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PLAT
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KING COUNTY, WA

ELDORADO SPRINGS

BEING A PORTION OF THE NE1/4 AND SE1/4 OF THE SW1/4
SECTION 4, T21N-R6E, W.M., KING COUNTY, WASHINGTON

295/23
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LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

ALSO EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°33'42" WEST ALONG THE NORTH LINE 697.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 2°22'40" WEST ALONG THE EAST LINE THEREOF, 654.95 FEET;
THENCE NORTH 89°45'12" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 238.97 FEET;
THENCE SOUTH 1°40'36" WEST 650.50 FEET TO AN INTERSECTION WITH A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 6°52'02" WEST 685.27 FEET;
THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT 446.28 FEET;
THENCE SOUTH 44°10'51" EAST 204.09 FEET;
THENCE SOUTH 76°03'30" EAST 200.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 89°56'59" EAST 180.00 FEET TO THE EAST LINE THEREOF;
THENCE NORTH 3°05'00" EAST ALONG THE EAST LINE 1,305.93 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 1°40'36" WEST 657.04 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°45'12" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 450.14 FEET;
THENCE SOUTH 1°40'36" WEST 650.50 FEET TO AN INTERSECTION WITH A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 6°52'02" WEST 685.27 FEET;
THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT A DISTANCE OF 82.73 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89°56'59" WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 1°40'36" EAST ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE KENT SCHOOL DISTRICT NO. 415 RECORDED UNDER RECORDING NUMBER 9503071632, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE EASTERLY ALONG THE NORTH LINE OF LAST SAID SUBDIVISION, SOUTH 89°56'20" EAST 367.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 00°03'40" EAST 685.27 FEET;
THENCE ALONG THE ARC OF SAID CURVE 329.32 FEET THROUGH A CENTRAL ANGLE OF 27°32'04" TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 2°22'50" WEST 806.51 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89°56'20" WEST 672.25 FEET TO THE WEST LINE OF LAST SAID SUBDIVISION;
THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 1°40'55" EAST 728.52 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION CONVEYED TO THE KENT SCHOOL DISTRICT NO. 415 FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 9701221024.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°33'42" WEST ALONG THE NORTH LINE 697.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 2°22'40" WEST ALONG THE EAST LINE THEREOF, 654.95 FEET;
THENCE NORTH 89°45'12" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 238.97 FEET;
THENCE SOUTH 1°40'36" WEST 650.50 FEET TO AN INTERSECTION WITH A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 6°52'02" WEST 685.27 FEET;
THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT 446.28 FEET;
THENCE SOUTH 44°10'51" EAST 204.09 FEET;
THENCE SOUTH 76°03'30" EAST 200.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 89°56'59" EAST 180.00 FEET TO THE EAST LINE THEREOF;
THENCE NORTH 3°05'00" EAST ALONG THE EAST LINE 1,305.93 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF THE RIGHT-OF-WAY CONVEYED TO KENT SCHOOL DISTRICT NO. 415 BY DEED RECORDED UNDER RECORDING NUMBER 9701211419;

ALSO EXCEPT THAT PORTION DEEDED FOR ROAD PURPOSES BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20040819002908 AND 20041112001858.

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 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 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 KING COUNTY, 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 KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, 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 THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, 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:

CALATLANTIC HOMES OF WASHINGTON, INC., A DELAWARE CORPORATION

BY: JASON HANCOCK

ITS: AUTHORIZED REPRESENTATIVE

DECLARATION:

THE ABOVE SIGNED 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 "ELDORADO SPRINGS", 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 ELDORADO SPRINGS, RECORDED UNDER KING COUNTY RECORDING NO. 20210322000159.

DEPARTMENT OF LOCAL SERVICES FILE NO. PLAT17-0004

RECORDING NO. _____

FILED FOR RECORD AT THE REQUEST OF KING COUNTY THIS 8TH DAY OF April, 2021, AT 3:27 MINUTES PAST 12 P.M. AND RECORDED IN VOLUME 295 OF PLATS AT PAGES 23 THROUGH 32, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

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 LENNAR NORTHWEST, INC. ON SEPTEMBER 1, 2020. I HEREBY CERTIFY THAT THIS MAP FOR ELDORADO SPRINGS, A PLAT COMMUNITY IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL BOUNDARIES OF THE UNITS ARE SHOWN ON THE MAP.

OWEN B. HILLE, PLS NO. 40016

DATE

3/29/2021



NE1/4 & SE1/4 OF SW1/4, SEC. 4, T21N-R6E, W.M.

SHEET 1 OF 10

KING COUNTY APPROVALS:

DEPARTMENT OF LOCAL SERVICES, PERMITTING DIVISION

EXAMINED AND APPROVED THIS 1 DAY OF April, 2021.

Scott Smith
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 1st DAY OF APRIL, 2021.

John Wilson
DIRECTOR, PERMITTING DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 7TH DAY OF APRIL, 2021.

John Wilson

KING COUNTY ASSESSOR

Justin Jones

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS 042106-9008 & 042106-9011

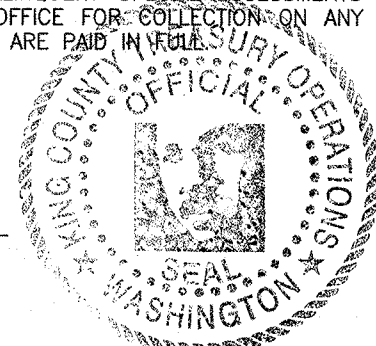
FINANCE DIVISION CERTIFICATE

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 7TH DAY OF APRIL, 2021.

Carol Bagale
MANAGER, FINANCE DIVISION

Justin Jones
DEPUTY



KING COUNTY DRAINAGE EASEMENT AND COVENANT FOR RECREATION TRACTS

A DRAINAGE EASEMENT AND COVENANT OVER TRACT "E" IS HEREBY GRANTED AND CONVEYED TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT FOR KING COUNTY ITS SUCCESSORS OR ASSIGNS TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. ONLY THE FLOW CONTROL AND WATER QUALITY FACILITIES CONTAINED WITHIN THE TRACT WILL BE CONSIDERED FOR FORMAL ACCEPTANCE AND MAINTENANCE BY KING COUNTY. MAINTENANCE OF ALL OTHER IMPROVEMENTS ON THIS PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN ANY REQUIRED PERMITS SUCH AS "CLEARING" AND "GRADING", FROM THE KING COUNTY DEPARTMENT OF LOCAL SERVICES, OR THEIR SUCCESSOR AGENCY, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE COST FOR THE RESTORATION OF ANY NON-DRAINAGE IMPROVEMENTS REMOVED OR ALTERED AS THE RESULT OF THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS.

THIS EASEMENT AND COVENANT IS INTENDED TO FACILITATE REASONABLE ACCESS FOR THE OPERATION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE DRAINAGE FACILITIES. THIS EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

ACKNOWLEDGMENT:

STATE OF WASHINGTON

SS.

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JASON HANCOCK SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED REPRESENTATIVE OF CALATLANTIC HOMES OF WASHINGTON, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 29th DAY OF MARCH, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

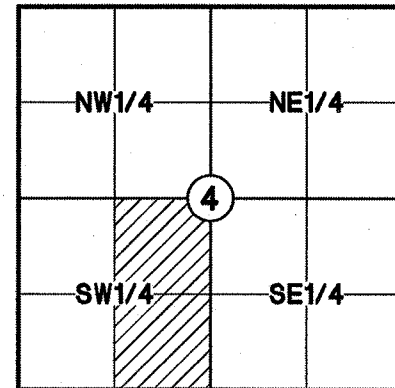
PRINTED NAME

COMMISSION EXPIRES

Jeff Currie
AUBURN
JEFF CURRIE
3-29-24

JEFF CURRIE
NOTARY PUBLIC #183737
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 29, 2024

INDEXING DATA SECTION 4, T21N, R6E, W.M.



JOB NO. 18472

VOLUME/PAGE

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ELDORADO SPRINGS
BEING A PORTION OF THE NE1/4 AND SE1/4 OF THE SW1/4
SECTION 4, T21N-R6E, W.M., KING COUNTY, WASHINGTON

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PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER KING COUNTY RECORDING NUMBER 20210322000159.
3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO KING COUNTY CODE 21A.43, WHICH IMPOSES IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. AS A CONDITION OF FINAL APPROVAL, FIFTY PERCENT (50%) OF THE IMPACT FEES DUE FOR THE PLAT SHALL BE ASSESSED AND COLLECTED IMMEDIATELY PRIOR TO RECORDING, USING THE FEE SCHEDULES IN EFFECT WHEN THE PLAT RECEIVES FINAL APPROVAL. THE BALANCE OF THE ASSESSED FEE SHALL BE ALLOCATED EVENLY TO THE DWELLING UNITS IN THE PLAT AND SHALL BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE.
4. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 29900 TO 30199 AND WITHIN THE RANGE OF 21900 TO 21200 FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING, IN ACCORDANCE WITH KCC 16.08.
5. TRACT "A" IS AN OPEN SPACE/UTILITIES TRACT, AND TRACTS "I", "J" & "K" ARE OPEN SPACE TRACTS FOR THE BENEFIT OF ALL MEMBERS OF THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION AND ARE HEREBY CONVEYED TO THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE ELDORADO SPRINGS 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 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
6. TRACT "B" IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2 & 3. OWNERSHIP OF LOTS 1, 2 & 3 SHALL INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP IN TRACT "B". ALL CONVEYANCES OF LOTS 1, 2 & 3 MUST INCLUDE AN UNDIVIDED ONE-THIRD INTEREST IN TRACT "B". A SEWER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "B" IS HEREBY GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT FOR MAINTENANCE OF THE SEWER FACILITIES WHICH LIE WITHIN THE TRACT. A WATER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "B" IS HEREBY GRANTED TO COVINGTON WATER DISTRICT FOR MAINTENANCE OF THE WATER FACILITIES WHICH LIE WITHIN THE TRACT.
7. TRACTS "C" AND "H" ARE DRAINAGE FACILITIES TRACTS AND ARE HEREBY CONVEYED TO KING COUNTY FOR OPERATION, ACCESS, MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID TRACTS.
8. TRACT "D" IS A CRITICAL AREA TRACT FOR THE BENEFIT OF ALL MEMBERS OF THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION AND IS HEREBY CONVEYED TO THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACT, THEN THE OWNERS OF ALL LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
9. TRACT "E" IS A RECREATION/DRAINAGE FACILITIES TRACT FOR THE BENEFIT OF ALL MEMBERS OF THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION AND IS HEREBY CONVEYED TO THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, HOWEVER, SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN THE TRACT THEN THE OWNERS OF ALL LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. AN OVERLYING PUBLIC DRAINAGE EASEMENT IS ESTABLISHED UPON RECORDING OF THIS PLAT WITHIN ALL OF TRACT "E" FOR OPERATION, ACCESS, MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID TRACT.
10. TRACT "F" IS AN ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 33 & 34. OWNERSHIP OF LOTS 33 & 34 SHALL INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP IN TRACT "F". ALL CONVEYANCES OF LOTS 33 & 34 MUST INCLUDE AN UNDIVIDED ONE-HALF INTEREST IN TRACT "F". AN EASEMENT IS HEREBY GRANTED TO KING COUNTY FOR ACCESS PURPOSES OVER ENTIRE TRACT "F" TO THE DRAINAGE FACILITY WITHIN TRACT "H". A SEWER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "F" IS HEREBY GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT FOR MAINTENANCE OF THE SEWER FACILITIES WHICH LIE WITHIN THE TRACT. A WATER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "F" IS HEREBY GRANTED TO COVINGTON WATER DISTRICT FOR MAINTENANCE OF THE WATER FACILITIES WHICH LIE WITHIN THE TRACT.
11. TRACT "G" IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE OWNERS OF LOTS 40, 41 & 42. OWNERSHIP OF LOTS 40, 41 & 42 SHALL INCLUDE AN EQUAL AND UNDIVIDED OWNERSHIP IN TRACT "G". ALL CONVEYANCES OF LOTS 40, 41 & 42 MUST INCLUDE AN UNDIVIDED ONE-THIRD INTEREST IN TRACT "G". A SEWER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "G" IS HEREBY GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT FOR MAINTENANCE OF THE SEWER FACILITIES WHICH LIE WITHIN THE TRACT. A WATER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "G" IS HEREBY GRANTED TO COVINGTON WATER DISTRICT FOR MAINTENANCE OF THE WATER FACILITIES WHICH LIE WITHIN THE TRACT.
12. ALL STORM DRAINAGE EASEMENTS (SDE) ARE HEREBY GRANTED TO KING COUNTY FOR MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA (SEE KING COUNTY DRAINAGE EASEMENT AND COVENANT ON SHEET 1).
13. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) ARE HEREBY GRANTED TO THE LOT OWNERS WHO WOULD BENEFIT FROM ITS USE OF THE FACILITIES WITHIN SAID EASEMENT, AS SHOWN ON THE APPROVED CONSTRUCTION PLAN AND PROFILE P-4487, AND SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF FACILITIES WITHIN SAID EASEMENT AS PRORATED FOR THE NUMBER OF LOTS THAT BENEFIT FROM THE USE OF SAID FACILITIES. (SEE "PRIVATE DRAINAGE EASEMENT COVENANT", AT RIGHT)
14. AS PART OF THE DEVELOPMENT OF THE SUBDIVISION, KING COUNTY APPROVED A REZONE OF THE PROPERTY FROM UR-P TO R-4, AND REQUIRED THAT THE PROPERTY BE DEVELOPED AT A LEVEL NO GREATER THAN R-4 ZONING ON 50% OF THE SITE. BY ACQUISITION OF ANY OWNERSHIP INTEREST IN ANY LOT OR TRACT WITHIN THIS SUBDIVISION, THE OWNER THEREOF COVENANTS AND AGREES THAT THE OWNER SHALL NOT IN ANY MANNER PROTEST ANY FUTURE ANNEXATION OF THE PROPERTY INTO THE CITY OF BLACK DIAMOND. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL OWNERS OF ANY PORTION OF THIS SUBDIVISION, AND UPON THE OWNERS' HEIRS, SUCCESSORS, OR ASSIGNS. THE LOTS AND TRACTS WITHIN THIS SUBDIVISION SHALL BE HELD, USED, LEASED, SOLD, AND/OR CONVEYED SUBJECT TO THE TERMS OF THIS COVENANT.
15. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P-4487 ON FILE WITH DEPARTMENT OF LOCAL SERVICES. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE DEPARTMENT OF PERMITTING (DEPARTMENT OF LOCAL SERVICES).
16. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. P-4487 ON FILE WITH PERMITTING DIVISION AND/OR KING COUNTY ROAD SERVICES DIVISION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL DISPERSION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH PLANS ON FILE.
17. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED PLANS ON FILE WITH KING COUNTY DEPARTMENT OF LOCAL SERVICES. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING INDIVIDUAL LOTS AND PLANTER STRIP, AND THE STREET TREES PLANTED WITHIN AND/OR ABUTTING THE PRIVATE AND PUBLIC TRACTS WITHIN THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNLESS THE COUNTY HAS ADOPTED A TREE MAINTENANCE PROGRAM.
18. PURSUANT TO KCC 21A.38.230, AN APPROVED TREE RETENTION PLAN IS ON FILE WITH PERMITTING, RECORDS CENTER. THE TREES SHOWN TO BE RETAINED ON THE TREE RETENTION PLAN SHALL BE MAINTAINED BY THE FUTURE OWNERS OF THE PROPOSED LOTS, CONSISTENT WITH KCC 21A.38.230.B.6.
19. THERE SHALL BE NO DIRECT ACCESS TO OR FROM SE 296TH STREET AND/OR 219TH AVENUE SE FROM ADJOINING LOTS.
20. TRACTS "A" THROUGH "K" ARE CONSIDERED "TRACTS" PURSUANT TO KCC 19A.04.330. A "TRACT" IS LAND RESERVED FOR SPECIFIC USES INCLUDING, BUT NOT LIMITED TO, RESERVE TRACTS, RECREATION, OPEN SPACE, CRITICAL AREAS, SURFACE WATER RETENTION, UTILITY FACILITIES AND ACCESS. "TRACTS" ARE NOT CONSIDERED LOTS OR BUILDING SITES FOR PURPOSES OF RESIDENTIAL DWELLING CONSTRUCTION.
21. THE OWNERS OF ALL LOTS WITHIN THIS PLAT ARE RESPONSIBLE FOR PROVIDING THAT THE ELDORADO SPRINGS HOMEOWNERS ASSOCIATION CONTINUES TO BE A VIABLE AND FUNCTIONING LEGAL ENTITY. SAID HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE TRACTS AND EASEMENTS AS INDICATED AND CONVEYED HEREIN, UNLESS OTHERWISE APPROVED BY KING COUNTY OR ITS SUCCESSOR AGENCY. THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF ALL LOTS WITHIN THIS PLAT, THEIR HEIRS AND ASSIGNS.

RESTRICTIONS FOR CRITICAL AREA TRACTS AND CRITICAL AREAS AND BUFFERS

DEDICATION OF A CRITICAL AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/CRITICAL AREA AND BUFFER. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE CRITICAL AREA TRACT/CRITICAL AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/CRITICAL AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY KING COUNTY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/CRITICAL AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT/CRITICAL AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE KING COUNTY PERMITTING DIVISION OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE TRACT/CRITICAL AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF KING COUNTY PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE CRITICAL AREA TRACT/CRITICAL AREA AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE CRITICAL AREA ARE COMPLETED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED 15-FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

KING COUNTY DRAINAGE EASEMENT AND COVENANT

ALL DRAINAGE EASEMENTS (SDE) WITHIN THIS PLAT, SHOWN AS KING COUNTY STORM DRAINAGE EASEMENT, ARE HEREBY GRANTED AND CONVEYED TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN.

THE OWNERS OF SAID PRIVATE PROPERTY ENCUMBERED BY KCSDE, ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM KING COUNTY PROPERTY SERVICES, AND ANY REQUIRED PERMITS FROM THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW, SUCH AS CLEARING AND GRADING, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

DEPARTMENT OF LOCAL SERVICES FILE NO. PLAT17-0004

TITLE NOTES:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 20001260-SC DATED MARCH 12, 2021)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF TACOMA PURPOSE: WATER TRANSMISSION PIPELINE(S)
RECORDING DATE: MARCH 6, 1975 RECORDING NO.: 7503060273 (SHOWN HEREON)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: KING COUNTY PURPOSE: ESTABLISHMENT OF S.E. 304TH STREET
RECORDING DATE: JANUARY 8, 1980 RECORDING NO.: 8001080481 (SHOWN HEREON)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PRIVATE ROAD
RECORDING DATE: JANUARY 8, 1982 RECORDING NO.: 8201080322 (SHOWN HEREON)
PORTION OF SAID PREMISES RELEASED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9503071633, 9506140116 AND 20181219000056.
4. GRANTING OF OIL, COAL, GAS AND MINERALS AND/OR MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF ENTRY TO EXPLORE SAME, CONTAINED IN THE DEED:
GRANTEE: PALMER COOKING COAL COMPANY
RECORDING DATE: OCTOBER 25, 1991 RECORDING NO.: 9110251187
5. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED:
IN FAVOR OF: KENT SCHOOL DISTRICT #415
RECORDING DATE: JANUARY 21, 1997 RECORDING NO.: 9701211419 (SHOWN HEREON)
6. 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
RECORDING DATE: OCTOBER 9, 2001 RECORDING NO.: 20011009001232 (SHOWN HEREON)
7. 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
RECORDING DATE: FEBRUARY 4, 2002 RECORDING NO.: 20020204001946 (SHOWN HEREON)
TEMPORARY CONSTRUCTION EASEMENT CREATED BY SAID INSTRUMENT RELEASED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20191206001163
8. 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
RECORDING DATE: FEBRUARY 4, 2002 RECORDING NO.: 20020204001947 (SHOWN HEREON)
TEMPORARY CONSTRUCTION EASEMENT CREATED BY SAID INSTRUMENT RELEASED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20191206001164
9. 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
RECORDING DATE: APRIL 25, 2002 RECORDING NO.: 20020425001002 (SHOWN HEREON)
TEMPORARY CONSTRUCTION EASEMENT CREATED BY SAID INSTRUMENT RELEASED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20200331001087
10. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED:
IN FAVOR OF: KING COUNTY
RECORDING DATE: JUNE 25, 2003 RECORDING NO.: 20030625002165 (SHOWN HEREON)
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: KING COUNTY PURPOSE: PUBLIC ROAD
RECORDING DATE: SEPTEMBER 1, 2004 RECORDING NO.: 20040901002071 (SHOWN HEREON)
12. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED:
IN FAVOR OF: KING COUNTY
RECORDING DATE: NOVEMBER 12, 2004 RECORDING NO.: 20041112001858 (SHOWN HEREON)
13. 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
RECORDING DATE: JULY 6, 2005 RECORDING NO.: 20050706002159 (SHOWN HEREON)
14. MATTERS DISCLOSED BY ALTA/ACSM SURVEY PREPARED BY TRIAD ASSOCIATES, JOB NO. 15-179, DATED NOVEMBER 30, 2015, RECORDED UNDER RECORDING NUMBER 20151228900004, AS FOLLOWS:
A) LOCATION OF GRAVEL AREA, 6' HIGH BOARD FENCE, 4' HIGH WIRE FENCE AND A SHED IN RELATION TO A NORTHERLY PORTION OF THE EAST LINE OF PARCEL B, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
B) LOCATION OF 4' HIGH HOGWIRE FENCE AND GATE IN RELATION TO THE EAST LINE OF PARCEL B, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
C) LOCATION OF A ROCKERY AND GRAVEL DRIVE IN RELATION TO AN EAST LINE OF PARCEL A, AND ANY ADVERSE RIGHT STEMMING THEREFROM.
D) LOCATION OF OVERFLOW QUARRY SPALLS IN RELATION TO AN EASTERLY PORTION OF THE SOUTH LINE OF PARCEL A, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
E) BUILDINGS OF UNKNOWN OWNERSHIP LOCATED WITHIN THE SOUTH 50' OF PARCEL A, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
15. IRREVOCABLE SPECIAL POWER OF ATTORNEY AND COVENANT AND WAIVER OF PROTEST
RECORDING DATE: MAY 15, 2017 RECORDING NO.: 20170515000270
16. MATTERS DISCLOSED BY SURVEY BY BARGHAUSEN CONSULTING ENGINEERING, INC., DATED SEPTEMBER 12, 2017, LAST UPDATED JUNE 18, 2018 UNDER JOB NO. 18472, AS FOLLOWS:
A) HOG WIRE FENCE OF UNKNOWN OWNERSHIP APPEAR TO ENCR OACH IN MULTIPLE LOCATIONS ALONG THE EASTERLY BOUNDARY LINE OF PARCEL B.
B) SHED AND FENCE POSTS OF UNKNOWN OWNERSHIP APPEAR TO ENCR OACH OVER THE EASTERLY BOUNDARY LINE OF PARCEL B NORTHERLY OF COVINGTON CREEK.
C) GRAVEL ROAD ENCR OACHES OVER THE EASTERLY BOUNDARY LINE OF PARCEL A.
17. VOLUNTARY MITIGATION AGREEMENT
RECORDING DATE: MAY 14, 2019 RECORDING NO.: 20190514000787
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY
RECORDING DATE: MAY 26, 2020 RECORDING NO.: 20200526000795 (SHOWN HEREON)
PARTIAL RELEASE OF EASEMENT RECORDED UNDER RECORDING NO. 20210204000832
- 19-21. NOT SURVEY RELATED.
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COVINGTON WATER DISTRICT PURPOSE: WATER PIPELINES
RECORDING DATE: FEBRUARY 10, 2021 RECORDING NO.: 20210210000194 (SHOWN HEREON)
23. 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
RECORDING DATE: MARCH 16, 2021 RECORDING NO.: 20210316002141 (SHOWN HEREON)

PRIVATE DRAINAGE EASEMENT COVENANT

THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS SHOWN AS "PRIVATE" (PSDE), HEREBY GRANT AND CONVEY TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, THE RIGHT, BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF OBSERVING THAT THE OWNERS ARE PROPERLY OPERATING AND MAINTAINING THE DRAINAGE FACILITIES CONTAINED THEREIN.

THE OWNERS OF SAID PRIVATE PROPERTY ARE RESPONSIBLE FOR OPERATING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT, AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS, FROM THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

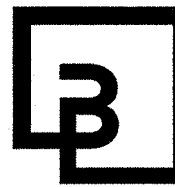
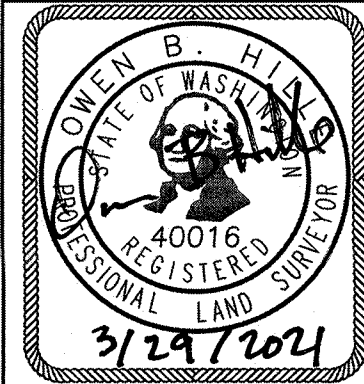
THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO KING COUNTY, PUGET SOUND ENERGY, INC., QWEST COMMUNICATIONS, COMCAST, SOOS CREEK WATER AND SEWER DISTRICT AND ALL LOT OWNERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJOINING THE PROPOSED STREET FRONTAGE, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION, PUBLIC AND PRIVATE STORM DRAINAGE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES 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 BY THE UTILITY. 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 TO A BUILDING.

JOB NO. 18472



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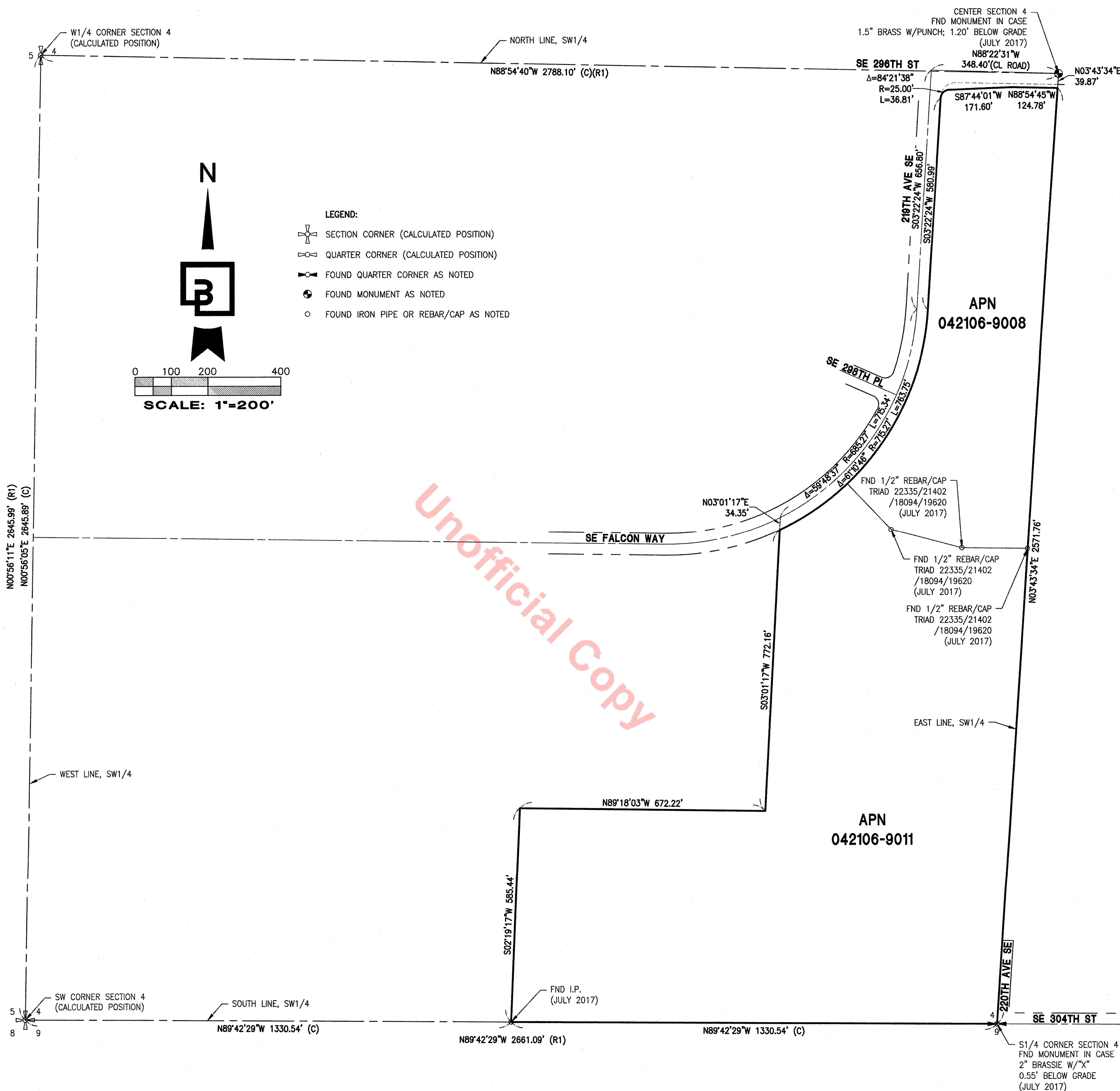
NE1/4 & SE1/4 OF SW1/4, SEC. 4, T21N-R6E, W.M.

SHEET 2 OF 10

ELDORADO SPRINGS

BEING A PORTION OF THE NE1/4 AND SE1/4 OF THE SW1/4
SECTION 4, T21N-R6E, W.M., KING COUNTY, WASHINGTON

295/85
VOLUME/PAGE



SURVEY INFORMATION:

BASIS OF BEARINGS:

HELD BEARING OF NORTH 89°42'29\"/>

REFERENCES:

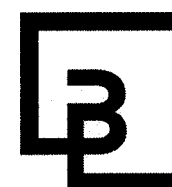
1. RECORD OF SURVEY FOR TAYLOR MORRISON, VOL. 336, PG. 23, REC. NO. 20151228900004.
2. PLAT OF KENTLAKE HIGHLAND DIVISION 1A, VOL. 230, PG. 30, REC. NO. 20050927000315.
3. KING COUNTY SHORT PLAT NO. L9400749, VOL. 102, PG. 169, REC. NO. 9503069009.
4. PLAT OF SAWYERWOOD, VOL. 83, PAGES 99-100, REC. NO. 196712196280563.
5. KING COUNTY BOUNDARY LINE ADJUSTMENT L02L0007, VOL. 153, PG. 144.
6. KING COUNTY SHORT PLAT 684105, REC. NO. 8606181107.
7. PLAT OF THE MEADOWS AT LAKE SAWYER, VOL. 234, PG. 1-9.

NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. A TOPCON GT ROBOTIC TOTAL STATION, A TOPCON GR5 GPS, AND A DELL TABLET WITH TOPCON MAGNET DATA COLLECTOR SOFTWARE WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

SURVEYOR'S NOTES:

1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.



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SHEET 3 OF 10

JOB NO. 18472

VOLUME/PAGE

File:P:\18000s\18472\survey\plots\18472p01.dwg LAYOUT:SHEET 3 Date/Time:3/29/2021 8:37 AM Scale:1" = 1' OHILLE Xref: -----

KENTLAKE HIGHLANDS
DIV. 1A
VOL. 230, PG. 27

SE 296TH ST
PUBLIC R-O-W

SE 297TH PL.
PUBLIC R-O-W

219TH AVE SE
PUBLIC R-O-W

COVINGTON CREEK

WETLAND A

WETLAND B

WETLAND C

WETLAND D

WETLAND E

WETLAND F

WETLAND G

WETLAND H

WETLAND I

WETLAND J

WETLAND K

WETLAND L

WETLAND M

WETLAND N

WETLAND O

WETLAND P

WETLAND Q

WETLAND R

WETLAND S

WETLAND T

WETLAND U

WETLAND V

WETLAND W

WETLAND X

WETLAND Y

WETLAND Z

WETLAND AA

WETLAND AB

WETLAND AC

WETLAND AD

WETLAND AE

WETLAND AF

WETLAND AG

WETLAND AH

WETLAND AI

WETLAND AJ

WETLAND AK

WETLAND AL

WETLAND AM

WETLAND AN

WETLAND AO

WETLAND AP

WETLAND AQ

WETLAND AR

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WETLAND AT

WETLAND AU

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WETLAND AZ

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WETLAND CA

WETLAND CB

WETLAND CC

WETLAND CD

WETLAND CE

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WETLAND ER

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WETLAND ET

WETLAND EU

WETLAND EV

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WETLAND EX

WETLAND EY

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WETLAND FA

WETLAND FB

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WETLAND IV

WETLAND IW

WETLAND IX

WETLAND IY

WETLAND IZ

WETLAND

VOLUME/PAGE

ELDORADO SPRINGS
BEING A PORTION OF THE NE1/4 AND SE1/4 OF THE SW1/4
SECTION 4, T21N-R6E, W.M., KING COUNTY, WASHINGTON

295/20
VOLUME / PAGE

SEE SHEET 6

SEE SHEET 6

FND 1/2" REBAR/CAP
TRIAD 22335/21402
/18094/19620
(JULY 2017)

SEE SHEET 8

ACCESS & UTILITY ESMT "D"
REC. NO. 8201080322

200' SHORELINE SETBACK—

—115' BUFFER—

200' SHORELINE SETBACK

五

TRACT D
CRITICAL AREAS
1,116,440 SQ. FT.
SEE NOTE 8, SHEET 2

CREEK OHWM

COVINGTON CREEK

2376.45'
N03°43'34"E 2571.76'

220TH AVE SE
PUBLIC R-O-W

LOT 4
KCSP 684105
REC. NO. 8606181107
APN 042106-9100

UNPLATTED
APN 042106-9070

LOT 1
SAWYERWOOD
VOL.83, PAGES 99-100

SE 304TH ST
PUBLIC R-O-W

TRACT A1

TRACT A2
THE MEADOWS AT LAKE SAWYER
VOL. 234, PG. 1-9

219TH WAY SE
PUBLIC R-O-W

S1/4 CORNER SECTION 4
FND MONUMENT IN CASE
2" BRASSIE W/"X"
0.55' BELOW GRADE
(JULY 2017)
FND MONUMENT IN CASE
2" BRASSIE W/"X" IN
4X4 CNC MON LS#28238
(JULY 2017)

JOB NO. 18472

VOLUME/PAGE

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LEGEND:

- FOUND MONUMENT AS NOTED
 - FOUND IRON PIPE OR REBAR/CAP AS NOTED
 - SET KING COUNTY STANDARD ROAD MONUMENT UPON COMPLETION OF CONSTRUCTION
- UE UTILITY EASEMENT – SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 2
- SDE PUBLIC STORM DRAINAGE EASEMENT
SEE PLAT NOTE 12 ON SHEET 2
- PSDE PRIVATE STORM DRAINAGE EASEMENT
SEE PLAT NOTE 13 ON SHEET 2
- SSE PUBLIC SANITARY SEWER EASEMENT
REC. NO. 20210316002141
- WLE PUBLIC WATERLINE EASEMENT
REC. NO. 20210210000194
- PSE PUGET SOUND ENERGY EASEMENT
REC. NO. 20200526000795


N



SCALE: 1"=50'

SCALE: 1"=50'

DEPARTMENT OF LOCAL SERVICES FILE NO. PLAT17-0004



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SHEET 7 OF 10

ELDORADO SPRINGS

BEING A PORTION OF THE NE1/4 AND SE1/4 OF THE SW1/4
SECTION 4, T21N-R6E, W.M., KING COUNTY, WASHINGTON

295/30
VOLUME/PAGE

UNPLATTED
APN 042106-9106

FND 1/2" REBAR/CAP
TRIAD 22335/21402
/18094/19620
(JULY 2017)

FND 1/2" REBAR/CAP
TRIAD 22335/21402
/18094/19620
(JULY 2017)

KCSP REV/ALT L9400749
REC. NO. 9503069009

S02°19'17"W 585.44'

TRACT D
CRITICAL AREAS
1,116,440 SQ. FT.
SEE NOTE 8, SHEET 2

STREAM D

WETLAND C

WETLAND B

WETLAND D

15' BUFFER

EDGE OF CREEK
EDGE OF CREEK

15' BUFFER

200' SHORELINE SETBACK

60' ACCESS & UTILITY ESMT "D"
REC. NO. 8201060322

SEE SHEET 7

200' SHORELINE SETBACK

30' WATER ESMT
REC. NO. 20011009001232

50' WATER ESMT
NO. 7503030273

N89°42'29"W 1330.54'

TRACT A1

TRACT C2

THE MEADOWS AT LAKE SAWYER
VOL. 234, PG. 1-9

TRACT A1

LEGEND:

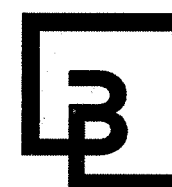
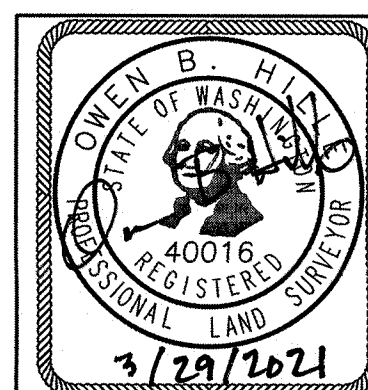
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR REBAR/CAP AS NOTED
- SET KING COUNTY STANDARD ROAD MONUMENT UPON COMPLETION OF CONSTRUCTION
- UE UTILITY EASEMENT - SEE "EASEMENTS & RESERVATIONS" NOTE ON SHEET 2
- SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 12 ON SHEET 2
- PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 13 ON SHEET 2
- SSE PUBLIC SANITARY SEWER EASEMENT REC. NO. 20210316002141
- WLE PUBLIC WATERLINE EASEMENT REC. NO. 20210210000194
- PSE PUGET SOUND ENERGY EASEMENT REC. NO. 20200526000795

N



0 25 50 100
SCALE: 1"=50'

DEPARTMENT OF LOCAL SERVICES FILE NO. PLAT17-0004



Barghausen
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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

NE1/4 & SE1/4 OF SW1/4, SEC. 4, T21N-R6E, W.M.

SHEET 8 OF 10

JOB NO. 18472

ELDORADO SPRINGS
BEING A PORTION OF THE NE1/4 AND SE1/4 OF THE SW1/4
SECTION 4, T21N-R6E, W.M., KING COUNTY, WASHINGTON

295/31
VOLUME/PAGE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	58°40'04"	25.00'	25.60'
C2	31°19'56"	25.00'	13.67'
C3	90°00'00"	33.00'	51.84'
C4	9°55'24"	50.00'	8.66'
C5	29°01'45"	50.00'	25.33'
C6	23°04'29"	50.00'	20.14'
C7	25°14'13"	50.00'	22.02'
C8	34°25'02"	50.00'	30.03'
C9	2°51'32"	50.00'	2.49'
C10	29°41'28"	50.00'	25.91'
C11	74°10'24"	27.00'	34.95'
C12	15°19'52"	147.50'	39.47'
C13	11°01'49"	151.30'	29.13'
C14	31°19'56"	25.00'	13.67'
C15	58°40'04"	25.00'	25.60'
C16	16°34'37"	125.00'	36.17'
C17	34°44'46"	125.00'	75.80'
C18	20°41'06"	125.00'	45.13'
C19	5°05'57"	125.00'	11.12'
C20	57°50'16"	25.00'	25.24'
C21	22°20'36"	25.00'	9.75'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	3°29'27"	715.27'	43.58'
C23	3°50'51"	715.27'	48.03'
C24	94°46'47"	25.00'	41.36'
C25	4°38'35"	322.00'	26.09'
C26	1°37'02"	322.00'	9.09'
C27	0°05'38"	202.00'	0.33'
C28	3°26'12"	202.00'	12.12'
C29	7°29'37"	202.00'	26.42'
C30	5°49'52"	202.00'	20.56'
C31	20°47'25"	77.00'	27.94'
C32	23°27'52"	77.00'	31.53'
C33	17°08'55"	77.00'	23.05'
C34	15°16'19"	77.00'	20.52'
C35	44°46'15"	25.00'	19.54'
C36	11°59'35"	77.00'	16.12'
C37	45°00'01"	44.50'	34.95'
C38	45°00'00"	65.50'	51.44'
C39	34°32'11"	65.50'	39.48'
C40	10°27'50"	65.50'	11.96'
C41	3°45'48"	77.00'	5.06'
C42	1°46'33"	77.00'	2.39'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C43	15°40'30"	77.00'	21.07'
C44	16°37'47"	77.00'	22.35'
C45	96°08'13"	25.00'	41.95'
C46	86°24'32"	25.00'	37.70'
C47	7°37'25"	202.00'	26.88'
C48	2°36'42"	202.00'	9.21'
C49	90°00'00"	33.00'	51.84'
C50	90°00'00"	33.00'	51.84'
C51	76°40'31"	33.00'	44.16'
C52	12°57'32"	158.00'	35.74'
C53	0°21'58"	158.00'	1.01'
C54	0°29'40"	158.00'	1.36'
C55	2°04'30"	147.50'	5.34'
C56	3°52'51"	147.50'	9.99'
C57	6°08'31"	147.50'	15.81'
C58	2°36'47"	147.50'	6.73'
C59	9°11'41"	125.00'	20.06'
C60	3°03'37"	115.00'	6.14'
C61	13°01'51"	77.00'	17.51'
C62	7°41'22"	158.00'	21.20'

LINE TABLE		
LINE	DIST	BEARING
L1	40.14'	S45°22'31"E
L2	28.00'	N86°37'36"W
L3	22.13'	N35°42'12"W
L4	31.51'	N35°42'12"W
L5	10.43'	N86°37'36"W
L6	18.01'	N35°42'12"W
L7	7.09'	S87°44'01"W
L8	21.00'	S02°17'16"E
L9	17.77'	N40°42'21"E
L10	30.81'	S02°24'26"E
L11	18.00'	S13°37'41"W
L12	21.92'	N21°33'41"E
L13	29.34'	S31°59'22"W
L14	5.04'	S45°55'13"E
L15	5.32'	N01°09'40"W
L16	13.88'	N01°09'40"W
L17	3.98'	N18°46'35"W
L18	21.62'	N15°07'41"W
L19	10.00'	N15°07'41"W

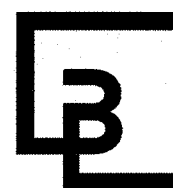
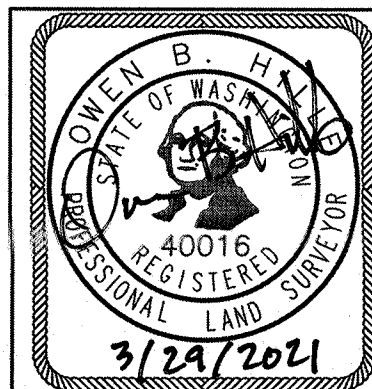
LINE TABLE		
LINE	DIST	BEARING
L20	11.62'	N15°07'41"W
L21	3.60'	N14°33'51"W
L22	0.85'	N20°38'22"W
L23	26.26'	N14°48'07"W
L24	13.11'	N10°40'13"W
L25	13.11'	N10°40'13"W
L26	11.69'	N10°40'13"W
L27	11.46'	N00°47'54"W
L28	8.08'	N06°56'15"W
L29	22.25'	N03°47'28"E
L30	4.29'	N03°47'28"E
L31	4.92'	N20°51'48"E
L32	3.38'	N20°51'48"E
L33	13.97'	S03°01'17"W
L34	9.45'	N86°09'41"E
L35	2.05'	N48°01'17"E
L36	2.05'	N48°01'17"E
L37	28.10'	S03°01'17"W
L38	3.39'	N03°01'17"E

LINE TABLE		
LINE	DIST	BEARING
L39	3.71'	N10°48'18"W
L40	4.72'	N16°20'46"E
L41	12.03'	N08°28'02"W
L42	1.65'	N29°02'08"W
L43	4.14'	N18°46'35"W
L44	9.19'	N03°29'50"W
L45	8.43'	N00°49'50"E
L46	2.68'	N15°08'40"E
L47	13.41'	N04°11'46"E
L48	2.55'	S88°42'24"E
L49	21.98'	N89°22'26"E
L50	10.61'	S69°06'49"E
L51	22.07'	N03°01'17"E
L52	32.11'	S76°20'15"E
L53	30.61'	S86°58'43"E
L54	28.75'	S76°20'15"E
L55	3.36'	S76°20'15"E
L56	20.49'	N15°07'41"W
L57	7.31'	N10°48'18"W

RADIAL LINE TABLE	
LINE	BEARING
R100	S05°37'10"W
R101	N70°00'13"W
R102	S34°02'02"E
R103	S59°58'18"E
R104	N75°18'09"W
R105	S32°22'46"E
R106	S87°35'34"W
R107	S76°23'33"E
R108	N87°22'52"W
R109	S68°44'22"E
R110	S82°47'15"W
R111	S72°04'14"E
R112	S87°05'57"W
R113	S89°24'53"E

RADIAL LINE TABLE	
LINE	BEARING
R114	S74°00'30"W
R115	S77°41'52"E
R116	S67°33'22"W
R117	S79°02'30"E
R118	S80°16'24"W
R119	N80°16'24"E
R120	S75°10'39"W
R121	S81°31'58"W
R122	N79°27'49"E
R123	N81°35'28"E
R124	S60°57'52"W
R125	S74°52'19"W
R126	N70°59'33"E
R127	N89°12'06"E

RADIAL LINE TABLE	
LINE	BEARING
R128	S83°03'45"W
R129	S69°08'12"E
R130	N71°44'58"W
R131	S69°32'55"E
R132	S74°23'12"W
R133	S07°41'36"E
R134	N25°01'56"W
R135	S22°51'05"W
R136	N00°37'34"W
R137	N20°53'11"E
R138	S17°49'34"W
R139	N49°07'13"E
R140	S12°20'32"W
R141	S27°57'32"W



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SHEET 9 OF 10

JOB NO. 18472

