RESOLUTION NO. 15-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF VICTORIAN MEADOWS LU05-0047/2100 FOR RECORDING.

WHEREAS, an application has been received by the City of Covington (the "City) under Application No. LU05-0047/2100 for the final plat of Victorian Meadows; and

WHEREAS, the City issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on December 11, 2006; and

WHEREAS, the preliminary plat was reviewed by the City's Hearing Examiner, and an open record public hearing was held on April 18, 2007; and

WHEREAS, the City's Hearing Examiner issued a decision on April 25, 2007, 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 Victorian Meadows 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 11th day of August 2015.

Margaret Harto

Mayor Margaret Harto

ATTESTED:

Sharron Scott, City Clerk

APPROVED AS TO FORM:

Sara Springer, City Attorney

EXHIBIT 1

VOL/PG

PLAT OF FREESTONE VICTORIAN MEADOWS

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, 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 STREET 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 "D","E","F","G","H" AND "I" 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 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 FOUND 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.
TRACTS "A","B", AND"C" ARE HEREBY DEDICATED TO THE FREESTONE VICTORIAN MEADOWS OWNER'S ASSOCIATION.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____DAY OF _____, 20__.

FREESTONE VICTORIAN MEADOWS, LLC

_____
BY:
ITS:

ACKNOWLEDGMENTS

STATE OF WASHINGTON >SS
COUNTY OF THURSTON

ON THIS _____ DAY OF _____20_____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF FREESTONE MEADOWS, LLC A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____
_____
(SEAL) MY COMMISSION EXPIRES: _____

SURVEYORS NOTES

1. TITLE INFORMATION NOTED OR DEPICTED ON THIS DRAWING IS BASED ON REPORT DATED MAY 18, 2015 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER ORDER NUMBER 2454398.
2. THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN MAY, 2015. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332-130-090.
3. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO UN-LOCATABLE EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3880155.
4. LOT 9 OF BURWOOD PARK IS SUBJECT TO TERMS AND CONDITIONS OF AGREEMENT FOR WATER SERVICE RECORDED JANUARY 14, 1966 UNDER AUDITOR'S FILE NO. 3880155. THE TERMS THEREOF HAVING BEEN SATISFIED AS A RESULT OF FULL BUILDOUT OF SAID SUBDIVISION.
5. A PORTION OF THE LAND DESCRIBED HEREON, BEING LOT 9 OF BURWOOD PARK, IS SUBJECT TO EASEMENTS, RESTRICTIONS, NOTES AND PROVISION, AS DISCLOSED BY THE PLAT OF BURWOOD PARK RECORDED IN VOLUME 81 OF PLATS AT PAGE 46.
6. A PORTION OF THE LAND DESCRIBED HEREON, BEING LOT 9 OF BURWOOD PARK, IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 6176391.
7. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RESERVATION OF MINERAL RIGHTS, AS DISCLOSED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 6214643.
8. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER AUDITOR'S FILE NO. 7208180484.
9. A PRIVATE WATER SUPPLY WAS LOCATED ON THE DESCRIBED HEREON. ACCORDING TO INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7302010452, CERTAIN USES ARE RESTRICTED WITHIN 100 FEET OF SAID WATER SUPPLY, HOWEVER ON APRIL 17, 2015 SAID WATER SUPPLY WAS ABANDONED PURSUANT TO WAC 173-160-701(1)(a).
10. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY BE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 7303300623.
11. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO PROVISIONS OR ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 7808300008.
12. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER AUDITOR'S FILE NO. 9009270140.
13. A PORTION OF LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 9103040725.
14. THE BOUNDARY OF THE LAND DESCRIBED HEREON IS A RETRACEMENT OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200606149005.
15. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 201412080006.28.

INDEX OF SHEETS

SHEET 1	DEDICATION, ACKNOWLEDGMENTS, SURVYORS NOTES APPROVALS AND LAND SURVEYOR'S CERTIFICATE
SHEET 2	SECTION SUBDIVISION, DESCRIPTION, SURVEY REFERENCES, EASEMENT PROVISIONS, ADDRESS/AREA TABLE
SHEET 3	BOUNDARY, LOT LAYOUT, LINE AND CURVE TABLE

APPROVALS

CITY OF COVINGTON

EXAMINED AND APPROVED THIS _____ DAY OF _____20__.

_____
DEVELOPMENT REVIEW ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__.

_____
FINANCE DIRECTOR

_____
COMMUNITY DEVELOPMENT DIRECTOR

_____
CITY MANAGER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__.

_____ _____
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS 127400-0090-08 & 252205-9030-05

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT LEGAL 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__.

_____
KING COUNTY FINANCE DIVISION

REVIEWED BY COVINGTON WATER DISTRICT

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__.

_____ FOR WATER EASEMENT PURPOSES ONLY
COVINGTON WATER DISTRICT /DISTRICT ENGINEER

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

THIS _____ DAY OF _____, 201__ AT VOLUME ____ OF PLATS, PAGE(S)_____,
RECORDS OF KING COUNTY, WASHINGTON

_____ _____
MANAGER SUPERINTENDENT OF RECORDS

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN CITY OF COVINGTON, KING COUNTY WASHINGTON

LAND SURVEYOR'S CERTIFICATE

JEFF S. PANTIER STATE OF WASHINGTON 28073 REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF FREESTONE VICTORIAN MEADOWS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.; THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND TRACT CORNERS STAKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073".

July 15, 2015
JEFF S. PANTIER, DATE
PROF. REGISTERED LAND SURVEYOR #28073

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

14-058

CITY OF COVINGTON FILE NO. LU05-0047

PLAT OF FREESTONE VICTORIAN MEADOWS

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.
CITY OF COVINGTON, KING COUNTY WASHINGTON

LEGAL DESCRIPTION

PARCEL A:
LOT 9, BURWOOD, ACCORDING TO THE PLAT THEREOF RECORDED INVOLUME 81 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON.

PARCEL:
THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH , RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF THE EAST 656 FEET THEREOF LYING NORTHERLY OF THE SOUTH 30 FEET OF SAID EAST 656 FEET;
AND EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 848905.
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER RECORDING NO. 20050729000099?.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY INC., CENTURYLINK TELEPHONE COMPANY, COMCAST CABLE COMPANY, THE FREESTONE VICTORIAN MEADOWS OWNER'S ASSOCIATION, THE CITY OF COVINGTON, SOOS CREEK SEWER AND WATER DISTRICT, THE COVINGTON WATER DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGES OF THE LOTS AND TRACTS, AS DEPICTED ON SHEET 3 HEREIN; TOGETHER WITH THE PRIVATE STREETS DESIGNATED AS TRACTS "A", "B", "C" AND TRACT "J" AND TOGETHER WITH THE FIVE FEET OF LOTS 7, 8, 9, 10, 17, 18, 19, 20, 22, 23, 24 AND 25, AS DEPICTED ON SHEET 3 HEREIN, WHICH ADJOINS SAID TRACTS "A", "B" AND "C" IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, WATER, STREET LIGHTING AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

EASEMENTS UNDER AND UPON TRACTS "A", "B" AND "C" ARE HEREBY GRANTED TO THE CITY OF COVINGTON FOR THE FOR ACCESS (INGRESS EGRESS) TO THE DRAINAGE FACILITIES LOCATED ON TRACTS "D", "E" AND "F" FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN,

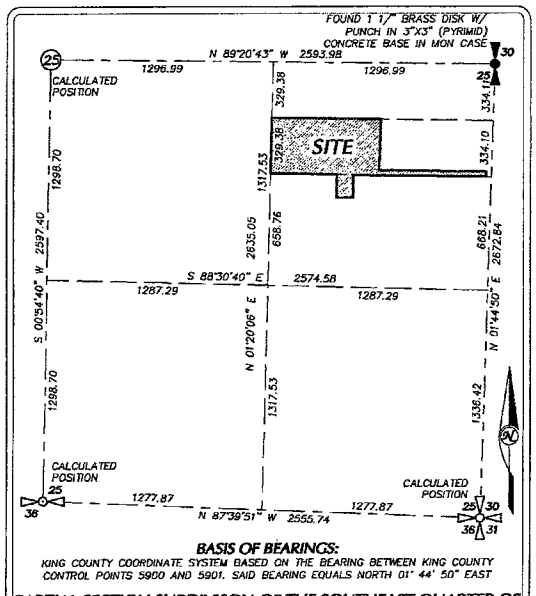
REFER TO INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO.'S _____ AND _____ FOR ADDITIONAL MATTERS RELATED TO SPECIFIC EASEMENTS GRANTED TO SSOS CREEK SEWER AND WATER DISTRICT AND TO COVINGTON WATER DISTRICT.

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER AUDITOR'S FILE NO._____

REFERENCES

1. SUBDIVISION GUARANTEE DATED MAY 18, 2015 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER ORDER NUMBER 2454398.
2. SURVEY RECORDED IN BOOK 206 AT PAGE 197.
3. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7901229008.
4. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9206159006.
5. PLAT OF BURWOOD PARK RECORDED UNDER AUIDOTR'S FILE NO. 6129096.
6. PLAT OF BURWOOD PARK RECORDED UNDER AUDITOR'S FILE NO. 6274115.



BASIS OF BEARINGS:
KING COUNTY COORDINATE SYSTEM BASED ON THE BEARING BETWEEN KING COUNTY CONTROL POINTS 5900 AND 5901. SAID BEARING EQUALS NORTH 01° 44' 50" EAST

PARTIAL SECTION SUBDIVISON OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.
SCALE: 1"=500'

SETBACKS

a. PLEASE REFER TO THE CITY OF COVINGTON MUNICPAL CODE FOR COMPLETE INFORMATION OF ALL SETBACK REQUIREMENTS THAT MAY AFFECT THESE PARCELS

b. BUILDING SETBACKS ARE FIELD VERIFIED AT THE TIME OF BUILDING PERMIT, PURSUANT TO VESTED RIGHTS

c. BUILDING SETBACKS
- MINIMUM STREET SETBACK (STRUCTURE) 10 FEET
- MINIMUM STREET SETBACK (LINEAL TO GARAGE) 20 FEET
- MINIMUM INTERIOR SETBACK 7.5 FEET

PLAT NOTES

1. AT THE TIME OF DEVELOPMENT FOR EACH LOT IN THIS SUBDIVISION, A PERMANENT DRYWELL OR STORMWATER INFILTRATION SYSTEM, CONSISTENT WITH CITY OF COVINGTON DESIGN STANDARDS, AND AS APPROVED BY THE CITY, SHALL BE INSTALLED AT THE TIME OF BUILDING CONSTRUCTION. THE INDIVIDUAL HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITY. THE OWNER SHALL OBTAIN ANY REQUIRED PERMITS AND APPROVALS, FROM THE CITY, PRIOR TO ANY MODIFICATIONS OR ALTERATIONS TO THE PRIVATE DRAINAGE FACILITY.

2. MAINTENANCE OF THE LANDSCAPE STRIP, INCLUDING STREET TREES SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

3. TRACTS "A", "B" AND "C" ARE DESIGNED AS PRIVATE ACCESS (INGRESS EGRESS) AND UTILITY TRACTS THAT PROVIDE ACCESS AND UTILITIES TO SERVE THIS PLAT. THE FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

4. TRACTS "D", "E", "F", "G", "H" AND "I" ARE DESIGNATED FOR STORMWATER MANAGEMENT PURPOSES AND ARE HEREBY DEDICATED AND CONVEYED TO THE CITY OF COVINGTON PURSUANT TO THE STORMWATER COVENANT AS DESCRIBED HEREIN.

5. PAYMENT OF A FEE, PURSUANT TO VOLUNTARY MITIGATION AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. _____ ARE DUE AT THE TIME OF BUILDING PERMIT. FEES ARE PAID DIRECTLY TO THE KENT FIRE DEPARTMENT UNDER THE TERMS OF SAID AGREEMENT.

6. TRACT "J" IS DESIGNATED FOR ACCESS AND UTILITIES. THE ADJACENT PROPERTY OWNERS UTILIZE SAID TRACT FOR PRIVATE ACCESS AND UTILITY PURPOSES. SUBSEQUENT TO THE RECORDING OF THIS PLAT, THE DEVELOPER SHALL OFFER OWNERSHIP OF TRACT "J" TO THE NEIGHBORING PROPERTY OWNERS. THE FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT "J" UNTIL SUCH TIME AS IT IS CONVEYED TO ADJACENT PROPERTY OWNERS. TRACT "J" IS SUBJECT TO EASEMENTS GRANTED TO COVINGTON WATER DISTRICT RECORDED UNDER AUDITOR'S FILE NO. _____ AND OTHER EASEMENTS OF RECORD.

7. TRANSPORTATION IMPACT FEES HAVE NOT BEEN PAID AND ARE DUE AT THE TIME OF BUILDING PERMIT APPROVAL FOR EACH LOT. THE FEES, PLUS ADMINISTRATIVE CHARGES WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT.

8. SCHOOL IMPACT FEES HAVE NOT BEEN PAID AND ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE FEES, PLUS ADMINISTRATIVE CHARGES WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT.

9. ALL PUBLIC WATER LINE EASEMENTS ARE HEREBY CONVEYED TO COVINGTON WATER DISTRICT FOR THEIR PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE. SEE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. _____ FOR ADDITIONAL MATTERS RELATED TO SAID EASEMENT.

10. ALL PUBLIC SANITARY SEWER EASEMENTS ARE HEREBY CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER SERVICE. SEE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. _____ FOR ADDITIONAL MATTERS RELATED TO SAID EASEMENT.

11. THE PARK FEE-IN-LIEU SHALL BE DISTRIBUTED EVENLY AMONG THE 29 SINGLE FAMILY LOTS IN THE PLAT AND SHALL RESULT IN A FEE OF $4,779, PLUS CURRENT ADMINISTRATIVE CHARGES, PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

12. THE BUILDER(S) OF THE HOMES WITHIN THE PLAT ARE RESPONSIBLE FOR THE INSTALLATION OF THE STREET TREES PURSUANT TO THE APPROVED LANDSCAPING PLAN ON FILE WITH 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.

BUILDABLE LANDS INFORMATION CHART

LOT NO.	ADDRESS	SQUARE FOOTAGE
1	26523 177TH PLACE SE COVINGTON, WA 98042	4,675
2	17619 SE 265TH COURT COVINGTON, WA 98042	4,822
3	17615 SE 265TH COURT COVINGTON, WA 98042	4,675
4	17611 SE 265TH COURT COVINGTON, WA 98042	4,675
5	17609 SE 265TH COURT COVINGTON, WA 98042	6,860
6	17605 SE 265TH COURT COVINGTON, WA 98042	5,818
7	17601 SE 265TH COURT COVINGTON, WA 98042	4,473
8	17539 SE 265TH COURT COVINGTON, WA 98042	4,733
9	17535 SE 265TH COURT COVINGTON, WA 98042	4,719
10	17531 SE 265TH COURT COVINGTON, WA 98042	4,791
11	26515 176TH PLACE SE COVINGTON, WA 98042	4,990
12	26511 176TH PLACE SE COVINGTON, WA 98042	6,106
13	26509 176TH PLACE SE COVINGTON, WA 98042	6,053
14	26508 176TH PLACE SE COVINGTON, WA 98042	4,685
15	17604 SE 265TH COURT COVINGTON, WA 98042	4,907
16	17608 SE 265TH COURT COVINGTON, WA 98042	4,675
17	17612 SE 265TH COURT COVINGTON, WA 98042	4,675
18	17616 SE 265TH COURT COVINGTON, WA 98042	4,438
19	17618 SE 265TH COURT COVINGTON, WA 98042	4,473
20	176220 SE 265TH COURT COVINGTON, WA 98042	4,675
21	17624 SE 265TH COURT COVINGTON, WA 98042	4,675
22	17702 SE 265TH COURT COVINGTON, WA 98042	4,675
23	17706 SE 265TH COURT COVINGTON, WA 98042	5,139
24	17710 SE 265TH COURT COVINGTON, WA 98042	5,531
25	17714 SE 265TH COURT COVINGTON, WA 98042	5,143
26	17707 SE 265TH COURT COVINGTON, WA 98042	4,675
27	17703 SE 265TH COURT COVINGTON, WA 98042	5,717
28	26524 177TH PLACE SE COVINGTON, WA 98042	4,675
29	17715 SE 265TH COURT COVINGTON, WA 98042	6,551
AVERAGE LOT SIZE		5,059
TOTAL BUILDABLE AREA (LOTS)		127,851
TOTAL AREA DEDICATED TO ROW		51,469
TOTAL AREA DEDICATED TO DRAINAGE		16,770
TOTAL AREA IN CRITICAL AREAS		0

TRACT	PURPOSE	OWNERSHIP	SQUARE FOOTAGE
TRACT "A"	PRIVATE ROAD	FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION	2,542 SF
TRACT "B"	PRIVATE ROAD	FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION	3,108 S.F.
TRACT "C"	PRIVATE ROAD	FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION	2,660 S.F.
TRACT "D"	STORM DRAINAGE	CITY OF COVINGTON	4,632 S.F.
TRACT "E"	STORM DRAINAGE	CITY OF COVINGTON	1,376 S.F.
TRACT "F"	STORM DRAINAGE	CITY OF COVINGTON	2,125 S.F.
TRACT "G"	STORM DRAINAGE	CITY OF COVINGTON	2,507 S.F.
TRACT "H"	STORM DRAINAGE/ LANDSCAPING/ SIGN	CITY OF COVINGTON	2,973 S.F
TRACT "I"	STORM DRAINAGE/ LANDSCAPING/ SIGN	CITY OF COVINGTON	2,973 S.F.
TRACT "J"	UTILITY CORRIDOR	FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION (SEE PLAT NOTE #6)	18,391 S.F.

JEFF S. PANTIER
STATE OF WASHINGTON
38073
REGISTERED
PROFESSIONAL LAND SURVEYOR

July 15 2015

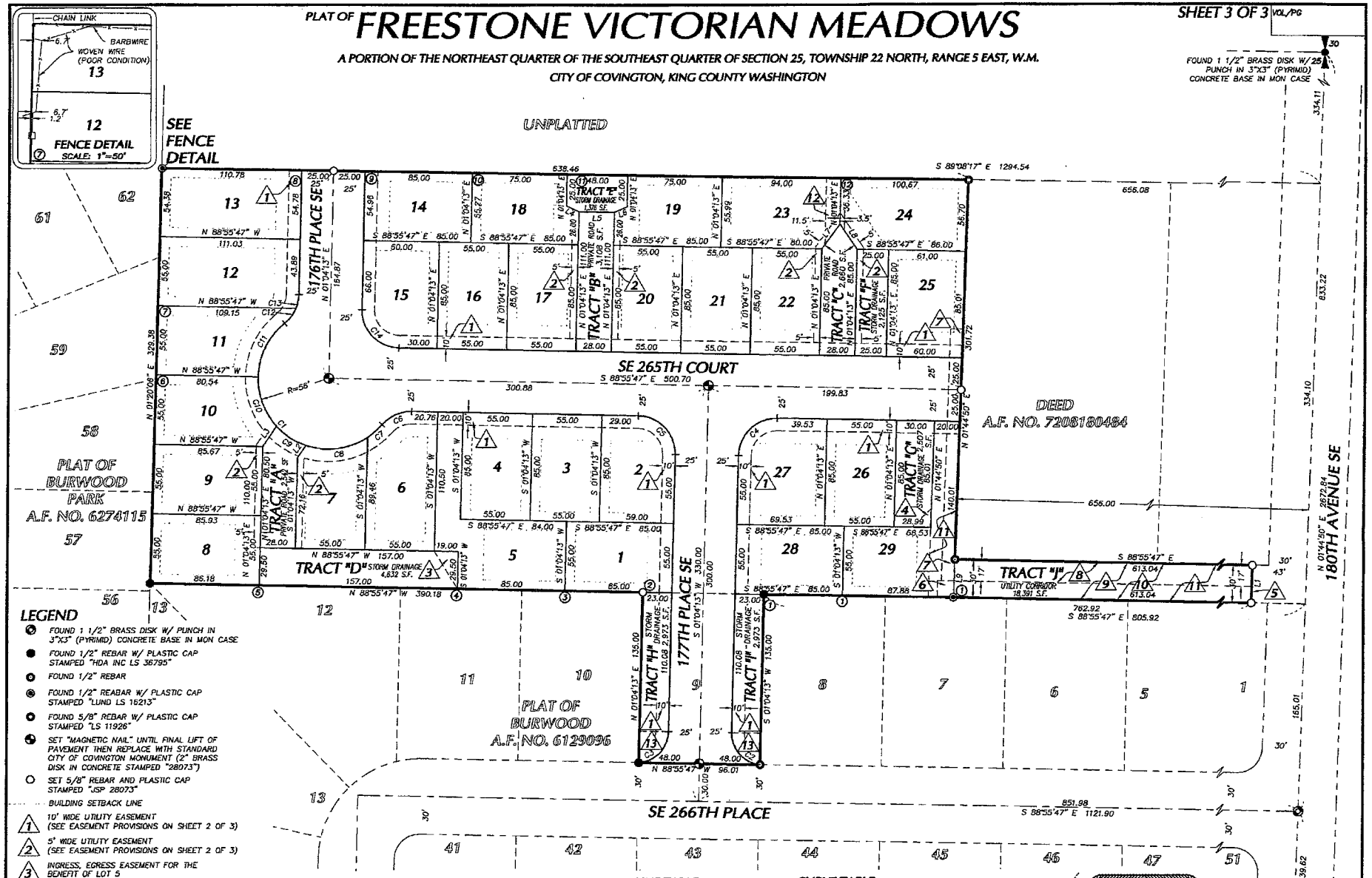
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1598 FAX: 360.357.6299
hattonpantier.com

14-058

VOL/PG

PLAT OF FREESTONE VICTORIAN MEADOWS

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.
CITY OF COVINGTON, KING COUNTY WASHINGTON



LEGEND

- FOUND 1 1/2" BRASS DISK W/ PUNCH IN 3"X3" (PYRIMID) CONCRETE BASE IN MON CASE
- FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "HDA INC LS 36795"
- FOUND 1/2" REBAR
- FOUND 1/2" REABAR W/ PLASTIC CAP STAMPED "LUND LS 16213"
- FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED "LS 11926"
- SET "MAGNETIC NAIL" UNTIL FINAL LIFT OF PAVEMENT THEN REPLACE WITH STANDARD CITY OF COVINGTON MONUMENT (2" BRASS DISK IN CONCRETE STAMPED "28073")
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "JSP 28073"
- BUILDING SETBACK LINE
- 1 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS ON SHEET 2 OF 3)
- 2 5' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS ON SHEET 2 OF 3)
- 3 INGRESS, EGRESS EASEMENT FOR THE BENEFIT OF LOT 5
- 4 INGRESS, EGRESS EASEMENT FOR THE BENEFIT OF LOT 29
- 5 WEST LINE OF STRIP DEDICATED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 20050729000992
- 6 EASEMENT "A" GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 7303300623 (SEE SURVEYORS NOTE #10)
- 7 EASEMENT "B" GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 7303300623 (SEE SURVEYORS NOTE #10)
- 8 EASEMENT "C" GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 7303300623 (SEE SURVEYORS NOTE #10)
- 9 EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 9103040725 (SEE SURVEYORS NOTE #13
- 10 30' WIDE EASEMENT FOR INGRESS, EGRESS AS DESCIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO.'S 7208180484, 7808300008 AND 9009270140 (SEE SURVEYORS NOTES #8, 11 AND 12)
- 11 EASEMENT FOR WATERMAIN AND APPURTENANCES HEREBY GRANTED TO COVINGTON WATER DISTRICT
- 12 EASEMENT FOR SANITARY SEWER HEREBY GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT
- 13 LANDSCAPE AND MONUMENT SIGN EASEMENT HEREBY RESERVED FOR AND GRANTED TO THE FREESTONE VICTORIAN MEADOWS OWNERS ASSOCIATION

1. WOOD FENCE ON LINE
2. WOOD FENCE 0.7' NORTH
3. CHAINLINK FENCE 1.0' NORTH
4. CHAINLINK FENCE 0.3' NORTH
5. CHAINLINK FENCE 0.5' NORTH
6. WOOD FENCE 0.4' EAST
7. WOOD FENCE 0.9' EAST
8. BARBED WIRE FENCE 4.0' SOUTH
9. BARBED WIRE FENCE 1.4' SOUTH
10. BARBED WIRE FENCE 0.3' SOUTH
11. BARBED WIRE FENCE 1.0' SOUTH
12. BARBED WIRE FENCE 0.6' SOUTH

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 01°44'50" W	30.00
L2	N 34°13'40" E	11.80
L3	N 34°13'40" E	19.47
L4	S 64°28'42" E	10.98
L5	S 88°55'47" E	28.00
L6	N 65°48'46" E	11.06
L7	N 36°03'44" E	24.41
L8	S 33°55'18" E	24.41
L9	N 01°44'50" E	30.00

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	180°29'09"	56.00	186.18
C2	85°25'12"	25.00	37.27
C3	85°25'12"	25.00	37.27
C4	90°00'00"	30.00	47.12
C5	90°00'00"	30.00	47.12
C6	50°14'34"	30.00	26.31
C7	15°32'55"	56.00	15.20
C8	52°00'57"	56.00	50.84
C9	28°57'48"	56.00	28.31
C10	43°42'55"	56.00	42.73
C11	50°14'34"	56.00	49.11
C12	28°29'58"	30.00	14.92
C13	21°44'36"	30.00	11.38
C14	90°00'00"	30.00	47.12

BASIS OF BEARINGS: KING COUNTY COORDINATE SYSTEM BASED ON THE BEARING BETWEEN KING COUNTY CONTROL POINTS 5900 AND 5901. SAID BEARING EQUALS NORTH 01° 44' 50" EAST

SCALE: 1"=50 FEET
0 25 50 100

JEFF S. PANTIER STATE OF WASHINGTON 28073 REGISTERED PROFESSIONAL LAND SURVEYOR

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

14-058

CITY OF COVINGTON FILE NO. LU05-0047