

296/001

# OBERON

### PORTION OF THE NE1/4 OF SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 05 EAST, WILLAMETTE MERIDIAN CITY OF KENT, KING COUNTY, WASHINGTON

#### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE INTEREST OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS SUBDIVISION AND FOREVER DEDICATE TO THE USE OF THE PUBLIC ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND THE USE THEREOF FOR PUBLIC ROADWAY, UTILITY INSTALLATION AND STORM DRAINAGE INSTALLATION, AND TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, TRACTS AND BLOCKS SHOWN ON THIS SUBDIVISION IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

THE UNDERSIGNED OWNERS HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND AVENUES. THIS SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES, AS THE UNDERSIGNED OWNERS.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL ON THIS PLAT.

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 OBERON 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 OBERON, RECORDED UNDER KING COUNTY RECORDING NUMBER

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

LENNAR NORTHWEST, INC. A DELAWARE CORPORATION

*[Signature]*  
BY: JASON HANCOCK  
ITS: AUTHORIZED AGENT

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF King ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JASON HANCOCK IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF LENNAR NORTHWEST, INC., A DELAWARE CORPORATION, AND TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 5.13.21

SIGNATURE OF NOTARY: *[Signature]*  
PRINTED NAME OF NOTARY: DeAnn Wright  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: Marysville  
MY APPOINTMENT EXPIRES: 2-27-23



#### LEGAL DESCRIPTION

LOT D OF KING COUNTY SHORT PLAT NO. 1174026, RECORDED UNDER RECORDING NUMBER 7607270800, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH LOT 1, LESS THE NORTH 330 FEET THEREOF, OF KING COUNTY SHORT PLAT NUMBER 683031, RECORDED UNDER RECORDING NUMBER 8505170614, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT NUMBER S91L0088, RECORDED UNDER RECORDING NO. 9105131142, IN KING COUNTY, WASHINGTON)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

#### PLAT NOTES

1) THE OBERON HOMEOWNERS' ASSOCIATION ("HOMEOWNERS' ASSOCIATION") WAS ESTABLISHED WITH THE WASHINGTON SECRETARY OF STATE ON MARCH 23, 2021. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SAID HOMEOWNERS ASSOCIATION.

2) ALL PROPERTY WITHIN THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, KING COUNTY RECORDING NUMBER 20210620002299

3) TRACT A IS HEREBY DESIGNATED AS A RECREATION AND STORM DRAINAGE TRACT AND HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS SUBDIVISION. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THEN EACH LOT SHALL ACCEPT AND HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT, AS WELL AS RESPONSIBILITY FOR MAINTAINING SAID TRACT. MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP WITHIN THIS SUBDIVISION, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOMEOWNERS' ASSOCIATION, THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS WITHIN THIS SUBDIVISION.

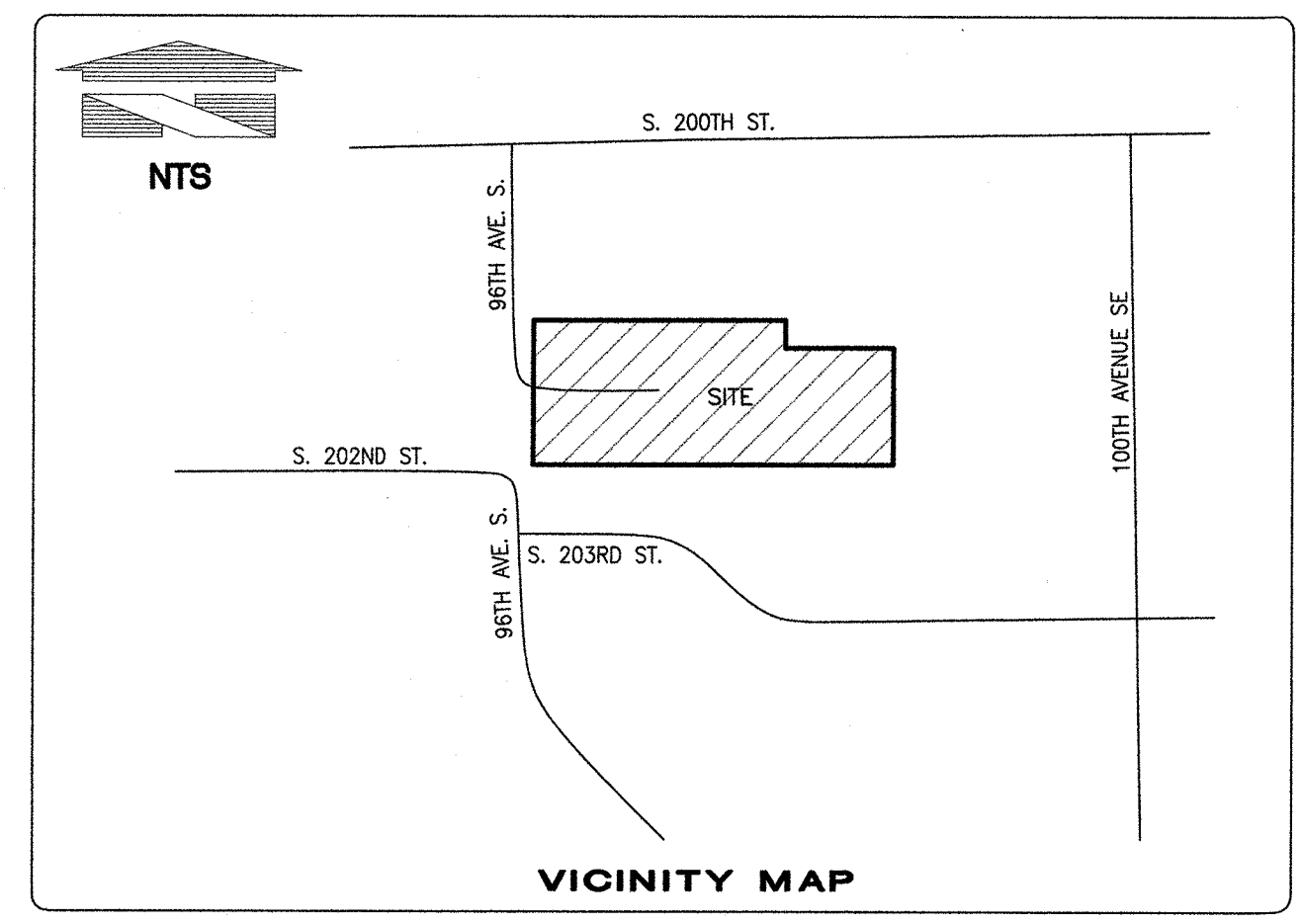
4) TRACTS B, C AND F ARE HEREBY DESIGNATED AS PRIVATE ACCESS AND UTILITY TRACTS AND HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS SUBDIVISION. OWNERSHIP AND MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THEN EACH LOT SHALL ACCEPT AND HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST SAID TRACT, AS WELL AS RESPONSIBILITY FOR MAINTAINING SAID TRACT. MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP WITHIN THIS SUBDIVISION, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOMEOWNERS' ASSOCIATION, THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS WITHIN THIS SUBDIVISION.

5) TRACTS D AND E ARE HEREBY DESIGNATED AS PRIVATE OPEN SPACE TRACTS AND HEREBY GRANTED AND CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON RECORDING OF THIS SUBDIVISION. OWNERSHIP AND MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THEN EACH LOT SHALL ACCEPT AND HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST SAID TRACT, AS WELL AS RESPONSIBILITY FOR MAINTAINING SAID TRACT. MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP WITHIN THIS SUBDIVISION, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOMEOWNERS' ASSOCIATION, THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS WITHIN THIS SUBDIVISION.

6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DECLARATION OF STORM WATER FACILITY MAINTENANCE COVENANT RECORDED UNDER KING COUNTY RECORDING NUMBER 20210620002300.

7) AS A CONDITION OF BUILDING PERMIT ISSUANCE, RESIDENCES CONSTRUCTED ON LOTS OF THIS SUBDIVISION MUST PROVIDE ROOF DOWNSPOUT INFILTRATION SYSTEMS PER DETAILS SHOWN ON THE APPROVED PLANS.

8) LOTS WITHIN THIS PLAT WILL BE ASSESSED A SCHOOL IMPACT FEE TO MITIGATE FOR THE IMPACTS OF THE PLAT ON DISTRICT INFRASTRUCTURE AND CAPACITY. THE IMPACT FEE WILL BE ASSESSED AND COLLECTED FOR EACH LOT AT THE TIME OF BUILDING PERMIT ISSUANCE.



#### CITY OF KENT APPROVALS

EXAMINED AND APPROVED THIS 2nd DAY OF June 2021  
*[Signature]*  
PLANNING MANAGER

EXAMINED AND APPROVED THIS 2nd DAY OF JUNE 2021  
*[Signature]*  
CITY ENGINEER

#### CITY OF KENT FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY 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 21st DAY OF June 2021

*[Signature]*  
FINANCE DIRECTOR

#### KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY 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 28th DAY OF June 2021

*[Signature]*  
MANAGER  
*[Signature]*  
DEPUTY

#### KING COUNTY DEPARTMENT OF ASSESSMENTS

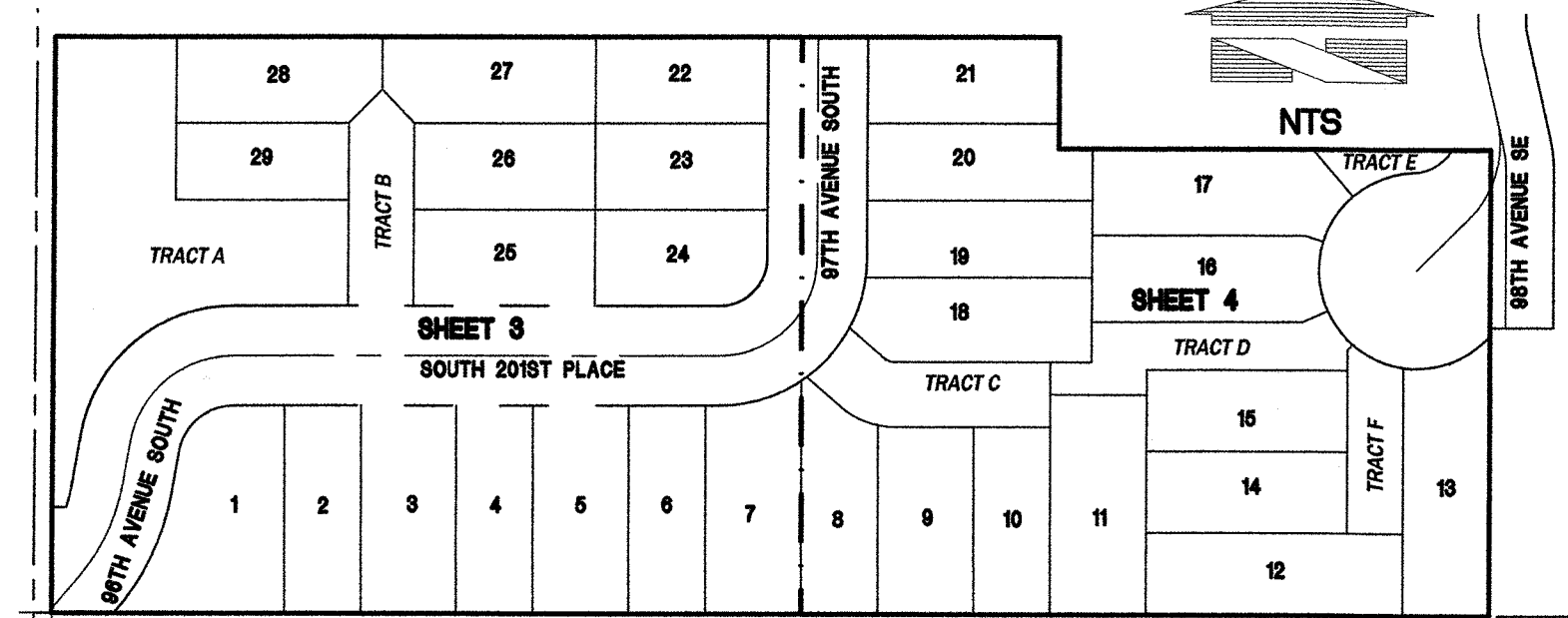
EXAMINED AND APPROVED THIS 24th DAY OF June 2021

*[Signature]*  
KING COUNTY ASSESSOR  
*[Signature]*  
DEPUTY COUNTY ASSESSOR

ASSESSOR'S PARCEL NO.: 062205-9135

#### SHEET INDEX

- SHEET 1. APPROVALS AND SIGNATURES
- SHEET 2. CONTROL SKETCH
- SHEET 3. PLAT LAYOUT
- SHEET 4. PLAT LAYOUT
- SHEET 5. SOOS CREE EASEMENT DETAILS
- SHEET 6. NOTES



#### SHEET LAYOUT DETAIL

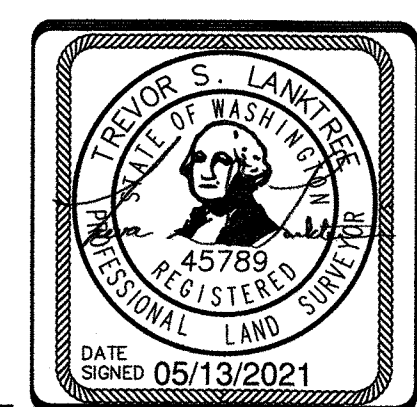
RECORDER'S CERTIFICATE:  
RECORDER'S FILE NO. \_\_\_\_\_  
FILED FOR RECORD THIS 30th DAY OF June, 2021  
AT 3:45 PM IN BOOK 296 OF PLATS AT PAGE 1-6 AT  
THE REQUEST OF LANKTREE LAND SURVEYING, INC.

INDEXING S06 T22N R05E

#### SURVEYOR 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 THE QUADRANT CORPORATION IN MAY 2018. I HEREBY CERTIFY THAT THIS MAP FOR OBERON, 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 TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

*[Signature]*  
TREVOR S. LANKTREE  
PLS CERTIFICATE NO. 45789  
DATE 05/13/2021



LANKTREE LAND SURVEYING, INC.  
25510 74TH AVENUE SOUTH  
KENT, WA 98032  
PHONE: (253) 653-6423  
FAX: (253) 793-1616  
WWW.LANKTREELANDSURVEYING.COM

DRAWN BY	TSL/JSK
DATE	5/12/21
SCALE:	N/A
CHECKED BY:	TSL
JOB NO.:	2812
PROJECT NO.:	

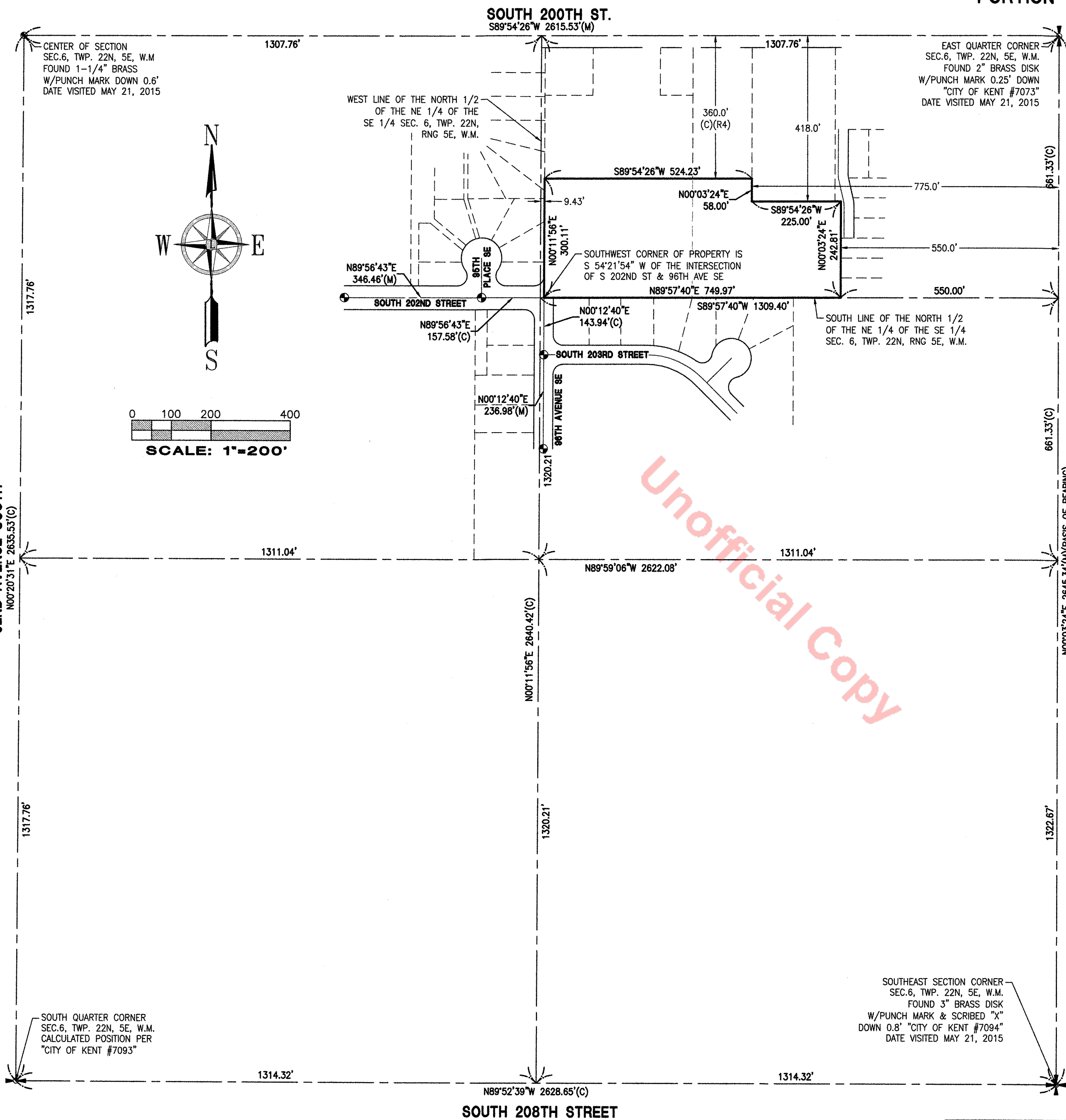
SHT  
**1**  
OF  
**6**

20210630002298 Vol:296 Page:1  
PLAT  
Pages: 8  
6/30/2021 3:45 PM  
KING COUNTY, WA

296/002

# OBERON

PORTION OF THE NE1/4 OF SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH,  
 RANGE 05 EAST, WILLAMETTE MERIDIAN  
 CITY OF KENT, KING COUNTY, WASHINGTON



**SURVEY NOTES**

1. BASIS OF BEARINGS NAD83(91) DATUM PER CITY OF KENT  
 CITY OF KENT CONTROL POINT DESIGNATION 7073, BEING A 2" BRASS DISK WITH "X" WAS HELD FOR POSITION AND  
 A LINE BETWEEN SAID POINT 7073 AND CITY OF KENT POINT DESIGNATION NO. 7094, BEING A 3" BRASS DISK WITH  
 PUNCH WAS HELD FOR ROTATION. BEARING BETWEEN THESE MONUMENTS WAS TAKEN AS SOUTH 00°03'24" WEST.
2. LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS ARE PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE  
 COMMITMENT NO. 0117309-16, DATED JANUARY 12, 2021.
3. FIELD SURVEY WAS COMPLETED IN MAY 2018 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME  
 OR AS NOTED.
4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW  
 ANY UNRECORDED OWNERSHIP RIGHTS.

**REFERENCE SURVEYS**

- R1) KING COUNTY SHORT PLAT NO. 683031, REC. NO. 8505170614
- R2) KING COUNTY LOT LINE ADJUSTMENT NO. S91L0088, REC. NO. 9105131142
- R3) KING COUNTY SHORT PLAT NO. 1174026, REC. NO. 7606100845
- R4) KING COUNTY SHORT PLAT NO. 1174026, REC. NO. 7607270800
- R5) KING COUNTY SHORT PLAT NO. 1174026, REC. NO. 7704150908
- R6) PLAT OF "BRIARMOUNT", REC. NO. 981121569
- R7) PLAT OF "CHESTNUT RIDGE DIVISION 1", REC. NO. 8802160850
- R8) PLAT OF "CHESTNUT RIDGE DIVISION 4", REC. NO. 8807120282
- R9) PLAT OF "BAHAMAS PLAT", REC. NO. 20170823000365

**PROCEDURE / NARRATIVE:**

A FIELD TRAVERSE USING A TRIMBLE S6 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R6  
 MODEL-4 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL  
 RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS  
 OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

Unofficial Copy

**CONTROL SKETCH**



**LANKTREE LAND SURVEYING, INC.**  
 25510 74TH AVENUE SOUTH  
 KENT, WA 98032  
 PHONE: (253) 653-6423  
 FAX: (253) 793-1616  
 WWW.LANKTREELANDSURVEYING.COM

**CONTROL SKETCH**

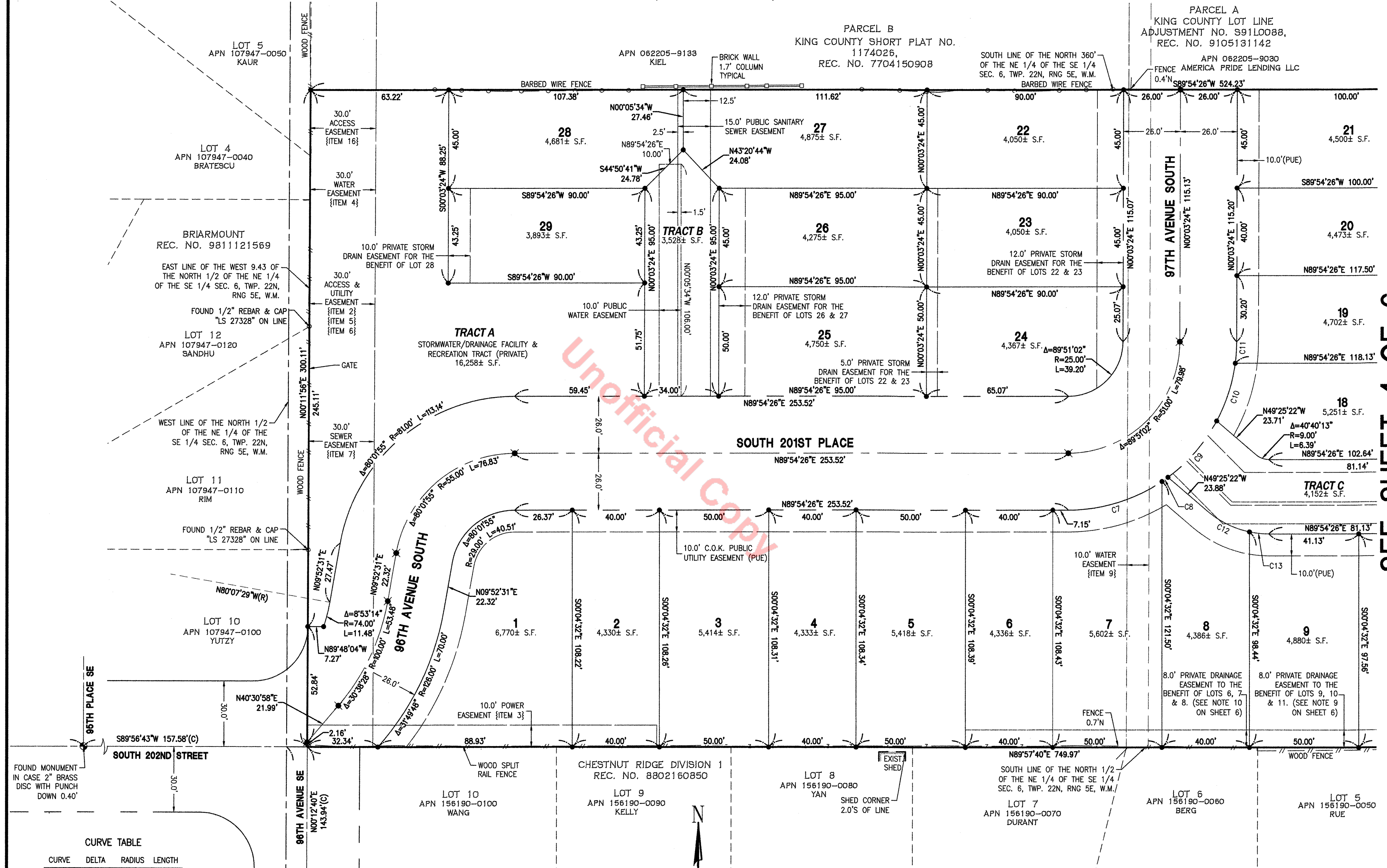
DRAWN BY	TSL/JSK
DATE	1/21/21
SCALE:	N/A
CHECKED BY:	TSL
JOB NO.:	2812
PROJECT NO.:	

SHT  
**2**  
 OF  
**6**

296/003

# OBERON

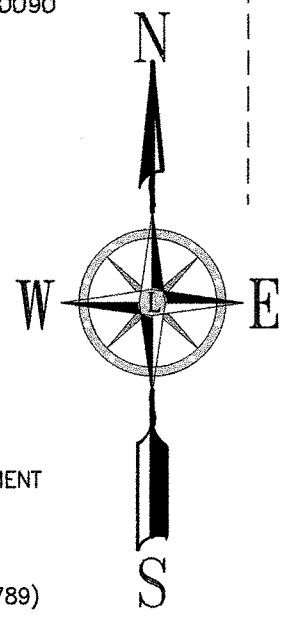
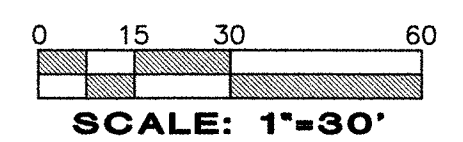
PORTION OF THE NE1/4 OF SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH,  
 RANGE 05 EAST, WILLAMETTE MERIDIAN  
 CITY OF KENT, KING COUNTY, WASHINGTON



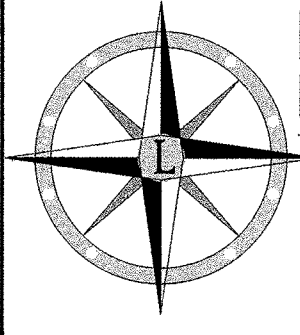
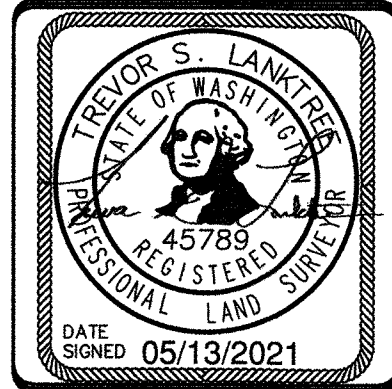
SEE SHEET 4 OF 6

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C6	38°49'50"	51.00'	34.56'
C7	33°49'11"	77.00'	45.45'
C8	2°28'58"	77.00'	3.34'
C9	25°30'36"	77.00'	34.28'
C10	30°57'55"	51.89'	28.04'
C11	7°18'46"	77.00'	9.83'
C12	28°45'56"	43.00'	21.59'



**LEGEND**  
 C.O.K. = CITY OF KENT  
 (R) = RADIAL BEARING  
 PUE = CITY OF KENT & PUBLIC UTILITY EASEMENT  
 ● = FOUND MONUMENT (AS NOTED)  
 ○ = SET REBAR AND CAP (PLS#45789)  
 ✕ = SET C.O.K. STD. MONUMENT (PLS#45789)



**LANKTREE LAND SURVEYING, INC.**  
 25510 74TH AVENUE SOUTH  
 KENT, WA 98032  
 PHONE: (253) 653-6423  
 FAX: (253) 793-1616  
 WWW.LANKTREELANDSURVEYING.COM

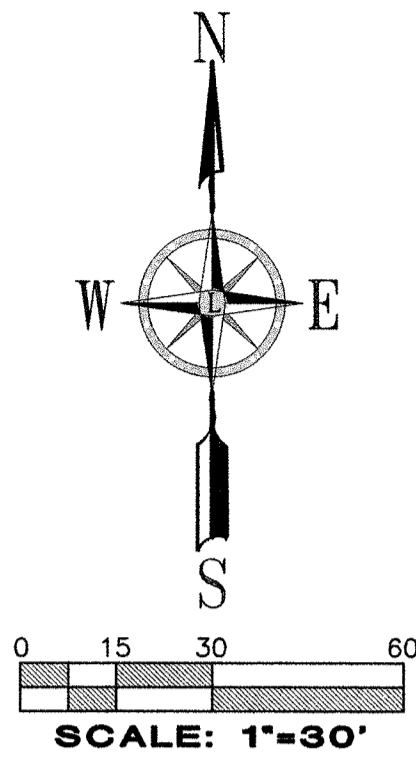
**LOT LAYOUT**

DRAWN BY	TSL/JSK	SHT <b>3</b> OF <b>6</b>
DATE	5/12/21	
SCALE	N/A	
CHECKED BY	TSL	
JOB NO.	2812	
PROJECT NO.		

296/004

# OBERON

PORTION OF THE NE1/4 OF SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH,  
 RANGE 05 EAST, WILLAMETTE MERIDIAN  
 CITY OF KENT, KING COUNTY, WASHINGTON

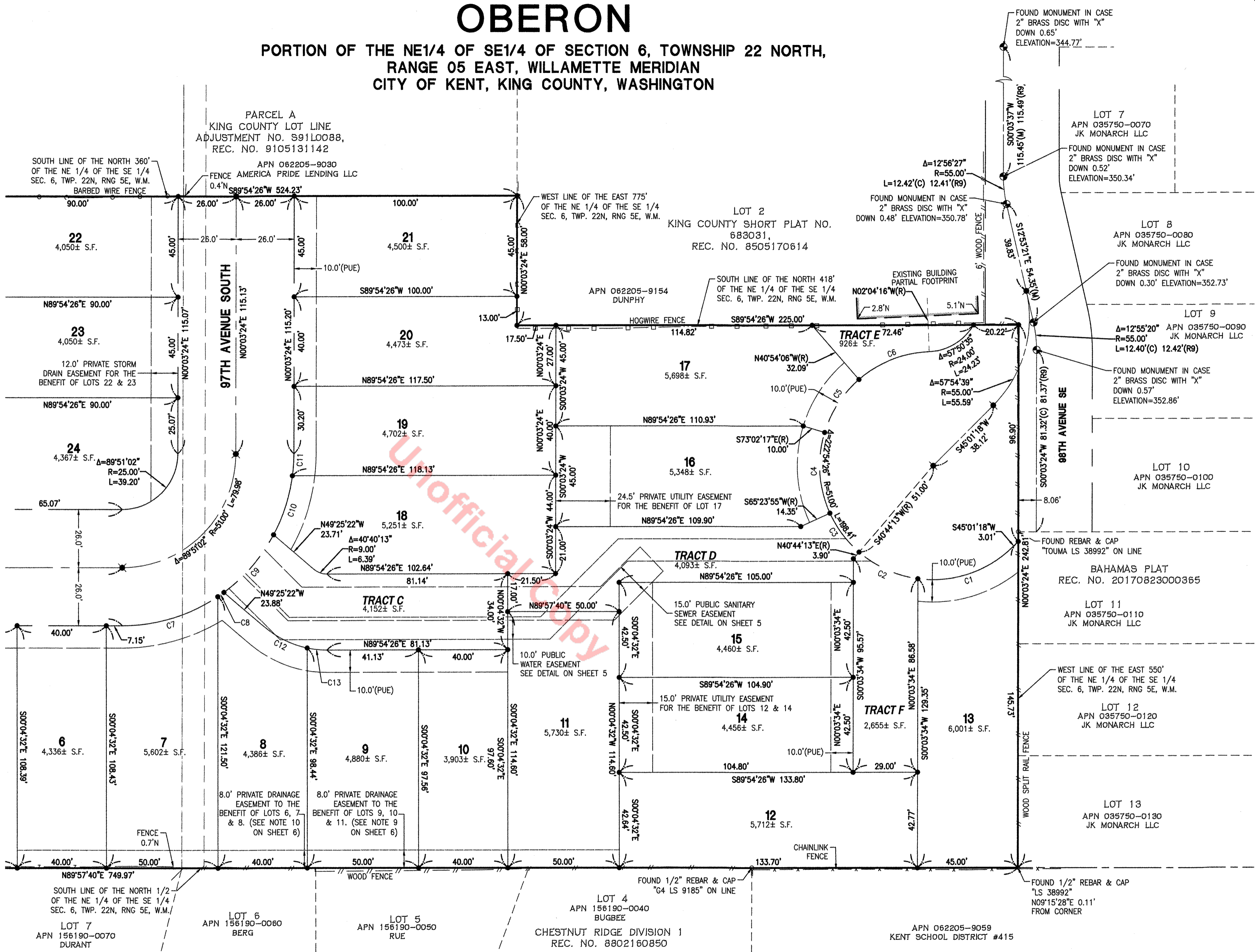


SEE SHEET 3 OF 6

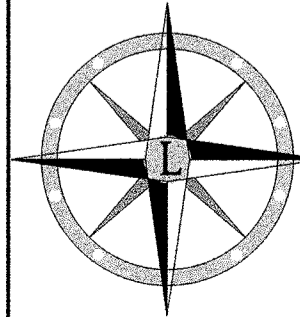
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C13	11°54'16"	43.00'	8.93'
C1	52°40'47"	51.00'	46.89'
C2	33°02'08"	51.00'	29.41'
C3	24°39'42"	51.00'	21.95'
C4	41°33'49"	51.00'	37.00'
C5	32°08'10"	51.00'	28.61'
C6	38°49'50"	51.00'	34.56'
C7	33°49'11"	77.00'	45.45'
C8	2°28'58"	77.00'	3.34'
C9	25°30'36"	77.00'	34.28'
C10	30°57'55"	51.89'	28.04'
C11	7°18'46"	77.00'	9.83'
C12	28°45'56"	43.00'	21.59'

- LEGEND**
- C.O.K. = CITY OF KENT
  - (R) = RADIAL BEARING
  - PUE = CITY OF KENT & PUBLIC UTILITY EASEMENT
  - = FOUND MONUMENT (AS NOTED)
  - = SET REBAR AND CAP (PLS#45789)
  - ✕ = SET C.O.K. STD. MONUMENT (PLS#45789)



**LOT LAYOUT**



**LANKTREE LAND SURVEYING, INC.**  
 25510 74TH AVENUE SOUTH  
 KENT, WA 98032  
 PHONE: (253) 653-6423  
 FAX: (253) 793-1616  
 WWW.LANKTREELANDSURVEYING.COM

DRAWN BY	TSL/JSK
DATE	5/12/21
SCALE:	N/A
CHECKED BY:	TSL
JOB NO.:	2812
PROJECT NO.:	

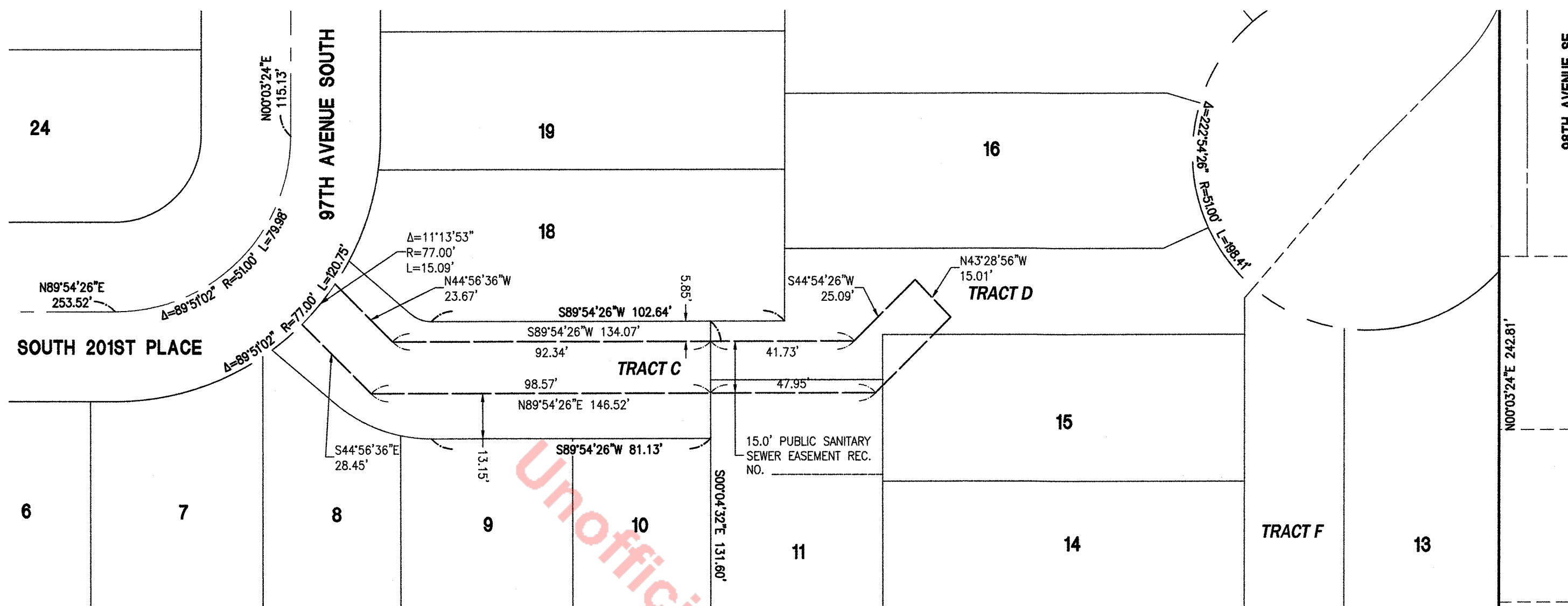
SHT  
**4**  
 OF  
**6**

296/005

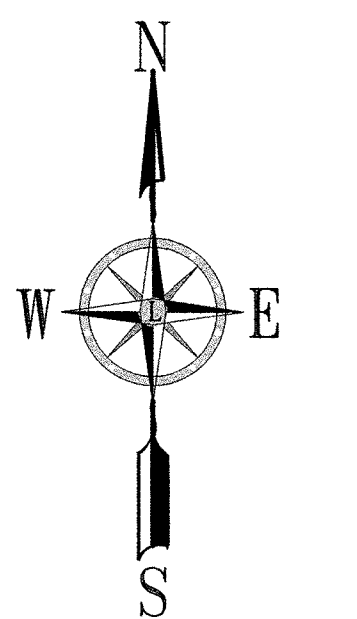
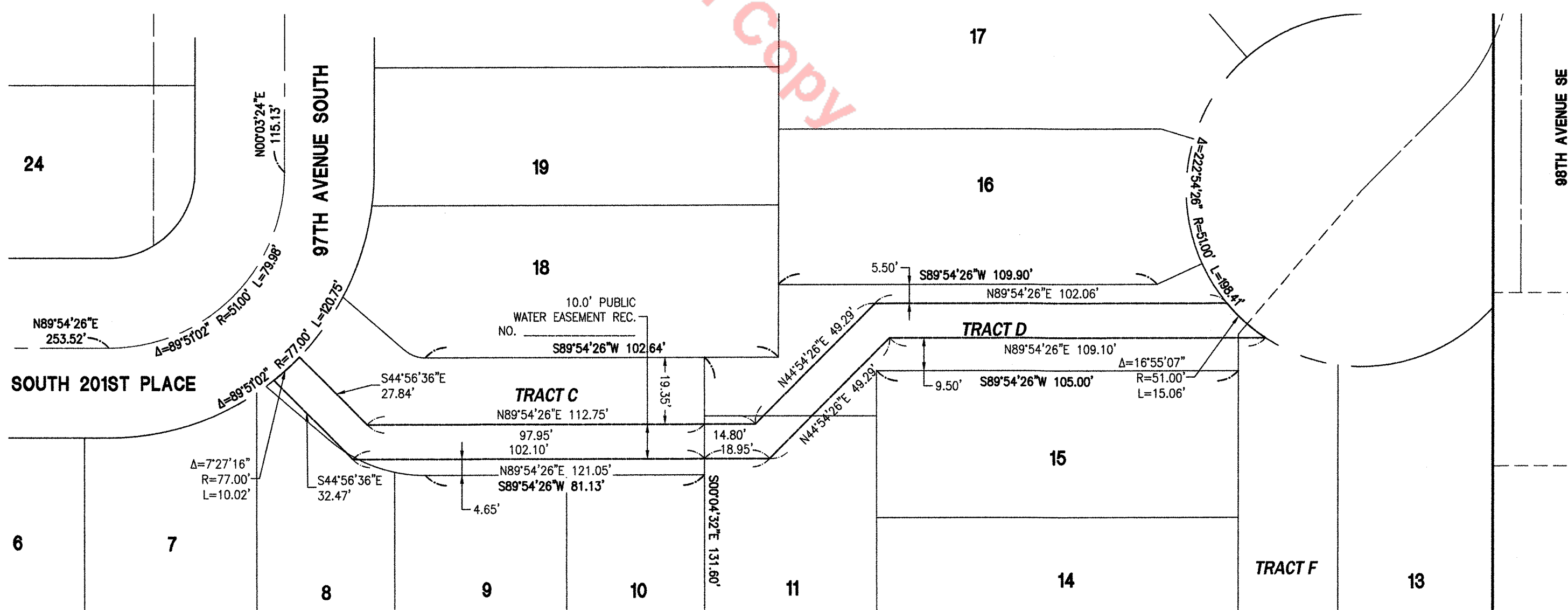
# OBERON

PORTION OF THE NE1/4 OF SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH,  
 RANGE 05 EAST, WILLAMETTE MERIDIAN  
 CITY OF KENT, KING COUNTY, WASHINGTON

## SANITARY SEWER EASEMENT DETAIL



## WATER EASEMENT DETAIL

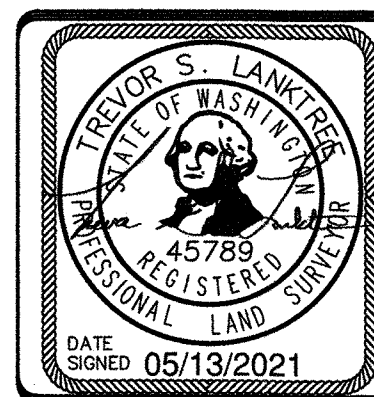


0 15 30 60  
 SCALE: 1"=30'

### LEGEND

- C.O.K. = CITY OF KENT
- (R) = RADIAL BEARING
- PUE = CITY OF KENT & PUBLIC UTILITY EASEMENT
- = FOUND MONUMENT (AS NOTED)
- ⊙ = SET REBAR AND CAP (PLS#45789)
- ⊗ = SET C.O.K. STD. MONUMENT (PLS#45789)

### SOOS CREEK EASEMENT DETAILS



**LANKTREE LAND SURVEYING, INC.**  
 25510 74TH AVENUE SOUTH  
 KENT, WA 98032  
 PHONE: (253) 653-6423  
 FAX: (253) 793-1616  
 WWW.LANKTREELANDSURVEYING.COM

DRAWN BY	TSL/JSK
DATE	5/12/21
SCALE:	N/A
CHECKED BY:	TSL
JOB NO.:	2812
PROJECT NO.:	

SHT  
 5  
 OF  
 6

296/006

# OBERON

PORTION OF THE NE1/4 OF SE1/4 OF SECTION 6, TOWNSHIP 22 NORTH,  
RANGE 05 EAST, WILLAMETTE MERIDIAN  
CITY OF KENT, KING COUNTY, WASHINGTON

### TITLE RESTRICTIONS:

CHICAGO TITLE GUARANTEE NO. 0198765-16, 3RD REVISION, DATED MARCH 25, 2021.

ITEM 1) AGREEMENT AND TERMS AND CONDITION THEREOF:

RECORDING DATE: JUNE 15, 1945  
RECORDING NO.: 3478389  
PURPOSE: WATER SYSTEM (NON SURVEY RELATED ITEM)

ITEM 2) COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE KING COUNTY SHORT PLAT NO. 1174026:

RECORDING NO.: 7606100845  
RECORDING NO.: 7607270800  
RECORDING NO.: 7704150908

(INGRESS, EGRESS & UTILITY EASEMENT OVER THE WEST 30' OF SAID PROPERTY, SHOWN HEREON)

ITEM 3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES  
RECORDING DATE: JULY 9, 1976  
RECORDING NO.: 7607090490

(POWER EASEMENT OVER THE SOUTH 10' OF THE WEST 160' OF SAID PROPERTY, SHOWN HEREON)

ITEM 4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: KING COUNTY WATER DISTRICT NO. 58, A MUNICIPAL CORPORATION  
PURPOSE: MAINS AND APPURTENANCES  
RECORDING DATE: JULY 29, 1976  
RECORDING NO.: 7607290673

(WATER EASEMENT OVER THE WEST 30' OF SAID PROPERTY, SHOWN HEREON)

ITEM 5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: JENMARK, LTD, A WASHINGTON CORPORATION  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
RECORDING DATE: FEBRUARY 19, 1981  
RECORDING NO.: 8102190767

(INGRESS, EGRESS & UTILITY EASEMENT OVER THE WEST 30' OF SAID PROPERTY, SHOWN HEREON)

ITEM 6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: JENMARK, LTD, A WASHINGTON CORPORATION  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
RECORDING DATE: MAY 21, 1981  
RECORDING NO.: 8105210588

(INGRESS, EGRESS & UTILITY EASEMENT OVER THE WEST 30' OF SAID PROPERTY, SHOWN HEREON)

ITEM 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 DATE: JUNE 5, 1981  
RECORDING NO.: 8106050652

(SEWER EASEMENT OVER THE WEST 30' OF SAID PROPERTY, SHOWN HEREON)  
SAID INSTRUMENT APPEARS TO BE A CORRECTION OF EASEMENT RECORDED UNDER RECORDING NO. 8103120258

ITEM 8) COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON KING COUNTY SHORT PLAT NUMBER 683031:

RECORDING NO: 8505170614

(NO EASEMENTS EFFECT THE SUBJECT PROPERTY, THEREFORE NONE SHOWN HEREON)

ITEM 9) 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: UTILITY  
RECORDING DATE: JANUARY 28, 1988  
RECORDING NO.: 8801280951

(WATER EASEMENT OVER THE WEST 10' OF LOT B, SHOWN HEREON)

ITEM 10) COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON KING COUNTY LOT LINE ADJUSTMENT NUMBER S9110088:

RECORDING NO: 9105131142 (EXISTING ON-SITE EASEMENTS ARE SHOWN HERE ON)

ITEMS 11-13) ITEMS REGARDING TAXES AND/OR FISCAL RESPONSIBILITY. (NON SURVEY RELATED ITEMS)

ITEMS 14-15) TITLE COMPANY CONCERNS. (NON SURVEY RELATED ITEMS)

ITEM 16) ROAD MAINTENANCE AGREEMENT AND TERMS AND CONDITIONS THEREOF:

RECORDING DATE: MAY 19, 1976  
RECORDING NO.: 7605190655 (INGRESS, EGRESS EASEMENT OVER THE WEST 30' OF SAID PROPERTY, SHOWN HEREON)

ITEM 17) 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 DATE: FEBRUARY 11, 2021  
RECORDING NO.: 20210211001970  
(EASEMENT IS OVER AS CONSTRUCTED UTILITIES, THEREFOR NOT SHOWN HEREON)

### EASEMENTS AND RESERVATIONS

1) A PUBLIC UTILITY EASEMENT (PUE) IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, CENTURYLINK, COMCAST CABLE, SOOS CREEK WATER AND SEWER DISTRICT AND THE CITY OF KENT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON A 10 FOOT WIDE AREA THAT ADJOINS AND RUNS PARALLEL WITH THE STREET FRONTAGE ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 21 AND THAT PORTION OF LOTS 8, 9, AND 10 LYING 10 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF TRACT C, THE EAST 10 FEET OF LOTS 14 AND 15 WITHIN THIS SHORT SUBDIVISION, AS GRAPHICALLY DEPICTED ON SHEETS 3 AND 4, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, SANITARY SEWER STRUCTURES AND PUBLIC STORM DRAINAGE STRUCTURES ALONG WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TV SERVICE, SANITARY SEWER, WATER AND OTHER UTILITY SERVICE AND PRIVATE STORM DRAINAGE, 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 ATTACHED TO A BUILDING.

ALL PRIVATE EASEMENTS RESERVED HEREON ARE SUBORDINATE IN THEIR RIGHTS WITH RESPECT TO ALL CITY OF KENT EASEMENTS.

### RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

2. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

3. DECORATIVE TYPE ENTRIES, EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT, SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY. IF ANY SUCH ENTRIES ARE PLACED OTHER THEN IN PUBLIC RIGHT OF WAY, THE RESPONSIBILITY OF MAINTENANCE AND LIABILITY SHALL BE BORNE BY THE PLATTER AND/OR THEIR ASSIGNS.

### NOTES:

1) THE HOA IS RESPONSIBLE FOR THE VEHICLE BARRIER INSTALLED NEAR THE SOUTHWEST CORNER OF TRACT A.

### PRIVATE EASEMENT NOTES

1) THE PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOT 29 IS FOR THE BENEFIT OF LOT 28 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 28 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

2) THE PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOTS 25 AND 26 IS FOR THE BENEFIT OF LOTS 26 AND 27 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 26 AND 27 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

3) THE PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOTS 22, 23 AND 24 IS FOR THE BENEFIT OF LOTS 22 AND 23 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 22 AND 23 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.

4) THE PRIVATE UTILITY EASEMENT OVER, UNDER AND ACROSS LOTS 14 AND 15 IS FOR THE BENEFIT OF LOTS 12 AND 14 FOR PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES. THE OWNERS OF SAID LOTS 12 AND 14 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES WITHIN SAID EASEMENT.

5) THE PRIVATE UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 16 IS FOR THE BENEFIT OF LOT 17 FOR PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES. THE OWNERS OF SAID LOT 17 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE STORM DRAINAGE AND PRIVATE SANITARY SEWER FACILITIES WITHIN SAID EASEMENT.

6) A PRIVATE 5.00-FOOT WIDE EASEMENT EXISTS OVER REAR AND SIDE YARD AREAS CONTAINING A ROCKERY. THIS EASEMENT PROVIDES FOR THE LOCATION, MAINTENANCE, AND POTENTIAL FUTURE REPAIR OF THE ROCKERY FACILITIES CONTAINED THEREIN. THOSE LOT OWNERS HAVING INTEREST IN AND BENEFITTING FROM THE ROCKERY FACILITIES WITHIN THIS EASEMENT AREA SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND COSTS ASSOCIATED WITH ANY POTENTIAL REPAIRS OF SAID ROCKERY AND ALL APPURTENANCES.

7) A PRIVATE 3.00-FOOT WIDE EASEMENT EXISTS OVER EACH SIDE OF COMMON LOT OR TRACT LINES ADJACENT TO OR CONTAINING A RETAINING WALL. THIS EASEMENT PROVIDES FOR THE LOCATION, MAINTENANCE, AND POTENTIAL FUTURE REPAIR OF THE RETAINING WALL FACILITIES CONTAINED THEREIN. THOSE LOT OWNERS HAVING INTEREST IN AND BENEFITTING FROM THE RETAINING WALL FACILITIES WITHIN THIS EASEMENT AREA SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND COSTS ASSOCIATED WITH ANY POTENTIAL REPAIRS OF SAID ROCKERY AND ALL APPURTENANCES.

8) A PRIVATE 8.00-FOOT WIDE EASEMENT EXISTS OVER THE REAR YARD OF LOTS 9 THROUGH 11 FOR THE PURPOSE OF LOCATING, MAINTAINING, AND REPAIRING THE GRAVEL INTERCEPTOR TRENCH AND APPURTENANCES CONTAINED THEREIN. THE OWNERS OF LOTS 9 THROUGH 11 SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE GRAVEL INTERCEPTOR TRENCH AND SHALL SHARE EQUALLY IN THE RESPONSIBILITY FOR ITS MAINTENANCE AND COSTS OF POTENTIAL FUTURE REPAIR.

9) A PRIVATE 8.00-FOOT WIDE EASEMENT EXISTS OVER THE REAR YARD OF LOTS 6 THROUGH 8 FOR THE PURPOSE OF LOCATING, MAINTAINING, AND REPAIRING THE GRAVEL INTERCEPTOR TRENCH AND APPURTENANCES CONTAINED THEREIN. THE OWNERS OF LOTS 6 THROUGH 8 SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE GRAVEL INTERCEPTOR TRENCH AND SHALL SHARE EQUALLY IN THE RESPONSIBILITY FOR ITS MAINTENANCE AND COSTS OF POTENTIAL FUTURE REPAIR.

### SOOS CREEK WATER AND SEWER DISTRICT EASEMENT RESERVATION

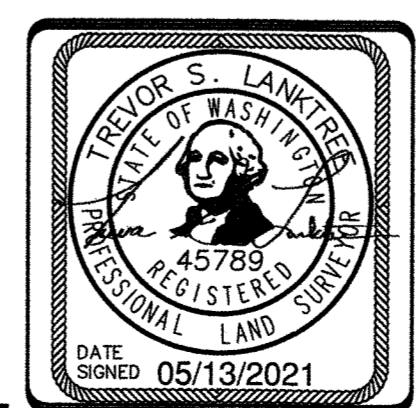
THE 15.00 FOOT WIDE SANITARY SEWER EASEMENT, AS SHOWN HEREON OVER, UNDER AND ACROSS A PORTION OF LOTS 11, 15, TRACT C AND TRACT D, THE 10.00 FOOT WIDE WATER EASEMENT, AS SHOWN OVER, UNDER AND ACROSS A PORTION OF LOT 28 AND TRACT B, THE 10.00 FOOT WIDE WATER EASEMENT, AS SHOWN OVER, UNDER AND ACROSS LOT 8, 11, TRACT C TRACT D AND TRACT F ARE HEREBY RESERVED FOR SOOS CREEK WATER AND SEWER DISTRICT AND WILL BE RECORDED BY SEPARATE DOCUMENT.

THE LOCATIONS OF THE EASEMENTS ARE GRAPHICALLY DEPICTED AND IDENTIFIED HEREON AS A 15.00 FOOT PUBLIC SEWER EASEMENT, A 10.00 FOOT PUBLIC WATER EASEMENTS AS SHOWN ON SHEETS 3 & 5 OF 6.

### NOTES

DRAWN BY	TSL/JSK
DATE	5/12/21
SCALE:	N/A
CHECKED BY:	TSL
JOB NO.:	2812
PROJECT NO.:	

SHT
6
OF
6




**LANKTREE  
LAND SURVEYING, INC.**  
25510 74TH AVENUE SOUTH  
KENT, WA 98032  
PHONE: (253) 653-6423  
FAX: (253) 793-1616  
WWW.LANKTREELANDSURVEYING.COM