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PLAT Rec: \$287.50  
Pages:5  
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KING COUNTY, WA

VOLUME/PAGE

297/72

# CASCARA CREEK

## A PLAT COMMUNITY

### PORTION OF THE NE1/4 AND SE1/4 OF THE SE1/4, SECTION 23, T22N-R5E, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

#### LEGAL DESCRIPTION:

**PARCEL A:**  
THE SOUTH 219.048 FEET OF THE WEST 397.721 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON; AND THE WEST 5 ACRES OF THE NORTH 16.5 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS LOT "B" OF KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER S92L0177, RECORDED UNDER RECORDING NUMBER 20000609001583).

SITUATE IN CITY OF COVINGTON, COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL B:**  
TRACT B, CROFTON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 143 OF PLATS, PAGES 77 THROUGH 79, IN KING COUNTY, WASHINGTON.

SITUATE IN CITY OF COVINGTON, COUNTY OF KING, STATE OF 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 AND TRACTS 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 SAID 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 AND CONVEY 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 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 CITY OF COVINGTON.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD 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 SUBSURFACE 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 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 CITY OF COVINGTON, ITS SUCCESSORS, OR ASSIGNS.

#### DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "CASCARA CREEK", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR CASCARA CREEK, RECORDED UNDER KING COUNTY RECORDING NO. 20211222001705.

THIS SUBDIVISION, DEDICATION, DECLARATION, 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 3RD DAY OF DECEMBER, 2021.

MAINVUE WA LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: MAINVUE HOMES LLC  
A DELAWARE LIMITED LIABILITY COMPANY

Vanessa Normandin  
BY: VANESSA NORMANDIN  
ITS: MANAGER

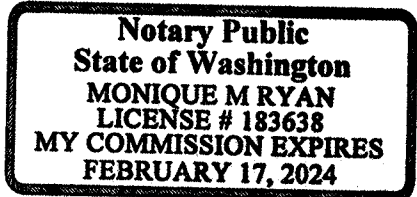
#### ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
                                  ) SS.  
COUNTY OF KING      )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Vanessa Normandin IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF MAINVUE HOMES LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 3rd DAY OF December, 2021.

Monique M Ryan  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME Monique M. Ryan  
RESIDING AT Birkland  
MY APPOINTMENT EXPIRES February 17, 2024



#### SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON )  
                                  ) SS.  
COUNTY OF KING      )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK W. DUFFNER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 2nd DAY OF December, 2021.

Margi Fosdick  
(SIGNATURE OF NOTARY)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME Margi Fosdick  
RESIDING AT Edgewood  
MY APPOINTMENT EXPIRES 12-19-24



#### APPROVALS

CITY DEVELOPMENT REVIEW ENGINEER  
EXAMINED AND APPROVED THIS 16 DAY OF December, 2021.

Brian Byham  
CITY DEVELOPMENT REVIEW ENGINEER

CITY MANAGER  
EXAMINED AND APPROVED THIS 16 DAY OF December, 2021.

Salina K Myers on Behalf of Regan Brilli  
CITY MANAGER

COMMUNITY DEVELOPMENT DIRECTOR  
EXAMINED AND APPROVED THIS 16 DAY OF December, 2021.

Salina K Myers  
COMMUNITY DEVELOPMENT DIRECTOR

#### CITY FINANCE DIRECTOR

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

DATED THIS 16 DAY OF December, 2021.

Staci Clos on Behalf of Cassandra Parker  
FINANCE DIRECTOR

#### 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.

DATED THIS 22nd DAY OF DECEMBER, 2021.

Carol Basile  
MANAGER, FINANCE DIVISION

Don Hill  
DEPUTY

KING COUNTY DEPARTMENT OF ASSESSMENTS  
EXAMINED AND APPROVED THIS 16th DAY OF December, 2021.

John Wilson  
KING COUNTY ASSESSOR

John Wilson  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 232205-9106

COVINGTON WATER DISTRICT  
APPROVED FOR EASEMENTS ONLY

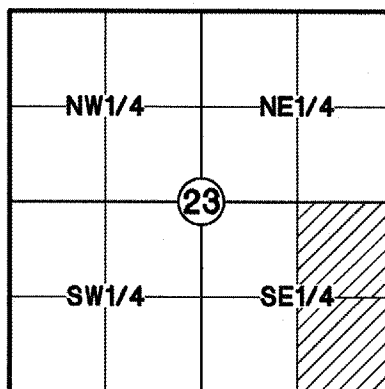
Christina  
DISTRICT ENGINEER, COVINGTON WATER DISTRICT

12-6-2021  
DATE

#### BUILDABLE LANDS INFORMATION:

LOT/TRACT	ADDRESS	SQUARE FOOTAGE
LOT 1	25101 161ST AVE SE	5,883 SQ. FT.
LOT 2	25100 161ST AVE SE	5,429 SQ. FT.
LOT 3	25104 161ST AVE SE	4,050 SQ. FT.
LOT 4	25108 161ST AVE SE	4,039 SQ. FT.
LOT 5	25112 161ST AVE SE	4,042 SQ. FT.
LOT 6	25116 161ST AVE SE	4,318 SQ. FT.
LOT 7	25120 161ST AVE SE	4,518 SQ. FT.
LOT 8	25124 161ST AVE SE	4,518 SQ. FT.
LOT 9	25202 161ST AVE SE	4,518 SQ. FT.
LOT 10	25206 161ST AVE SE	4,518 SQ. FT.
LOT 11	25210 161ST AVE SE	4,518 SQ. FT.
LOT 12	25214 161ST AVE SE	4,518 SQ. FT.
LOT 13	25218 161ST AVE SE	4,518 SQ. FT.
LOT 14	25222 161ST AVE SE	4,794 SQ. FT.
LOT 15	16109 SE 253RD PL	5,381 SQ. FT.
LOT 16	16105 SE 253RD PL	5,404 SQ. FT.
LOT 17	16101 SE 253RD PL	5,427 SQ. FT.
LOT 18	16037 SE 253RD PL	6,911 SQ. FT.
LOT 19	16033 SE 253RD PL	6,664 SQ. FT.
LOT 20	16029 SE 253RD PL	5,170 SQ. FT.
LOT 21	16025 SE 253RD PL	5,004 SQ. FT.
LOT 22	16021 SE 253RD PL	4,690 SQ. FT.
LOT 23	16022 SE 253RD PL	5,292 SQ. FT.
LOT 24	16035 SE 252ND PL	6,407 SQ. FT.
LOT 25	16037 SE 252ND PL	4,485 SQ. FT.
LOT 26	16039 SE 252ND PL	4,807 SQ. FT.
LOT 27	16040 SE 252ND PL	4,707 SQ. FT.
LOT 28	16038 SE 252ND PL	4,485 SQ. FT.
LOT 29	16036 SE 252ND PL	4,485 SQ. FT.
LOT 30	25109 160TH PL SE	7,118 SQ. FT.
LOT 31	25105 160TH PL SE	5,016 SQ. FT.
TRACT A		1,616 SQ. FT.
TRACT B		1,480 SQ. FT.
TRACT C		2,567 SQ. FT.
TRACT D		30,351 SQ. FT.
TRACT E		6,980 SQ. FT.
TRACT F		7,064 SQ. FT.
TRACT G		41,045 SQ. FT.
TRACT H		1,392 SQ. FT.

#### SECTION INDEX SECTION 23, T22N, R5E, W.M.



CITY OF COVINGTON FILE NO. LU18-0009

JOB NO. 18625

#### RECORDING CERTIFICATE:

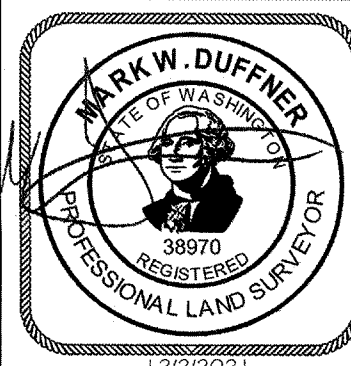
RECORDING NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF THE CITY OF COVINGTON THIS 2nd DAY OF December, 2021, AT 47 MINUTES PAST 4:00 P.M. AND RECORDED IN VOLUME 297 OF PLATS AT PAGES 12 THROUGH 16, RECORDS OF KING COUNTY, WASHINGTON.  
DIVISION OF RECORDS AND ELECTIONS

Norm Alberg  
MANAGER SUPERINTENDENT OF RECORDS

#### LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MAINVUE WA LLC ON AUGUST 5, 2020. I HEREBY CERTIFY THAT THIS MAP FOR CASCARA CREEK, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT THE LOT CORNERS HAVE BEEN CORRECTLY MONUMENTED, THAT THE STREET MONUMENTS WILL BE SET UPON COMPLETION OF CONSTRUCTION, AND THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN, AND THAT ALL BOUNDARIES OF THE UNITS (LOTS) ARE SHOWN ON THE MAP.

Mark W. Duffner  
MARK W. DUFFNER, P.L.S. NO. 38970  
DATE 12/2/2021



**Barghausen**  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

PORTION NE1/4 & SE1/4 OF SE1/4,  
SECTION 23, T22N-R5E, W.M.

SHEET 1 OF 5

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# CASCARA CREEK

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## A PLAT COMMUNITY PORTION OF THE NE1/4 AND SE1/4 OF THE SE1/4, SECTION 23, T22N-R5E, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

### PLAT NOTES AND RESTRICTIONS:

- THE ARTICLES OF INCORPORATION FOR THE CASCARA CREEK HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- THIS PLAT IS SUBJECT TO CITY OF COVINGTON MUNICIPAL CODE (CMC 19.20.050) WHICH CONTAINS PROVISIONS FOR PAYMENT OF TIF (TRANSPORTATION IMPACT FEES). ALL APPLICABLE ADMINISTRATIVE TRANSPORTATION IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE AND WILL BE ASSESSED AT THE RATE IN EFFECT AT THAT TIME. LOT 1 SHALL RECEIVE THE CREDIT FOR THE EXISTING DWELLING UNIT TO BE REMOVED AND WILL NOT BE REQUIRED TO PAY THE TRANSPORTATION IMPACT FEE.
- THIS PLAT IS SUBJECT TO CITY OF COVINGTON MUNICIPAL CODE (CMC 19.20.050) WHICH CONTAINS PROVISIONS FOR PAYMENT OF SCHOOL IMPACT FEES. IMPACT FEES ARE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. LOT 1 SHALL RECEIVE CREDIT FOR THE EXISTING DWELLING UNIT TO BE REMOVED AND WILL NOT BE REQUIRED TO PAY THE SCHOOL IMPACT FEE.
- THIS PLAT IS SUBJECT TO THE CITY OF COVINGTON MUNICIPAL CODE (CMC 19.20.050) WHICH INCLUDES PROVISIONS FOR PAYMENT OF FIRE IMPACT FEES. THE FIRE IMPACT FEE IS COLLECTED AND CALCULATED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. ALL APPLICABLE ADMINISTRATIVE FEES WILL BE ASSESSED AND SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE BASED ON THE CURRENT ADMINISTRATIVE RATE. LOT 1 SHALL RECEIVE CREDIT FOR THE EXISTING DWELLING UNIT TO BE REMOVED AND WILL NOT BE REQUIRED TO PAY THE FIRE IMPACT FEE.
- THIS PLAT IS SUBJECT TO CITY OF COVINGTON MUNICIPAL CODE (CMC 19.20.050) WHICH CONTAINS PROVISIONS FOR PAYMENT OF PARK IMPACT FEES. IMPACT FEES ARE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. LOT 1 SHALL RECEIVE CREDIT FOR THE EXISTING DWELLING UNIT TO BE REMOVED AND WILL NOT BE REQUIRED TO PAY THE PARK IMPACT FEE.
- TRACT "A" IS A PRIVATE ACCESS AND UTILITIES TRACT FOR THE BENEFIT OF LOTS 1, 2 AND 3 AND TRACT "B" IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOT 1. TRACTS "A" AND "B" ARE FIRE ACCESS TRACTS, AND ARE HEREBY CONVEYED TO THE CASCARA CREEK HOMEOWNERS ASSOCIATION. THE CASCARA CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, INCLUDING ALL ASSOCIATED LANDSCAPING AND IMPROVEMENTS. HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACTS THEN THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
- TRACT "C" IS A PEDESTRIAN/LANDSCAPE TRACT, AND IS HEREBY CONVEYED TO THE CASCARA CREEK HOMEOWNERS ASSOCIATION. THE CASCARA CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, INCLUDING ALL ASSOCIATED LANDSCAPING AND IMPROVEMENTS. HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACT THEN THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
- TRACT "D" AND "G" ARE CRITICAL AREA TRACTS, AND ARE HEREBY CONVEYED TO THE CASCARA CREEK HOMEOWNERS ASSOCIATION. IN ACCORDANCE WITH CMC 18.65, THE CASCARA CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACTS THEN THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS. THE TRAIL AND BRIDGE WITHIN TRACT "G" SHALL BE OWNED AND MAINTAINED BY THE CASCARA CREEK HOMEOWNERS ASSOCIATION. LONG-TERM STEWARDSHIP AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SELECTED DEVELOPMENT ACTION PLAN SPECIFIED IN THE APPROVED FINAL WETLAND MITIGATION PLAN. AN INGRESS/EGRESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF COVINGTON OVER TRACT "D" AND "G" UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF INSPECTION, MAINTENANCE AND REPAIR OF PUBLIC INFRASTRUCTURE LOCATED WITHIN SAID TRACTS.
- TRACT "E" AND "F" ARE TREE TRACTS, AND ARE HEREBY CONVEYED TO THE CASCARA CREEK HOMEOWNERS ASSOCIATION. THE CASCARA CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, INCLUDING ALL ASSOCIATED LANDSCAPING AND IMPROVEMENTS. HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACTS THEN THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
- TRACT "H" IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF LOTS 30 AND 31. OWNERSHIP OF LOTS 30 AND 31 SHALL INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP IN TRACT "H". SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "H". ALL CONVEYANCES OF LOTS 30 OR 31 MUST INCLUDE AN UNDIVIDED ONE-HALF INTEREST IN TRACT "H".
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE ON FILE WITH THE CITY OF COVINGTON, CITY FILE NO. LU18-0009/0037. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY OF COVINGTON.
- THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED TREE PLAN ON FILE WITH THE CITY OF COVINGTON. THE DEVELOPER MAY BOND FOR THE STREET TREES AND ASSOCIATED LANDSCAPING WITH THE CONDITIONS THAT STREET TREES SHALL BE INSTALLED WITH THE CONSTRUCTION OF EACH HOME AND A BOND FOR THE INSTALLATION OF STREET TREES SHALL BE POSTED WITH THE CITY PRIOR TO FINAL PLAT APPROVAL. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTER STRIP INCLUDING TREES, SHRUBBERY, GRASS, OR OTHER GROUND COVER ABUTTING THE OWNER'S LOT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTER STRIPS ADJACENT TO TRACTS "D", "E", "F" AND "G".
- ALL ROCKERIES AND RETAINING WALLS SHALL BE OWNED AND MAINTAINED BY THE BENEFITING PROPERTY OWNER OR BY THE HOMEOWNERS ASSOCIATION FOR SUCH ITEMS CONTAINED ON COMMON TRACTS. THE CITY OF COVINGTON WILL NOT TAKE RESPONSIBILITY FOR ANY ROCKERIES CONSTRUCTED AS PART OF THIS PLAT.
- FENCES LOCATED AT THE TOP OF ANY ROCKERY, WALL, OR BERM SHALL CONFORM TO THE PROVISION OF CMC 18.35.210.
- MAINTENANCE OF THE FOOTING DRAINS, ROOF DOWNSPOUTS AND CLEANOUTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT HOMEOWNER.
- TO ENSURE THAT THE STORMWATER COLLECTION, CONVEYANCE AND TREATMENT SYSTEMS CONTINUE TO PROVIDE THEIR INTENDED FUNCTIONS, ALL PORTIONS OF THE PROPOSED PUBLIC STORMWATER SYSTEM SHALL BE DEDICATED TO THE CITY.
- THE PUBLIC STORM DRAINAGE EASEMENTS (SDE) SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF COVINGTON UPON THE RECORDING OF THIS PLAT FOR MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
- THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED TO THE LOT OWNERS WHO BENEFIT FROM THE FACILITIES LOCATED WITHIN SAID EASEMENTS. SAID OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WHICH LIE WITHIN SAID EASEMENT AREAS.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF COVINGTON OVER, UNDER, ACROSS AND UPON ALL OF TRACTS "A", "B" AND "H" FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC DRAINAGE FACILITIES WITHIN SAID TRACTS.
- ACCESS RIGHTS ARE HEREBY GRANTED TO THE GENERAL PUBLIC WITHIN THE TRAIL, SIDEWALK AND BRIDGE LOCATED IN TRACTS "B", "C", "G" AND "H" AND LOT 30. THE TRAIL AND BRIDGE SHALL BE OWNED AND MAINTAINED BY THE CASCARA CREEK HOMEOWNERS ASSOCIATION.
- PURSUANT TO CMC 18.65.200, BUILDING AND OTHER STRUCTURES SHALL BE SET BACK 15 FEET FROM THE EDGE OF ALL CRITICAL AREA BUFFERS, OR AS OTHERWISE PROVIDED.
- THE PRIVATE SANITARY SEWER EASEMENT (PSSE) SHOWN HEREON WITHIN LOT 23 IS HEREBY GRANTED TO THE OWNER OF LOT 24 THAT BENEFITS FROM THE FACILITIES LOCATED WITHIN SAID EASEMENT. SAID LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SANITARY SEWER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

### TITLE NOTES:

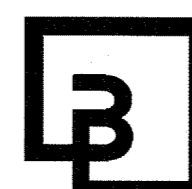
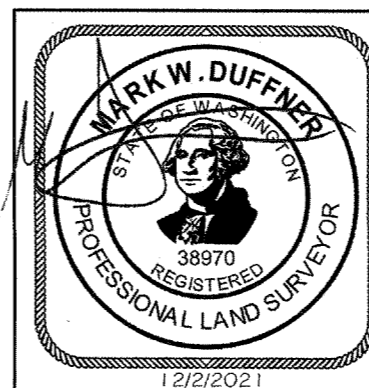
- (PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 0188514-16 DATED OCTOBER 19, 2021)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON: THE PLAT OF CROFTON HEIGHTS, FILED IN VOLUME 143 OF PLATS, PAGES 77 THROUGH 79.  
AFFECTS: PARCEL B.  
(MAY AFFECT A PORTION OF TRACT C AS PLATTED HEREIN, NAMELY THAT PORTION THEREOF WHICH IS FORMERLY TRACT B OF CROFTON HEIGHTS (A.K.A. PARCEL B). SAID TRACT B MAY POSSIBLY BE SUBJECT TO EASEMENT STRIPS 7 FEET IN WIDTH ALONG THE FRONT AND REAR BOUNDARIES AND 2.5 FEET IN WIDTH ALONG THE SIDE BOUNDARIES FOR DRY UTILITIES PER SAID PLAT.)
  - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON: KING COUNTY BOUNDARY LINE ADJUSTMENT NO. S92L0177, RECORDING NO: 20000609001583.  
(NO ACTUAL SUCH ITEMS ARE GIVEN WHICH ARE PERTINENT TO THE SUBJECT PLATTED PROPERTY.)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES  
RECORDING DATE: DECEMBER 14, 1984, RECORDING NO.: 8412140627  
AFFECTS: AS CONSTRUCTED, OR TO BE CONSTRUCTED, EXTENDED LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND OTHER PROPERTY.  
(MORE PARTICULARLY THIS DOCUMENT AFFECTS PARCEL A AND THE SOUTHWEST 5 ACRES OF THE NE 1/4 OF THE SE 1/4 OF THE SUBJECT SECTION. UNABLE TO MAP THE SPECIFIC LOCATION OF THE EASEMENT AS IT IS BLANKET IN NATURE.)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: BENJFRAN DEVELOPMENT, INC. AN OREGON CORP  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES  
RECORDING DATE: NOVEMBER 1, 1988, RECORDING NO.: 8811011091  
AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH, LOCATED WITHIN PUBLIC AND PRIVATE STREET AND ROAD RIGHTS OF WAY.  
AFFECTS: PARCEL B AND OTHER PROPERTY.  
(AFFECTS A PORTION OF TRACT C AS PLATTED HEREIN, NAMELY THAT PORTION THEREOF WHICH IS FORMERLY TRACT B OF CROFTON HEIGHTS. SEE PAGE 4 OF THIS PLAT.)
  - RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED  
GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY  
RECORDING NO.: 185421  
RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR GROUND OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND.  
THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS.  
AFFECTS: A NORTHERLY PORTION OF PARCEL A, LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23.  
(BLANKET IN NATURE - UNABLE TO PLOT.)
  - RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED  
GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY  
RECORDING NO.: 478585  
RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR GROUND OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND.  
THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS.  
AFFECTS: THAT PORTION OF SAID PREMISES LYING WITH THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23.  
(BLANKET IN NATURE - UNABLE TO PLOT.)
  - TERMS AND CONDITIONS OF KING COUNTY RESOLUTION NO. 2243, REGARDING ANNEXATION TO THE CASCADE SEWER DISTRICT AND ESTABLISHING AN ANNEXATION CONNECTION CHARGE, RECORDED UNDER RECORDING NUMBER 8507020713.  
(NOT PLOTTABLE.)
  - NOT APPLICABLE.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: UTILITY EASEMENT  
RECORDING DATE: AUGUST 31, 2020, RECORDING NO. 20200831001392  
AFFECTS: AS DESCRIBED THEREIN.  
(EASEMENTS GRANTED PER THIS DOCUMENT ARE CONCURRENT WITH EASEMENTS GRANTED PER THIS PLAT AND DEPICTED HEREIN.)
  - NOT APPLICABLE.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOOS CREEK WATER AND SEWER DISTRICT PURPOSE: SANITARY SEWER LINE AND APPURTENANCES  
RECORDING DATE: JULY 23, 2021, RECORDING NO. 20210723000675  
AFFECTS: AS DESCRIBED THEREIN.  
(PLOTTED HEREON.)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: COVINGTON WATER DISTRICT PURPOSE: WATER PIPELINE AND APPURTENANCES  
RECORDING DATE: OCTOBER 25, 2021, RECORDING NO. 20211025001344  
AFFECTS: AS DESCRIBED THEREIN.  
(PLOTTED HEREON.)

### EASEMENTS AND RESERVATIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF COVINGTON, PUGET SOUND ENERGY, INC., CENTURY LINK AND COMCAST CABLE SERVICES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF THE LOTS AND TRACTS AS GRAPHICALLY DEPICTED ON SHEETS 4 & 5, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, SANITARY SEWER STRUCTURES AND PUBLIC STORM DRAINAGE STRUCTURES 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 AND TRACTS AT ALL TIMES FOR THE PURPOSE 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 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.

JOB NO. 18625



**Barghausen**  
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18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

PORTION NE1/4 & SE1/4 OF SE1/4,  
SECTION 23, T22N-R5E, W.M.

SHEET 2 OF 5

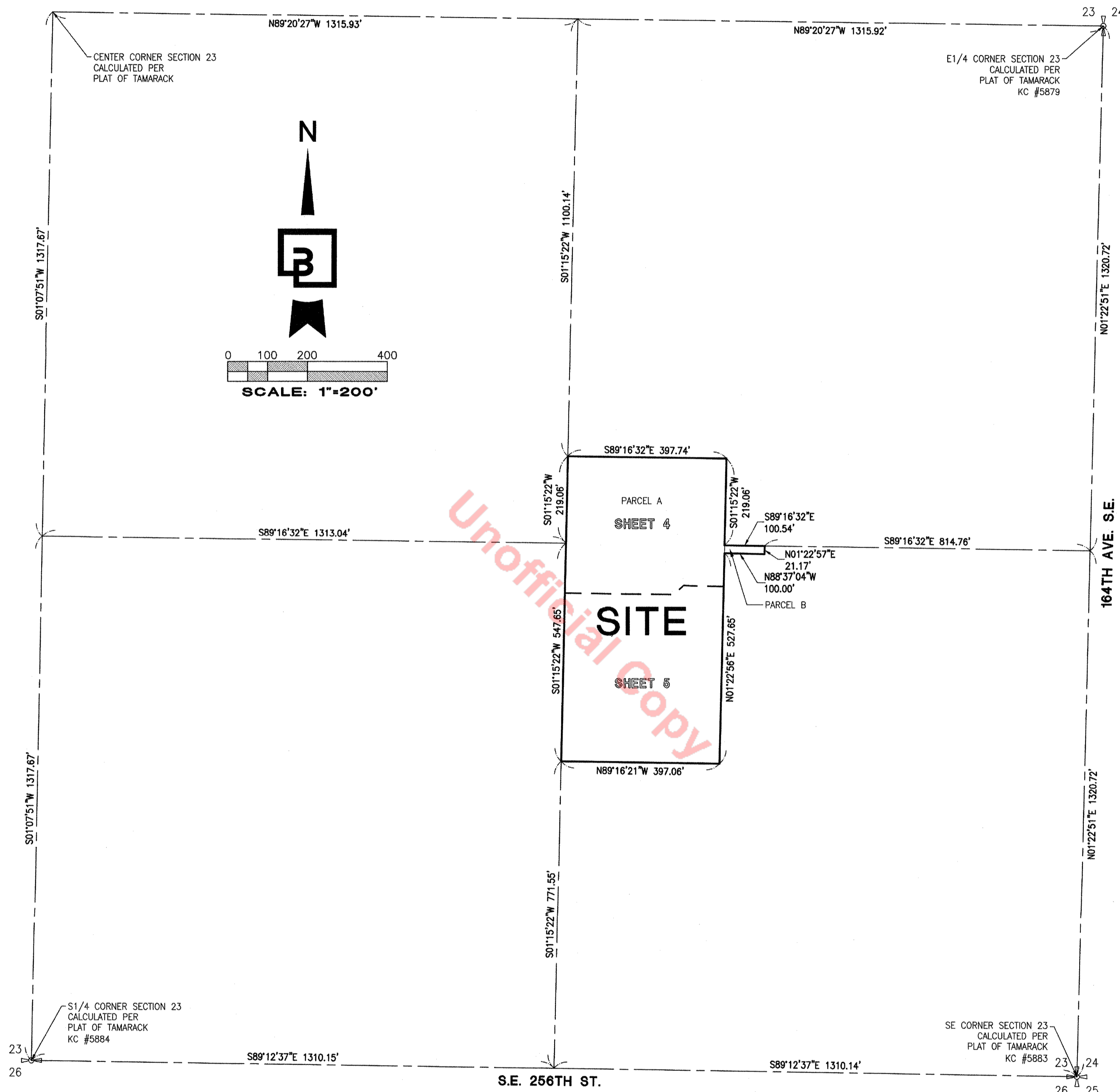
VOLUME/PAGE



# CASCARA CREEK

## A PLAT COMMUNITY

PORTION OF THE NE1/4 AND SE1/4 OF THE SE1/4, SECTION 23, T22N-R5E, W.M.  
 CITY OF COVINGTON, KING COUNTY, WASHINGTON



**SURVEY INFORMATION:**

**BASIS OF BEARINGS**

A BEARING OF S89°16'32"E WAS ASSUMED ON THE CENTERLINE OF SOUTHEAST 251ST STREET, ALONG CENTERLINE MONUMENTATION, AS SHOWN ON SHEET 4 OF THIS PLAT.

**PROCEDURE / NARRATIVE**

A FIELD SURVEY USING A "FOCUS 35" TOTAL STATION, A "TOPCON GR5" RTK GPS KIT WAS PERFORMED TO ESTABLISH THE BEARINGS AND DISTANCES BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES SHOWN HEREON. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

**DATES OF SURVEYS:**

FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN AUGUST 2017. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

**SURVEYORS NOTES:**

1. ALL DISTANCES ARE IN US FEET.

2. THE BOUNDARY LINES FOR THE SUBJECT PLAT ARE BASED ON TIES TO PLAT CORNERS AND CENTERLINE POINTS ALONG AND WITHIN THE ADJOINING PLATS AS SHOWN.

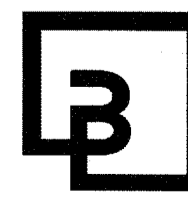
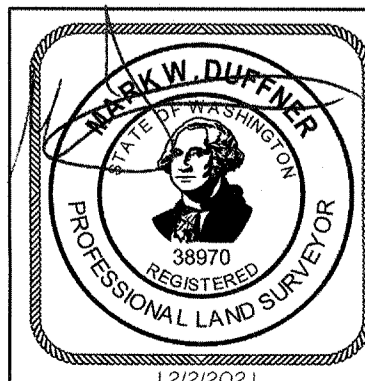
3. ALONG THE EAST BOUNDARY OF THE SUBJECT PLAT, THE WEST LINES OF THE TWO ADJOINING PLATS ON THE EAST (TAMARACK AND CROFTON HEIGHTS) ARE NOT CONTIGUOUS. THE SOUTH LINE OF TAMARACK, AS PLATTED IS 0.54 FEET LONGER THAN THE NORTH BOUNDARY OF CROFTON HEIGHTS, AS PLATTED (885.29' VS. 884.75'). THIS RESULTS IN A BEARING BREAK ALONG SAID EAST BOUNDARY, ACROSS TRACT 'C', AND A LONGER DISTANCE ALONG THE NORTH LINE OF SAID 'TRACT C' THAN ALONG ITS SOUTH LINE. SEE DETAIL 'B' ON SHEET 4.

4. ALL FRONT, REAR AND ANGLE POINTS OF ALL LOTS & TRACTS HAVE BEEN SET WITH A REBAR/CAP "BCE 38970", UNLESS NOTED OTHERWISE.

**REFERENCE SURVEYS:**

- THE PLAT OF CROFTON HEIGHTS, KING COUNTY RECORDING NO. 198812070221
- THE PLAT OF CROFTON HILLS, KING COUNTY RECORDING NO. 20021120002349
- THE PLAT OF MOUNTAIN MEADOWS ESTATES, KING COUNTY RECORDING NO. 20150311000213
- THE PLAT OF TAMARACK, KING COUNTY RECORDING NO. 20001226001121

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PORTION NE1/4 & SE1/4 OF SE1/4,  
 SECTION 23, T22N-R5E, W.M.

SHEET 3 OF 5

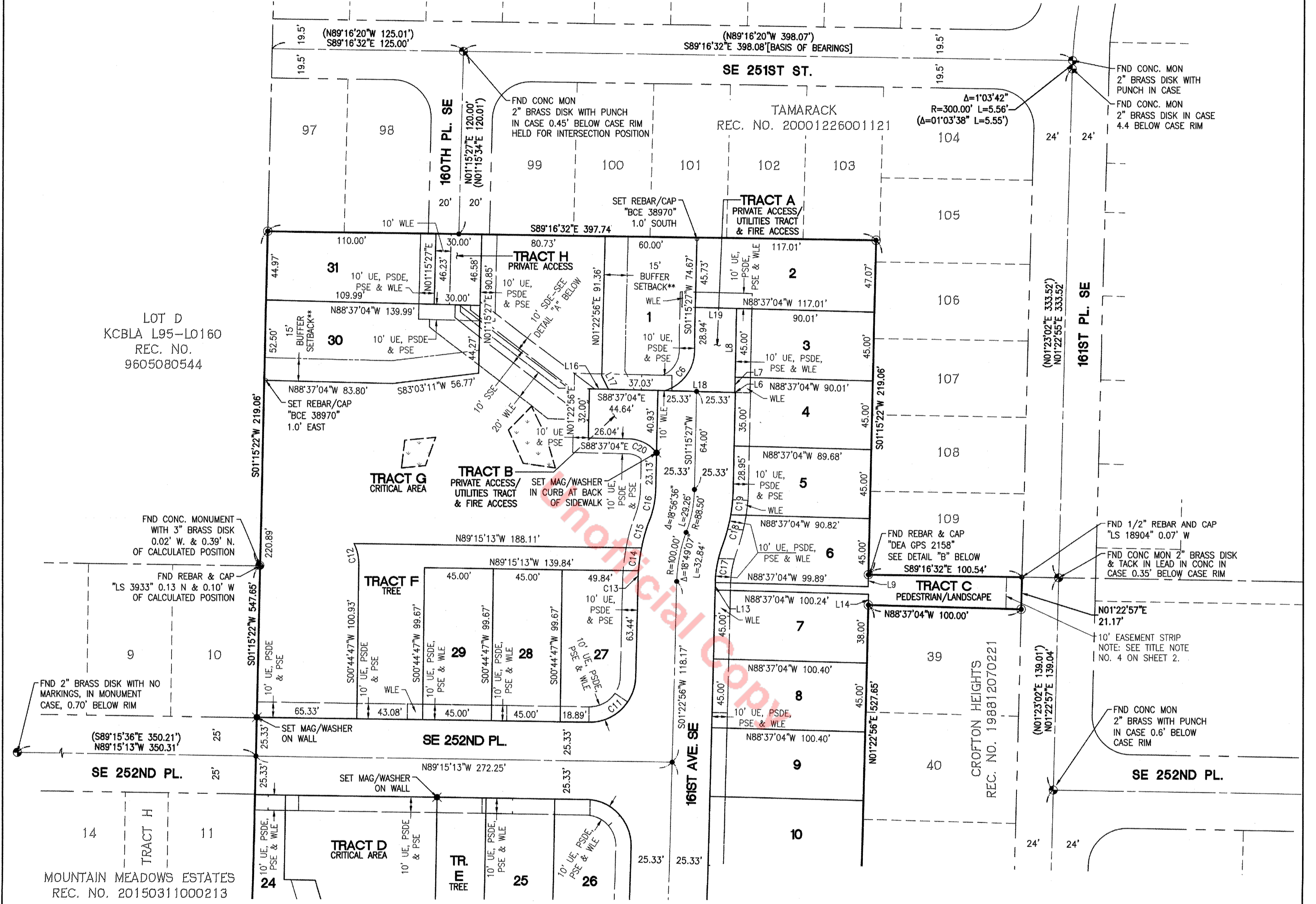
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 CITY OF COVINGTON, KING COUNTY, WASHINGTON



LOT D  
 KCBLA L95-L0160  
 REC. NO.  
 9605080544

FND CONC. MONUMENT  
 WITH 3" BRASS DISK  
 0.02' W. & 0.39' N.  
 OF CALCULATED POSITION

FND 2" BRASS DISK WITH NO  
 MARKINGS, IN MONUMENT  
 CASE, 0.70' BELOW RIM

MOUNTAIN MEADOWS ESTATES  
 REC. NO. 20150311000213



SCALE: 1"=50'

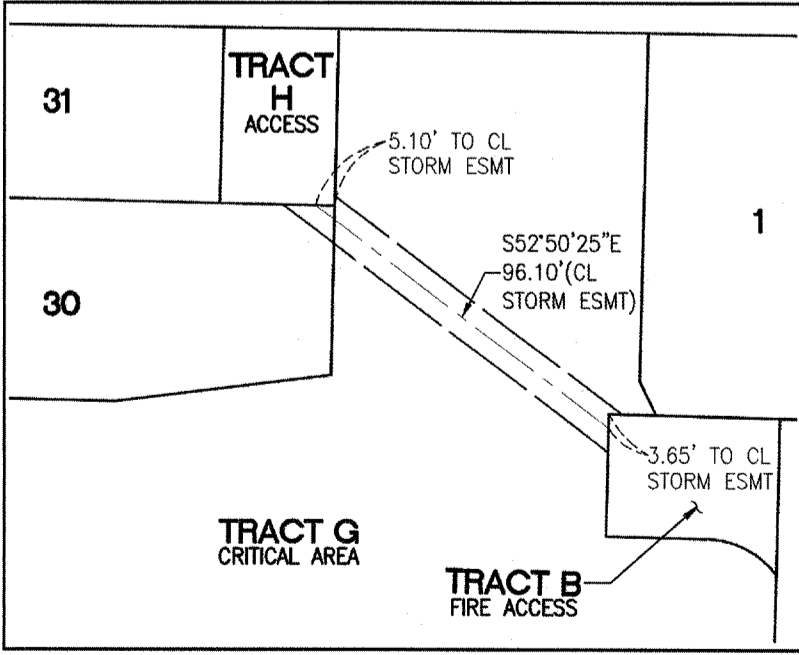
\*\* 15' BUFFER SETBACK  
 SEE PLAT NOTE 21  
 ON SHEET 2

LEGEND:

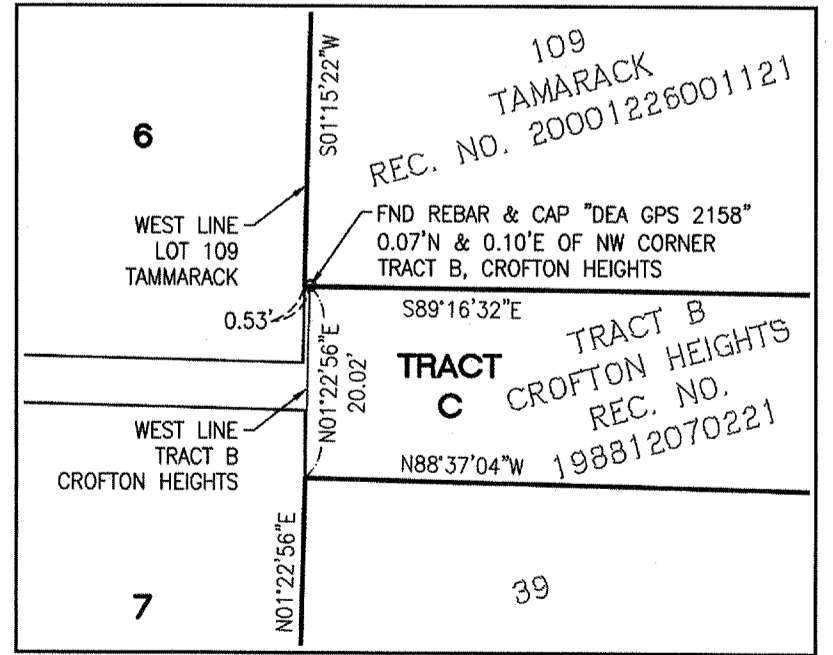
- FOUND MONUMENT AS NOTED
- FOUND REBAR/CAP AS NOTED
- SET CITY OF COVINGTON MONUMENT IN CASE WITH BRASS DISK STAMPED "BCE 38970" UPON COMPLETION OF CONSTRUCTION
- SET REBAR/CAP "BCE 38970"
- SET REBAR/CAP "BCE 38970" AT OFFSET POSITION
- ✱ SET MAG/WASHER AS NOTED
- UE UTILITY EASEMENT - SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 2
- SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 18 ON SHEET 2
- PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 19 ON SHEET 2
- PSE PUGET SOUND ENERGY EASEMENT REC. NO. 20200831001392
- ( ) RECORD BEARING & DISTANCE
- WLE COVINGTON WATER DISTRICT WATER EASEMENT REC. NO. 20211025001344
- SSE SOOS CREEK WATER AND SEWER DISTRICT EASEMENT REC. NO. 20210723000675

CURVE TABLE				LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	DIST	BEARING
C6	71°06'48"	27.50'	34.13'	L6	0.33'	S88°37'04"E
C11	89°21'51"	30.00'	46.79'	L7	10.00'	N01°15'27"E
C12	27°14'06"	30.01'	14.26'	L8	55.00'	S01°15'27"W
C13	3°00'06"	125.33'	6.57'	L9	8.02'	S01°15'22"W
C14	6°54'52"	125.33'	15.12'	L13	5.00'	S01°22'56"W
C15	8°54'09"	125.33'	19.47'	L14	7.00'	S00°02'41"W
C16	18°56'36"	63.17'	20.89'	L16	12.34'	S88°37'04"E
C17	18°49'07"	74.67'	24.52'	L17	9.82'	N26°29'25"W
C18	10°50'16"	113.83'	21.53'	L18	45.60'	S88°37'04"E
C19	8°06'20"	113.83'	16.10'	L19	27.00'	N88°37'04"W
C20	51°06'26"	24.00'	21.41'			

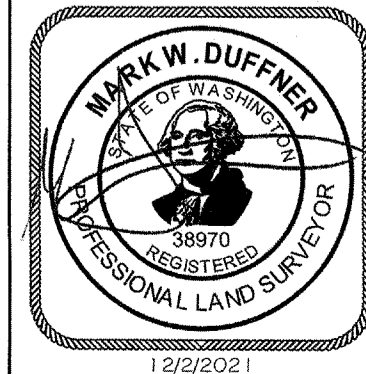
SEE SHEET 5



DETAIL "A" - 1" = 50'



DETAIL "B" - 1" = 20'



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SHEET 4 OF 5

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SEE SHEET 4

