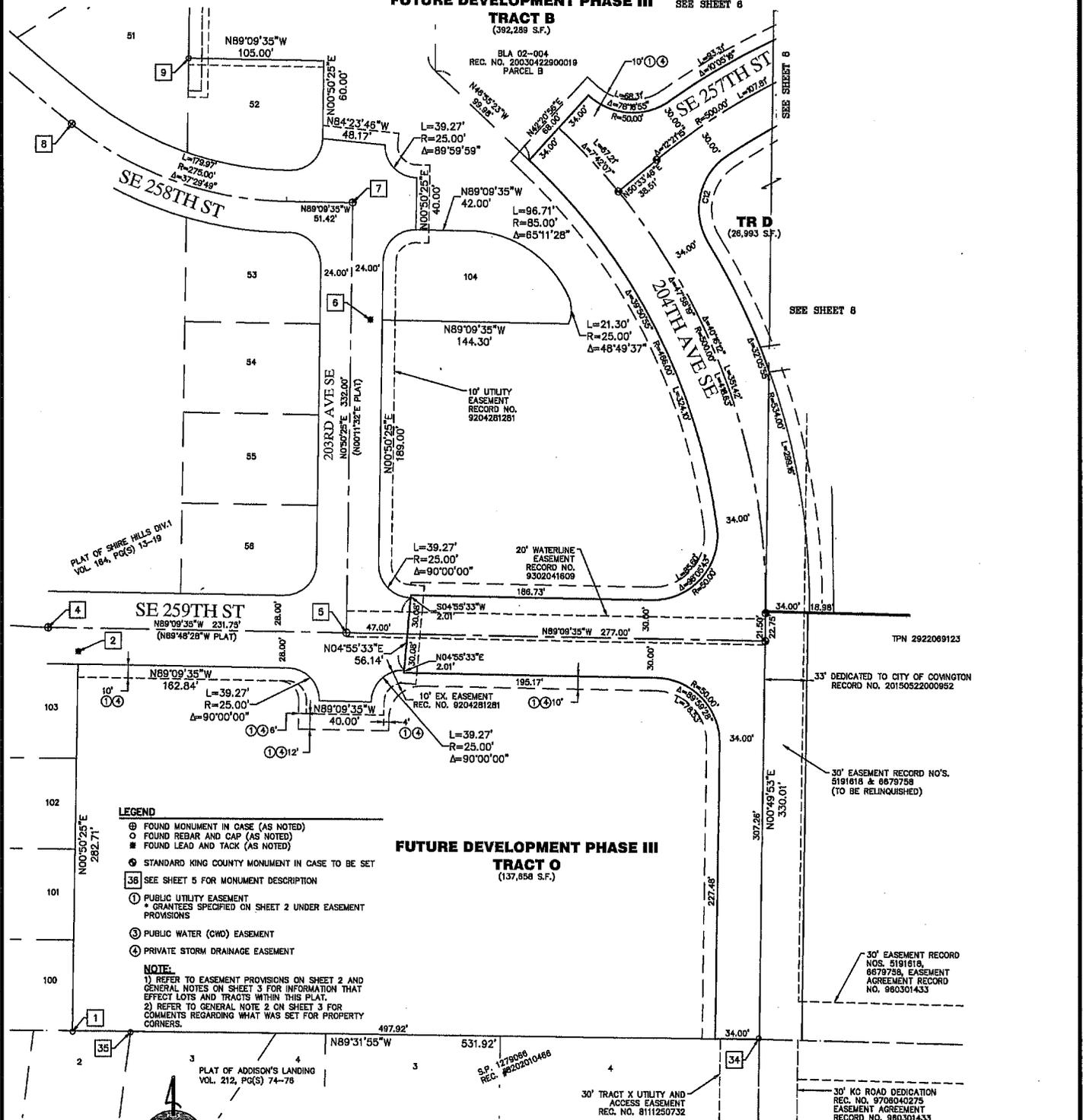
# MAPLE HILLS PHASE I

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

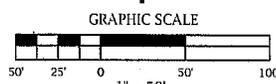
## FUTURE DEVELOPMENT PHASE III

SEE SHEET 6

VOL/Pg



- 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
  - 36 SEE SHEET 5 FOR MONUMENT DESCRIPTION
  - ① PUBLIC UTILITY EASEMENT  
\* GRANTEES SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
  - ③ PUBLIC WATER (CWD) EASEMENT
  - ④ PRIVATE STORM DRAINAGE EASEMENT
- 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.



## FUTURE DEVELOPMENT PHASE III TRACT O (137,958 S.F.)



16841 NE 90TH ST  
KIRKLAND, WA 98034  
TEL. 425.823-5700  
FAX 425.823-0700



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 I

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

VOL/PG

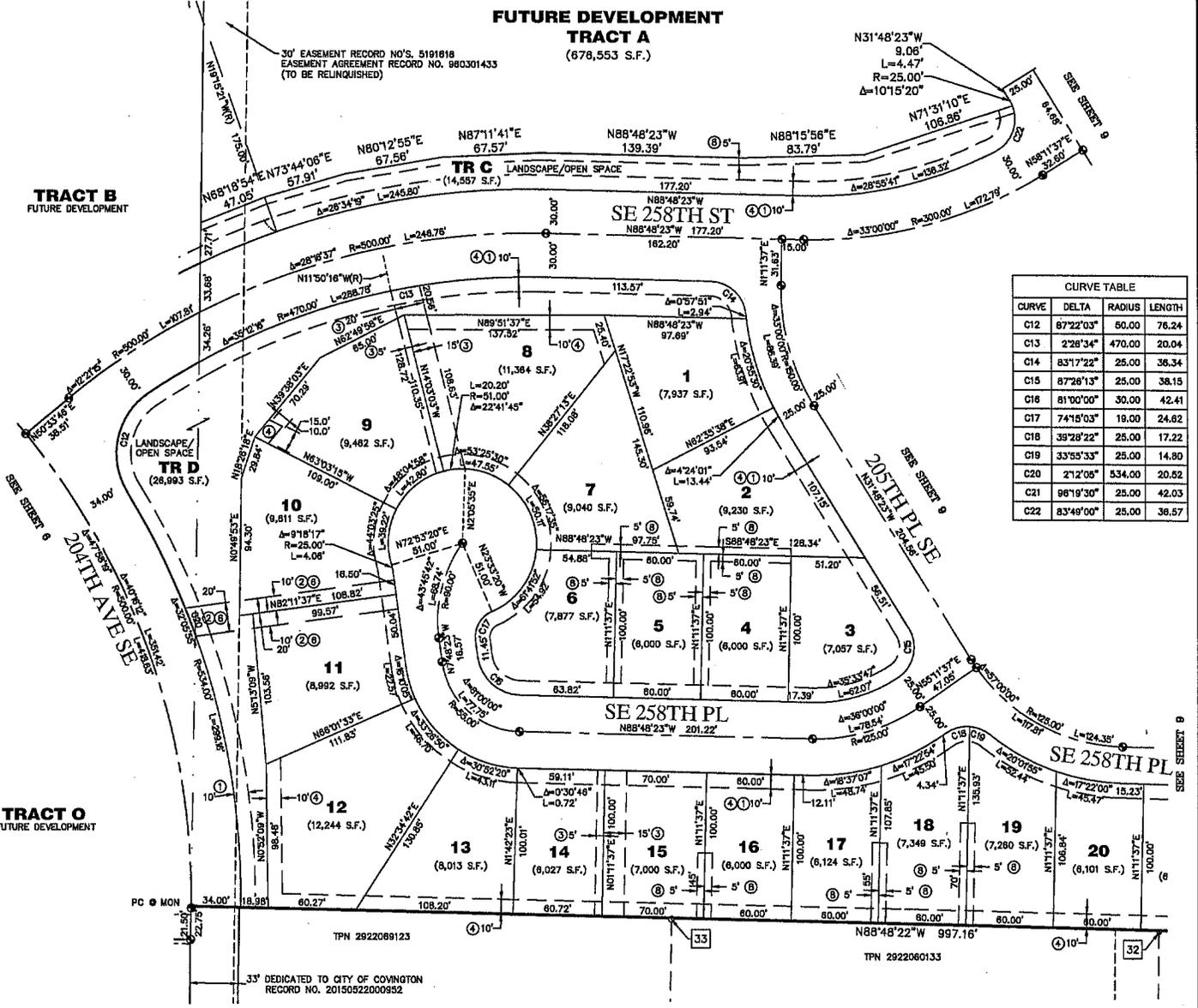
**FUTURE DEVELOPMENT**  
**TRACT A**  
(678,553 S.F.)

**TRACT B**  
FUTURE DEVELOPMENT

30' EASEMENT RECORD NO. S191818  
EASEMENT AGREEMENT RECORD NO. 980301433  
(TO BE RELINQUISHED)

N31°48'23"W  
9.06'  
L=4.47'  
R=25.00'  
Δ=10°15'20"

CURVE	DELTA	RADIUS	LENGTH
C12	67°22'03"	50.00	76.24
C13	2°26'34"	470.00	20.04
C14	83°17'22"	25.00	36.34
C15	87°26'13"	25.00	38.15
C16	81°00'00"	30.00	42.41
C17	74°15'03"	19.00	24.62
C18	39°28'22"	25.00	17.22
C19	33°55'33"	25.00	14.80
C20	21°2'05"	534.00	20.52
C21	98°19'30"	25.00	42.03
C22	83°48'00"	25.00	36.57



- LEGEND:**
- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
  - ① PUBLIC UTILITY EASEMENT  
\* GRANTEE(S) SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
  - ② PUBLIC SANITARY SEWER EASEMENT
  - ③ PUBLIC WATER (CWD) EASEMENT
  - ④ PRIVATE STORM DRAINAGE EASEMENT
  - ⑤ PUBLIC STORM DRAINAGE EASEMENT
  - ⑥ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE 14 ON SHEET 3)
  - Ⓜ SEE SHEET 5 FOR MONUMENT DESCRIPTION

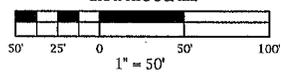
**NOTE:**

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.



GRAPHIC SCALE



**Axis**  
Survey & Mapping

15841 NE 90TH ST  
KIRKLAND, WA 98034  
TEL 425.823-0700  
FAX 425.823-0700



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 I

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

VOL/PG

**TRACT A**  
FUTURE DEVELOPMENT

- LEGEND:**
- STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
  - ① PUBLIC UTILITY EASEMENT
  - \* GRANTEE(S) SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
  - ③ PUBLIC WATER (CWD) EASEMENT
  - ④ PRIVATE STORM DRAINAGE EASEMENT
  - ⑤ PUBLIC STORM DRAINAGE EASEMENT
  - ⑥ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE 14 ON SHEET 3)
  - ⑦ SEE SHEET 5 FOR MONUMENT DESCRIPTION

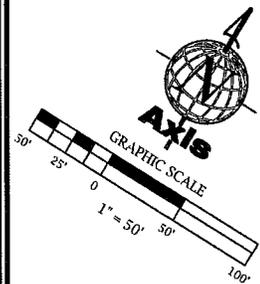
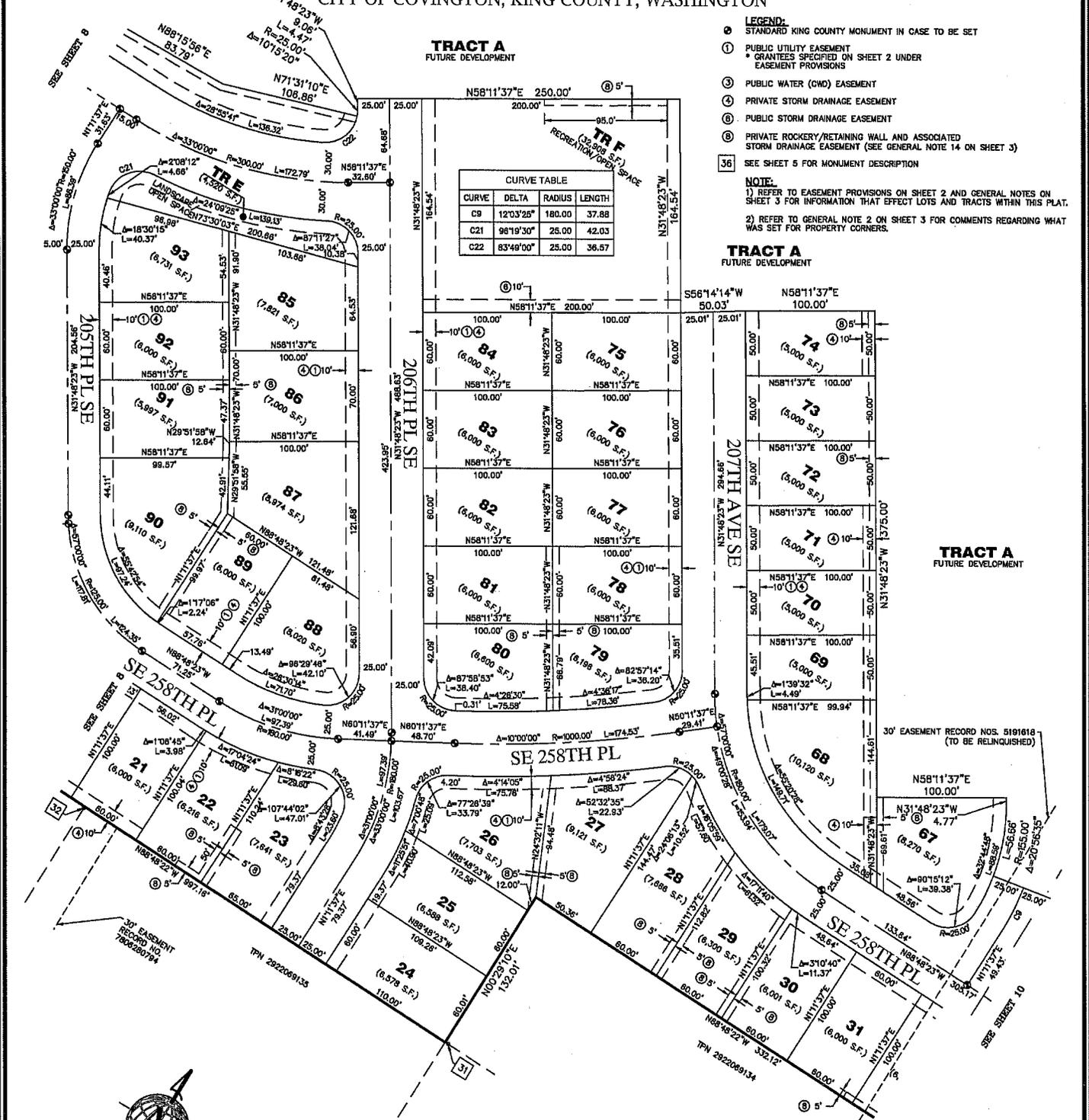
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°03'25"	180.00'	37.88'
C21	98°19'30"	25.00'	42.03'
C22	83°49'00"	25.00'	36.57'

**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.

**TRACT A**  
FUTURE DEVELOPMENT

**TRACT A**  
FUTURE DEVELOPMENT





**Axis**  
Survey & Mapping

16241 NE 90TH ST  
KIRKLAND, WA 98034  
TEL 425.823-8700  
FAX 425.823-8700

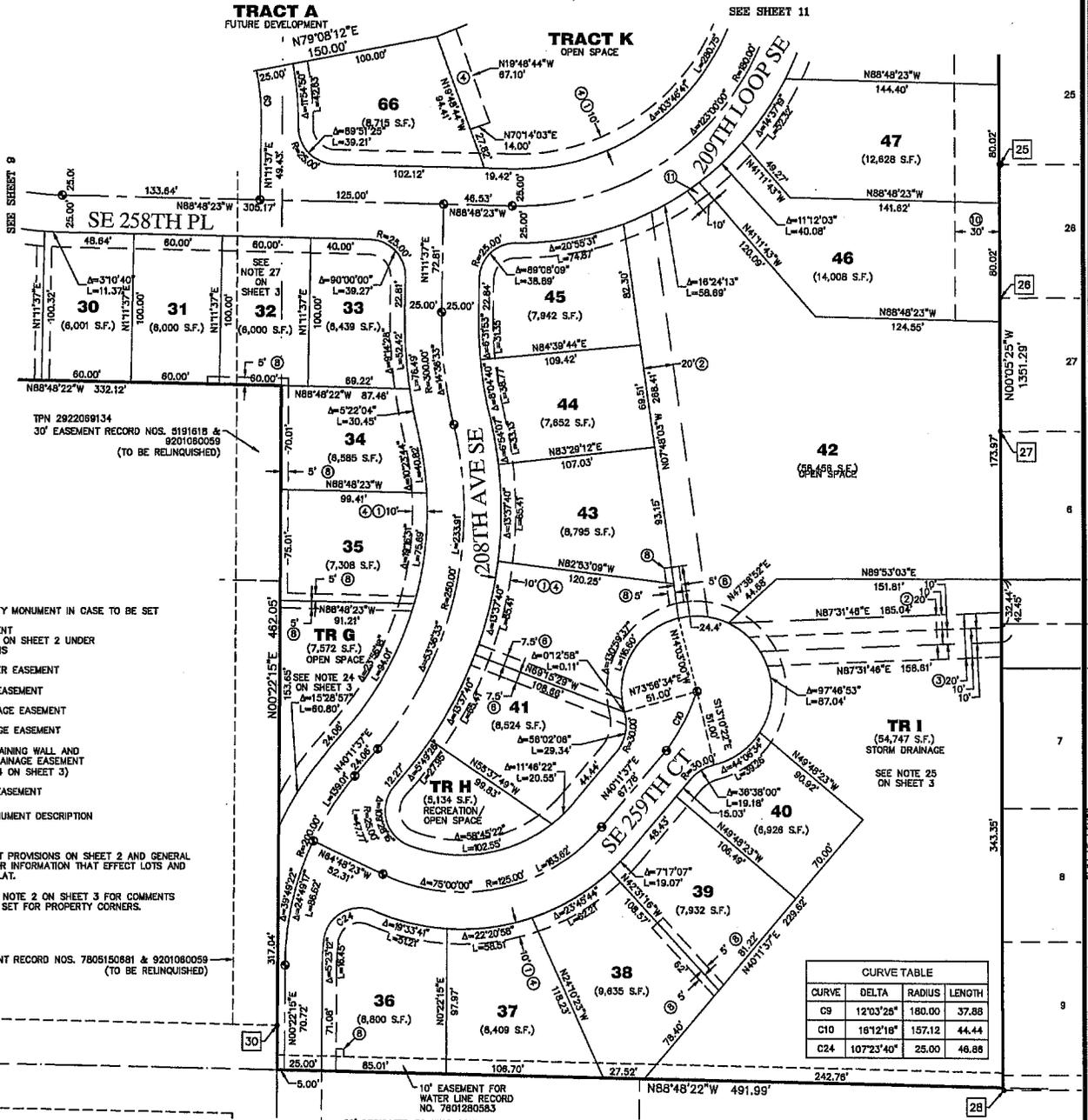


PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

JOB NO. 06-014/13-173
SHEET 9 OF 11

# MAPLE HILLS PHASE I

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  
\* GRANTEE(S) SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
  - ③ PUBLIC SANITARY SEWER EASEMENT
  - ④ PUBLIC WATER (CWD) EASEMENT
  - ⑤ PRIVATE STORM DRAINAGE EASEMENT
  - ⑥ PUBLIC STORM DRAINAGE EASEMENT
  - ⑦ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE 14 ON SHEET 3)
  - ⑧ LANDSCAPE FEATURE EASEMENT
  - ⑨ SEE SHEET 5 FOR MONUMENT DESCRIPTION

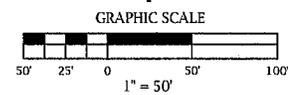
**NOTE:**  
1) REFER TO EASEMENT PROVISIONS ON SHEET 2 AND GENERAL NOTES ON SHEET 3 FOR INFORMATION THAT EFFECT LOTS AND TRACTS WITHIN THIS PLAT.  
2) REFER TO GENERAL NOTE 2 ON SHEET 3 FOR COMMENTS REGARDING WHAT WAS SET FOR PROPERTY CORNERS.

30' EASEMENT RECORD NOS. 7805150881 & 9201080059 (TO BE RELINQUISHED)

30' EASEMENT RECORD NO. 9191618, 7805150881, 7808280794, 9201080058

10' EASEMENT FOR WATER LINE RECORD NO. 7801280583  
30' DEDICATED TO KING COUNTY RECORD NO. 9811031754 TPN 2922069004

CURVE	DELTA	RADIUS	LENGTH
C9	12°03'28"	180.00	37.88
C10	18°12'18"	157.12	44.44
C24	107°23'40"	25.00	48.88



**Axis**  
Survey & Mapping  
16841 NE 90TH ST  
KIRKLAND, WA 98034  
TEL 426.823-5700  
FAX 426.823-6700



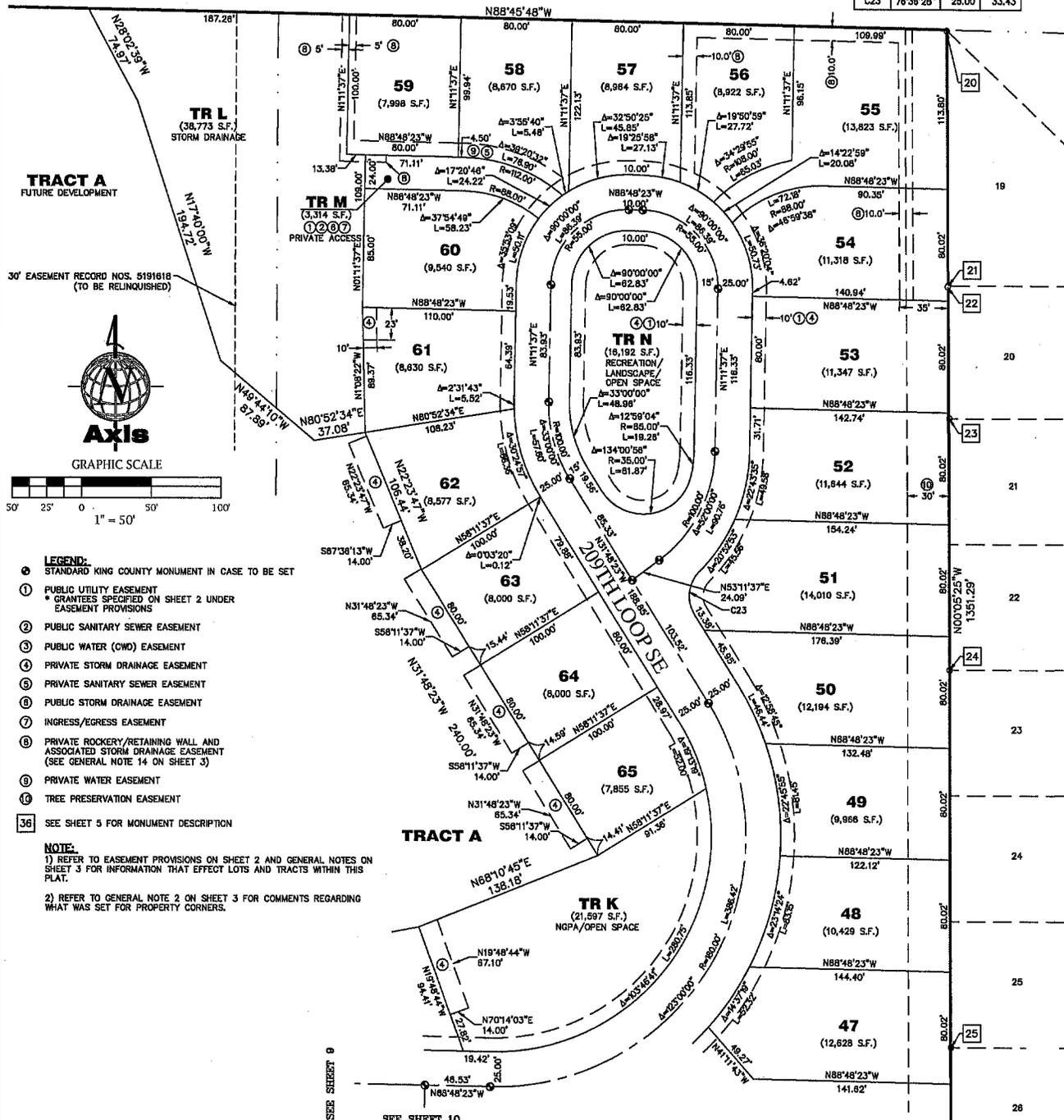
PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

# MAPLE HILLS PHASE I

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

VOL./PG

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	76°38'28"	25.00	33.43



- LEGEND:**
- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
  - ① PUBLIC UTILITY EASEMENT  
\* GRANTEES SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
  - ② PUBLIC SANITARY SEWER EASEMENT
  - ③ PUBLIC WATER (CWD) EASEMENT
  - ④ PRIVATE STORM DRAINAGE EASEMENT
  - ⑤ PRIVATE SANITARY SEWER EASEMENT
  - ⑥ PUBLIC STORM DRAINAGE EASEMENT
  - ⑦ INGRESS/EGRESS EASEMENT
  - ⑧ PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE 14 ON SHEET 3)
  - ⑨ PRIVATE WATER EASEMENT
  - ⑩ TREE PRESERVATION EASEMENT
  - 36 SEE SHEET 3 FOR MONUMENT DESCRIPTION

**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.



**Axis**  
Survey & Mapping

16241 NE 90TH ST  
KIRKLAND, WA 98034  
TEL. 426.823-6700  
FAX 426.823-8700



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 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

JOB NO. 06-014/13-173

SHEET 11 OF 11