

20210211001792 Vol:294 Page:65  
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KING COUNTY, WA

294/065

VOL/Pg.



# SPRINGBROOKE HILL

FSU-2013-3 KIVA#: RPP5-2203002  
A Portion of Gov't Lot 3 (N.E.1/4, N.W.1/4), Sec. 4, T-22N., R-5E., W.M.  
City of Kent, King County, Washington

### LEGAL DESCRIPTION

PARCEL A:  
THE EAST HALF OF LOT 7, SPRINGBROOK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON.

PARCEL B:  
THE WEST HALF OF LOT 7, SPRINGBROOK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON.

PARCEL C:  
LOT 8, VISTA VIEW HEIGHTS No. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 88 OF PLATS, PAGE 72, IN KING COUNTY, WASHINGTON.

### DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "SPRINGBROOKE HILL", 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 OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRINGBROOKE HILL, RECORDED UNDER KING COUNTY RECORDING No. 20210211001793

### 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.

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, 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 KENT, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

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 OWNER.

ALSO, THE SPECIFIC CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNER AND ITS ASSIGNS DO HEREBY AGREE TO COMPLY WITH ALL THESE CONDITIONS.

IN WITNESS WHEREOF WE SET OUR HAND AND SEAL

LAKERIDGE DEVELOPMENT I, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY  
BY: ITS GOVERNOR  
LAKERIDGE DEVELOPMENT CONCEPTS, INC.  
A WASHINGTON CORPORATION

BY: WM. WAYNE JONES, JR., PRESIDENT

WASHINGTON FEDERAL BANK,  
NATIONAL ASSOCIATION

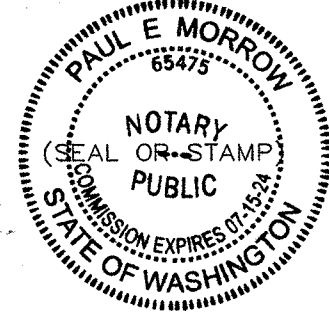
BY: Eric Seidenberger  
ERIC SEIDENBERGER  
PRINT NAME:  
VICE PRESIDENT  
TITLE:

### ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WM. WAYNE JONES, JR. 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 PRESIDENT OF LAKERIDGE DEVELOPMENT CONCEPTS, INC., GOVERNOR OF LAKERIDGE DEVELOPMENT I, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 01-17-2021

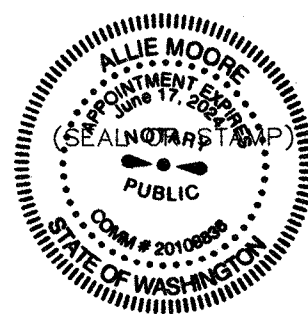


Paul E. Morrow  
(SIGNATURE)  
NOTARY PUBLIC  
TITLE  
MY APPOINTMENT EXPIRES 07-15-24

STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric Seidenberger 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 VICE PRESIDENT OF WASHINGTON FEDERAL BANK, NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 01-17-2021



Allie Moore  
(SIGNATURE)  
Notary Public  
TITLE  
MY APPOINTMENT EXPIRES 06-17-2024

### CITY OF KENT APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF January, 2021.

Eric Cerge  
PLANNING MANAGER

EXAMINED AND APPROVED THIS 20th DAY OF JANUARY, 2021.

Mr. Hunt  
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 OTHER PUBLIC USE ARE PAID IN FULL.

Paula Painter  
FINANCE DIRECTOR

### RECORDING CERTIFICATE

RECORDING No. 20210211001793  
FILED FOR RECORD AT THE REQUEST OF THE CITY OF KENT THIS ELEVENTH DAY OF FEBRUARY, 2021, AT 28 MINUTES PAST 1:00PM. AND RECORDED IN VOLUME 294 OF PLATS, PAGES 065-068 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 5th DAY OF FEBRUARY, 2021.

John Wilson  
KING COUNTY ASSESSOR  
Justin John  
DEPUTY KING COUNTY ASSESSOR  
ACCOUNT NUMBERS 793200-0035, 793200-0036 & 896030-0080

### 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 AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 10th DAY OF FEBRUARY, 2021.

Carol Basile  
MANAGER, FINANCE DIVISION  
[Signature]  
DEPUTY

### GENERAL NOTES

- CONTROLLING BOUNDARY DATA WAS OBTAINED BY DIRECT FIELD MEASUREMENTS EMPLOYING CONVENTIONAL TRAVERSE PROCEDURES USING A FIVE SECOND TOTAL STATION WITH INTEGRAL DISTANCE MEASURING METER. THE SECTION CONTROL SURVEY WAS CONDUCTED BY DMP, INC. IN AUGUST 2002. THE TOPOGRAPHICAL SURVEY OF THE SITE WAS CONDUCTED IN JUNE 2007. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- TRAVERSE CLOSURES FOR THIS SUBDIVISION EXCEED THE REQUIREMENTS OF WAC 332-130-090. ESTABLISHMENT OF LOT CORNERS IS BY RADIAL SURVEY PROCEDURE WITH INDEPENDENT MEASUREMENTS.
- LOT AND TRACT CORNERS HAVE BEEN STAKED WITH A 1/2 INCH DIAMETER BY 24 INCH LONG REBAR AND YELLOW PLASTIC CAP STAMPED: "DMP INC PLS 22962"; A MAGNETIC NAIL AND 1-1/2 INCH DIAMETER BRASS WASHER STAMPED: "DMP INC PLS 22962"; OR A HAMMER SCREW AND 3/4 INCH DIAMETER BRASS WASHER STAMPED: "DMP INC #22962". THE STREETWARD PROLONGATION OF SOME LOT AND TRACT BOUNDARY LINES HAVE BEEN REFERENCED WITH A CURB NAIL AND 3/4 INCH DIAMETER BRASS WASHER STAMPED: "DMP INC #22962" IN THE TOP OF THE CONCRETE CURB AT THE LOCATIONS SHOWN ON SHEET 4 OF 4.
- FIRST AMERICAN TITLE INSURANCE COMPANY THIRD SUBDIVISION GUARANTEE No. PAK-663415, DATED AUGUST 28, 2019, AND SUPPLEMENTAL REPORTS 1, 2, 3, 4 AND 5 THEREOF, DATED MARCH 6, 2020, JULY 17, 2020, NOVEMBER 6, 2020, DECEMBER 9, 2020 AND DECEMBER 30, 2020, RESPECTIVELY, WERE RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE OF THE REAL PROPERTY COMPRISING THIS SUBDIVISION, WHICH ACCORDING TO SAID GUARANTEE IS SUBJECT TO THE FOLLOWING AND OTHER RECORD MATTERS:
  - ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY PLAT OF SPRINGBROOK FIVE ACRE TRACTS RECORDED IN VOLUME 8 OF PLATS, PAGE(S) 82.
  - ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY PLAT OF VISTA VIEW HEIGHTS No. 3 RECORDED IN VOLUME 88 OF PLATS, PAGE(S) 72. AFFECTS PARCEL C.
  - RELEASE OF INTEREST IN EASEMENT RECORDED UNDER RECORDING NUMBERS 20200213000864 AND 20201027000992. PARTIAL RELEASE OF EASEMENT RECORDED UNDER RECORDING NUMBER 20200911002295.
  - COVENANTS, CONDITIONS, RESTRICTIONS, NOT IN VIOLATION OF TITLE 42, SECTION 3604(C), OF THE U.S. CODES, REC. No. 6544931. AFFECTS PARCEL C.
  - PARTIAL RELEASE OF EASEMENT RECORDED UNDER RECORDING NUMBER 20200911002295.
  - CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY, REC. No. 20030821900007.
  - PSE EASEMENT FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, REC. No. 20200131000429.
  - AGREEMENT WITH SOOS CREEK WATER AND SEWER DISTRICT FOR SEWER EASEMENT, REC. No. 20200909002257.
  - AGREEMENT WITH SOOS CREEK WATER AND SEWER DISTRICT FOR WATER EASEMENT, REC. No. 20200923000147.NO WARRANTY IS HEREBY MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID GUARANTEE.
- THE HOMEOWNER'S ASSOCIATION FOR THIS SUBDIVISION IS THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION, THE ARTICLES OF INCORPORATION OF WHICH ARE ON FILE WITH THE SECRETARY OF STATE OF THE STATE OF WASHINGTON.
- INDIVIDUAL LOT OWNERS OF THE PRIVATE ACCESS AND UTILITY TRACT AND ALL PRIVATE JOINT USE DRIVEWAY AND UTILITY TRACTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF THE PRIVATE UTILITIES WITHIN SAID TRACT THAT BENEFIT THEIR LOT. THESE TRACTS ENTERED UPON FOR THE PURPOSE OF MAINTENANCE AND REPLACEMENT OF SAID PRIVATE UTILITIES, SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.
- AS A CONDITION OF BUILDING PERMIT ISSUANCE, RESIDENCES CONSTRUCTED ON LOTS OF THIS SUBDIVISION MUST PROVIDE PERFORATED STUB-OUT CONNECTIONS PER FIGURE 5.1.3.A OF THE 1998 KING COUNTY SURFACE WATER DESIGN MANUAL.
- DIRECT VEHICULAR ACCESS TO AND FROM LOTS HAVING FRONTAGE ALONG S.E. 192nd STREET IS PROHIBITED. ACCESS FOR THESE LOTS IS RESTRICTED TO S.E. 196th STREET, THROUGH 122nd PLACE S.E.
- DECLARATION OF STORMWATER FACILITY MAINTENANCE COVENANT FOR THE PLAT OF SPRINGBROOKE HILL IS RECORDED UNDER KING COUNTY RECORDING NUMBER 20210105000004.

NOTES CONTINUED SHEET 2 OF 4.

### MAINTENANCE, OPERATION AND EXPENSE RESPONSIBILITIES

MAINTENANCE OF THE LANDSCAPING STRIPS BETWEEN THE SIDEWALKS AND THE PUBLIC STREETS THROUGHOUT THE PLAT OF SPRINGBROOKE HILL SHALL BE THE RESPONSIBILITY OF EACH ADJACENT LOT OWNER. MAINTENANCE OF THE LANDSCAPING STRIP ADJACENT TO TRACT "A" AND TRACT "I" AND MAINTENANCE OF ALL STREET TREES WITHIN SAID PLAT, SHALL BE THE RESPONSIBILITY OF THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION.

THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION IS REQUIRED TO PAY FOR THE STREET LIGHTING SYSTEM AS A CONDITION OF APPROVAL OF THIS SUBDIVISION. THE ELECTRICITY EXPENSES OF SUCH SYSTEM SHALL BE PAID TO PUGET SOUND ENERGY, ITS SUCCESSORS AND ASSIGNS.

IN THE EVENT THAT THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION IS DISSOLVED, ALL LOT OWNERS SHALL BE RESPONSIBLE FOR A PROPORTIONATE SHARE OF ANY AND ALL MAINTENANCE, OPERATIONS AND THE ASSOCIATED EXPENSES INCURRED THEREFROM, FOR WHICH SAID ASSOCIATION IS/WAS TO BE RESPONSIBLE, INCLUDING BUT NOT LIMITED TO STREET LIGHTING, STREET TREES, RECREATION FACILITIES, STORM DRAINAGE SYSTEMS, LANDSCAPING, PRIVATE ROADS AND THE ROADWAYS WITHIN THE RIGHT OF WAY.

THE RETAINING WALLS ALONG THE EAST SIDE OF LOTS 1 THROUGH 5, INCLUSIVE; THE ROCKERY ALONG THE EAST SIDE OF LOT 8 AND LOT 9; AND THE ROCKERY ALONG THE WEST SIDE OF TRACT "E", LOT 13 AND LOT 14, ARE PRIVATE. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF SAID WALL OR ROCKERY THAT IS ON THEIR LOT. THE SPRINGBROOKE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID ROCKERY ON TRACT "E".

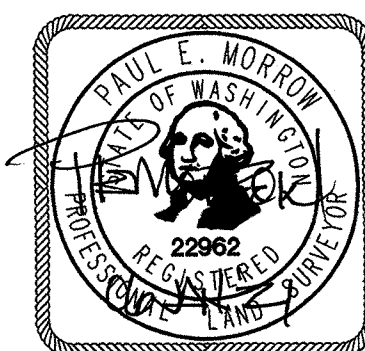
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SPRINGBROOKE HILL IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS HAVE BEEN STAKED/REFERENCED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

ALSO, ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREON.

Paul E. Morrow  
PAUL E. MORROW P.L.S., CERTIFICATE No. 22962  
DALEY-MORROW-POBLETE, INC.  
726 AUBURN WAY NORTH  
AUBURN, WASHINGTON, 98002  
(253) 333-2200 (FAX) 333-2206

SEE SHEET 2 FOR ADDITIONAL NOTES  
SEE SHEET 3 FOR LOT LAYOUT  
SEE SHEET 4 FOR EASEMENTS



SHEET 1 OF 4

DALEY-MORROW-POBLETE, INC.  
726 AUBURN WAY NORTH  
AUBURN, WASHINGTON 98002  
PHONE: (253)333-2200 (FAX)333-2206

ENGINEERING - SURVEYING  
LAND PLANNING

07350FP 06 JAN '21

Instrument Number: 20210211001792 Book: PLAT Vol: 294 Page: 65 Document: PLAT  
Record Date: 2/11/2021 1:28 PM Rec: \$187.50 In King County, WA



294/066

VOL./PG.



# SPRINGBROOKE HILL

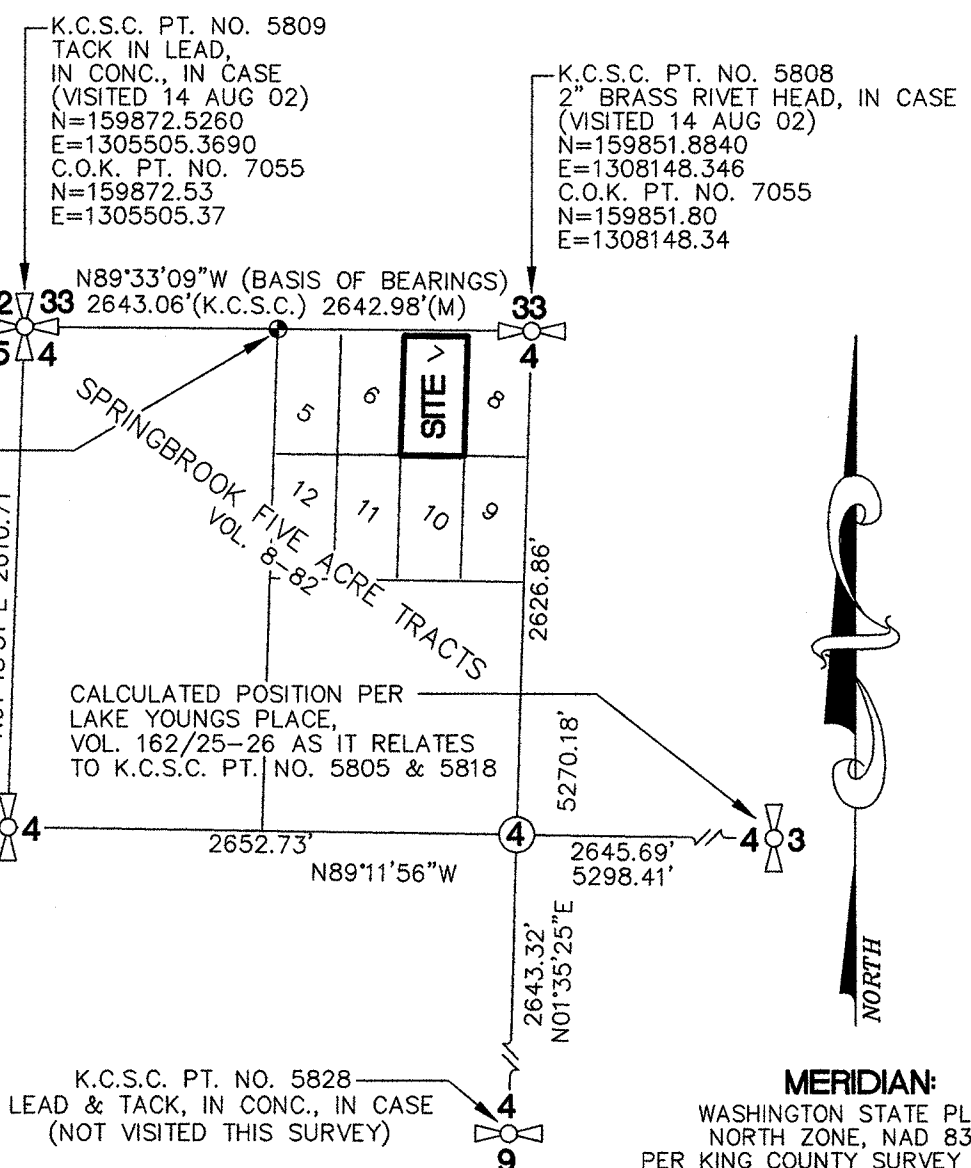
## FSU-2013-3 KIVA#: RPP5-2203002

### A Portion of Gov't Lot 3 (N.E.1/4, N.W.1/4), Sec. 4, T-22N., R-5E., W.M.

#### City of Kent, King County, Washington

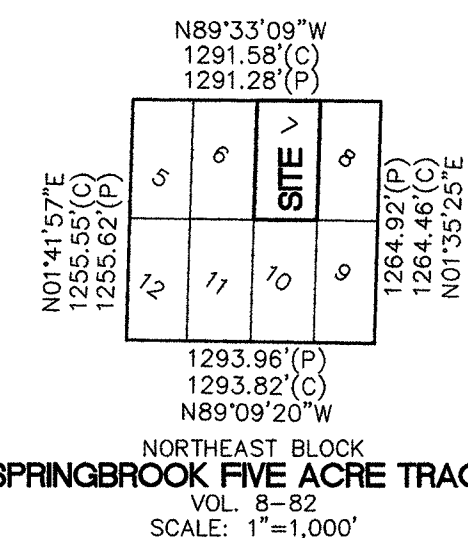
**LEGEND**

- K.C.S.C. KING COUNTY SURVEY CONTROL
- (C.O.K.) CITY OF KENT
- (M) MEASURED
- (C) CALCULATED
- (P) PLAT OF SPRINGBROOK FIVE ACRE TRACTS VOL. 8-82



C.O.K. PT. NO. 8331  
 2" BRASS DISK IN 4" BY 4" CONCRETE PST IN CASE @ INTERSECTION 120TH AVE. S.E. AND S.E. 192ND ST.

K.C.S.C. PT. NO. 5816  
 BRASS PIN IN CONC., IN CASE (NOT VISITED THIS SURVEY)



SUBDIVISION OF:  
**N.W. 1/4, SEC. 4, T-22N, R-5E, W.M.**  
 PER KING COUNTY SURVEY CONTROL  
 SCALE: 1"=1,000'

**MERIDIAN:**  
 WASHINGTON STATE PLANE,  
 NORTH ZONE, NAD 83/91  
 PER KING COUNTY SURVEY CONTROL

**BASIS OF BEARINGS:**  
 THE N. LN., NW 1/4,  
 SEC. 4, T-22N, R-5E, W.M.  
 BEARING N89°33'09"W

**CITY OF KENT EASEMENT RESERVATION**

ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT INCLUDING THE FOLLOWING: THE EXTERIOR TEN FEET OF ALL LOTS AND TRACTS, EXCEPT TRACT "I", LYING PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF 122nd PLACE S.E.; ALL OF TRACT "B"; THE SOUTHERLY TEN FEET OF LOTS 10 AND 11 LYING PARALLEL WITH AND ADJACENT TO THE NORTHERLY MARGIN OF SAID TRACT "B"; ALL OF TRACT "D"; THE EASTERLY TEN FEET OF TRACT "E" AND LOTS 13, 14 AND 15, LYING PARALLEL WITH AND ADJACENT TO THE WESTERLY MARGIN OF TRACT "D". SUCH EASEMENTS, DEPICTED AS "UER" ON SHEET 4 OF 4, SHALL BE FOR MUNICIPAL PURPOSES IN FAVOR OF THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTEE"). SAID EASEMENTS ARE TO BE USED FOR THE BENEFIT OF THE ENTIRE PLAT AND THE PURPOSE OF SERVING OTHER PROPERTIES. ALL EASEMENTS IN FAVOR OF THE GRANTEE SHALL TAKE PRECEDENCE OVER ANY OTHER EASEMENTS HEREIN RESERVED.

GRANTOR SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTOR PLACE ANY FILL MATERIAL WITHIN THE BOUNDARIES OF THOSE PUBLIC EASEMENT AREAS. GRANTEE SHALL NOT MAKE ANY EXCAVATION WITHIN THREE FEET OF ANY PUBLIC EASEMENT. GRANTEE 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, THEN GRANTEE MAY EXERCISE ITS RIGHT TO REMOVE SUCH OBSTRUCTION(S) WITHOUT NOTICE AND THE OWNER(S) OF THE PROPERTY ADJACENT TO SUCH OBSTRUCTION(S) ON THE EASEMENT AREA SHALL BE LIABLE FOR ALL COSTS INCURRED BY GRANTEE FOR THE REMOVAL THEREOF.

WHENEVER IT DEEMS NECESSARY, GRANTEE SHALL HAVE THE RIGHT TO ENTER UPON THESE PUBLIC EASEMENTS OR RIGHTS-OF-WAY IN ORDER TO EXTEND, CONSTRUCT, REPAIR, ALTER, MAINTAIN OR RECONSTRUCT THE UTILITIES THAT LAY WITHIN THE PUBLIC EASEMENT OR RIGHT-OF-WAY. GRANTEE SHALL ALSO HAVE THE RIGHT, WHENEVER IT DEEMS NECESSARY, TO CONSTRUCT A HARD SURFACE ROAD RIGHT-OF-WAY.

ADDITIONALLY, GRANTEE GRANTS TO GRANTEE THE USE OF THAT AREA IMMEDIATELY ADJACENT TO ANY PUBLIC EASEMENT AREA THAT GRANTEE MAY REQUIRE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF ANY PUBLIC UTILITY. GRANTEE SHALL HOLD ITS USE OF THOSE ADJACENT AREAS TO A REASONABLE MINIMUM AND SHALL RETURN THE AREA TO THE CONDITION EXISTING IMMEDIATELY BEFORE GRANTEE OR ITS AGENTS ENTERED UPON THE PROPERTY.

GRANTEE SHALL HAVE THE RIGHT TO USE ALL EQUIPMENT AND PERSONNEL THAT IT DEEMS NECESSARY TO ACCOMPLISH ANY OF THE RIGHTS DESCRIBED HEREIN.

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

**PUBLIC UTILITY EASEMENT RESERVATION (UER)**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT, CENTURYLINK, INC. AND THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF 122nd PLACE S.E. OF ALL TRACTS AND LOTS, EXCEPT TRACT "I"; ALL OF TRACT "B", AND THE SOUTHERLY TEN FEET OF LOTS 10 AND 11 LYING PARALLEL WITH AND ADJACENT TO THE NORTHERLY MARGIN OF SAID TRACT; ALL OF TRACT "D" AND THE EASTERLY TEN FEET OF TRACT "E" AND LOTS 13 THROUGH 15, INCLUSIVE, LYING PARALLEL WITH AND ADJACENT TO THE WEST MARGIN OF TRACT "D", AS DEPICTED AS "UER" ON SHEET 4 OF 4, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH RELATED UTILITIES; TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS 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. NO LINES OR WIRES FOR SAID UTILITIES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN A CONDUIT ATTACHED TO A BUILDING.

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

**PUBLIC EASEMENT NOTES**

1. A PUBLIC POTABLE WATER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "D" HAS BEEN GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, REC. NO. 20200923000147.
  2. PUBLIC SANITARY SEWER EASEMENTS OVER, UNDER, ACROSS AND UPON TRACTS "B", "D", "G" AND A PORTION OF LOT 26, AS DEPICTED ON SHEET 4 OF 4, HAVE BEEN GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, REC. NO. 20200909002257.
  3. PUBLIC STORM DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND UPON TRACTS "D" AND "H", AND A PORTION OF LOTS 12, 25 AND 26, AS DEPICTED ON SHEET 4 OF 4, ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS.
- NOTE: THE ABOVE LISTED PUBLIC EASEMENTS ARE FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPAIRING, REPLACING AND USING PERTINENT FACILITIES. A NONEXCLUSIVE RIGHT OF INGRESS TO AND EGRESS FROM SAID PORTION OF GRANTEE'S PROPERTY FOR THE FOREGOING PURPOSES IS HEREBY GRANTED AND CONVEYED TO SAID GRANTEE. THESE TRACTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.
4. PUBLIC EMERGENCY ACCESS EASEMENT OVER, ACROSS AND UPON TRACT "D", AS DEPICTED ON SHEET 4 OF 4, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS.

**PRIVATE STORM DRAINAGE EASEMENT (PDE) NOTES**

- THE PRIVATE STORM DRAINAGE EASEMENTS LISTED BELOW ARE DEPICTED ON SHEET 4 OF 4.
1. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE EAST 15 FEET OF LOTS 2 THROUGH 5, INCLUSIVE, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 4, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 1 THROUGH 5, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
  2. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON TRACT "B", IS HEREBY GRANTED AND CONVEYED TO THE OWNER(S) OF LOT 7, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 7 THROUGH 11, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
  3. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE NORTH AND EAST 10 FEET OF LOT 9, IS HEREBY GRANTED AND CONVEYED TO THE OWNER(S) OF LOT 8, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 8 AND 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
  4. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE NORTH 10 FEET OF LOTS 10, 11 AND 12, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 11, 12 AND 14, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 10, 11, 12 AND 14 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
  5. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE WEST 10 FEET OF LOT 13 AND TRACT "E", IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 13 AND 14, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 13, 14 AND TRACT "E" SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT OR TRACT.
  6. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE NORTHEAST 15 FEET OF TRACT "F", IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 16 AND 19, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 16 THROUGH 19, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
  7. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE EAST 15 FEET OF TRACT "G", IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 20 AND 23, THEIR SUCCESSORS AND ASSIGNS. THE OWNERS OF LOTS 20 THROUGH 23, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.
  8. A PRIVATE STORM DRAINAGE EASEMENT, OVER, UNDER, ACROSS AND UPON THE WEST 10 FEET OF LOTS 16, 17, 18, 21, 22 AND 25, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 15, 16, 17, 18, 21, 22 AND 25, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF THE PRIVATE DRAINAGE FACILITIES BENEFITING THEIR LOT.

**PRIVATE DRAINAGE EASEMENT MAINTENANCE COVENANT**

CERTAIN LOT AND TRACT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF PORTIONS OF PRIVATE DRAINAGE FACILITIES WITHIN PRIVATE DRAINAGE EASEMENTS WHICH BENEFIT THEIR LOT OR TRACT. SUCH LOT AND TRACT OWNERS SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENTS FOR INSPECTION AND MAINTENANCE PURPOSES. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITIONS.

**GENERAL NOTES (CONTINUED FROM SHEET 1 OF 4)**

10. TRACT "A" IS A PRIVATE RECREATION SPACE TRACT WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 1 THROUGH 27, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-TWENTYSEVENTH OWNERSHIP IN SAID TRACT. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-TWENTYSEVENTH OWNERSHIP IN SAID TRACT. THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, WHICH INCLUDES THE PRIVATE STORM DRAINAGE FACILITIES WITHIN.
  11. TRACT "B" IS A PRIVATE ACCESS AND UTILITY TRACT WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 8 THROUGH 11, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-FOURTH OWNERSHIP IN SAID TRACT, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY OF THE MAINTENANCE THEREOF, WHICH INCLUDES THE PRIVATE STORM DRAINAGE FACILITY. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-FOURTH OWNERSHIP IN SAID TRACT.
  12. TRACT "C" IS A PUBLIC STORM DRAINAGE TRACT WHICH IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER.
- A PRIVATE LANDSCAPE EASEMENT, OVER, UNDER, ACROSS AND UPON THE EXTERIOR PORTION OF TRACT "C", LYING OUTSIDE OF THE SIX FEET HIGH CHAIN-LINK FENCE ENCLOSING THE STORM WATER POND, SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 1 THROUGH 27, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-TWENTYSEVENTH INTEREST IN SAID EASEMENT. THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THE LANDSCAPING AND TREES WITHIN SAID EASEMENT.
13. TRACT "D" IS A PRIVATE JOINT USE DRIVEWAY, UTILITY AND PEDESTRIAN ACCESS TRACT WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 1 THROUGH 27, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-TWENTYSEVENTH OWNERSHIP IN SAID TRACT. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-TWENTYSEVENTH OWNERSHIP IN SAID TRACT. THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
  14. TRACTS "E" AND "I" ARE PRIVATE LANDSCAPE TRACTS WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 1 THROUGH 27, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-TWENTYSEVENTH OWNERSHIP IN SAID TRACT. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-TWENTYSEVENTH OWNERSHIP IN SAID TRACTS. THE SPRINGBROOKE HILL HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THE PRIVATE STORM DRAINAGE FACILITY, LANDSCAPING AND TREES WITHIN SAID TRACTS.
  15. TRACT "F" IS A PRIVATE JOINT USE DRIVEWAY AND UTILITY TRACT WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 17 AND 18, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-HALF OWNERSHIP IN SAID TRACT, AND AN EQUAL AND UNDIVIDED RESPONSIBILITY OF THE MAINTENANCE THEREOF, WHICH INCLUDES THE PRIVATE STORM DRAINAGE FACILITY WITHIN. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-HALF OWNERSHIP IN SAID TRACT.
  16. TRACT "G" IS A PRIVATE JOINT USE DRIVEWAY AND UTILITY TRACT WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 21 AND 22, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-HALF OWNERSHIP IN SAID TRACT AND AN EQUAL AND UNDIVIDED RESPONSIBILITY OF THE MAINTENANCE THEREOF, WHICH INCLUDES THE PRIVATE STORM DRAINAGE FACILITY WITHIN. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-HALF OWNERSHIP IN SAID TRACT.
  17. TRACT "H" IS A PRIVATE JOINT USE DRIVEWAY AND UTILITY TRACT WHICH SHALL BE GRANTED AND CONVEYED TO THE FUTURE OWNERS OF LOTS 25 AND 26, THEIR SUCCESSORS AND ASSIGNS. OWNERSHIP OF SAID LOTS SHALL INCLUDE AN UNDIVIDED ONE-HALF OWNERSHIP IN SAID TRACT AND AN EQUAL AND UNDIVIDED RESPONSIBILITY OF THE MAINTENANCE THEREOF. ALL DEEDS CONVEYING ANY OF SAID LOTS MUST INCLUDE A ONE-HALF OWNERSHIP IN SAID TRACT.

**RESTRICTIONS**

1. 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 RIGHTS-OF-WAY AND 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 APPROVED 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 AT THE EXPENSE OF SUCH OWNER.
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD 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.
3. ALL LOTS AND TRACTS, EXCEPT TRACT "C", OF THE PLAT OF SPRINGBROOKE HILL, SHALL BE SUBJECT TO THE STORMWATER FACILITY MAINTENANCE COVENANT FOR THE PRIVATE PORTIONS OF THE DRAINAGE SYSTEM AND THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS SUBDIVISION.

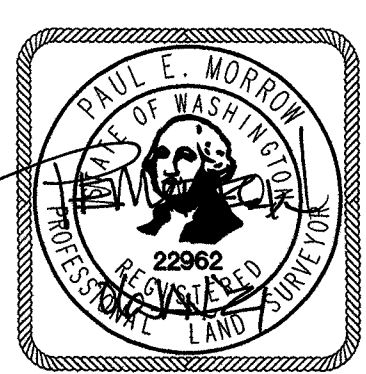
**REFERENCES**

1. KING COUNTY ASSESSOR'S MAP OF NW 04-22-05 DATED 4/5/2018
2. KING COUNTY SURVEY CONTROL
3. SPRINGBROOK FIVE ACRE TRACTS, VOL. 8, PG. 82
4. VISTA VIEW HEIGHTS No. 3, VOL. 88, PG. 72
5. GOLDEN HILLS, VOL. 104, PG. 98
6. RECORD OF SURVEY, VOL. 83, PG. 273
7. LONGSPUR, VOL. 184, PGS. 26-30
8. RECORD OF SURVEY, VOL. 162, PG. 72
9. KING COUNTY BOUNDARY LINE ADJUSTMENT VOL. 222, PGS. 293-294
10. MARBELLA, VOL. 278, PGS. 39-42

SEE SHEET 1 FOR ADDITIONAL NOTES  
 SEE SHEET 3 FOR LOT LAYOUT  
 SEE SHEET 4 FOR EASEMENTS

ADDRESS TABLE					
LOT	HOUSE No.	LOT	HOUSE No.	LOT	HOUSE No.
1	19408 122 PLACE S.E.*	10	19222 122 PLACE S.E.*	19	19307 122 PLACE S.E.*
2	19404 122 PLACE S.E.*	11	19218 122 PLACE S.E.*	20	19311 122 PLACE S.E.*
3	19332 122 PLACE S.E.*	12	19214 122 PLACE S.E.*	21	19315 122 PLACE S.E.*
4	19326 122 PLACE S.E.*	13	19205 122 PLACE S.E.*	22	19317 122 PLACE S.E.*
5	19322 122 PLACE S.E.*	14	19209 122 PLACE S.E.*	23	19321 122 PLACE S.E.*
6	19308 122 PLACE S.E.*	15	19225 122 PLACE S.E.*	24	19323 122 PLACE S.E.*
7	19230 122 PLACE S.E.*	16	19231 122 PLACE S.E.*	25	19327 122 PLACE S.E.*
8	19226 122 PLACE S.E.*	17	19301 122 PLACE S.E.*	26	19329 122 PLACE S.E.*
9	19224 122 PLACE S.E.*	18	19303 122 PLACE S.E.*	27	19333 122 PLACE S.E.*

\*KENT, WA 98031



**DALEY-MORROW-POBLETE, INC.**  
 726 AUBURN WAY NORTH  
 AUBURN, WASHINGTON 98002  
 PHONE: (253)333-2200 (FAX)333-2206

**dmp** ENGINEERING - SURVEYING  
 LAND PLANNING  
 incorporated  
 07350FP

VOL./PG.  
06 JAN '21





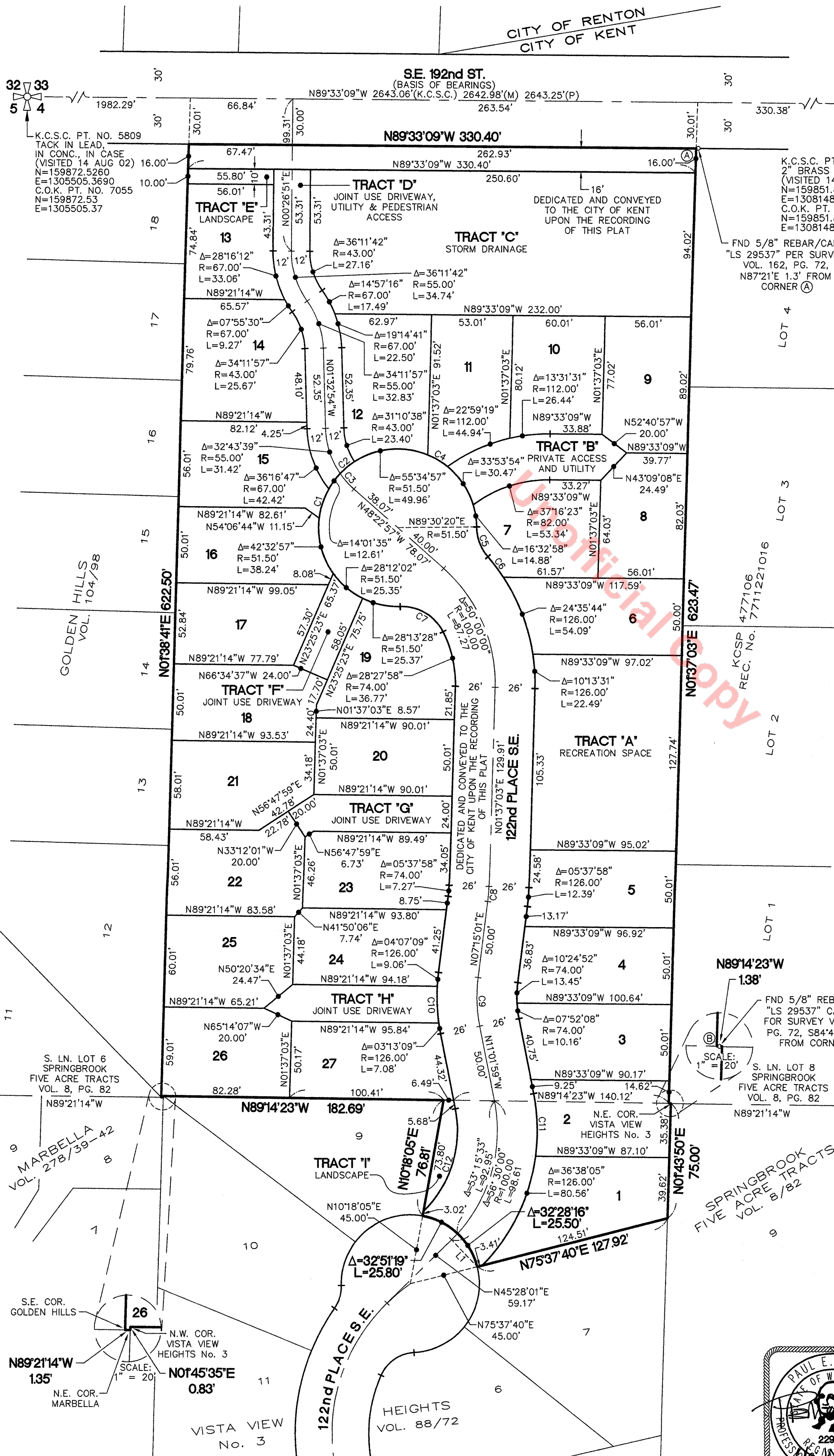
# SPRINGBROOKE HILL

## FSU-2013-3 KIVA#: RPP5-2203002

### A Portion of Gov't Lot 3 (N.E.1/4, N.W.1/4), Sec. 4, T-22N., R-5E., W.M. City of Kent, King County, Washington

**LEGEND**

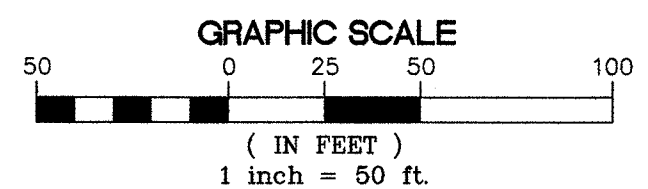
- K.C.S.C. KING COUNTY SURVEY CONTROL
- C.O.K. CITY OF KENT
- (P) SPRINGBROOK FIVE ACRE TRACTS, VOL. 8, PG. 82
- (M) MEASURED



**MERIDIAN**  
 WASHINGTON STATE PLANE,  
 NORTH ZONE, HPGN 83/91  
 PER KING COUNTY SURVEY CONTROL

**BASIS OF BEARINGS**  
 THE N. LN, NW 1/4  
 SEC. 4, T-22N, R-5E, W.M.  
 BEARING N 89°33'09" W

SUBDIVISION OF:  
**N.W. 1/4, SEC. 4, T-22N, R-5E, W.M.**  
 PER KING COUNTY SURVEY CONTROL



LINE TABLE	
BEARING	LENGTH
L1	N43°35'01"W 24.27'

CURVE TABLE			
DELTA	RADIUS	LENGTH	
C1	22°23'35"	51.50'	20.13'
C2	13°27'41"	51.50'	12.10'
C3	14°06'24"	55.00'	13.54'
C4	16°33'03"	51.50'	14.88'
C5	40°21'07"	30.00'	21.13'
C6	07°38'35"	126.00'	16.81'
C7	65°04'54"	30.00'	34.08'
C8	05°37'58"	100.00'	9.83'
C9	18°17'00"	100.00'	31.91'
C10	10°56'42"	126.00'	24.07'
C11	18°42'33"	126.00'	41.14'
C12	56°32'41"	74.00'	73.03'

TRACT / LOT AREA TABLE (SQUARE FEET)							
TR.	AREA	LOT	AREA	LOT	AREA	LOT	AREA
"A"	12,150 S.F.	1	5,143 S.F.	10	4,648 S.F.	19	5,428 S.F.
"B"	3,077 S.F.	2	4,370 S.F.	11	4,748 S.F.	20	4,501 S.F.
"C"	23,202 S.F.	3	4,786 S.F.	12	5,123 S.F.	21	5,007 S.F.
"D"	4,924 S.F.	4	4,964 S.F.	13	4,337 S.F.	22	5,114 S.F.
"E"	559 S.F.	5	4,770 S.F.	14	6,238 S.F.	23	4,733 S.F.
"F"	1,455 S.F.	6	5,260 S.F.	15	5,006 S.F.	24	4,803 S.F.
"G"	2,421 S.F.	7	4,685 S.F.	16	4,723 S.F.	25	4,870 S.F.
"H"	2,492 S.F.	8	4,448 S.F.	17	4,671 S.F.	26	4,797 S.F.
"I"	748 S.F.	9	4,888 S.F.	18	4,687 S.F.	27	5,091 S.F.

SEE SHEETS 1 AND 2 OF 4 FOR NOTES  
 SEE SHEET 4 OF 4 FOR EASEMENTS

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06 JAN '21

