

20210802001036 Vol:296 Page:32  
PLAT Rec: \$187.50  
Pages: 5  
8/2/2021 3:07 PM  
KING COUNTY, WA

VOL/PAGE  
296/32

# KIBLER COURT FINAL PLAT

LOCATED IN THE NW1/4 OF THE NE 1/4 OF  
SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M.  
CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

- SHEET INDEX:**
1. SIGNATURE PAGE
  2. PLAT NOTES
  3. SECTION BREAKDOWN
  4. CURRENT CONDITIONS
  5. PROPOSED PLAT

### DEDICATION:

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

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 ENUMCLAW, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF ENUMCLAW.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF ENUMCLAW, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COST OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION.

PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF ENUMCLAW, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES INCLUDING COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF ENUMCLAW, 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.

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 KIBLER COURT, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET 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 OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE KIBLER COURT HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NO. 20210802001037.

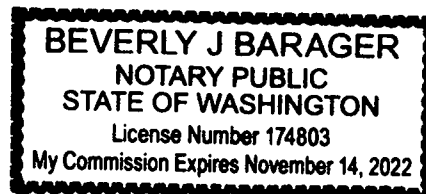
IN WITNESS WHEREOF WE SET OUR HAND AND SEALS.  
SUNTOP BUILDERS LLC.  
CARL SANDERS  
*[Signature]* DATE 7-27-21  
MANAGING MEMBER

STATE OF WA )  
COUNTY OF KING ) ss

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Carl J. Sanders SIGNED THIS DEDICATION AND ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND

ACKNOWLEDGED IT AS THE 27th DAY OF July, 2021 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7-27-21  
*[Signature]*  
SIGNATURE OF NOTARY  
Beverly J. Barager  
PRINTED NAME  
TITLE Notary  
MY APPOINTMENT  
EXPIRES Nov. 14, 2022



### LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF KIBLER COURT IS BASED ON AN ACTUAL SURVEY OR SUBDIVISION OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., THAT ALL COURSES AND DISTANCES ARE SHOWN THEREON, THAT ALL OF THE PROPERTY CORNERS AND MONUMENTS SHOWN, HAVE BEEN SET, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

*[Signature]*  
G. PHIL SARGENT  
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 34145

### PARCEL NUMBERS

2320069327, 2320069330

### LEGAL DESCRIPTION:

PER: FIRST AMERICAN TITLE COMPANY GUARANTEE NO. 3734243  
PARCEL A:

LOT 1 OF ENUMCLAW LOT LINE ADJUSTMENT NO. 0010, RECORDED UNDER AUDITOR FILE NO. 20000920001505, AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON. EXCEPT THAT PORTION OF SAID LOT 1 AS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2, ENUMCLAW LOT LINE ADJUSTMENT NO. 0010; THENCE SOUTH 00°59'33" EAST A DISTANCE OF 79.09 FEET; THENCE NORTH 89°04'59" EAST A DISTANCE OF 100.45 FEET; THENCE NORTH 00°59'33" WEST A DISTANCE OF 79.09 FEET; THENCE SOUTH 89°04'59" WEST A DISTANCE OF 100.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 2.

ALSO KNOWN AS REVISED LOT A AS SHOWN ON ENUMCLAW LOT LINE ADJUSTMENT NO. 0311, RECORDED SEPTEMBER 24, 2003 UNDER RECORDING NO. 20030924001843, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:  
LOT 1, ENUMCLAW SHORT PLAT NO. 8303, RECORDED UNDER AUDITOR'S FILE NO. 8303170471, RECORDS OF KING COUNTY, WASHINGTON. LESS THE SOUTH 125 FEET OF THE EAST 75 FEET THEREOF, ALL WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 06 EAST, W.M.,

EXCEPT THE EAST 30 FEET CONVEYED TO THE CITY OF ENUMCLAW BY DEED RECORDED UNDER RECORDING NO. 8412130385.

ALSO KNOWN AS REVISED LOT A AS SHOWN ON LOT LINE ADJUSTMENT NO. 9411, RECORDED NOVEMBER 1, 1994 UNDER RECORDING NO. 9411010512, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

### APPROVALS:

#### CITY OF ENUMCLAW PLANNING DIVISION

EXAMINED AND APPROVED THIS 27th DAY OF July, 2021  
*[Signature]*  
PLANNING DIRECTOR

#### CITY OF ENUMCLAW ENGINEERING DIVISION

EXAMINED AND APPROVED THIS 27th DAY OF July, 2021  
*[Signature]*  
CITY ENGINEER

#### CITY COUNCIL

EXAMINED AND APPROVED THIS 27th DAY OF July, 2021 PURSUANT TO CITY ORDINANCE NO. 2664 PASSED THE 9TH DAY OF SEPTEMBER, 2019 BY THE COUNCIL OF THE CITY OF ENUMCLAW.

*[Signature]*  
MAYOR  
ATTEST *[Signature]*  
CITY CLERK

#### CITY TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED FOR STREETS, ALLEYS OR OTHER PUBLIC USES ARE PAID IN FULL THIS 27 DAY OF July, 2021

*[Signature]*  
FINANCE DIRECTOR

#### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 29th DAY OF July, 2021  
*[Signature]*  
KING COUNTY ASSESSOR  
*[Signature]*  
DEPUTY KING COUNTY ASSESSOR

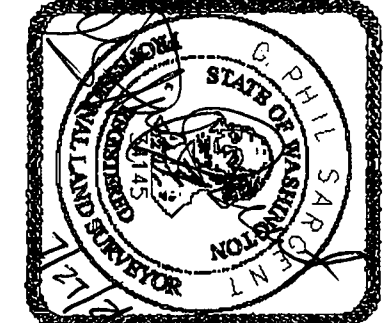
#### KING COUNTY FINANCE DIVISION CERTIFICATE

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 TO STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 2nd DAY OF August, 2021.  
FINANCE DIVISION  
*[Signature]*  
MANAGER FINANCE DIVISION  
KING COUNTY  
*[Signature]*  
DEPUTY

RECORDING CERTIFICATE:  
FILED FOR RECORD THIS 2nd DAY OF August  
2021, AT 3:07 P.M., IN BOOK 896 OF SURVEYS  
AT PAGE 23, AT THE REQUEST OF G. PHIL SARGENT,  
MANAGER  
*[Signature]*  
SUPT. OF RECORDS

H  
D  
G  
A



FILE NAME  
KIBLER COURT  
DRAWN  
K. WHITEHOUSE  
CHECKED BY  
G.P.S.  
DATE  
07/22/2021  
JOB NO.  
1985  
FIELD BOOK NO.  
6011691

HOLMVIK, DEWITT, GALLION & ASSOC., LLC.  
LAND SURVEYING & ENGINEERING SUPPORT  
139 PIONEER ST., BUCKLEY, WA 98321 (360) 825-6963  
www.hdgalilion.com



# KIBLER COURT

## FINAL PLAT

LOCATED IN THE NW1/4 OF THE NE 1/4 OF  
SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M.  
CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

### RECORD MATTERS:

- TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY SUBSEQUENT ROLL FOR THE TAX YEAR 2021, WITH RESPECT TO NEW IMPROVEMENTS AND THE FIRST OCCUPANCY WHICH MAY BE INCLUDED ON THE REGULAR ASSESSMENT ROLL AND WHICH ARE AN ACCRUING LIEN NOT YET DUE OR PAYABLE.
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 3743595  
IN FAVOR OF: CITY OF ENUMCLAW  
FOR: SEWER LINE OR LINES (DOES NOT AFFECT PROPERTY / OFF SITE)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 5901375 IN FAVOR OF: CITY OF ENUMCLAW  
FOR: DRAINAGE (ILLEGIBLE)
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 7609279014.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. 8303 RECORDED UNDER RECORDING NUMBER 8303170471. (DOES NOT AFFECT PROPERTY)
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT NO. 8304 RECORDED UNDER RECORDING NUMBER 8303170472. (SHOWN ON MAP)
- LOCAL IMPROVEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: CITY OF ENUMCLAW  
AND: KIBLER AVENUE CHURCH OF CHRIST  
RECORDING INFORMATION: 8612080524 AND 8612080525 (DOES NOT AFFECT PROPERTY)
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS):  
RECORDED: NOVEMBER 01, 1994  
RECORDING INFORMATION: 9411010512 (ADJOINING LOTS SHOWN)
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS):  
RECORDED: SEPTEMBER 20, 2000  
RECORDING INFORMATION: 20000920001505 (ADJOINING LOTS SHOWN)
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20000920900023. (SHOWN ON MAP)
- LATECOMER AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: CITY OF ENUMCLAW  
AND: PERRY S DAHLQUIST AND SUSAN L DAHLQUIST  
RECORDING INFORMATION: 20020401002043 (N/A)
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS):  
RECORDED: SEPTEMBER 24, 2003  
RECORDING INFORMATION: 20030924001843 (ADJOINING LOTS SHOWN)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDED: JUNE 16, 2020  
RECORDING INFORMATION: 20200616000887  
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
- NATURAL GAS DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: CITY OF ENUMCLAW, A WASHINGTON MUNICIPALITY  
AND: CARL J. SANDERS CONSTRUCTION, INC. A WASHINGTON COMPANY  
RECORDING INFORMATION: 20201204001249 (SHOWN ON MAP)
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 20210419000001  
IN FAVOR OF: CARL SANDERS CONSTRUCTION  
FOR: LANDSCAPE AND PLAT MONUMENT SIGN (NOT ON DEVELOPMENT SITE)

### PLAT NOTES:

- IF ANY ITEMS OF CULTURAL OR HISTORIC SIGNIFICANCE ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, WORK SHALL BE IMMEDIATELY HALTED WITHIN THE AREA AND A LARGE ENOUGH PERIMETER ESTABLISHED IN ORDER TO MAINTAIN THE INTEGRITY OF THE SITE. THE CITY, DHAP AND THE MUCKLESHOOT INDIAN TRIBE SHALL BE CONSULTED IMMEDIATELY.
- KIBLER COURT PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE KIBLER COURT HOMEOWNER'S ASSOCIATION, KING COUNTY RECORDING NO. \_\_\_\_\_
- THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS FROM FLORENCE STREET TO LOTS 1 AND 11 OF THIS PLAT.
- LOTS ARE SUBJECT TO FIRE DISTRICT #28 IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
- LOTS ARE SUBJECT TO TRAFFIC IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
- LOTS ARE SUBJECT TO PARK IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
- LOTS ARE SUBJECT TO SCHOOL IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
- WATER AND SANITARY SEWER SERVICES ARE PROVIDED BY THE CITY OF ENUMCLAW. ALL WATER SERVICES BEHIND METERS SHALL BE MAINTAINED BY THE HOMEOWNERS. ALL SANITARY SEWER SERVICE LINES SHALL BE MAINTAINED BY THE HOMEOWNERS UP TO CONNECTION TO THE SEWER MAIN.
- VEGETATED AREAS BETWEEN THE TRACT "A" STORMWATER FACILITY FENCE AND WYRICK COURT CURBS SHALL BE MAINTAINED BY THE KIBLER COURT HOMEOWNERS ASSOCIATION.
- ROOF AND FOUNDATION DRAINS TO BE MAINTAINED BY THE KIBLER COURT HOA.
- PLAT IS SUBJECT TO A NATURAL GAS DEVELOPMENT AGREEMENT.
- FENCES AND WALLS SHOULD BE BUILT WITH MATERIALS SUCH AS WOOD, WROUGHT IRON, TEXTURED CONCRETE BLOCK, VINYL OR FORMED CONCRETE WITH REVEALS. ALL METAL FENCES SHALL BE DESIGNED WITH CORROSION-RESISTANT MATERIALS. ALL WOOD FENCES SHALL BE STAINED OR PAINTED FOR DURABILITY AND LONGEVITY.

### TRACT NOTES:

TRACT "A", A STORM WATER FACILITY TRACT, IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF ENUMCLAW UPON THE RECORDING OF THIS PLAT. THE CITY OF ENUMCLAW SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT, EXCEPT FOR AREAS IDENTIFIED IN ITEM 9 OF THE GENERAL NOTES.

TRACT "B", AN OPEN SPACE TRACT, IS HEREBY DEDICATED AND CONVEYED TO THE KIBLER COURT HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE KIBLER COURT HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.

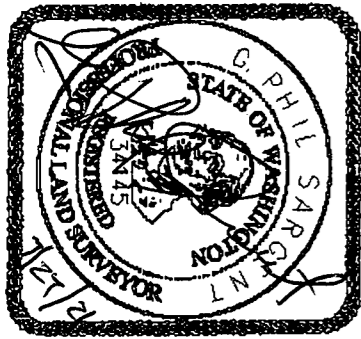
### EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO:

THE CITY OF ENUMCLAW (WATER, SEWER, STORM & NATURAL GAS)  
PUGET SOUND ENERGY (ELECTRICITY)  
COMCAST (CABLE)  
CENTURY LINK (TELEPHONE)  
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF THE FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF THE SIDE BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH THE ABOVE NAMED UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND LINES EXCLUSIVELY.



H  
D  
G  
A



FILE NAME	KIBLER COURT
DRAWN	K. WHITEHOUSE
CHECKED BY	GPS
DATE	07/22/2021
JOB NO.	1936
FIELD BOOK NO.	601/691



HOLMVIC, DEWITT, GALLION & ASSOC., LLC.  
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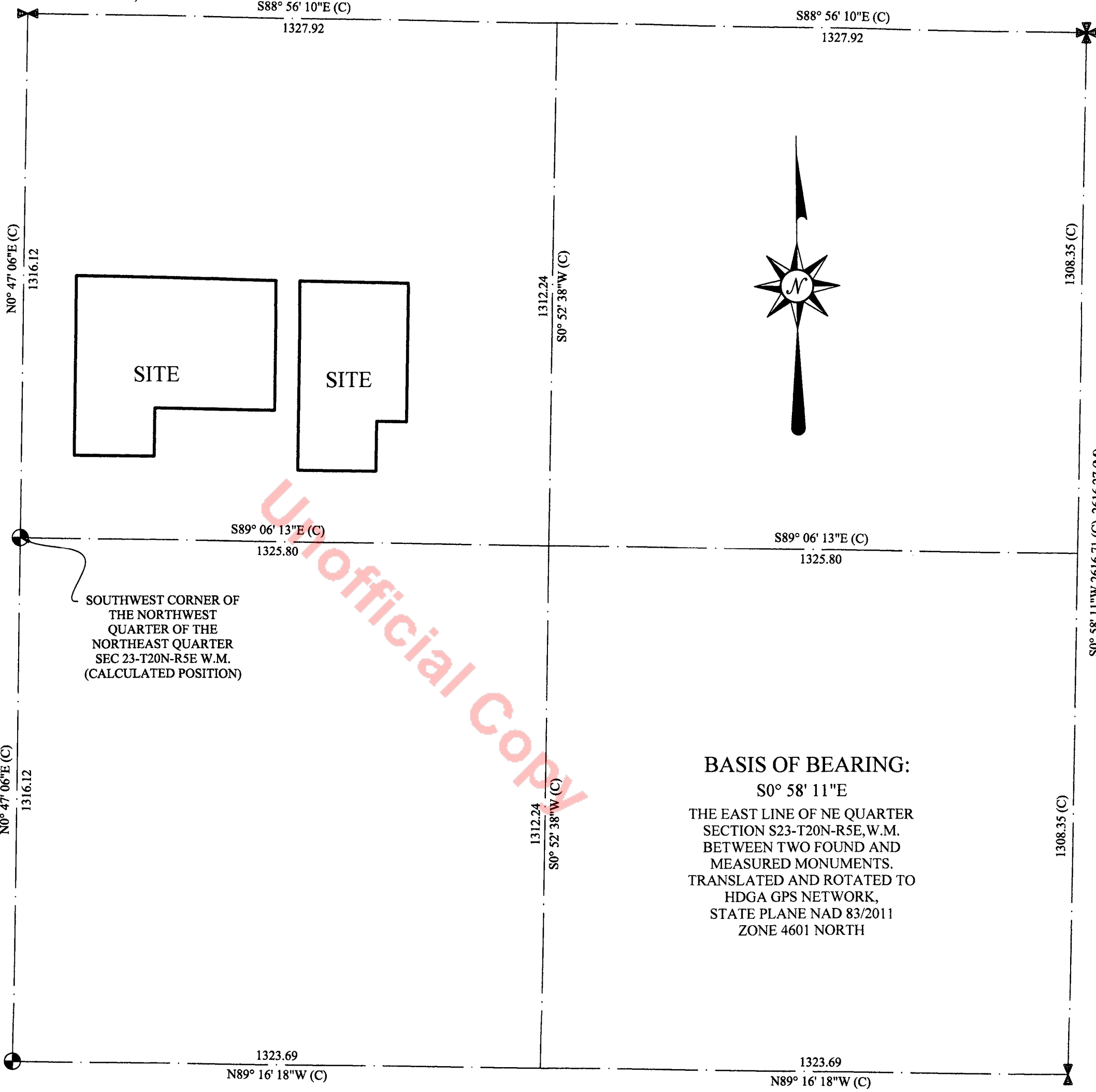
# KIBLER COURT

## FINAL PLAT

LOCATED IN THE NW1/4 OF THE NE 1/4 OF  
 SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M.  
 CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

NORTH QUARTER CORNER  
 SEC 23-T20N-R5E W.M.  
 FOUND BRASS NAIL W/WASHER  
 (FOUND 12-11-20)  
 (DESTROYED DUE TO WASHOUT)

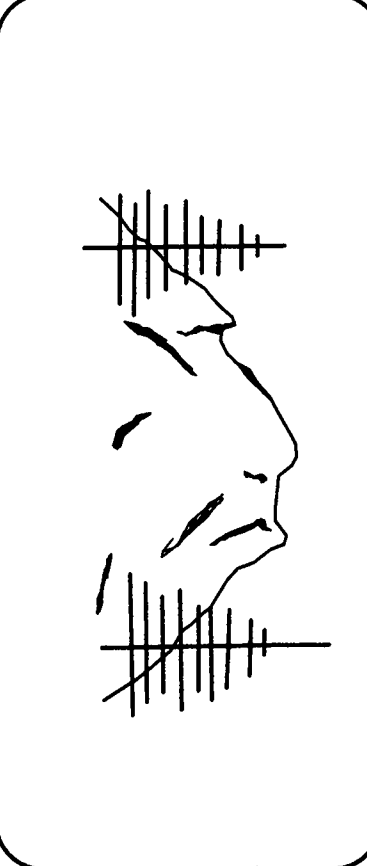
NORTHEAST  
 SECTION CORNER  
 S23-T20N-R5E W.M.  
 MON IN CASE  
 2" BRASS DISK W/X  
 (VISITED 7-27-18)



SOUTHWEST CORNER OF  
 THE NORTHWEST  
 QUARTER OF THE  
 NORTHEAST QUARTER  
 SEC 23-T20N-R5E W.M.  
 (CALCULATED POSITION)

**BASIS OF BEARING:**  
 S0° 58' 11" E  
 THE EAST LINE OF NE QUARTER  
 SECTION S23-T20N-R5E, W.M.  
 BETWEEN TWO FOUND AND  
 MEASURED MONUMENTS.  
 TRANSLATED AND ROTATED TO  
 HDGA GPS NETWORK,  
 STATE PLANE NAD 83/2011  
 ZONE 4601 NORTH

80° 58' 11" W 2616.71 (C) 2616.27 (M)  
**BASIS OF BEARING:**



**HDGA**



FILE NAME  
 KIBLER COURT  
 DRAWN  
 K. WHITEHOUSE  
 CHECKED BY  
 GPS  
 DATE  
 07/22/2021  
 JOB NO.  
 1935  
 FIELD BOOK NO.  
 601/991



**HOLMVIC, DEWITT, GALLION & ASSOC., LLC.**  
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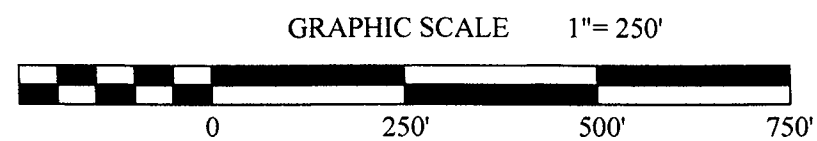
- LEGEND:**
- ✦ SECTION CORNER AS NOTED
  - ◄ QUARTER CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - (C) CALCULATED VALUE BASED ON MEASURED SECTION MONUMENTS
  - MONUMENT LINE

**REFERENCE SURVEY:**

K.C.S.P. RECORDING #8303170472  
 K.C.S.P. RECORDING #8303170471  
 (R) RECORD OF SURVEY #9109179001  
 C.O.E. BLA RECORDING #9411010512  
 RECORD OF SURVEY #20000104900007

**SURVEYOR'S NOTE:**

CALCULATED INFORMATION WAS HELD OVER MEASURED INFORMATION ALONG THE EAST LINE OF SECTION SUBDIVISION THIS SURVEY DUE TO BEST FIT.



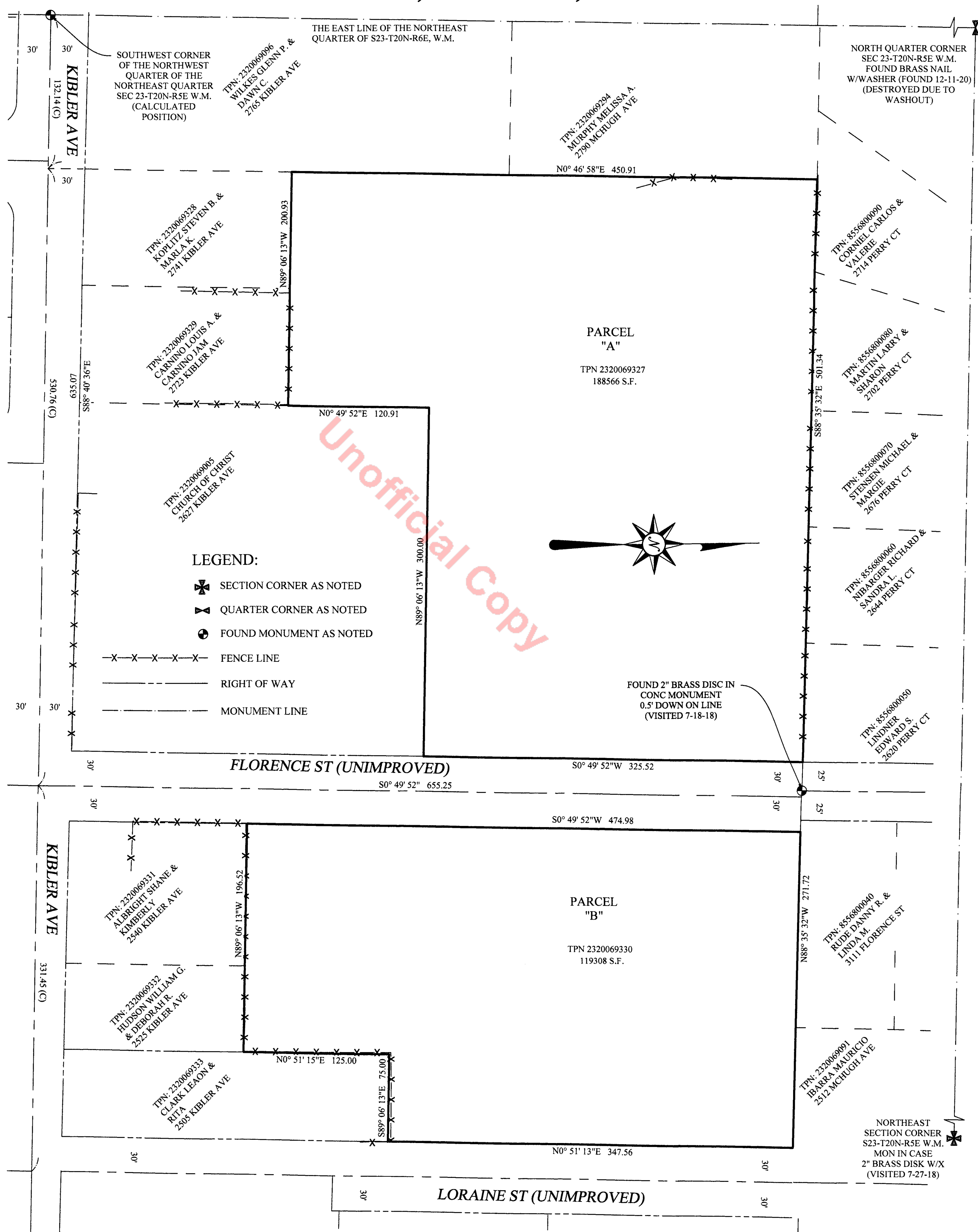
**BUILDABLE LANDS REPORT INFORMATION**

- A. NUMBER OF DWELLINGS: 19
- B. GROSS AND NET ACREAGE: 7.1 GROSS / 4.7 NET (GROSS MINUS ROADS, POND & OPEN SPACE)
- C. EXISTING ZONING AND PLAN DESIGNATION: RESIDENTIAL R-2/SINGLE FAMILY RESIDENTIAL
- D. PROPOSED ZONING AND PLAN DESIGNATION: RESIDENTIAL R-2/ SINGLE FAMILY RESIDENTIAL
- E. NUMBER OF PLATTED LOTS: PLAT APPROVED FOR 19 LOTS, FINAL PLAT 19 LOTS
- F. SQFT USED TO DETERMINE PERMITTED NUMBER OF UNITS:  
 TOTAL GROSS SQFT OF 307874, TOTAL LOTS 19. AVERAGE LOT AREA= 16204 SQFT  
 TOTAL NET SQFT OF 204269, TOTAL LOTS 19. AVERAGE NET AREA = 10751 SQFT
- G. SQFT USED FOR:
  1. ENVIRONMENTAL CONSTRAINTS: 0 SQFT
  2. ROADS: 27192 SQFT
  3. STORMWATER, UTILITIES & OPENSACE: 103613 SQFT (EASEMENTS= 38203 SQFT, POND= 46499 SQFT, OPEN SPACE= 29922 SQFT)
- H. ACHIEVED GROSS DENSITY: 2.7 UNITS PER ACRE  
 ACHIEVED NET DENSITY: 4.0 UNITS PER ACRE

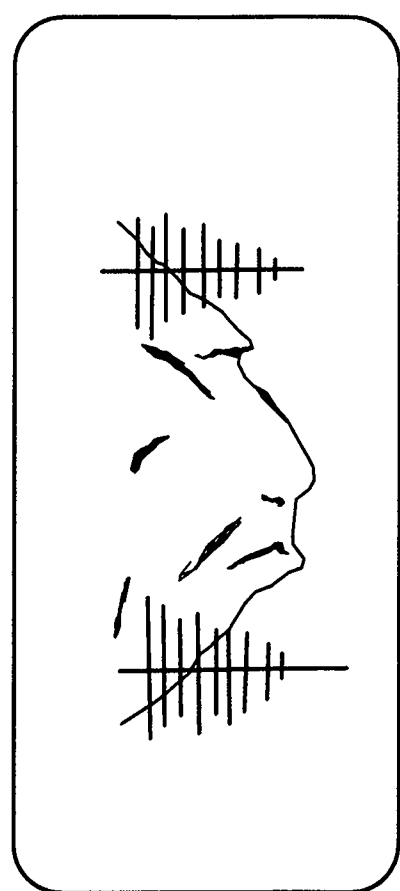
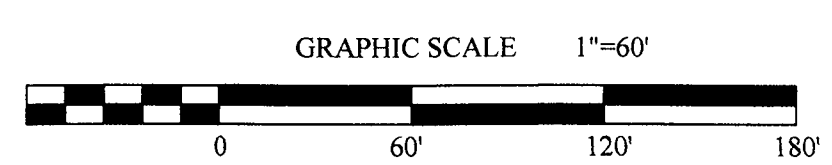
# KIBLER COURT

## FINAL PLAT

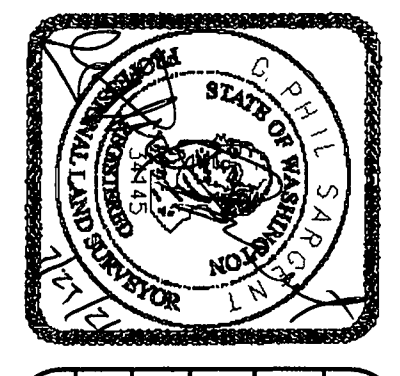
LOCATED IN THE NW1/4 OF THE NE 1/4 OF  
 SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M.  
 CITY OF ENUMCLAW, KING COUNTY, WASHINGTON



Unofficial Copy



**HDGA**



FILE NAME	KIBLER COURT
DRAWN	K. WHITEHOUSE
CHECKED BY	K. WHITEHOUSE
DATE	07/22/2021
JOB NO.	1935
FIELD BOOK NO.	601/591

**HOLMWIG, DEWITT, GALLION & ASSOC., LLC.**  
 LAND SURVEYING & ENGINEERING SUPPORT  
 139 PIONEER ST., BUCKLEY, WA 98321 (360) 825-6963  
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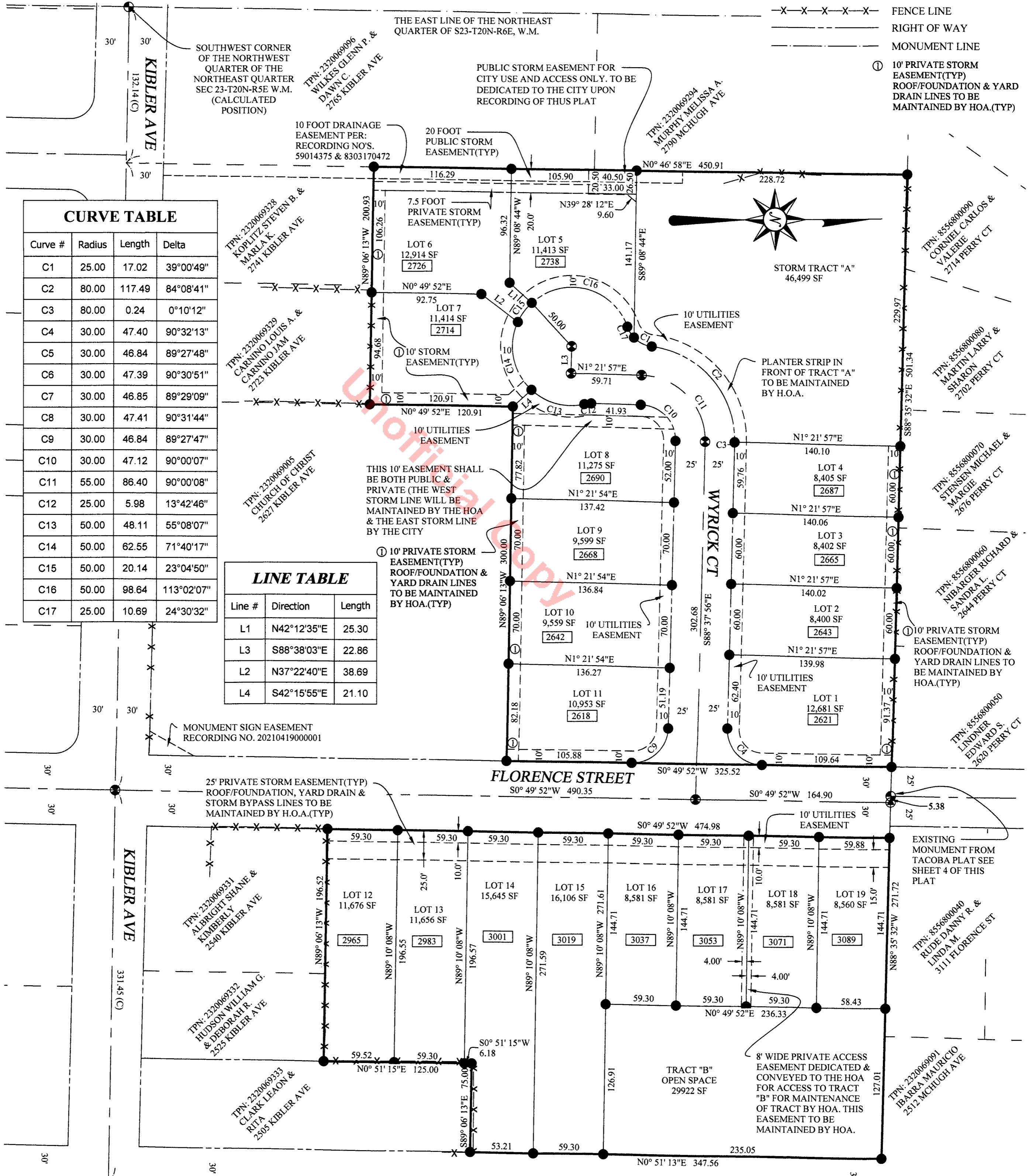
# KIBLER COURT

## FINAL PLAT

LOCATED IN THE NW1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M. CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

**LEGEND:**

- FOUND MONUMENT AS NOTED
- ⊙ CITY OF ENUMCLAW STANDARD CASED MONUMENT SET 3" BRASS WITH "X" IN CONC.
- ⊙ SET BRASS SURFACE MONUMENT
- REBAR WITH CAP SET LS 45788
- XXXX CITY ADDRESS ASSIGNED
- X-X-X-X-X- FENCE LINE
- RIGHT OF WAY
- MONUMENT LINE
- ① 10' PRIVATE STORM EASEMENT (TYP) ROOF/FOUNDATION & YARD DRAIN LINES TO BE MAINTAINED BY HOA (TYP)

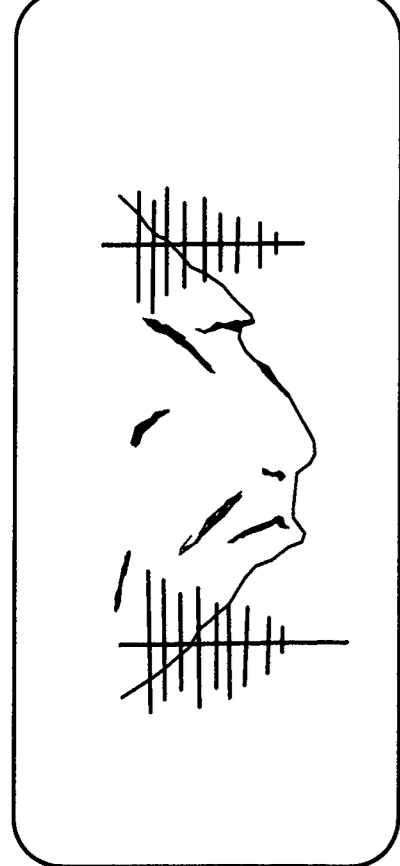


**CURVE TABLE**

Curve #	Radius	Length	Delta
C1	25.00	17.02	39°00'49"
C2	80.00	117.49	84°08'41"
C3	80.00	0.24	0°10'12"
C4	30.00	47.40	90°32'13"
C5	30.00	46.84	89°27'48"
C6	30.00	47.39	90°30'51"
C7	30.00	46.85	89°29'09"
C8	30.00	47.41	90°31'44"
C9	30.00	46.84	89°27'47"
C10	30.00	47.12	90°00'07"
C11	55.00	86.40	90°00'08"
C12	25.00	5.98	13°42'46"
C13	50.00	48.11	55°08'07"
C14	50.00	62.55	71°40'17"
C15	50.00	20.14	23°04'50"
C16	50.00	98.64	113°02'07"
C17	25.00	10.69	24°30'32"

**LINE TABLE**

Line #	Direction	Length
L1	N42°12'35"E	25.30
L2	N37°22'40"E	38.69
L3	S88°38'03"E	22.86
L4	S42°15'55"E	21.10



**H D G A**



FILE NAME: KIBLER COURT  
 DRAWN: K. WHITEHOUSE  
 CHECKED BY: G.S.  
 DATE: 07/22/2021  
 JOB NO.: 1935  
 FIELD BOOK NO.: 601/491

**HOLMVIC, DEWITT, GALLION & ASSOC., LLC.**  
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**BUILDING SETBACK NOTE:**  
 THE SETBACKS ARE THE FOLLOWING AT THE TIME OF FINAL PLAT RECORDING:  
 SIDE 9 FT. MINIMUM EACH SIDE TO HOUSE FOUNDATION FRONT SETBACK, BODY OF STRUCTURE: 20 FT. MINIMUM FRONT TO GARAGE DOOR: 23 FT. MINIMUM REAR YARD SETBACK, BODY OF STRUCTURE: 25 FT. MINIMUM CORNER LOT SETBACK: SECONDARY STREET SIDE YARD, BODY OF STRUCTURE: 20 FT. MINIMUM

LORAIN ST (UNIMPROVED)

