



20210408000272 Vol:295 Page:15

PLAT Rec: \$187.50
Pages: 8
4/8/2021 7:57 AM
KING COUNTY, WA

VOL/Pg
295/15

LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

DEDICATION

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

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF COVINGTON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF COVINGTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF COVINGTON, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

DECLARANT DECLARATION

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMPANY NAMED "LITTLE SOOS CREEK PARK", AS THE 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 BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LITTLE SOOS CREEK PARK, RECORDED UNDER KING COUNTY RECORDING NO. 20201117001896.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: RYAN KEMP, ITS PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RYAN KEMP SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED APRIL 2, 2021
SIGNATURE OF M.E. Zimney
NOTARY PUBLIC
PRINTED NAME M.E. ZIMNEY
TITLE Notary
MY APPOINTMENT EXPIRES 3.19.2025

HOMEOWNERS ASSOCIATION COVENANT

ARTICLES OF INCORPORATION FOR LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION WERE FILED WITH THE WASHINGTON SECRETARY OF STATE ON OCTOBER 13, 2020.

MEMBERSHIP IN THE LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER KING COUNTY RECORDING NUMBER 20201117001896 ESTABLISHING AMONG OTHER THINGS, LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION (HOA). SHOULD THE HOA BECOME INACTIVE OR DISSOLVE, THE OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF THE MAINTENANCE AND EXPENSE PERTAINING TO COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE TRACTS, SENSITIVE AREA TRACTS, RECREATION TRACTS AND STREET LIGHTING EXPENSES (OWED TO PUGET SOUND ENERGY AND ITS SUCCESSORS) AND MAINTENANCE OF PRIVATE ROADS AND ROADWAYS WITHIN THE RIGHT OF WAY.

THE COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THIS PLAT AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

APPROVALS

CITY OF COVINGTON APPROVALS

EXAMINED AND APPROVED THIS 6 DAY OF APRIL, 2021

CITY DEVELOPMENT REVIEW ENGINEER

EXAMINED AND APPROVED THIS 6 DAY OF April, 2021

FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 6 DAY OF April, 2021

CITY MANAGER

EXAMINED AND APPROVED THIS 6 DAY OF April, 2021

COMMUNITY DEVELOPMENT DIRECTOR

KING COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 7TH DAY OF APRIL, 2021

JOHN WILSON Justin J...
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

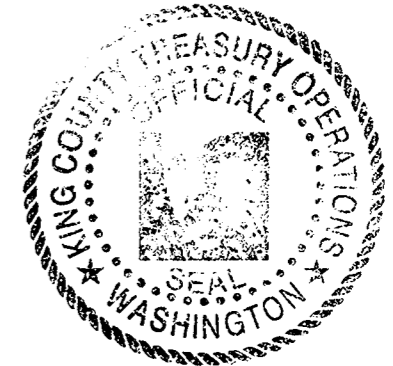
ACCOUNT NUMBERS: 242205-9045, 242205-9015, 242205-9108 & 242205-9109

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 20 DAY OF April, 2021.

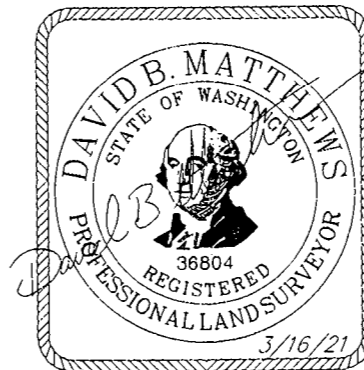
MANAGER, FINANCE DIVISION

DEPUTY



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 KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN AUGUST, 2020. I HEREBY CERTIFY THAT THIS MAP FOR LITTLE SOOS CREEK PARK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 05 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING PROVISIONS OF THE STATE AND LOCAL REGULATIONS GOVERNING PLATTING.



DAVID B. MATTHEWS, PLS
CERTIFICATE NO. LS 36804
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WASHINGTON 98027
PHONE: 425-392-0250

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CITY OF COVINGTON THIS 8th DAY OF April, 2021, AT 57 MINUTES PAST 7 P.M. AND RECORDED IN VOLUME 215 OF PLATS, PAGE(S) 15-28; AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

Document Number: 20210408000272 Book: PLAT Vol: 295 Page: 15 Document: PLAT
Record Date: 4/8/2021 7:57 AM Rec: S187.50 In King County, WA

VOL/Pg

VOL/Pg
295/16

LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A

THE SOUTH 520.5 FEET OF THE EAST 417 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST,
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 208.5 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE WEST 30
FEET AND THE NORTH 60 FEET OF THE SOUTH 550.5 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING
NO. 4125303; AND

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE
MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION;
THENCE WEST ALONG THE SOUTH LINE 1,056 FEET;
THENCE NORTH, PARALLEL TO THE EAST LINE 994 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN
DESCRIBED;

THENCE WEST PARALLEL TO THE SOUTH LINE 528 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE 371.2 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE 528 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE 371.2 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER, ALONG AND ACROSS THE FOLLOWING
DESCRIBED REAL PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION AND RANGE;
THENCE WEST ALONG THE SOUTH LINE 1,056 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE 1,324 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT
HEREIN DESCRIBED;
THENCE CONTINUING NORTH 65.80 FEET;
THENCE WEST 15 FEET;
THENCE SOUTH 65.8 FEET;
THENCE EAST 15 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE;

AND TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER, ALONG AND ACROSS THE FOLLOWING
DESCRIBED REAL PROPERTY:

THE NORTH 30 FEET OF THE SOUTH 45 FEET OF THE WEST 1,026 FEET OF THE EAST 1,056 FEET OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST,
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C

THE EAST 363 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON;

EXCEPT THE SOUTH 520.5 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE WEST 30
FEET AND THE NORTH 60 FEET OF THE SOUTH 550.5 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING
NO. 4125303; AND

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL D

THE WEST 363 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON;

EXCEPT THE SOUTH 520.5 FEET THEREOF;

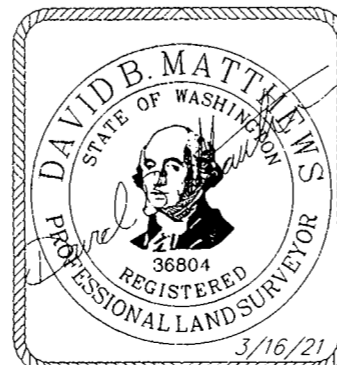
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET AND THE
NORTH 60 FEET OF THE SOUTH 550.5 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST,
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING
NO. 4125303; AND

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Unofficial Copy



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18509 DATE: 3/16/21 SHEET 2 OF 8

VOL/Pg

VOL/PAGE
295/17

LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

SUBJECT TO

(PER CHICAGO TITLE COMPANY GUARANTEE NO. 0117909-16 DATED DECEMBER 3, 2020)

1. 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 LINE
RECORDING NO.: 3033849
AFFECTS: A PORTION OF PARCEL B AS STAKED OR AS MAY BE RELOCATED
(EASEMENT IS NOT DEPICTED HEREIN)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED IN, COURT: UNITED STATES DISTRICT COURT CASE NO.: 4109
IN FAVOR OF: UNITED STATES OF AMERICA
PURPOSE: ELECTRIC POWER TRANSMISSION LINE
AFFECTS: PORTIONS OF PARCELS A, C, D AND OTHER PROPERTY LYING WITHIN A STRIP OF LAND 150 FEET IN WIDTH BEING 75 FEET ON EACH SIDE OF A CENTERLINE AS LOCATED AND STAKED; ALSO A STRIP OF LAND 65 FEET IN WIDTH AND CONTIGUOUS TO EACH SIDE FOR THE RIGHT TO FELL OR TOP TREES

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED BY DOCUMENTS:
PURPOSE(S): ROADWAY AND UTILITIES
RECORDING NO.: 6367651
RECORDING NO.: 6367652
RECORDING NO.: 6367653
RECORDING NO.: 6367654
AFFECTS: NORTH 30 FEET OF PARCEL A, SOUTH 30 FEET OF PARCELS C AND D, AND OTHER PROPERTY

MODIFICATION(S) OF SAID EASEMENT(S) AS PROVIDED FOR IN EASEMENT AGREEMENT AND DEED:
RECORDING NO.: 20001129000770

SAID EASEMENT CONTAINS A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROADWAY BY THE COMMON USERS.

PER THE TERMS OF THE RELEASE OF EASEMENT RIGHTS UNDER RECORDING NO. 20190410000959, UPON THE DEDICATION OF THE ROADWAY TO THE CITY, THE EASEMENTS REFERENCED ABOVE TERMINATE.

PER THE TERMS OF THE RELEASE OF EASEMENT RIGHTS UNDER RECORDING NO. 20190410000960, UPON THE RECORDATION OF THE PLAT, THE EASEMENTS REFERENCED ABOVE TERMINATE.

4. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEEDS AS SET FORTH BELOW:
RECORDING NO.: 6367651 (PARCEL A)
RECORDING NO.: 6367652 (PARCEL C)
RECORDING NO.: 6367654 (PARCEL D)
SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING:
"LESS COAL AND MINERALS RIGHTS AND THE RIGHT TO EXPLORE FOR AND MINE THE SAME."
NOTE: THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS.
AFFECTS: PARCELS A, C, & D

5. 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: THE RIGHT TO INSTALL, MAINTAIN, REPLACE, REMOVE AND USE AN ELECTRIC LINE AND APPURTENANCES
RECORDING NO.: 6376190
AFFECTS: PORTIONS OF PARCELS A, C, D AND OTHER PROPERTY
NOTE: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
(EASEMENT IS NOT DEPICTED HEREIN)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CASCADE SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER MAINS AND APPURTENANCES
RECORDING NO.: 7209180211
AFFECTS: A NORTHWESTERLY PORTION OF PARCEL B LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH AS DESCRIBED AND DELINEATED IN DOCUMENT.
(EASEMENT IS DEPICTED HEREIN)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CASCADE SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER MAINS AND APPURTENANCES
RECORDING NO.: 7209180213
AFFECTS: A NORTHERLY PORTION OF PARCEL C LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH AS DESCRIBED AND DELINEATED IN DOCUMENT.
(EASEMENT IS DEPICTED HEREIN)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CASCADE SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER MAINS AND APPURTENANCES
RECORDING NO.: 7209180214
AFFECTS: NORTHERLY AND WESTERLY PORTIONS OF PARCEL D AS DESCRIBED AND DELINEATED IN DOCUMENT
(EASEMENT IS DEPICTED HEREIN)

9. THIS ITEM INTENTIONALLY DELETED.
10. THIS ITEM INTENTIONALLY DELETED.
11. THIS ITEM INTENTIONALLY DELETED.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES
RECORDING NO.: 8202160458
AFFECTS: A PORTION OF PARCEL B LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED.
(EASEMENT IS NOT DEPICTED HEREIN)

13. COVENANTS, CONDITIONS AND RESTRICTIONS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN OR DISCLOSED BY THE DOCUMENT ENTITLED "SENSITIVE AREA NOTICE":
RECORDING NO.: 9210051702
AFFECTS: PARCEL B

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING NO.: 20001129000769
AFFECTS: PORTIONS OF PARCELS C AND D AS DESCRIBED IN DOCUMENT

RELEASE OF EASEMENT RIGHTS:
RECORDING NO.: 20190410000960

PER THE TERMS OF THE RELEASE OF EASEMENT RIGHTS UNDER RECORDING NO. 20190410000960, UPON THE RECORDATION OF THE PLAT, THE EASEMENTS REFERENCED ABOVE TERMINATE.

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
RECORDING NO.: 20010501000183
AFFECTS: A PORTION OF PARCEL C LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S SYSTEMS LOCATED AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED.
NOTE: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
(EASEMENT IS NOT DEPICTED HEREIN)

SUBJECT TO (CONTINUED)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
RECORDING NO.: 20010501000184
AFFECTS: A PORTION OF PARCEL D LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S SYSTEMS LOCATED AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED
NOTE: THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.
(EASEMENT IS NOT DEPICTED HEREIN)

17. THIS ITEM INTENTIONALLY DELETED.

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: WATER PIPELINE AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS
RECORDING NO.: 20070326001387
AFFECTS: A PORTION OF PARCEL B AS DESCRIBED AND DELINEATED IN DOCUMENT
(EASEMENT IS DEPICTED HEREIN)

19. GENERAL AND SPECIAL TAXES.
20. GENERAL AND SPECIAL TAXES.

21. THIS ITEM INTENTIONALLY DELETED.
22. THIS ITEM INTENTIONALLY DELETED.
23. THIS ITEM INTENTIONALLY DELETED.

24. GENERAL AND SPECIAL TAXES.
25. GENERAL AND SPECIAL TAXES.

26. THIS ITEM INTENTIONALLY DELETED.
27. THIS ITEM INTENTIONALLY DELETED.

28. THIS ITEM INTENTIONALLY DELETED.
29. THIS ITEM INTENTIONALLY DELETED.

30. THIS ITEM INTENTIONALLY DELETED.
31. THIS ITEM INTENTIONALLY DELETED.
32. THIS ITEM INTENTIONALLY DELETED.

33. THIS ITEM INTENTIONALLY DELETED.
34. THIS ITEM INTENTIONALLY DELETED.
35. THIS ITEM INTENTIONALLY DELETED.

36. MATTERS DISCLOSED BY A SURVEY OF SAID PREMISES BY ENCOMPASS ENGINEERING & SURVEYING, DATED FEBRUARY 14, 2019 UNDER JOB NO. 18509, AS FOLLOWS:
A. LOCATION OF FENCES IN RELATION TO PORTIONS OF THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY PROPERTY LINES, AND ANY ADVERSE RIGHTS STEMMING THEREFROM.
(REMAINING FENCES DEPICTED HEREON)

37. TEMPORARY GRADING, CONSTRUCTION, AND ACCESS EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL
GRANTEE: INTEGRITY LAND LLC
RECORDING NO.: 20190410000962
(EASEMENT IS DEPICTED HEREIN. THIS EASEMENT TERMINATES BY ITS TERMS 15 DAYS AFTER THE RECORDATION OF THIS PLAT)

38. 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 SYSTEMS
RECORDING NO.: 20200131000370
AFFECTS: AS DESCRIBED THEREIN.
(EASEMENT IS DEPICTED HEREIN)

39. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COVINGTON WATER DISTRICT
PURPOSE: WATERLINES WITH ALL FACILITIES, CONNECTORS AND APPURTENANCES
RECORDING NO.: 20200923000100
AFFECTS: THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, EXCLUDING ALL TRACTS IN THE FUTURE PLAT
(EASEMENT IS DEPICTED HEREIN)

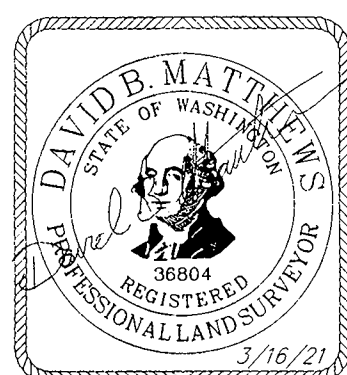
40. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOOS CREEK WATER AND SEWER DISTRICT
PURPOSE: SANITARY SEWER LINES AND APPURTENANCES
RECORDING NO.: 20201028000643
AFFECTS: TRACTS E AND F OF THE FUTURE PLAT
(EASEMENT IS DEPICTED HEREIN)

41. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, 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 IN THE DOCUMENT
RECORDING NO.: 20201117001896

42. ANY UNPAID ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, FOR WHICH A LIEN MAY HAVE ARISEN (OR MAY ARISE), AS PROVIDED FOR UNDER WASHINGTON LAW AND IN INSTRUMENT SET FORTH BELOW:
IMPOSED BY: LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION
RECORDING NO.: 20201117001896

43. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LANCE D. SMAIL AND MARIE D. SMAIL, HUSBAND AND WIFE, OWNERS OF PARCEL 242205-9147 ADJOINING TO THE NORTH
PURPOSE: INGRESS, EGRESS, AND UTILITIES
RECORDING NO.: 20201208001229
AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH AS DESCRIBED THEREIN
(OVER TRACTS A AND B OF THE PROPOSED PLAT) (EASEMENT IS DEPICTED HEREIN)

Unofficial



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18509 DATE: 3/16/21 SHEET 3 OF 8

VOL/PG
295/18

LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

GENERAL NOTES

- ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOTS 7, 8 AND 9 SHALL BE ASSESSED A PARK IMPACT FEE IN ACCORDANCE WITH CMC 19.20.050. THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE THREE PARK IMPACT FEE CREDITS FOR THE EXISTING DWELLINGS THAT WILL BE REMOVED, AND AS A RESULT OF THESE CREDITS, LOTS 7, 8 AND 9 SHALL NOT BE REQUIRED TO PAY THE PARK IMPACT FEE.
- ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOTS 7, 8 AND 9 SHALL BE ASSESSED A SCHOOL IMPACT FEE IN ACCORDANCE WITH CMC 19.20.050. THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE THREE SCHOOL IMPACT FEE CREDITS FOR THE EXISTING DWELLINGS THAT WILL BE REMOVED, AND AS A RESULT OF THESE CREDITS, LOTS 7, 8 AND 9 SHALL NOT BE REQUIRED TO PAY THE SCHOOL IMPACT FEE.
- ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOTS 7, 8 AND 9 SHALL BE ASSESSED A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH CMC 19.20.050. THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE THREE TRANSPORTATION IMPACT FEE CREDITS FOR THE EXISTING DWELLINGS THAT WILL BE REMOVED, AND AS A RESULT OF THESE CREDITS, LOTS 7, 8 AND 9 SHALL NOT BE REQUIRED TO PAY THE TRANSPORTATION IMPACT FEE.
- ALL LOTS WITHIN THIS PLAT - WITH THE EXCEPTION OF LOTS 7, 8 AND 9 SHALL BE ASSESSED A FIRE IMPACT FEE IN ACCORDANCE WITH CMC 19.50. THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE THREE FIRE IMPACT FEE CREDITS FOR THE EXISTING DWELLINGS THAT WILL BE REMOVED, AND AS A RESULT OF THESE CREDITS, LOTS 7, 8 AND 9 SHALL NOT BE REQUIRED TO PAY THE FIRE IMPACT FEE.
- FOOTING DRAINS SHALL BE INSTALLED AROUND THE PERIMETER OF THE RESIDENCES, AT OR JUST BELOW THE INVERT OF THE FOOTING, WITH A GRADIENT SUFFICIENT TO INITIATE FLOW. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE SITE STORM SYSTEM UNLESS GROUNDWATER FLOWS ARE DETERMINED AND INCORPORATED IN THE DRAINAGE DESIGN. ROOF DOWNSPOUTS MUST BE SEPARATELY TIGHT LINED TO DISCHARGE. CLEANOUTS SHALL BE INSTALLED AT STRATEGIC LOCATIONS TO ALLOW FOR PERIODIC MAINTENANCE OF THE FOOTING DRAIN AND DOWNSPOUT TIGHTLINE SYSTEM. EACH INDIVIDUAL HOMEOWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE FOOTING DRAIN AND DOWNSPOUT TIGHTLINE SYSTEM.
- EACH INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTER STRIP INCLUDING TREES, SHRUBBERY, GRASS OR OTHER GROUND COVER ABUTTING THEIR PROPERTY, UNLESS OTHERWISE DESIGNATED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING STRIPS, INCLUDING THE PORTIONS ADJACENT TO ANY DESIGNATED TRACT REGARDLESS IF IT IS A PUBLIC TRACT.
- STREET TREES SHALL BE INSTALLED WITH THE CONSTRUCTION OF EACH HOME AND A BOND FOR THE INSTALLATION OF STREET TREES SHALL BE POSTED BY THE DEVELOPER WITH THE CITY PRIOR TO FINAL PLAT APPROVAL.
- EACH INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ROCKERIES, IF ANY, THAT ARE CONSTRUCTED WITHIN THEIR RESPECTIVE LOT.
- LOTS WITHIN THIS PLAT THAT CONTAIN ROCKERIES SHALL BE SUBJECT TO THE RESTRICTIONS OUTLINED IN CMC 18.35.210. FENCES LOCATED ON A ROCKERY, RETAINING WALL OR BERM OUTSIDE REQUIRED SETBACK AREAS SHALL NOT EXCEED THE BUILDING HEIGHT FOR THE ZONE, MEASURED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE INTERNATIONAL BUILDING CODE.

EASEMENT NOTES

- THE PRIVATE WATER EASEMENT SHOWN OVER LOT 18 IS FOR THE BENEFIT OF LOT 19. THE OWNER OF LOT 19 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES WITHIN THIS EASEMENT AREA.
- THE PRIVATE WATER EASEMENT SHOWN OVER LOT 21 IS FOR THE BENEFIT OF LOT 20. THE OWNER OF LOT 20 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES WITHIN THIS EASEMENT AREA.
- THE PRIVATE WATER EASEMENT SHOWN OVER LOT 68 IS FOR THE BENEFIT OF LOT 69. THE OWNER OF LOT 69 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES WITHIN THIS EASEMENT AREA.
- THE PRIVATE WATER EASEMENT SHOWN OVER LOT 71 IS FOR THE BENEFIT OF LOT 70. THE OWNER OF LOT 70 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE WATER FACILITIES WITHIN THIS EASEMENT AREA.
- THE 5' WIDE PRIVATE WALL EASEMENT OVER TRACT B ADJACENT TO LOTS 52 THROUGH 61 IS FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID LOTS 52 THROUGH 61 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THAT PORTION OF THE RETAINING WALLS WITHIN THE EASEMENT THAT BENEFIT THEIR LOT.
- THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER THE EXTERIOR 10' PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS IS FOR BENEFIT OF THE OWNERS HAVING THE USE THEREOF FOR STORM DRAINAGE FACILITIES. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE STORM DRAINAGE SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE STORM DRAINAGE SYSTEM, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

ADDRESSES

LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
1	17301 SE 254TH PL	25	25402 174TH AVE SE	49	17530 SE 252ND PL
2	17305 SE 254TH PL	26	25340 174TH AVE SE	50	25229 174TH AVE SE
3	17309 SE 254TH PL	27	25336 174TH AVE SE	51	25233 174TH AVE SE
4	17313 SE 254TH PL	28	25330 174TH AVE SE	52	25237 174TH AVE SE
5	17317 SE 254TH PL	29	17510 SE 253RD PL	53	25305 174TH AVE SE
6	25405 174TH AVE SE	30	17511 SE 252ND PL	54	25309 174TH AVE SE
7	25409 174TH AVE SE	31	17515 SE 252ND PL	55	25313 174TH AVE SE
8	25413 174TH AVE SE	32	17519 SE 252ND PL	56	25317 174TH AVE SE
9	25417 174TH AVE SE	33	17523 SE 252ND PL	57	25321 174TH AVE SE
10	25421 174TH AVE SE	34	17527 SE 252ND PL	58	25325 174TH AVE SE
11	25425 174TH AVE SE	35	17531 SE 252ND PL	59	25329 174TH AVE SE
12	25429 174TH AVE SE	36	17535 SE 252ND PL	60	25333 174TH AVE SE
13	25433 174TH AVE SE	37	17539 SE 252ND PL	61	25337 174TH AVE SE
14	25437 174TH AVE SE	38	25300 176TH AVE SE	62	25315 SE 173RD PL
15	25436 174TH AVE SE	39	25240 176TH AVE SE	63	25319 SE 173RD PL
16	25432 174TH AVE SE	40	25236 176TH AVE SE	64	25323 SE 173RD PL
17	17503 SE 254TH ST	41	25232 176TH AVE SE	65	17322 SE 254TH PL
18	17507 SE 254TH ST	42	25228 176TH AVE SE	66	17318 SE 254TH PL
19	17509 SE 254TH ST	43	25224 176TH AVE SE	67	17314 SE 254TH PL
20	17511 SE 254TH ST	44	25220 176TH AVE SE	68	17310 SE 254TH PL
21	17513 SE 254TH ST	45	25216 176TH AVE SE	69	17308 SE 254TH PL
22	17512 SE 254TH ST	46	25223 176TH AVE SE	70	17306 SE 254TH PL
23	17508 SE 254TH ST	47	25227 176TH AVE SE	71	17304 SE 254TH PL
24	17504 SE 254TH ST	48	25231 176TH AVE SE	72	17300 SE 254TH PL

TRACT NOTES

- TRACT A IS ESTABLISHED FOR THE PURPOSE OF A CRITICAL AREA TRACT AND IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF COVINGTON UPON THE RECORDING OF THIS PLAT. MAINTENANCE OF THE CRITICAL AREAS WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE CITY OF COVINGTON.
- TRACT B IS ESTABLISHED FOR THE PURPOSE OF AN OPEN SPACE/STORMWATER TRACT AND IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF COVINGTON FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE APPROVED ENGINEERING PLANS FOR THIS PLAT. MAINTENANCE OF THE PUBLIC TRAIL WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE CITY OF COVINGTON.
- TRACT C IS ESTABLISHED FOR THE PURPOSE OF A TREE RETENTION TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT.
- TRACT D IS ESTABLISHED FOR THE PURPOSE OF A TREE RETENTION TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT.
- TRACT E, A PRIVATE TRACT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, FOR THE BENEFIT OF LOTS 19 AND 20, SHALL BE CONVEYED TO THE OWNERS OF LOTS 19 AND 20, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF LOTS 19 AND 20 OF THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF TRACT E. ALL DEEDS CONVEYING LOTS 19 AND 20 MUST INCLUDE A ONE-HALF INTEREST IN TRACT E. THE ENTIRETY OF SAID TRACT IS SUBJECT TO AN EASEMENT FOR SANITARY SEWER PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 20201028000643.
- TRACT F, A PRIVATE TRACT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, FOR THE BENEFIT OF LOTS 69 AND 70, SHALL BE CONVEYED TO THE OWNERS OF LOTS 69 AND 70, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF LOTS 69 AND 70 OF THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF TRACT F. ALL DEEDS CONVEYING LOTS 69 AND 70 MUST INCLUDE A ONE-HALF INTEREST IN TRACT F. THE ENTIRETY OF SAID TRACT IS SUBJECT TO AN EASEMENT FOR SANITARY SEWER PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 20201028000643.
- TRACT G IS ESTABLISHED FOR THE PURPOSE OF AN OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE LITTLE SOOS CREEK PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT.

PUBLIC EASEMENT RESERVATIONS

- AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF COVINGTON FOR ACCESS TO TRACT A OVER TRACTS C AND D.
 - THE 12' WIDE PUBLIC TRAIL EASEMENT WITHIN TRACT G IS HEREBY RESERVED AND GRANTED TO THE CITY OF COVINGTON FOR PUBLIC TRAIL PURPOSES.
 - THE 10' WIDE PUBLIC STORM DRAIN EASEMENT OVER LOT 51 IS HEREBY RESERVED AND GRANTED TO THE CITY OF COVINGTON FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO ITS ORIGINAL CONDITION.
 - AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF COVINGTON, PUGET SOUND ENERGY, INC., CENTURY LINK, COMCAST CABLE SERVICES, COVINGTON WATER DISTRICT AND SOOS CREEK SEWER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS AS GRAPHICALLY DEPICTED ON SHEETS 6, 7 AND 8, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, WATER SYSTEM APPURTENANCES, 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 ELECTRICITY, 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.
- AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF COVINGTON FOR STORM DRAINAGE OVER, UNDER, ACROSS AND UPON ALL OF TRACTS E AND F FOR THE PURPOSES OF INSPECTING, MAINTAINING, REPAIRING AND REPLACING THE PUBLIC STORM DRAINAGE FACILITIES WITHIN SAID TRACTS.

SOOS CREEK WATER AND SEWER DISTRICT EASEMENT RESERVATIONS

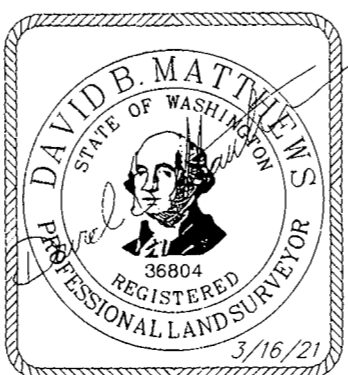
THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR AND GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, ACROSS AND UPON THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF A SEWER SYSTEM AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTOR HEREBY RESERVES FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE SURFACE OF THE EASEMENT.

WITHIN THE BOUNDARIES OF THESE EASEMENT AREAS, GRANTORS SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL SAID GRANTORS PLANT ANY TREES OF ANY KIND OR PLANTS OF ANY KIND WITH INTRUSIVE ROOTS, OR PLACE ANY FILL MATERIAL. GRANTORS SHALL MAINTAIN THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA AT THE CURRENTLY EXISTING ELEVATION. IF ANY SUCH CONSTRUCTION, PLACEMENT, PLANTING, EXCAVATION OR CHANGE IN GROUND LEVEL SHOULD OCCUR AS DESCRIBED IN THIS PARAGRAPH, THE GRANTEE MAY EXERCISE ITS RIGHT TO REMOVE SUCH OBSERVATIONS WITHOUT NOTICE AND THE OWNERS OF THE PROPERTY SUBJECT TO THE EASEMENT AREA SHALL BE LIABLE FOR ALL COSTS INCURRED BY GRANTEE FOR THE REMOVAL THEREOF.

EASEMENT AREAS:

- TRACTS E AND F SHOWN AS SEWER EASEMENT HEREON.



Encompass
ENGINEERING & SURVEYING

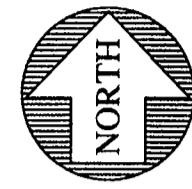
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18509 DATE: 3/16/21 SHEET 4 OF 8

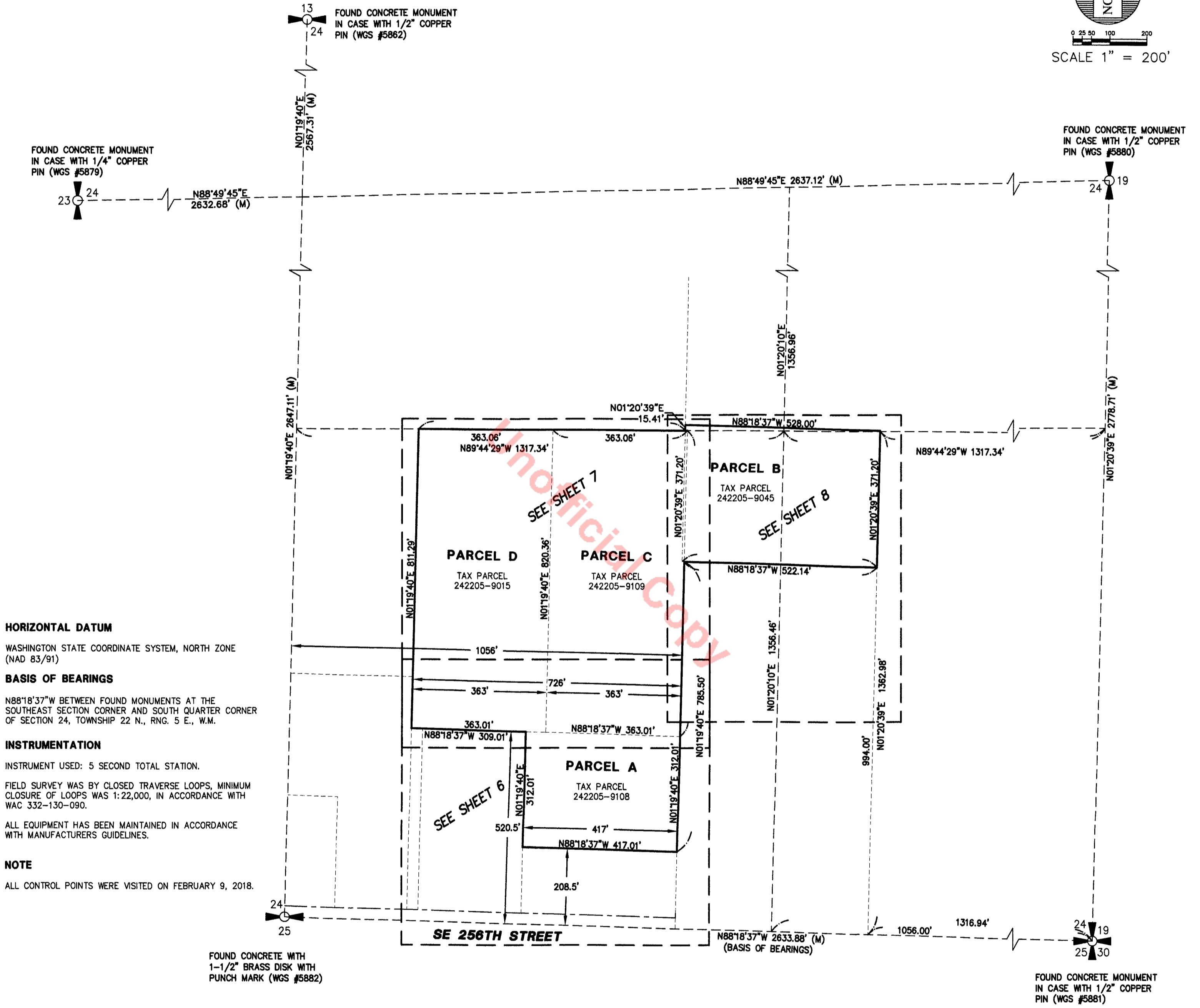
LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
 AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
 CITY OF COVINGTON, KING COUNTY, WASHINGTON

VOL/PG
 295/19



0 25 50 100 200
 SCALE 1" = 200'



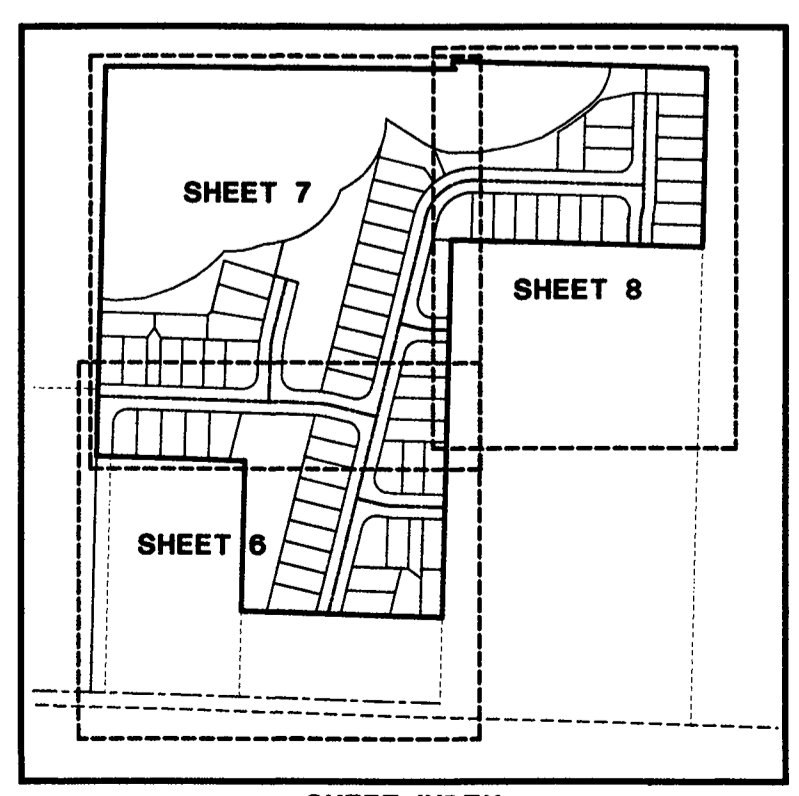
HORIZONTAL DATUM
 WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE
 (NAD 83/91)

BASIS OF BEARINGS
 N88°18'37"W BETWEEN FOUND MONUMENTS AT THE
 SOUTHEAST SECTION CORNER AND SOUTH QUARTER CORNER
 OF SECTION 24, TOWNSHIP 22 N., RNG. 5 E., W.M.

INSTRUMENTATION
 INSTRUMENT USED: 5 SECOND TOTAL STATION.
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS. MINIMUM
 CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH
 WAC 332-130-090.
 ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE
 WITH MANUFACTURERS GUIDELINES.

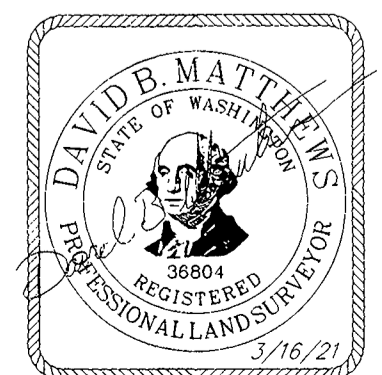
NOTE
 ALL CONTROL POINTS WERE VISITED ON FEBRUARY 9, 2018.

SECTION SUBDIVISION AND PROPERTY BOUNDARY DETAIL



SHEET INDEX

CITY OF COVINGTON FILE NO. LU18-0013/0038



Encompass

ENGINEERING & SURVEYING

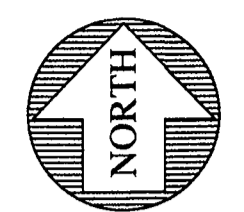
Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18509 DATE: 3/16/21 SHEET 5 OF 8

VOL/PG

LITTLE SOOS CREEK PARK

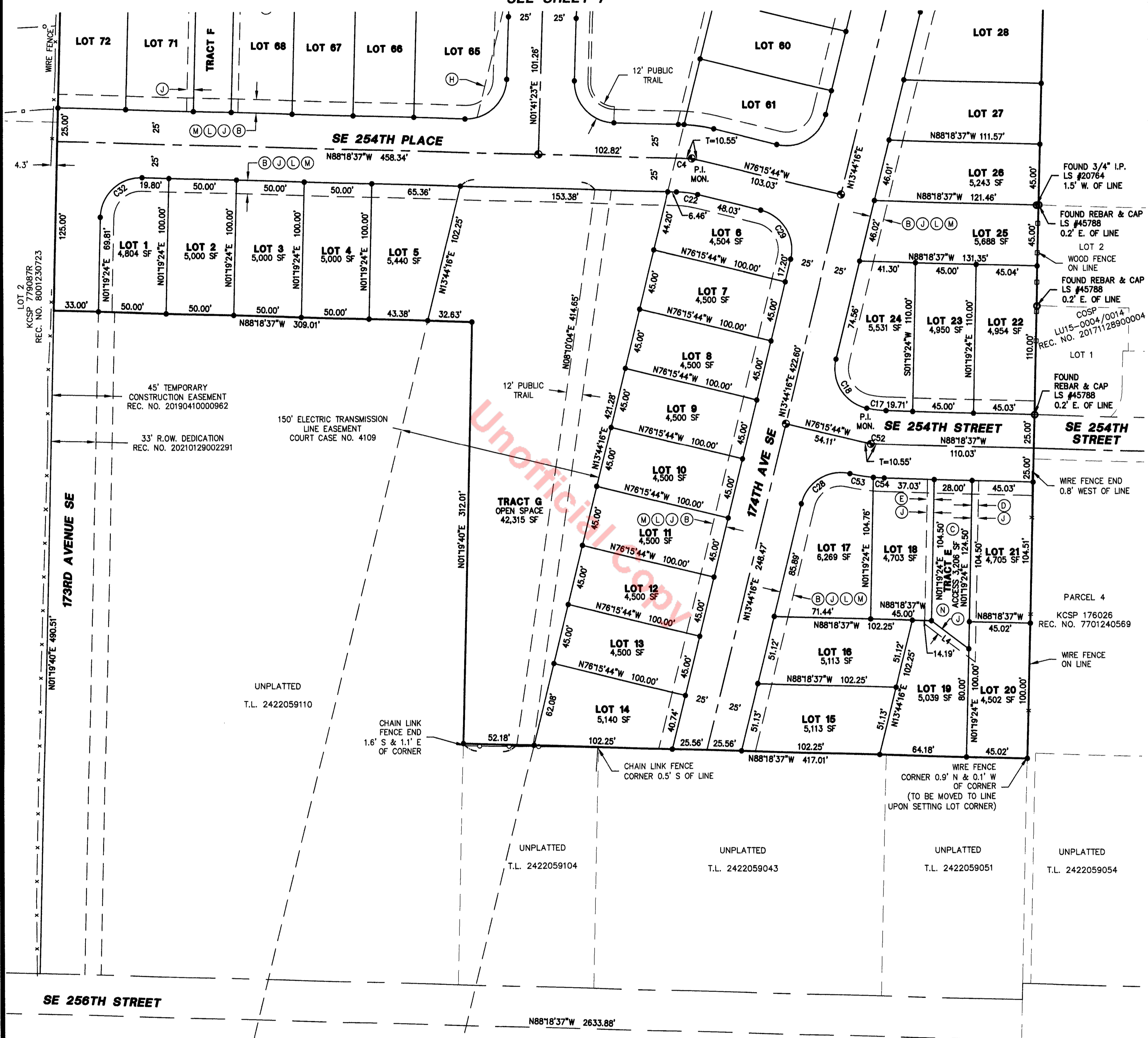
A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
 AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
 CITY OF COVINGTON, KING COUNTY, WASHINGTON



VOL/PG
 295/20

0 510 25 50
 SCALE 1" = 50'

SEE SHEET 7



EASEMENT LEGEND

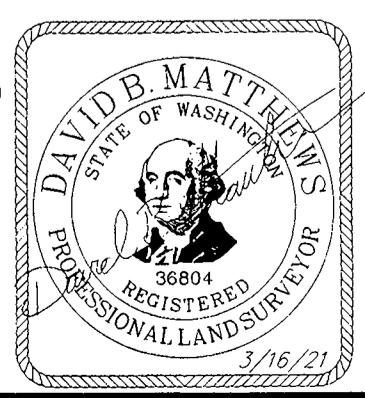
- (A) PUBLIC SEWER EASEMENT, REC. NO. 202001028000643
- (B) 10' WIDE PUBLIC UTILITY EASEMENT SEE EASEMENT RESERVATION NOTE 4 ON SHEET 4
- (C) PUBLIC SEWER EASEMENT, REC. NO. 202001028000643
- (D) 5' WIDE PRIVATE WATER EASEMENT SEE EASEMENT NOTE 2 ON SHEET 4
- (E) 5' WIDE PRIVATE WATER EASEMENT SEE EASEMENT NOTE 1 ON SHEET 4
- (F) 5' WIDE PRIVATE WATER EASEMENT SEE EASEMENT NOTE 3 ON SHEET 4
- (G) 5' WIDE PRIVATE WATER EASEMENT SEE EASEMENT NOTE 4 ON SHEET 4

- (H) EXISTING ELECTRIC TRANSMISSION LINE EASEMENT, COURT CASE NO. 4109
- (I) 10' WIDE PUBLIC STORM DRAIN EASEMENT SEE PUBLIC EASEMENT RESERVATION NOTE 3 ON SHEET 4
- (J) PUGET SOUND ENERGY EASEMENT, REC. NO. 20200131000370
- (K) 30' WIDE PRIVATE 30' WIDE PRIVATE ACCESS & UTILITIES EASEMENT, REC. NO. 20201208001229 FOR THE BENEFIT OF TAX PARCEL 242205-9147
- (L) 10' WIDE PUBLIC WATER EASEMENT, REC. NO. 20200923000100
- (M) 10' WIDE PRIVATE STORM DRAINAGE EASEMENT SEE EASEMENT NOTE 6 ON SHEET 4
- (N) PUBLIC STORM DRAINAGE EASEMENT SEE PUBLIC EASEMENT NOTE 5 ON SHEET 4

LEGEND

- ⊗ FOUND MONUMENT IN CASE
- ⊙ MONUMENT IN CASE TO BE SET
- REBAR & CAP, LS #36804 TO BE SET
- FOUND PROPERTY CORNER AS NOTED

SEE SHEET 8 FOR LINE AND CURVE TABLES



Encompass

ENGINEERING & SURVEYING

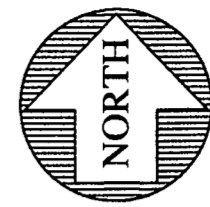
Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18509
DATE: 3/16/21
SHEET 6 OF 8

- LEGEND**
- ⊗ FOUND MONUMENT IN CASE
 - ⊙ MONUMENT IN CASE TO BE SET
 - REBAR & CAP, LS #36804 TO BE SET
 - FOUND PROPERTY CORNER AS NOTED

LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON



VOL/PG

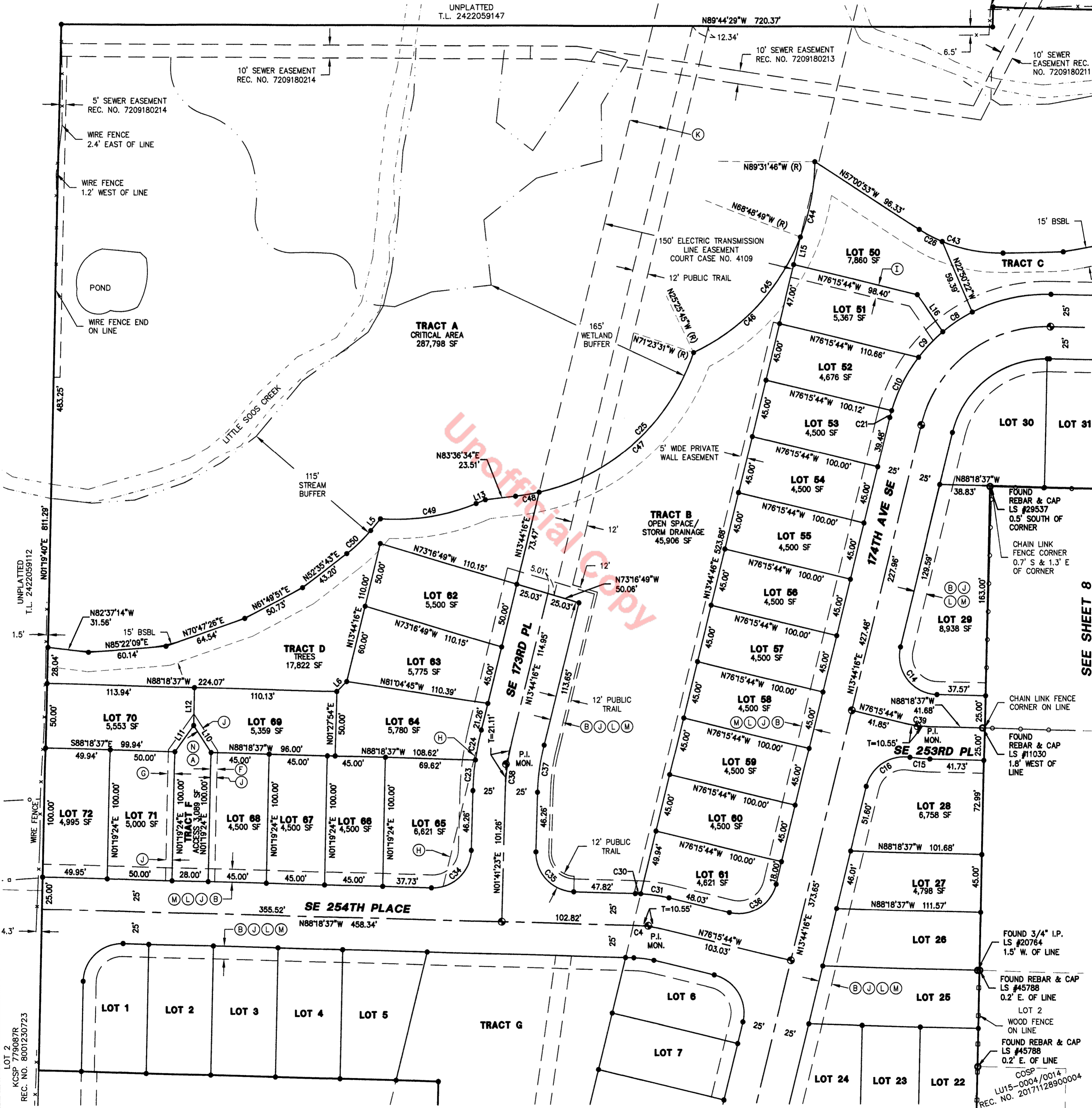
295/21

0.510 25 50
SCALE 1" = 50'

WIRE FENCE END
0.5' N & 2.0' W
OF CORNER

10' SEWER EASEMENT
REC. NO. 7209180211

UNPLATTED
T.L. 2422059147



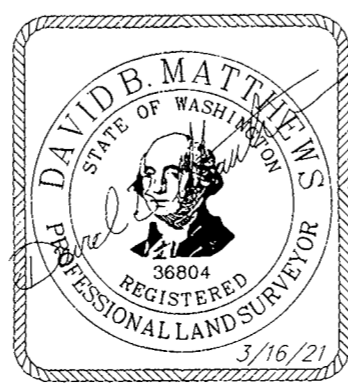
SEE SHEET 8

SEE SHEET 6

SEE SHEET 8 FOR LINE AND CURVE TABLES
SEE SHEET 6 FOR EASEMENT LEGEND

LOT 2
KCSP 779087R
REC. NO. 8001230723

FOUND REBAR & CAP
LS #45788
0.2' E. OF LINE
WOOD FENCE
ON LINE
FOUND REBAR & CAP
LS #45788
0.2' E. OF LINE
COSP
LU15-0004/0014
REC. NO. 20171128900004



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

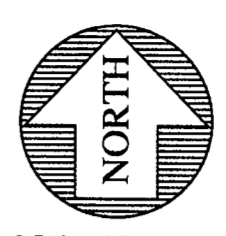
JOB NO. 18509 DATE: 3/16/21 SHEET 7 OF 8

VOL/PG

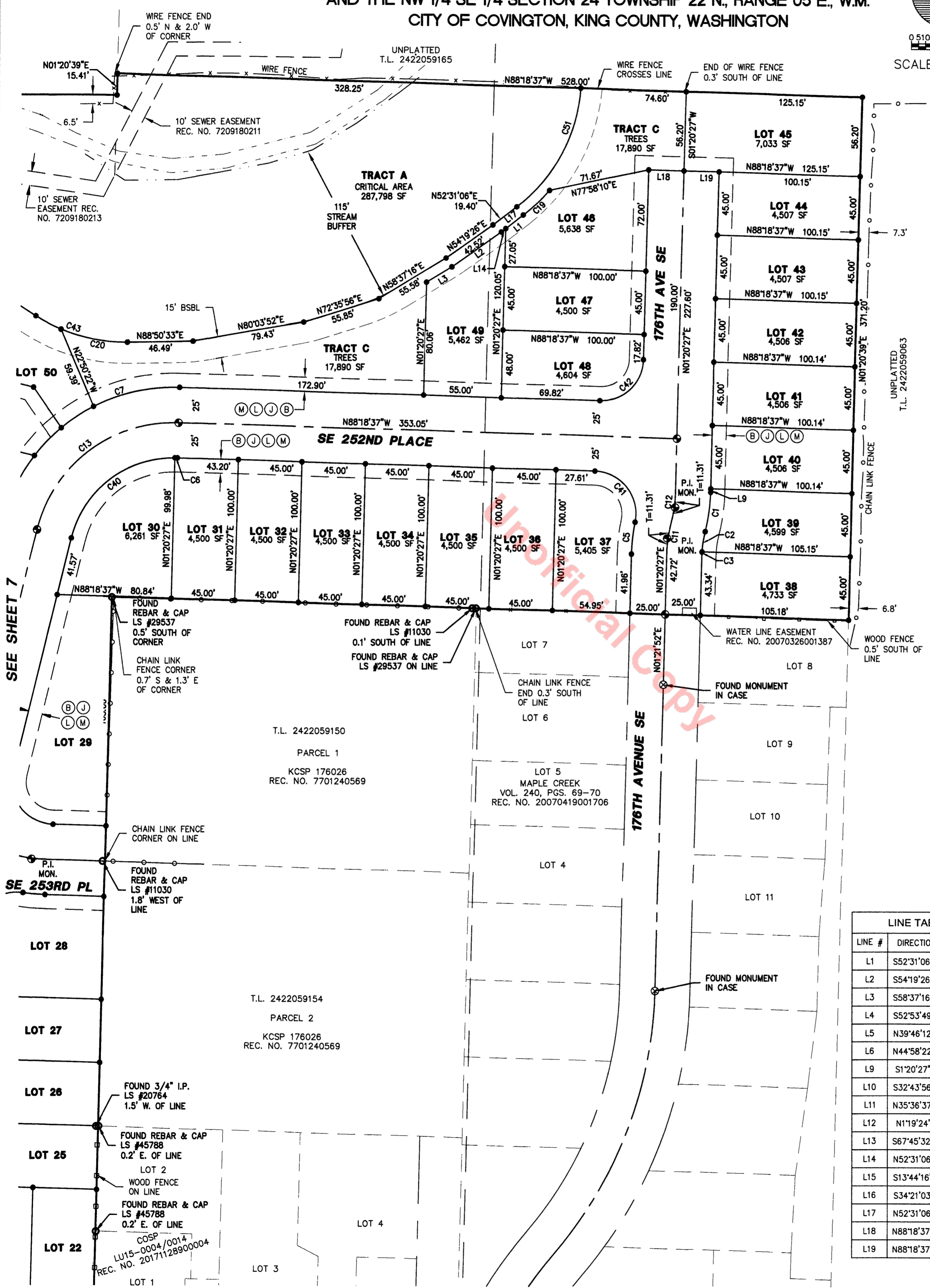
LITTLE SOOS CREEK PARK

A PORTION OF NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SW 1/4 SE 1/4
 AND THE NW 1/4 SE 1/4 SECTION 24 TOWNSHIP 22 N., RANGE 05 E., W.M.
 CITY OF COVINGTON, KING COUNTY, WASHINGTON

VOL/PG
 295/22



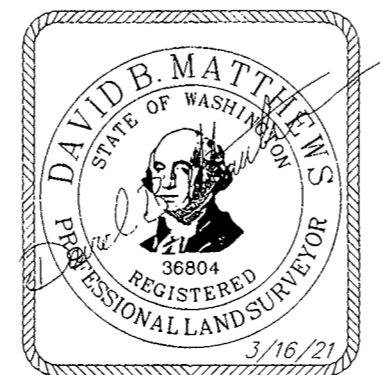
0 510 25 50
 SCALE 1" = 50'



- LEGEND**
- ⊗ FOUND MONUMENT IN CASE
 - ⊙ MONUMENT IN CASE TO BE SET
 - REBAR & CAP, LS #36804 TO BE SET
 - FOUND PROPERTY CORNER AS NOTED

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S52°31'06"W	15.58'
L2	S54°19'26"W	42.92'
L3	S58°37'16"W	20.99'
L4	S52°53'49"E	34.51'
L5	N39°46'12"E	11.81'
L6	N44°58'22"E	10.86'
L9	S1°20'27"W	2.45'
L10	S32°43'56"E	25.00'
L11	N35°36'37"E	24.85'
L12	N1°19'24"E	29.38'
L13	S67°45'32"W	7.67'
L14	N52°31'06"E	3.94'
L15	S13°44'16"W	21.94'
L16	S34°21'03"E	34.93'
L17	N52°31'06"E	19.52'
L18	N88°18'37"W	25.00'
L19	N88°18'37"W	25.00'

SEE SHEET 6 FOR EASEMENT LEGEND



Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 18509 DATE: 3/16/21 SHEET 8 OF 8

VOL/PG