

# CROFTON HILLS

PORTION SE 1/4 SEC. 23, TWP 22 N, RGE 5 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 RELINQUISHING 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. IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

CROFTON HILLS, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

*Jeffrey E. Hamilton*  
SIGNED

BY: JEFFREY E. HAMILTON  
ITS: CFO

*Paul J. Taylor, by Jeffrey E. Hamilton, his attorney in fact*  
SIGNED  
*Karen M. Taylor, by Jeffrey E. Hamilton, his attorney in fact*  
SIGNED

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY E. HAMILTON SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CHIEF FINANCIAL OFFICER OF CROFTON HILLS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

**SUZANNE BARNES**  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
MY COMMISSION EXPIRES 2-16-06

DATED: 10/10/02  
SIGNATURE OF NOTARY PUBLIC: *Suzanne Barnes*  
TITLE: Notary Public  
MY APPOINTMENT EXPIRES: 2-16-06

STATE OF WASHINGTON  
COUNTY OF King

ON THIS 10 DAY OF October, 2002, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED TO ME KNOWN TO BE Jeffrey E. Hamilton THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE ATTORNEY-IN-FACT FOR Paul J. Taylor & Karen M. Taylor AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY-IN-FACT FOR SAID PRINCIPALS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATE STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE PRINCIPALS ARE NOW LIVING AND NOT INSANE.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

**SUZANNE BARNES**  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
MY COMMISSION EXPIRES 2-16-06

DATED: 10/10/02  
SIGNATURE OF NOTARY PUBLIC: *Suzanne Barnes*  
TITLE: Notary Public  
MY APPOINTMENT EXPIRES: 2-16-06

**TRIAD ASSOCIATES**  
11814 115th Ave. NE  
Kirkland, WA 98034-6923  
425.821.8448  
425.821.3481 fax  
800.488.0756 toll free  
www.triadassoc.com

## APPROVALS

### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF November, 2002.  
*Scott Noble*  
KING COUNTY ASSESSOR  
*Christine K. Kelleher*  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 232205-9091; -7043 & -9044

### CITY ENGINEER

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF November, 2002.

*Douglas J. van Gelder*  
CITY ENGINEER

### CITY MANAGER

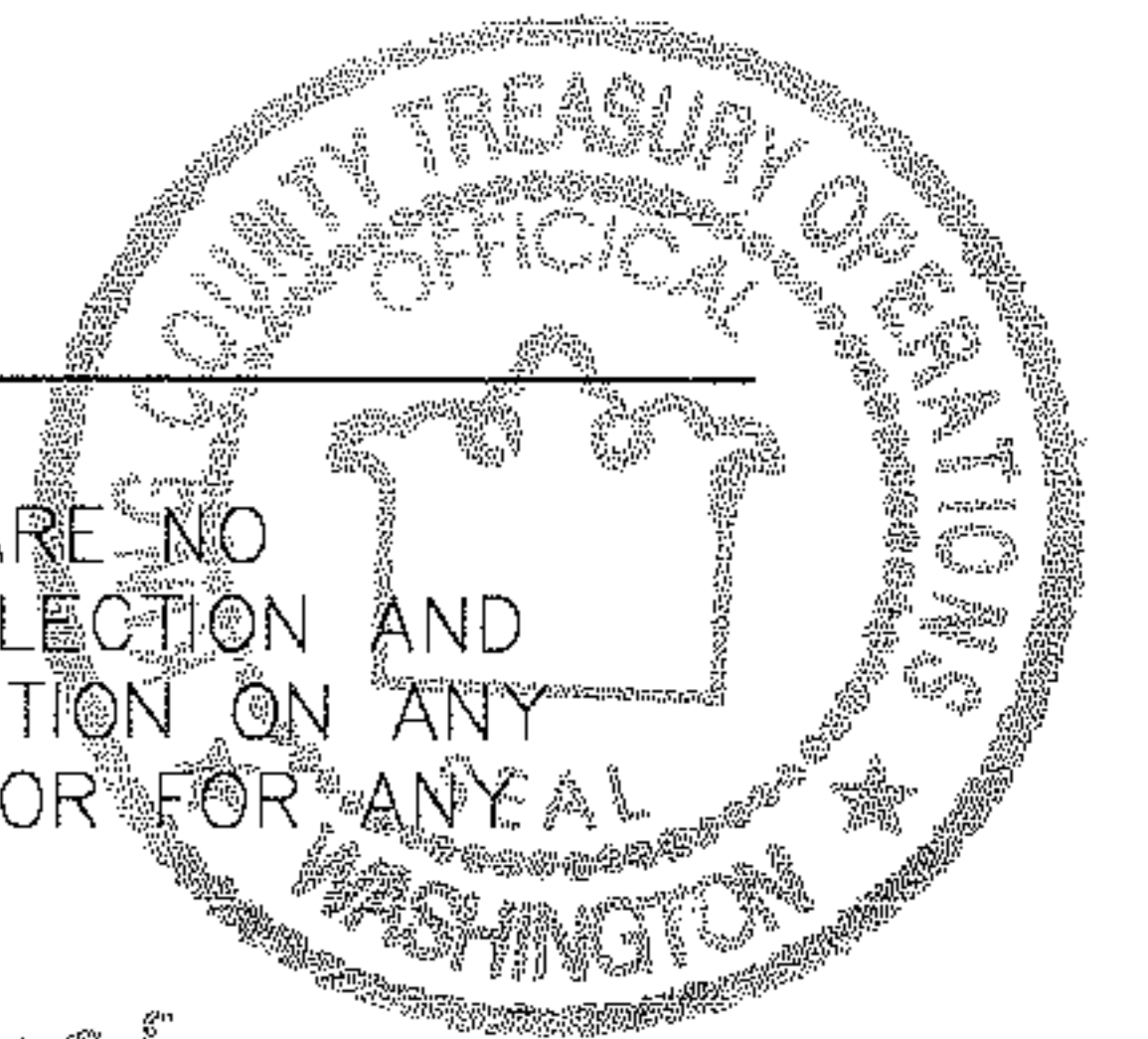
EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF November, 2002.

*Andrew J. Humphrey*  
CITY MANAGER

### 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<sup>th</sup> DAY OF November, 2002.  
*Thomas L. Furr*  
MANAGER, FINANCE DIVISION - CITY OF COVINGTON  
*Garry Holmes*  
DEPUTY KING COUNTY MANAGER, FINANCE DIVISION



### SOOS CREEK WATER AND SEWER DISTRICT

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF Oct, 2002.  
*Ron Spier*  
ITS: (FOR SANITARY SEWER EASEMENT PURPOSES ONLY)

### COVINGTON WATER DISTRICT

EXAMINED AND APPROVED THIS 4<sup>th</sup> DAY OF November, 2002.  
*Walter Buller*  
ITS: (FOR WATER EASEMENT PURPOSES ONLY)

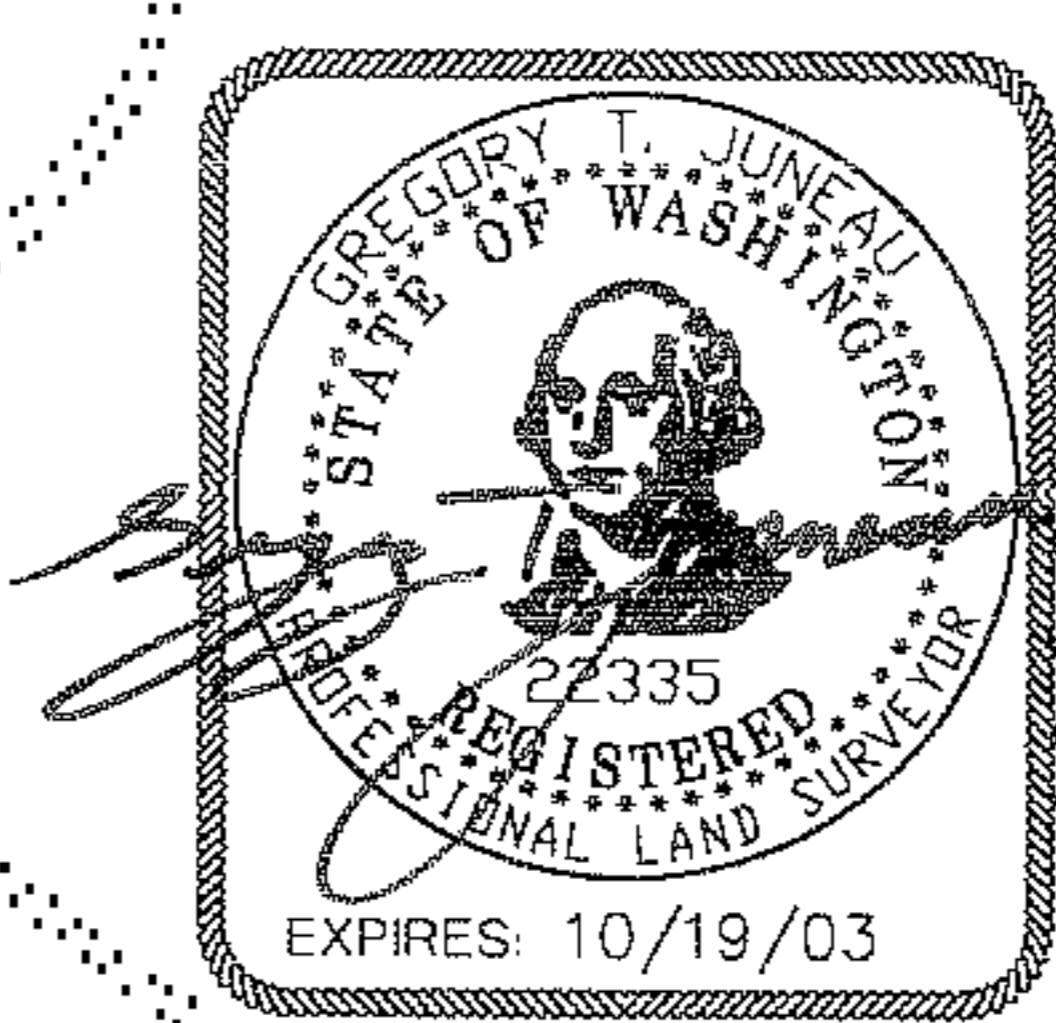
### WATER DISTRICT NO. 111

EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF October, 2002.  
*Sharon Noble*  
ITS: (FOR WATER EASEMENT PURPOSES ONLY)

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF CROFTON HILLS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



*Suzanne Barnes*  
Suzanne Barnes, JUKEAU, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 22335  
TRIAD ASSOCIATES  
11814 115TH AVE. NE.  
KIRKLAND, WASHINGTON 98034  
PHONE: (425) 821-8448

### RECORDING CERTIFICATE 20021120002349

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY THIS 20<sup>th</sup> DAY OF November, 2002, AT 25 MINUTES PAST 2 P.M. AND RECORDED IN VOLUME 210 OF PLATS, PAGE(S) 57-63, RECORDS OF KING COUNTY, WASHINGTON.  
DIVISION OF RECORDS AND ELECTIONS

*R. Roegner*  
MANAGER  
*W. Washington*  
SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH IN SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN CITY OF COVINGTON, KING COUNTY, WASHINGTON

20021120 002349



# CROFTON HILLS

PORTION SE 1/4 SEC 23, TWP 22 N, RGE 5 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

## LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE TITLE COMMITMENT ORDER NO. 1045825, DATED JULY 15, 2002.)

PARCELS A, B, AND C, CITY OF COVINGTON BOUNDARY LINE ADJUSTMENT NUMBER BLA 01-002, RECORDED UNDER RECORDING NUMBER 20011023900004, SAID BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO PUGET SOUND ENERGY, U.S. WEST, A.T.&T. CABLE SERVICES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS, TOGETHER WITH ALL OF TRACTS E, F, M, N, AND O IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 9 AND 10 ADJOINING TRACT "O"; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 19 THROUGH 21 ADJOINING TRACT "N"; AND ALSO UNDER AND ACROSS THE WEST 8.00 FEET OF LOT 47; AND ALSO UNDER AND ACROSS THE EAST 5.00 FEET OF LOT 51; AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF LOTS 64 AND 65 ADJOINING TRACT "E"; AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF LOTS 66 AND 67 ADJOINING TRACT "F";

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO SOOS CREEK WATER AND SEWER DISTRICT AND THEIR SUCCESSORS AND ASSIGNS UNDER AND ACROSS THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SEWER EASEMENT", AND ALSO UNDER AND ACROSS THE FOLLOWING DESCRIBED AREAS, IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A SEWER SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS; AND ALSO UNDER AND ACROSS THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS; AND ALSO TOGETHER WITH ALL OF TRACTS E, F, M, N, AND O, AND ALSO UNDER AND ACROSS THAT PORTION OF TRACT "D" LYING NORTH OF A LINE 34.00 FEET SOUTH OF THE CENTERLINE OF SE 254TH ST., AND ALSO UNDER AND ACROSS THAT PORTION OF TRACT "I" AND TRACT "J" LYING SOUTH OF A LINE 34.00 FEET NORTH OF SE 254TH ST., AND ALSO UNDER AND ACROSS THAT PORTION OF TRACT "J" LYING NORTH OF A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE CENTERLINE OF SE 253RD ST., AND ALSO UNDER AND ACROSS THAT PORTION OF TRACT "K" AND TRACT "L" LYING SOUTH OF A LINE THAT IS PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF SE 253RD ST., AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF THE WEST 30.00 FEET OF LOT 8, AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 9 AND 10 ADJOINING TRACT "O"; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 19 THROUGH 21 ADJOINING TRACT "N"; AND ALSO UNDER AND ACROSS THAT PORTION OF LOT 22 LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 01°15'34" WEST, ALONG THE EAST BOUNDARY OF SAID LOT 22, A DISTANCE OF 27.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 09°41' THENCE CONTINUING SOUTH 01°15'34" WEST, ALONG THE EAST BOUNDARY OF SAID LOT 22, A DISTANCE OF 52.83 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID EAST LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°24'37" A DISTANCE OF 32.52 FEET; THENCE NORTH 9°00'59" EAST A DISTANCE OF 83.35 FEET TO THE TRUE POINT OF BEGINNING. AND ALSO UNDER AND ACROSS THE WEST 5.00 FEET OF LOTS 46 AND 48; AND ALSO UNDER AND ACROSS THE EAST 5.00 FEET OF LOTS 45 AND 49; AND ALSO UNDER AND ACROSS THE EAST 5.00 FEET OF LOT 50 ADJOINING TRACT "M"; AND ALSO UNDER AND ACROSS THE NORTH 21.00 FEET OF THE EAST 5.00 FEET OF LOT 51, AS MEASURED ALONG AND AT RIGHT ANGLES TO THE NORTH LINE OF LOT 51; AND ALSO THE NORTH 30.00 FEET OF THE EAST 10.00 FEET OF LOT 51; AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF LOTS 64 AND 65 ADJOINING TRACT "E"; AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF LOTS 66 AND 67 ADJOINING TRACT "F"; AND ALSO THE NORTH 30.00 FEET OF THE WEST 10.00 FEET OF LOT 68;

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO COVINGTON WATER DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC WATER EASEMENT", AND ALSO UNDER AND ACROSS THE FOLLOWING DESCRIBED AREAS, IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A WATER SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS; AND ALSO UNDER AND ACROSS THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACT O; AND ALSO UNDER AND ACROSS ALL OF TRACTS E, F, M, N, AND O; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 9 AND 10 ADJOINING TRACT "O"; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 19 THROUGH 21 ADJOINING TRACT "N"; AND ALSO UNDER AND ACROSS THAT PORTION OF LOT 49 AND LOT 50 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF LOT 51; THENCE NORTH 88°49'23" WEST, ALONG THE LINE COMMON TO LOTS 50 AND 51, 10.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 00°44'38" EAST, PARALLEL WITH THE LINE COMMON TO LOT 50 AND TRACT "M", 30.00 FEET; THENCE NORTH 45°57'41" EAST 14.09 FEET TO THE NORTHWEST CORNER OF TRACT "M" AND THE END OF THIS DESCRIBED CENTERLINE; AND ALSO UNDER AND ACROSS THE SOUTHWESTERLY 10.00 FEET OF LOT 48 ADJOINING TRACT "M"; AND ALSO UNDER AND ACROSS THE NORTH 15.00 FEET OF THE WEST 36.00 FEET OF LOT 53; AND ALSO UNDER AND ACROSS THE EAST 2.50 FEET OF LOT 63; AND ALSO UNDER AND ACROSS THE WEST 7.50 FEET OF LOT 64; AND ALSO UNDER AND ACROSS A PORTION OF TRACT G, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT G, THENCE SOUTH 89°12'25" EAST, ALONG THE SOUTH LINE OF TRACT G, A DISTANCE OF 50.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°47'35" EAST A DISTANCE OF 20.00 FEET TO THE TERMINUS NORTH LINE OF TRACT G AT THE SOUTHERN CORNER COMMON TO LOTS 64 AND 65. AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF LOTS 64 AND 65 ADJOINING TRACT "E"; AND ALSO UNDER AND ACROSS THE NORTH 10.00 FEET OF LOTS 66 AND 67 ADJOINING TRACT "F";

A NON-EXCLUSIVE EASEMENT 15.00 FOOT BY 36.00 FOOT EASEMENT, AS IS SHOWN PAGE 5 OF 7 OF THIS PLAT, ON THE NORTHWEST CORNER OF LOT 53 IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO KING COUNTY WATER DISTRICT NUMBER 111, AND THEIR SUCCESSORS AND ASSIGNS.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF COVINGTON UNDER AND ACROSS THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC STORM DRAINAGE EASEMENT", AND ALSO UNDER AND ACROSS THE FOLLOWING DESCRIBED AREAS, IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A STORM DRAINAGE SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS; AND ALSO UNDER AND ACROSS THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACT A AND O; AND ALSO UNDER AND ACROSS ALL OF TRACTS E, F, M, N, AND O; AND ALSO UNDER AND ACROSS THE EAST 15.00 FEET OF THE WEST 23.00 FEET OF LOT 8; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 9 AND 10 ADJOINING TRACT "O"; AND ALSO UNDER AND ACROSS THE NORTH 5.00 FEET OF LOT 12; AND ALSO UNDER AND ACROSS THE SOUTH 5.00 FEET OF LOT 13; AND ALSO UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 19 THROUGH 21 ADJOINING TRACT "N"; AND ALSO UNDER AND ACROSS THE WEST 5.00 FEET OF LOT 24; AND ALSO UNDER AND ACROSS THE EAST 7.50 FEET OF LOT 25; AND ALSO UNDER AND ACROSS THE WEST 8.00 FEET OF LOT 47; AND ALSO UNDER AND ACROSS THE WEST 5.00 FEET OF THE SOUTH 52.00 FEET OF LOT 52; AND ALSO UNDER AND ACROSS THE NORTH 18.00 FEET OF LOT 68; AND ALSO UNDER AND ACROSS THAT PORTION OF TRACT "A" LYING WITHIN A STRIP OF LAND 10.00 FEET WIDE, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 68; THENCE SOUTH 00°47'35" WEST, ALONG THE EAST LINE OF SAID LOT 68, A DISTANCE OF 12.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°14'23" EAST A DISTANCE OF 73.84 FEET TO THE TERMINUS AT THE EAST LINE OF TRACT "A"; AND ALSO THAT PORTION OF LOT 69 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: D DE BEGINNING AT THE NORTHWEST CORNER OF LOT 68, SAID CORNER BEING ON THE SOUTH LINE OF LOT 69, THENCE NORTH 79°07'51" WEST, A DISTANCE OF 63.13 FEET TO THE TERMINUS OF SAID LINE AT THE WESTERN CORNER COMMON TO LOT 69 AND TRACT F.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF COVINGTON UNDER AND ACROSS THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS B, E, F, H, K, L, M, N, O AND Q, TOGETHER WITH ALL OF TRACTS A, D, I, AND J IN WHICH TO BUILD, REPLACE, REPAIR, AND MAINTAIN PUBLIC SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSE STATED.

A TEMPORARY CUL-DE-SAC EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF COVINGTON UNDER AND ACROSS THOSE PORTIONS OF LOTS 35, 36, 37, AND 38 INCLUDED WITHIN THIS EASEMENT AS IS SHOWN ON PAGE 5 OF 7 OF THIS PLAT. THIS EASEMENT WILL AUTOMATICALLY BE VACATED UPON THE DEDICATION OF A PUBLIC RIGHT OF WAY THAT EXTENDS EASTERLY FROM THE EAST END OF SE 253RD STREET WHICH IS DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT.

CITY OF COVINGTON FILE NO. PP01-002

## COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE 21 DAY OF 22 OCT 2002, UNDER RECORDING NO. 2002-09271001447, RECORDS OF KING COUNTY, WASHINGTON.

## RESTRICTIONS

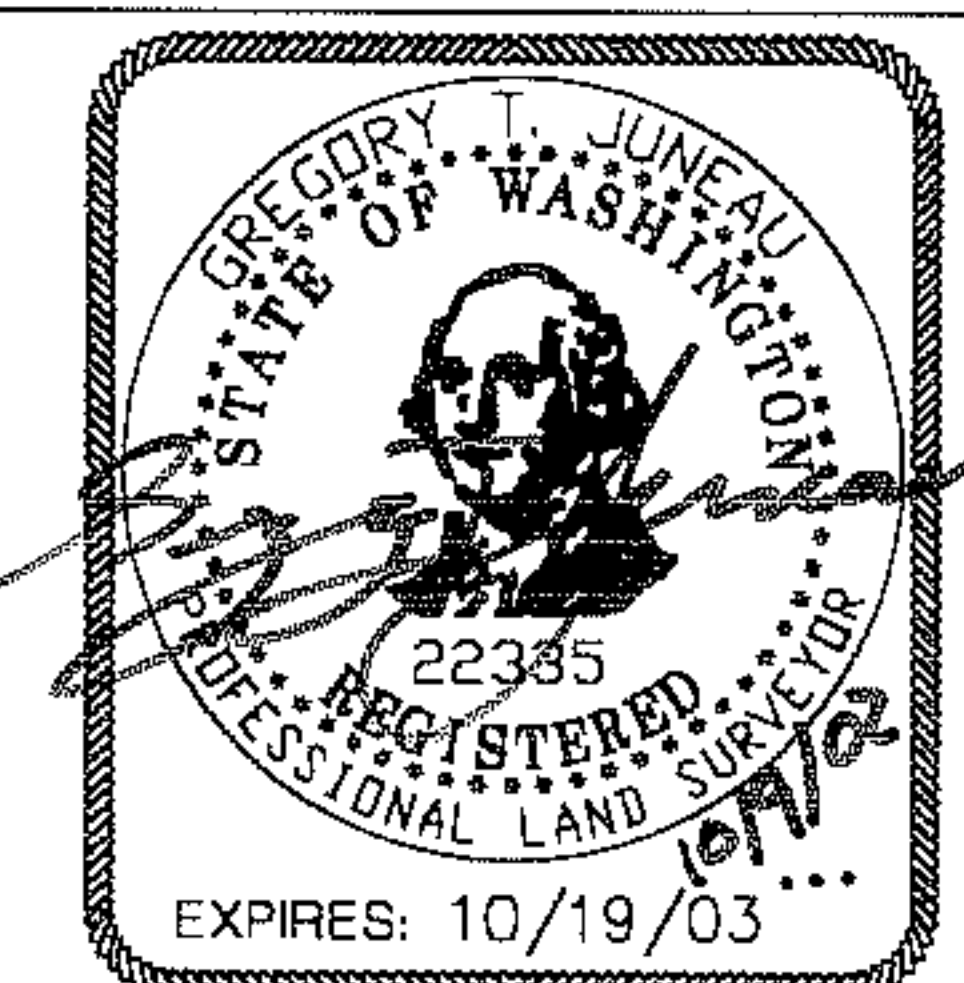
NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR USE DISTRICT IN WHICH LOCATED.

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

## GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED. A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS. B) LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS. C) SET 1/2" x 24" REBAR WITH CAP "LS NO. 22335" AT ALL REAR LOT CORNERS.
3. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWING(S) NO.PP01-002 ON FILE WITH THE CITY OF COVINGTON. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED AS PART OF THE BUILDING PERMIT PROCESS AND SHALL COMPLY WITH THE APPROVED CONSTRUCTION DRAWING NO.PP01-002 ON FILE WITH THE CITY OF COVINGTON.
4. MAINTENANCE OF LANDSCAPE STRIPS SEPARATING THE SIDEWALK FROM THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE CROFTON HILLS HOMEOWNERS ASSOCIATION.
5. TRACT "A" IS AN OPEN SPACE AND RECREATION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "A". THE CITY OF COVINGTON IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EASEMENT FOR PUBLIC SIDEWALKS OVER TRACT "A". THE CITY OF COVINGTON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SIDEWALKS IN TRACT "A".
6. TRACT "B" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "B".
7. TRACT "C" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "C".
8. TRACT "D" IS AN OPEN SPACE AND RECREATION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "D". THE CITY OF COVINGTON IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EASEMENT FOR PUBLIC SIDEWALKS OVER TRACT "D". THE CITY OF COVINGTON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SIDEWALKS IN TRACT "D".
9. TRACT "E" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 63 AND 64. LOTS 63 AND 64 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "E" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "E". TRACT "E" IS ALSO A PUBLIC POWER, TELEPHONE, CABLE, WATER, STORM, AND SEWER EASEMENT.
10. TRACT "F" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 67 AND 68. LOTS 67 AND 68 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "F" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "F". TRACT "F" IS ALSO A PUBLIC POWER, TELEPHONE, CABLE, WATER, STORM, AND SEWER EASEMENT.
11. TRACT "G" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "G". QWEST, PSE, AT&T AND ELECTRIC LIGHTWAVE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNEES ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT A UTILITY EASEMENT OVER TRACT "G".
12. TRACT "H" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "H".
13. TRACT "I" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "I". THE CITY OF COVINGTON IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EASEMENT FOR PUBLIC SIDEWALKS OVER TRACT "I". THE CITY OF COVINGTON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SIDEWALKS IN TRACT "I".
14. TRACT "J" IS AN OPEN SPACE/RECREATIONAL AREA TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CITY OF COVINGTON IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EASEMENT FOR PUBLIC SIDEWALKS OVER TRACT "J". THE CITY OF COVINGTON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SIDEWALKS IN TRACT "J".
15. TRACT "K" IS AN OPEN SPACE/RECREATIONAL AREA TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE CROFTON HILLS HOMEOWNERS ASSOCIATION.
16. TRACT "L" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "L".
17. TRACT "M" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 48, 49 AND 50. LOTS 48, 49 AND 50 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "M" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "M". TRACT "M" IS ALSO A PUBLIC POWER, TELEPHONE, CABLE, WATER, STORM, AND SEWER EASEMENT.
18. TRACT "N" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 20 AND 21. LOTS 20 AND 21 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "N" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "N". TRACT "N" IS ALSO A PUBLIC SEWER EASEMENT. TRACT "N" IS ALSO A PUBLIC POWER, TELEPHONE, CABLE, WATER, STORM, AND SEWER EASEMENT.
19. TRACT "O" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 8 AND 9. LOTS 8 AND 9 ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN SAID TRACT "O" AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "O". TRACT "O" IS ALSO A PUBLIC POWER, TELEPHONE, CABLE, WATER, STORM, AND SEWER EASEMENT.

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|   | JOB NO 00-299<br>SHEET 2 OF 7  |



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# CROFTON HILLS

PORTION SE 1/4 SEC. 23, TWP 22 N, RGE 5 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

## GENERAL NOTES CONTINUED

20. TRACT "P" IS A LANDSCAPE TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION. THE CROFTON HILLS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "P". THE CITY OF COVINGTON IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT A PUBLIC DRAINAGE EASEMENT OVER TRACT "P". QWEST, PSE, AT&T AND ELECTRIC LIGHTWAVE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNEES ARE HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT A UTILITY EASEMENT OVER TRACT "P".
21. TRACT "Q" IS A PARK AND RECREATIONAL AREA TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY THE CROFTON HILLS HOMEOWNERS ASSOCIATION.
22. THE PRIVATE SANITARY SEWER EASEMENT WITHIN TRACT "N" IS FOR THE BENEFIT OF LOT 19. THE OWNERS OF LOT 19 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS SANITARY SEWER SYSTEM.
23. THE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 45 IS FOR THE BENEFIT OF LOTS 44 AND 45. THE OWNERS OF LOTS 44 AND 45 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE SANITARY SEWER SYSTEM USED IN COMMON.
24. THE PRIVATE SANITARY SEWER EASEMENT WITHIN TRACT "M" IS FOR THE BENEFIT OF LOT 47. THE OWNER OF LOT 47 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS SANITARY SEWER SYSTEM.
25. THE PRIVATE SANITARY SEWER EASEMENT WITHIN THE NORTHEAST CORNER OF LOT 55 IS FOR THE BENEFIT OF LOT 56. THE OWNER OF LOT 56 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS SANITARY SEWER SYSTEM.
26. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN TRACT "P" NEAR THE SOUTHWEST CORNER OF LOT 8 IS FOR THE BENEFIT OF LOT 8. THE OWNERS OF LOT 8 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS THE STORM DRAINAGE.
27. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 1 IS FOR THE BENEFIT OF LOTS 1 AND 2. THE OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
28. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 3 AND 4 IS FOR THE BENEFIT OF LOTS 3 THROUGH 5. THE OWNERS OF LOTS 3 THROUGH 5 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
29. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE EAST 5.00 FEET OF TRACT "P" AND THE EAST 5.00 FEET OF LOTS 8 THROUGH 12 IS FOR THE BENEFIT OF LOTS 8 THROUGH 12. THE OWNERS OF LOTS 8 THROUGH 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
30. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTHWEST CORNER OF LOT 10 IS FOR THE BENEFIT OF LOT 9. THE OWNERS OF LOT 9 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM.
31. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE WESTERLY PORTION OF LOT 11 IS FOR THE BENEFIT OF LOTS 11 AND 12. THE OWNERS OF LOTS 11 AND 12 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
32. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE EASTERLY 5.00 FEET OF LOTS 13 THROUGH 18 IS FOR THE BENEFIT OF LOTS 13 THROUGH 19. THE OWNERS OF LOTS 13 THROUGH 19 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
33. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE WESTERLY 10.00 FEET OF LOTS 15 THROUGH 16 IS FOR THE BENEFIT OF LOTS 13 THROUGH 17. THE OWNERS OF LOTS 13 THROUGH 17 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
34. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE WEST 10.00 FEET OF LOT 18 IS FOR THE BENEFIT OF LOTS 18 AND 19. THE OWNERS OF LOTS 18 AND 19 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
35. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE WESTERLY PORTION OF LOTS 19 THROUGH 21 IS FOR THE BENEFIT OF LOTS 19 THROUGH 21 AND TRACT "N". THE OWNERS OF LOTS 19 THROUGH 21 AND TRACT "N" SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
36. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE NORTHERLY PORTION OF LOTS 23 AND 24 IS FOR THE BENEFIT OF LOTS 22 THROUGH 24. THE OWNERS OF LOTS 22 THROUGH 24 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
37. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTHWESTERLY 10.00 FEET OF TRACT "N" AND WITHIN THE SOUTHERLY 10.00 FEET OF LOTS 22 THROUGH 24 IS FOR THE BENEFIT OF LOTS 22 THROUGH 25. THE OWNERS OF LOTS 22 THROUGH 25 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
38. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTHERLY PORTION OF LOTS 27 THROUGH 29 IS FOR THE BENEFIT OF LOTS 26 THROUGH 29. THE OWNERS OF LOTS 26 THROUGH 29 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
39. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE NORTHERLY PORTION OF LOTS 25 THROUGH 28 IS FOR THE BENEFIT OF LOTS 25 THROUGH 29. THE OWNERS OF LOTS 25 THROUGH 29 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
40. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 31 IS FOR THE BENEFIT OF LOTS 30 AND 31. THE OWNERS OF LOTS 30 AND 31 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
41. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTH 10.00 FEET OF TRACT "J" IS FOR THE BENEFIT OF LOT 32. THE OWNER OF LOT 32 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM.
42. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE CENTRAL PORTION OF TRACT "J" AND WITHIN THE SOUTHERLY PORTION OF LOTS 33 THROUGH 35 AND THE NORTHWEST CORNER OF LOT 32 IS FOR THE BENEFIT OF LOTS 33 THROUGH 36. THE OWNERS OF LOTS 33 THROUGH 36 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
43. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTHERLY PORTION OF LOTS 38 THROUGH 41 IS FOR THE BENEFIT OF LOTS 37 THROUGH 41. THE OWNERS OF LOTS 37 THROUGH 41 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
44. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE NORTHERLY PORTION OF LOTS 38 THROUGH 41 AND TRACT "L" IS FOR THE BENEFIT OF LOTS 37 THROUGH 41 AND TRACT "L". THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND THE OWNERS OF LOTS 37 THROUGH 41 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
45. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTH 10.00 FEET OF LOT 43 IS FOR THE BENEFIT OF LOTS 42 AND 43. THE OWNERS OF LOTS 42 AND 43 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
46. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE NORTHERLY PORTION TRACT "K" AND OF LOTS 42 AND 43 AND THE WESTERLY PORTION OF LOT 43 IS FOR THE BENEFIT OF LOTS 42 AND 43 AND TRACT "K". THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND THE OWNERS OF LOTS 42 AND 43 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
47. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 45 AND 46 AND TRACT "I" IS FOR THE BENEFIT OF LOTS 44 THROUGH 48. THE OWNERS OF LOTS 44 THROUGH 46 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
48. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTHERLY 15.00 FEET OF LOT 51 AND TRACT "M" IS FOR THE BENEFIT OF LOTS 51 AND 52. THE OWNERS OF LOTS 51 THROUGH 52 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
49. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 52 IS FOR THE BENEFIT OF LOTS 50 AND 52. THE OWNERS OF LOTS 50 AND 52 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
50. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE CENTRAL PORTION OF TRACT "D" AND WITHIN LOTS 54 THROUGH 56 IS FOR THE BENEFIT OF LOTS 53 THROUGH 56. THE OWNERS OF LOTS 53 THROUGH 56 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
51. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTH PORTION OF LOT 57 AND THE SOUTHWEST CORNER OF TRACT "D" IS FOR THE BENEFIT OF LOTS 57 AND 58. THE OWNERS OF LOTS 57 AND 58 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
52. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 59 THROUGH 60 IS FOR THE BENEFIT OF LOTS 59 THROUGH 61. THE OWNERS OF LOTS 59 THROUGH 61 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
53. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 61 IS FOR THE BENEFIT OF LOTS 53 AND 61. THE OWNERS OF LOTS 53 AND 61 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
54. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 62 IS FOR THE BENEFIT OF LOTS 62 AND 63. THE OWNERS OF LOTS 62 AND 63 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
55. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 64 AND 65 AND TRACT "E" IS FOR THE BENEFIT OF LOTS 63 THROUGH 65. THE OWNERS OF LOTS 63 THROUGH 65 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
56. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 66 THROUGH 67 IS FOR THE BENEFIT OF LOTS 66 THROUGH 68. THE OWNERS OF LOTS 66 THROUGH 68 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
57. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 70 IS FOR THE BENEFIT OF LOTS 69 AND 70. THE OWNERS OF LOTS 69 AND 70 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
58. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 72 THROUGH 73 IS FOR THE BENEFIT OF LOTS 72 THROUGH 74. THE OWNERS OF LOTS 72 THROUGH 74 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
59. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 75 THROUGH 76 IS FOR THE BENEFIT OF LOTS 75 THROUGH 77. THE OWNERS OF LOTS 75 THROUGH 77 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
60. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 78 IS FOR THE BENEFIT OF LOT 78 AND TRACT "Q". THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND THE OWNER OF LOT 78 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
61. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 80 AND 81 IS FOR THE BENEFIT OF LOTS 79 THROUGH 81. THE OWNERS OF LOTS 79 THROUGH 81 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
62. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 83 AND 84 IS FOR THE BENEFIT OF LOTS 82 THROUGH 84. THE OWNERS OF LOTS 82 THROUGH 84 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
63. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 85 IS FOR THE BENEFIT OF LOTS 85 AND 86. THE OWNERS OF LOTS 85 AND 86 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
64. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE EASTERLY PORTION OF LOTS 87 AND 88 IS FOR THE BENEFIT OF LOTS 87 THROUGH 89. THE OWNERS OF LOTS 87 THROUGH 89 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
65. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE SOUTHERLY PORTION OF LOT 88 IS FOR THE BENEFIT OF LOTS 88 AND 95. THE OWNERS OF LOTS 88 AND 95 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
66. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 91 THROUGH 93 AND TRACT "H" IS FOR THE BENEFIT OF LOTS 90 THROUGH 93 AND TRACT "H". THE CROFTON HILLS HOMEOWNERS ASSOCIATION AND THE OWNERS OF LOTS 90 THROUGH 93 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
67. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN THE NORTHWEST CORNER OF LOT 95 IS FOR THE BENEFIT OF LOT 94. THE OWNER OF LOT 94 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THE STORM DRAINAGE SYSTEM.
68. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 96 AND 97 IS FOR THE BENEFIT OF LOTS 95 THROUGH 97. THE OWNERS OF LOTS 95 THROUGH 97 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
69. THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOT 99 IS FOR THE BENEFIT OF LOTS 98 AND 99. THE OWNERS OF LOTS 98 AND 99 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE STORM DRAINAGE SYSTEM USED IN COMMON.
70. THE TOTAL SCHOOL IMPACT FEE FOR THE PLAT OF CROFTON HILLS IS \$356,363 OR \$3,599.62 PER LOT; WHICH REFLECTS AN AVERAGE OF VESTED IMPACT FEES. 30% OF THE TOTAL SCHOOL IMPACT FEE HAS BEEN PAID AT FINAL RECORDING. THE SCHOOL IMPACT FEE TO BE PAID AT BUILDING PERMIT ISSUANCE IS \$1,799.81 PER LOT.
71. THE PRIVATE WATER LINE EASEMENT WITHIN LOTS 66 AND 67 IS FOR THE BENEFIT OF LOTS 67 AND 68. THE OWNERS OF LOTS 67 AND 68 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THAT PORTION OF THE WATER LINE SYSTEM USED IN COMMON.
72. WHEREAS: ROCKERIES MAY BE BUILT, HAVE BEEN BUILT OR ARE TO BE BUILT ALONG THE LOT LINES OR PORTIONS OF LOT LINES COMMON TO THE FOLLOWING PAIRS OF LOTS OR LOTS AND TRACTS: 8 AND TRACT "P", 29 AND 36, 35 AND 36, 46 AND 48, 48 AND TRACT "I", 77 AND TRACT "Q", 77 AND 78, 78 AND TRACT "O", 87 AND 88, 89 AND 90, 89 AND 91, 92 AND 94, 93 AND 94, 94 AND TRACT "H", 95 AND 96. THE OWNERS OF SAID PAIRED LOTS AND TRACTS MUST HAVE ACCESS TO PORTIONS OF BOTH LOTS AND/OR TRACTS FOR THE PURPOSE OF CONSTRUCTION, REPAIR, MAINTENANCE, AND/OR REPLACEMENT OF SAID ROCKERIES. THEREFORE, UPON THE RECORDING OF THIS PLAT, THE OWNERS, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, OF EACH PAIRED LOTS, AND/OR TRACT LISTED ABOVE IS HEREBY GRANTED AN EASEMENT FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND/OR REPLACEMENT OF SAID ROCKERY OVER THE ADJOINING 5.00 FEET OF THE LOT, LOTS OR TRACT WITH WHICH IT IS PAIRED.
73. LOTS 8, 21, AND 50 SHALL HAVE AN APPROVED NFPA 13D RESIDENTIAL SPRINKLER SYSTEM INSTALLED AS PART OF THE BUILDING PERMIT INSTALLATION.
74. NO BUILDING PERMITS WILL BE ISSUED ON LOTS 37 THROUGH 43 UNTIL A FENCE SATISFYING CONDITION #34, PRELIMINARY PLAT OF PENFOLDS CROSSING, HAS BEEN CONSTRUCTED.
75. ALL MITIGATION PAYMENT SYSTEM (MPS) FEES FOR THE COMBINED PLAT OF CROFTON HILLS (PP01-002, PP00-002 AND PP97-003) HAVE BEEN PAID IN ACCORDANCE WITH COVINGTON ORDINANCE NO. 20-97 ADOPTING TITLE 14 OF THE KING COUNTY CODE.
76. THE APPLICANT HAS PAID THE PROPORTIONATE SHARE FEES FOR IMPROVEMENTS REQUIRED TO MEET INTERSECTION STANDARDS FOR PROJECTS IDENTIFIED IN THE 6-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP) IN EFFECT AT THE TIME OF EACH OF THE INDIVIDUAL PROJECT SEGMENT APPLICATIONS. THE TOTAL REQUIRED MITIGATION FEES, AS DETERMINED FOR EACH SEGMENT OF THE COMBINED PLAT OF CROFTON HILLS (PP01-002, PP00-002 AND PP97-003), HAVE BEEN PAID SPECIFICALLY FOR THE FOLLOWING INTERSECTIONS:  
\* SE 256TH STREET / 164TH AVENUE SE INTERSECTION IMPROVEMENTS \$44,753.77  
\* SE 256TH STREET / 156TH AVENUE SE INTERSECTION IMPROVEMENTS \$45,544.33  
\* SE 256TH STREET / 148TH AVENUE SE INTERSECTION IMPROVEMENTS \$8,862.64

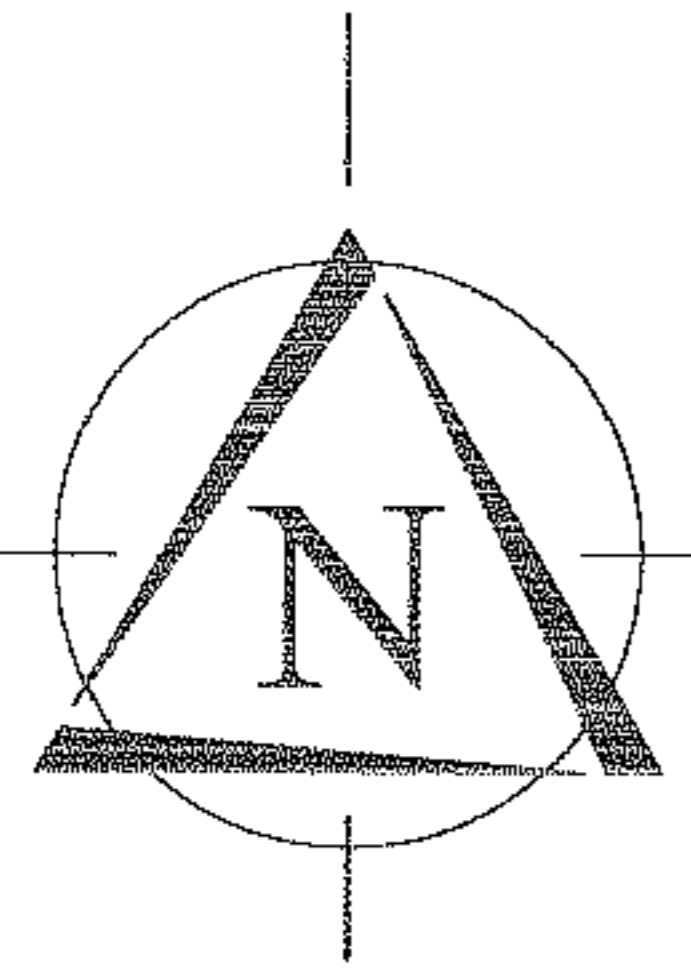
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|---|--|---|------------------|
|  | 11814 115th Ave. NE<br>Kirkland, WA 98034-6923<br>425.821.8448<br>425.821.3481 fax<br>800.488.0756 toll free<br>www.triadassoc.com |  | VOL/PG<br>210/59 |
|   | JOB NO 00-299<br>SHEET 3 OF 7  |   |                  |

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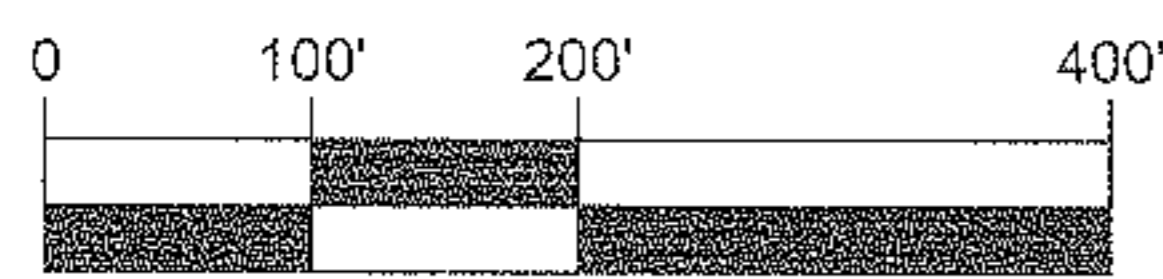


# CROFTON HILLS

PORTION SE 1/4 SEC 23, TWP 22 N, RGE 5 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

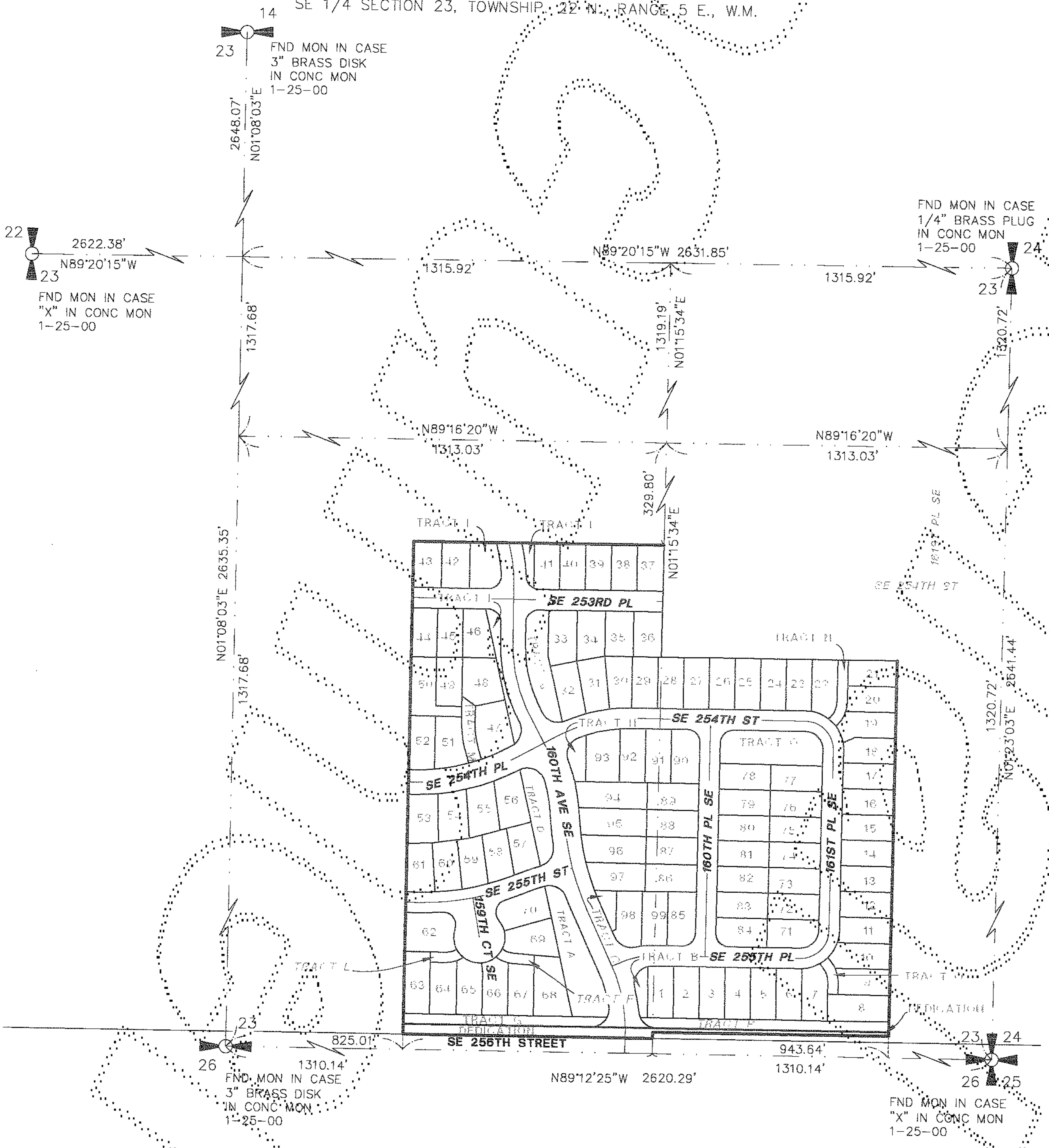


SCALE: 1" = 200'



## SECTION SUBDIVISION

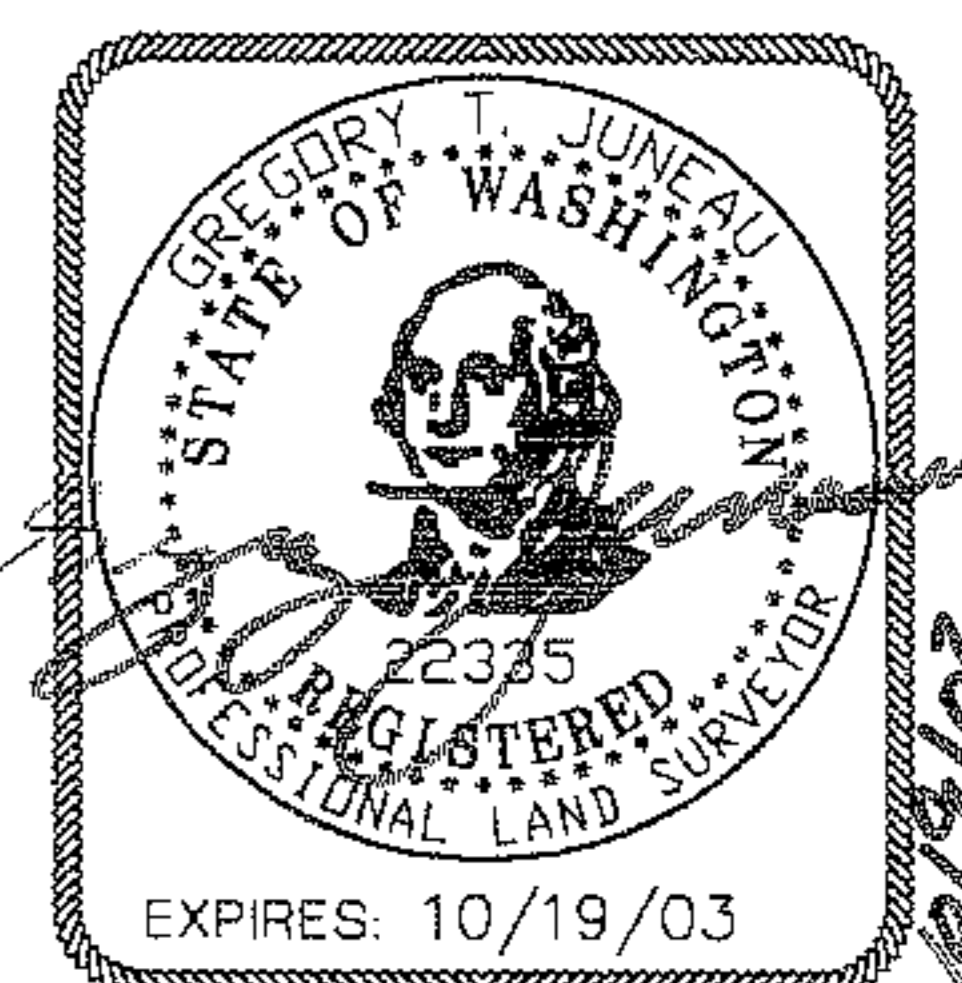
SE 1/4 SECTION 23, TOWNSHIP 22 N, RANGE 5 E, W.M.



## LOT AND TRACT AREA

| LOT | AREA (SF)± | LOT | AREA (SF)± | TRACT | AREA (SF)± |
|-----|------------|-----|------------|-------|------------|
| 1   | 4,997      | 51  | 5,553      | A     | 14,666     |
| 2   | 5,000      | 52  | 5,224      | B     | 2,004      |
| 3   | 5,000      | 53  | 5,650      | C     | 1,979      |
| 4   | 5,000      | 54  | 5,489      | D     | 6,924      |
| 5   | 5,000      | 55  | 5,538      | E     | 1,183      |
| 6   | 5,000      | 56  | 5,730      | F     | 1,398      |
| 7   | 5,107      | 57  | 4,556      | G     | 7,750      |
| 8   | 6,171      | 58  | 4,795      | H     | 2,585      |
| 9   | 5,060      | 59  | 4,818      | I     | 3,585      |
| 10  | 5,585      | 60  | 4,942      | J     | 9,200      |
| 11  | 5,026      | 61  | 5,051      | K     | 5,176      |
| 12  | 5,000      | 62  | 7,317      | L     | 1,472      |
| 13  | 5,000      | 63  | 6,029      | M     | 3,079      |
| 14  | 5,000      | 64  | 5,279      | N     | 2,538      |
| 15  | 5,000      | 65  | 5,164      | O     | 1,379      |
| 16  | 5,000      | 66  | 5,289      | P     | 9,486      |
| 17  | 5,000      | 67  | 4,953      | Q     | 12,791     |
| 18  | 4,904      | 68  | 7,243      |       |            |
| 19  | 5,493      | 69  | 5,986      |       |            |
| 20  | 4,769      | 70  | 5,915      |       |            |
| 21  | 4,803      | 71  | 5,283      |       |            |
| 22  | 5,231      | 72  | 5,000      |       |            |
| 23  | 5,004      | 73  | 5,000      |       |            |
| 24  | 5,000      | 74  | 5,000      |       |            |
| 25  | 5,000      | 75  | 5,000      |       |            |
| 26  | 5,000      | 76  | 5,000      |       |            |
| 27  | 5,000      | 77  | 5,000      |       |            |
| 28  | 5,000      | 78  | 5,000      |       |            |
| 29  | 5,000      | 79  | 5,000      |       |            |
| 30  | 4,906      | 80  | 5,000      |       |            |
| 31  | 5,254      | 81  | 5,000      |       |            |
| 32  | 5,349      | 82  | 5,000      |       |            |
| 33  | 5,692      | 83  | 5,000      |       |            |
| 34  | 5,134      | 84  | 5,486      |       |            |
| 35  | 4,833      | 85  | 5,603      |       |            |
| 36  | 4,867      | 86  | 5,331      |       |            |
| 37  | 4,643      | 87  | 5,290      |       |            |
| 38  | 4,500      | 88  | 5,290      |       |            |
| 39  | 4,500      | 89  | 5,244      |       |            |
| 40  | 4,500      | 90  | 5,689      |       |            |
| 41  | 4,493      | 91  | 5,250      |       |            |
| 42  | 4,950      | 92  | 5,243      |       |            |
| 43  | 4,978      | 93  | 6,420      |       |            |
| 44  | 4,750      | 94  | 6,986      |       |            |
| 45  | 4,780      | 95  | 6,864      |       |            |
| 46  | 5,130      | 96  | 6,445      |       |            |
| 47  | 6,534      | 97  | 5,816      |       |            |
| 48  | 6,494      | 98  | 5,390      |       |            |
| 49  | 4,868      | 99  | 5,263      |       |            |
| 50  | 6,785      |     |            |       |            |

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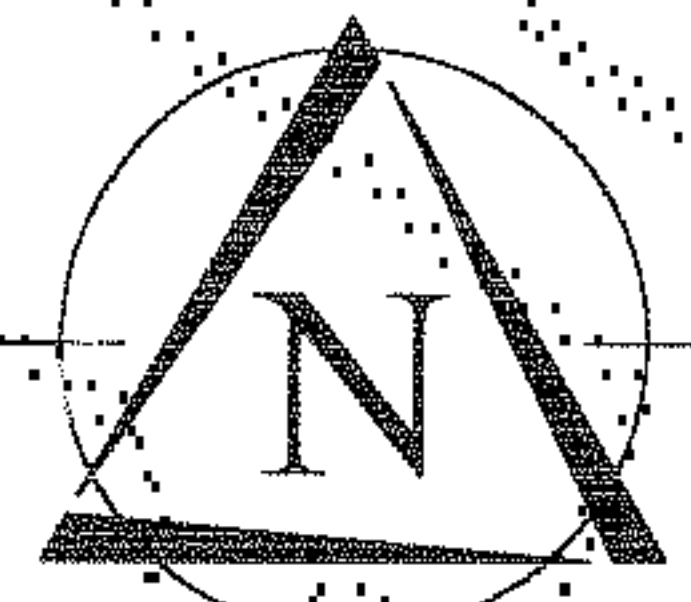


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# CROFTON HILLS

PORTION SE 1/4 SEC 23, TWP 22 N, RGE 5 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON



SCALE: 1" = 50'

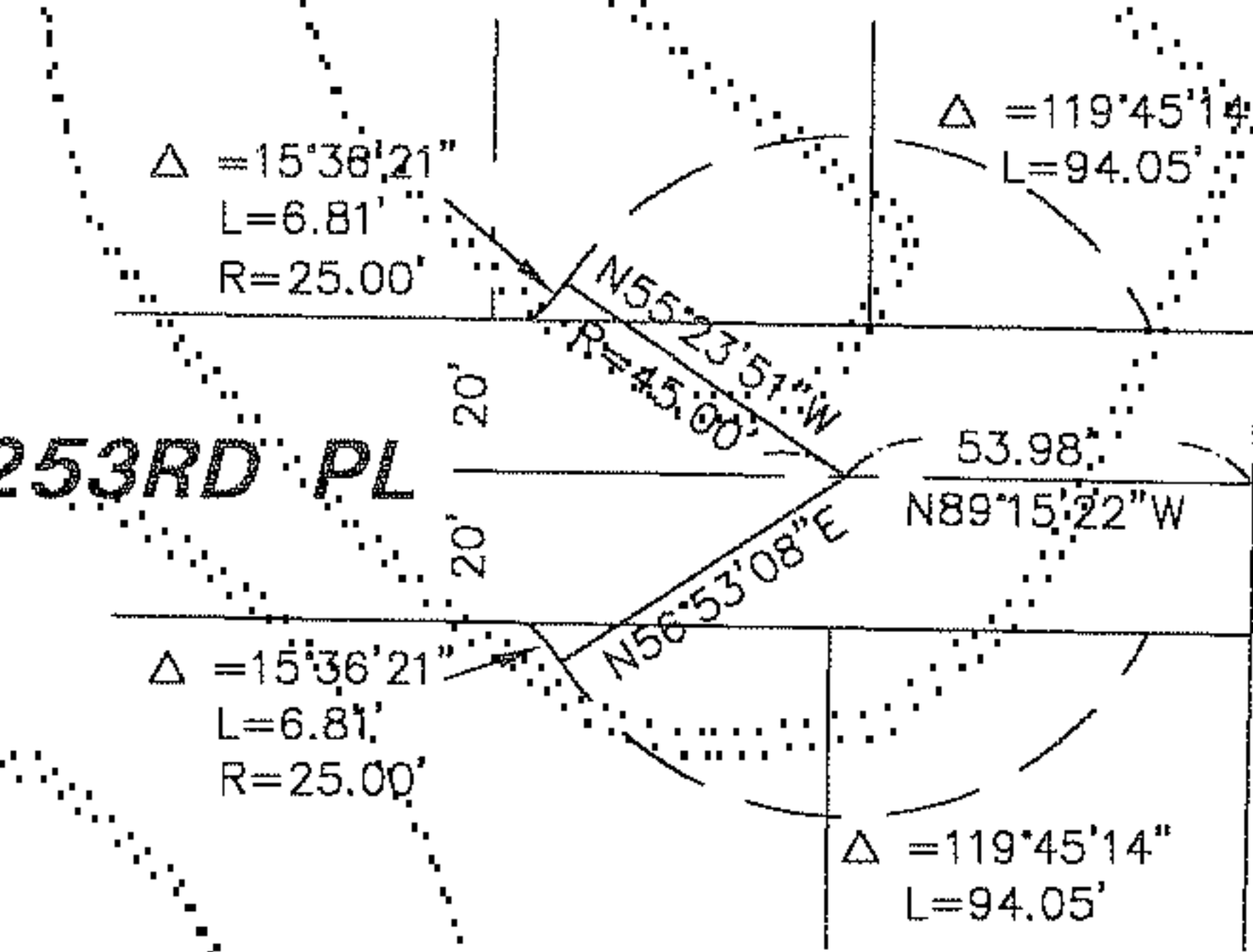


**BASIS OF BEARING:**  
BEARING OF N01°23'03"E ALONG THE EAST LINE OF THE SE 1/4 SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST W.M. PER KING COUNTY CONTROL MONUMENTS NUMBERS 5883 AND 5879

**LEGEND**

- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
- ⊙ EXISTING MONUMENT IN CASE
- ① PRIVATE STORM DRAINAGE EASEMENT (5' UNLESS INDICATED OTHERWISE)
- ② PUBLIC STORM DRAINAGE EASEMENT
- ③ PRIVATE SANITARY SEWER EASEMENT
- ④ PUBLIC SANITARY SEWER EASEMENT
- ⑤ PRIVATE WATER LINE EASEMENT
- ⑥ PUBLIC WATER LINE EASEMENT
- ⑦ INDICATES CORRESPONDING GENERAL NOTE ON PAGE 2 OF 7.

DETAIL "A" (TEMPORARY TURNAROUND EASEMENT)



SE 253RD PL

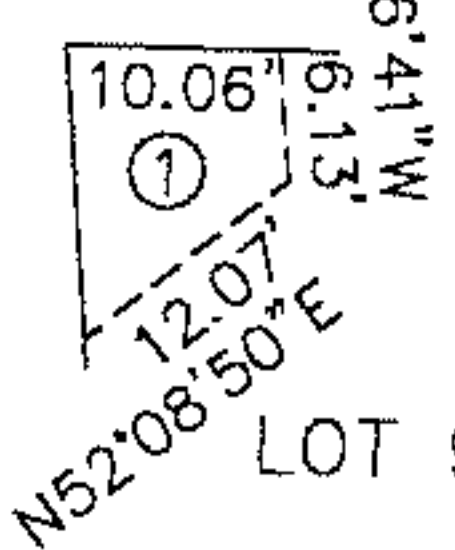
SE 253RD PLACE

289.64' N89°15'22"W

160TH AVE SE

SE 254TH ST

DETAIL "B"



LOT 95

| CURVE TABLE |         |         |             |
|-------------|---------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA       |
| C19         | 0.79'   | 320.00' | Δ=0°08'27"  |
| C20         | 43.54'  | 320.00' | Δ=7°47'46"  |
| C21         | 46.13'  | 320.00' | Δ=8°15'34"  |
| C22         | 42.77'  | 320.00' | Δ=7°39'30"  |
| C23         | 6.07'   | 35.00'  | Δ=9°55'56"  |
| C24         | 46.08'  | 35.00'  | Δ=75°26'24" |
| C25         | 137.28' | 276.00' | Δ=28°29'55" |
| C26         | 39.27'  | 25.00'  | Δ=90°00'00" |
| C27         | 10.29'  | 25.00'  | Δ=23°35'15" |
| C28         | 27.84'  | 25.00'  | Δ=63°47'54" |
| C29         | 58.12'  | 324.00' | Δ=10°16'38" |
| C30         | 44.58'  | 276.00' | Δ=9°15'19"  |
| C31         | 40.86'  | 25.00'  | Δ=93°38'10" |
| C32         | 39.27'  | 25.00'  | Δ=90°00'00" |
| C33         | 158.82' | 324.00' | Δ=28°05'07" |
| C34         | 48.02'  | 35.00'  | Δ=78°36'24" |
| C35         | 6.71'   | 35.00'  | Δ=10°58'48" |
| C36         | 56.01'  | 376.00' | Δ=8°32'08"  |
| C37         | 58.69'  | 187.00' | Δ=17°58'54" |
| C38         | 66.85'  | 213.00' | Δ=17°58'54" |
| C39         | 68.36'  | 376.00' | Δ=10°24'58" |
| C40         | 39.49'  | 376.00' | Δ=6°01'02"  |
| C41         | 47.80'  | 424.00' | Δ=6°27'34"  |
| C42         | 56.04'  | 424.00' | Δ=7°34'22"  |
| C43         | 56.03'  | 424.00' | Δ=7°34'17"  |
| C44         | 53.45'  | 424.00' | Δ=7°13'21"  |
| C45         | 1.62'   | 35.00'  | Δ=2°39'36"  |
| C46         | 60.21'  | 35.00'  | Δ=98°33'49" |
| C47         | 60.04'  | 272.00' | Δ=12°38'51" |
| C48         | 45.52'  | 528.00' | Δ=4°56'22"  |
| C49         | 50.31'  | 35.00'  | Δ=82°21'21" |
| C50         | 0.25'   | 520.00' | Δ=0°01'40"  |
| C80         | 23.10'  | 280.00' | Δ=4°43'35"  |
| C81         | 66.50'  | 280.00' | Δ=13°36'30" |
| C82         | 15.32'  | 280.00' | Δ=3°08'02"  |
| C83         | 54.97'  | 35.00'  | Δ=89°59'22" |
| C84         | 42.24'  | 328.00' | Δ=7°22'43"  |
| C85         | 51.51'  | 328.00' | Δ=8°59'55"  |
| C86         | 3.29'   | 328.00' | Δ=0°34'30"  |
| C87         | 27.41'  | 472.00' | Δ=3°19'39"  |
| C102        | 26.01'  | 376.00' | Δ=3°57'46"  |
| C108        | 25.48'  | 439.00' | Δ=3°19'30"  |

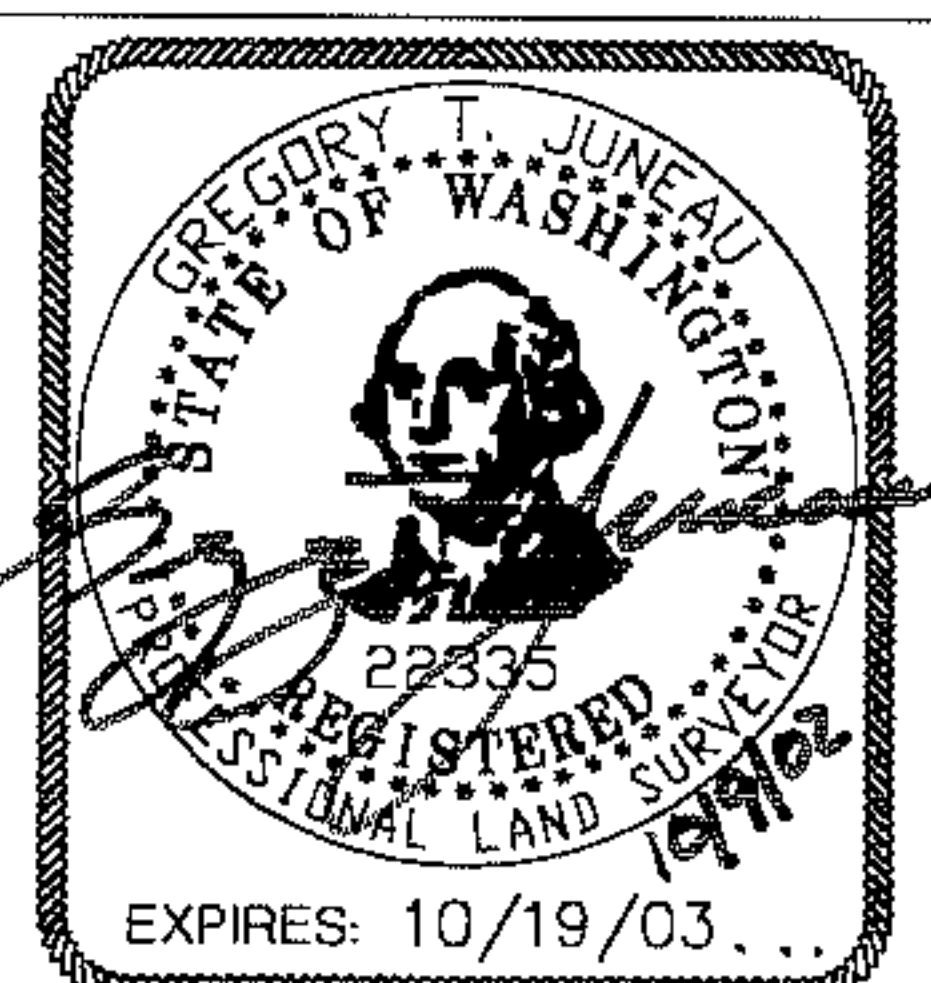
SEE SHEET 7 OF 7

SEE SHEET 6 OF 7

NOTE: THIS EASEMENT GRANTED TO WATER DISTRICT NO. 111 AND COVINGTON WATER DISTRICT



11814 115th Ave. NE  
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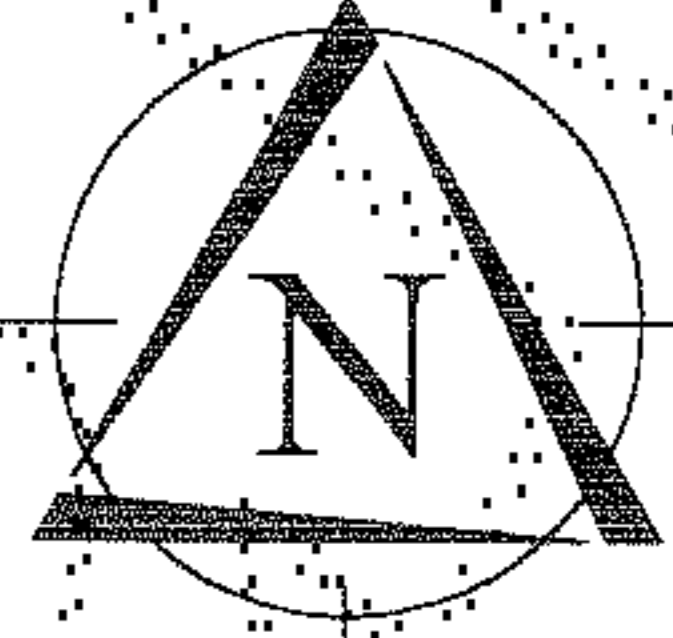
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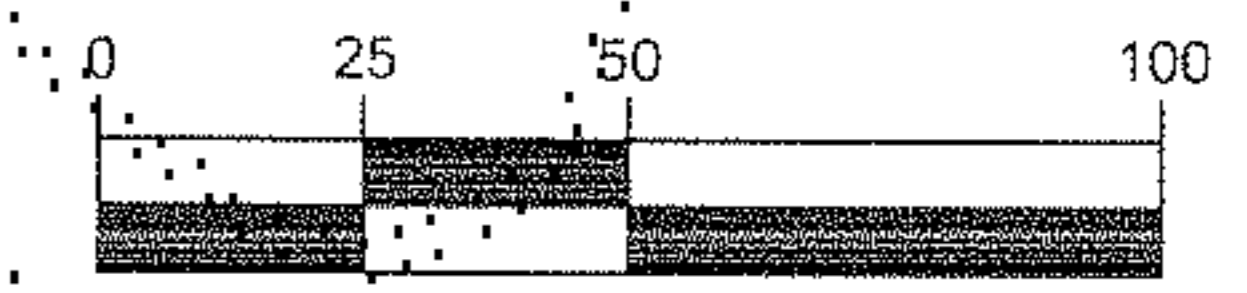


# CROFTON HILLS

PORTION SE 1/4 SEC. 23, TWP 22 N, RGE 5 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON



SCALE: 1" = 50'



**BASIS OF BEARING:**  
BEARING OF N01°23'03"E ALONG THE EAST LINE OF THE SE 1/4 SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST W.M. PER KING COUNTY CONTROL MONUMENTS NUMBERS 5863 AND 5879

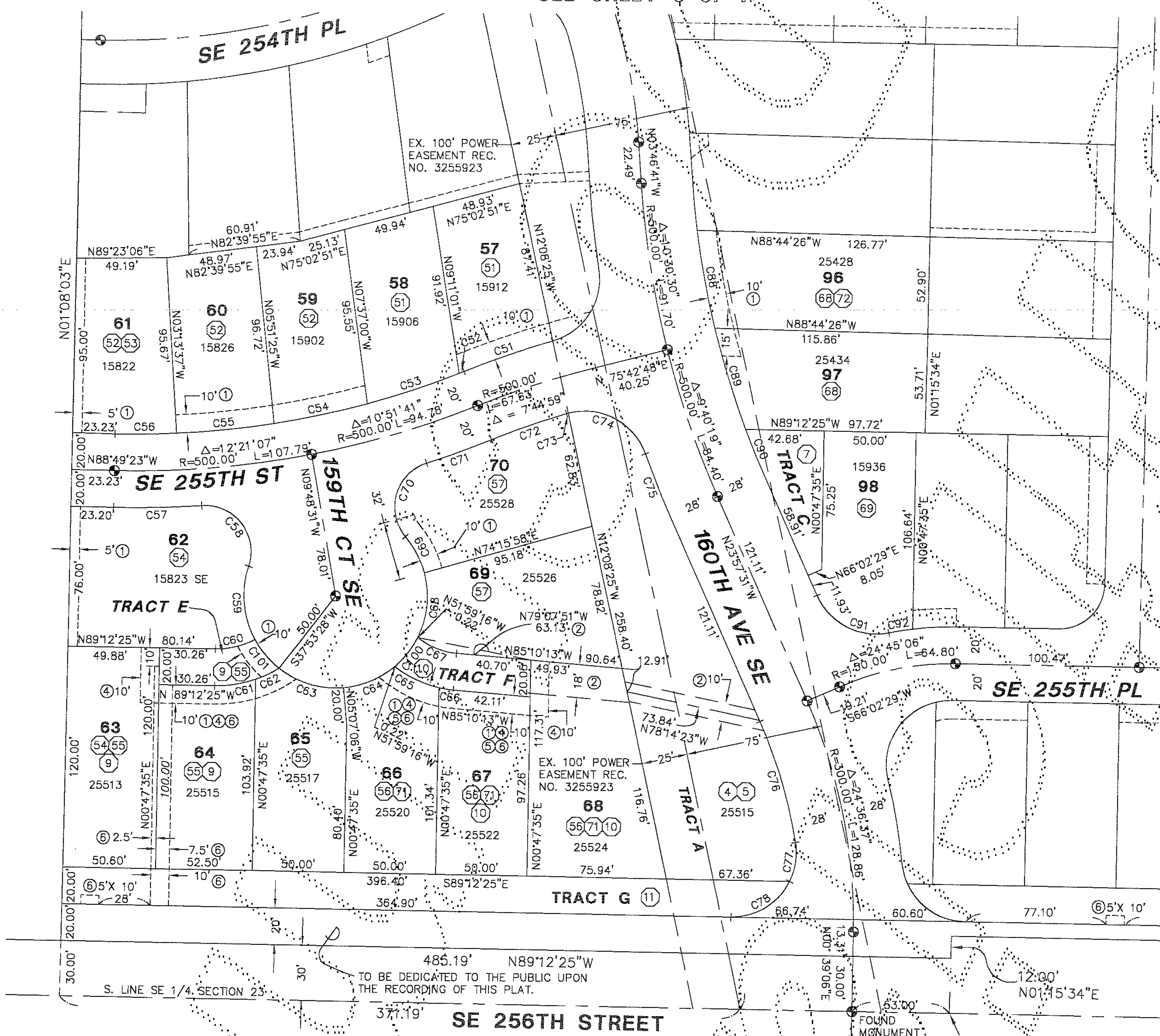
**LEGEND**

- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
- ⊕ EXISTING MONUMENT IN CASE
- ① PRIVATE STORM DRAINAGE EASEMENT (5' UNLESS INDICATED OTHERWISE)
- ② PUBLIC STORM DRAINAGE EASEMENT
- ③ PRIVATE SANITARY SEWER EASEMENT
- ④ PUBLIC SANITARY SEWER EASEMENT
- ⑤ PRIVATE WATER LINE EASEMENT
- ⑥ PUBLIC WATER LINE EASEMENT
- ⑦ INDICATES CORRESPONDING GENERAL NOTE ON PAGE 2 OF 7.

SEE SHEET 7 OF 7

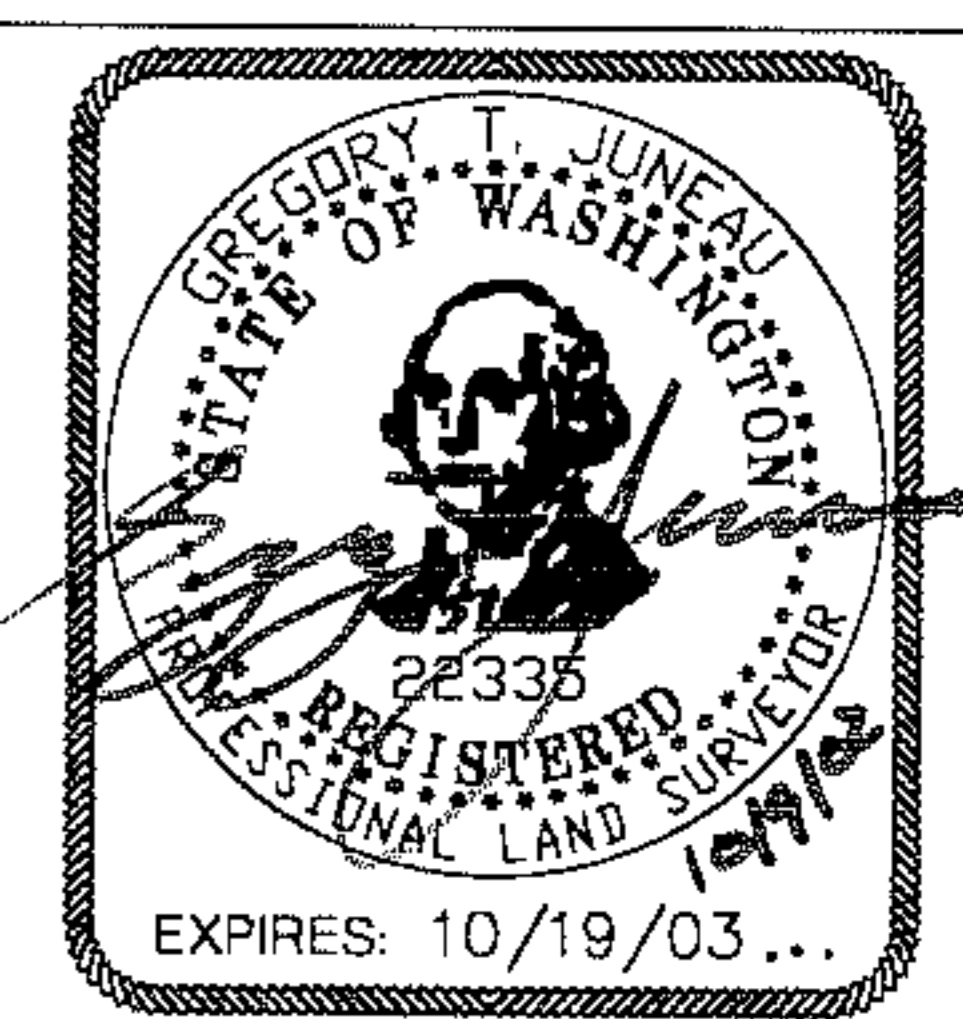
CURVE TABLE

| CURVE | LENGTH | RADIUS  | DELTA        |
|-------|--------|---------|--------------|
| C51   | 51.25' | 520.00' | Δ=5°38'49"   |
| C52   | 2.81'  | 480.00' | Δ=0°20'08"   |
| C53   | 53.03' | 480.00' | Δ=6°19'47"   |
| C54   | 52.02' | 480.00' | Δ=6°12'36"   |
| C55   | 53.37' | 480.00' | Δ=6°22'13"   |
| C56   | 33.24' | 480.00' | Δ=3°58'04"   |
| C57   | 47.99' | 520.00' | Δ=5°17'15"   |
| C58   | 49.13' | 25.00'  | Δ=112°36'20" |
| C59   | 41.13' | 50.00'  | Δ=47°07'51"  |
| C60   | 22.40' | 45.00'  | Δ=28°30'53"  |
| C61   | 22.70' | 65.00'  | Δ=20°00'29"  |
| C62   | 14.11' | 65.00'  | Δ=12°26'11"  |
| C63   | 37.53' | 50.00'  | Δ=43°00'34"  |
| C64   | 30.83' | 50.00'  | Δ=35°19'57"  |
| C65   | 26.67' | 60.00'  | Δ=25°28'08"  |
| C66   | 8.08'  | 60.00'  | Δ=7°42'50"   |
| C67   | 23.17' | 40.00'  | Δ=33°10'57"  |
| C68   | 36.10' | 50.00'  | Δ=41°21'57"  |
| C69   | 22.33' | 50.00'  | Δ=25°35'08"  |
| C70   | 49.13' | 25.00'  | Δ=112°36'20" |
| C71   | 37.81' | 520.00' | Δ=4°09'57"   |
| C72   | 43.33' | 480.00' | Δ=5°10'18"   |
| C73   | 1.01'  | 35.00'  | Δ=1°39'00"   |
| C74   | 52.09' | 35.00'  | Δ=85°16'33"  |
| C75   | 37.04' | 528.00' | Δ=4°01'11"   |
| C76   | 68.54' | 272.00' | Δ=14°26'18"  |
| C77   | 21.80' | 35.00'  | Δ=35°41'25"  |
| C78   | 39.48' | 35.00'  | Δ=64°37'23"  |
| C88   | 54.04' | 472.00' | Δ=6°33'37"   |
| C89   | 57.49' | 472.00' | Δ=6°58'41"   |
| C90   | 27.31' | 472.00' | Δ=3°18'53"   |
| C91   | 47.44' | 35.00'  | Δ=77°40'01"  |
| C92   | 13.21' | 170.00' | Δ=4°27'10"   |
| C100  | 20.14' | 50.00'  | Δ=23°04'26"  |
| C101  | 20.48' | 50.00'  | Δ=23°28'23"  |



485.19' N89°12'25"W  
TO BE DEDICATED TO THE PUBLIC UPON  
THE RECORDING OF THIS PLAT.

**TRIAD ASSOCIATES**  
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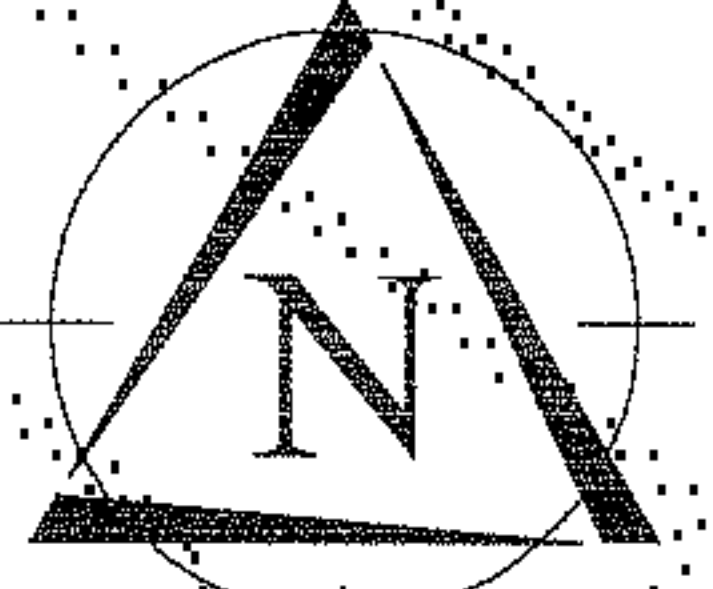


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# CROFTON HILLS

PORTION SE 1/4 SEC. 23, TWP 22 N, RGE 5 E, W.M.  
CITY OF COVINGTON, KING COUNTY, WASHINGTON

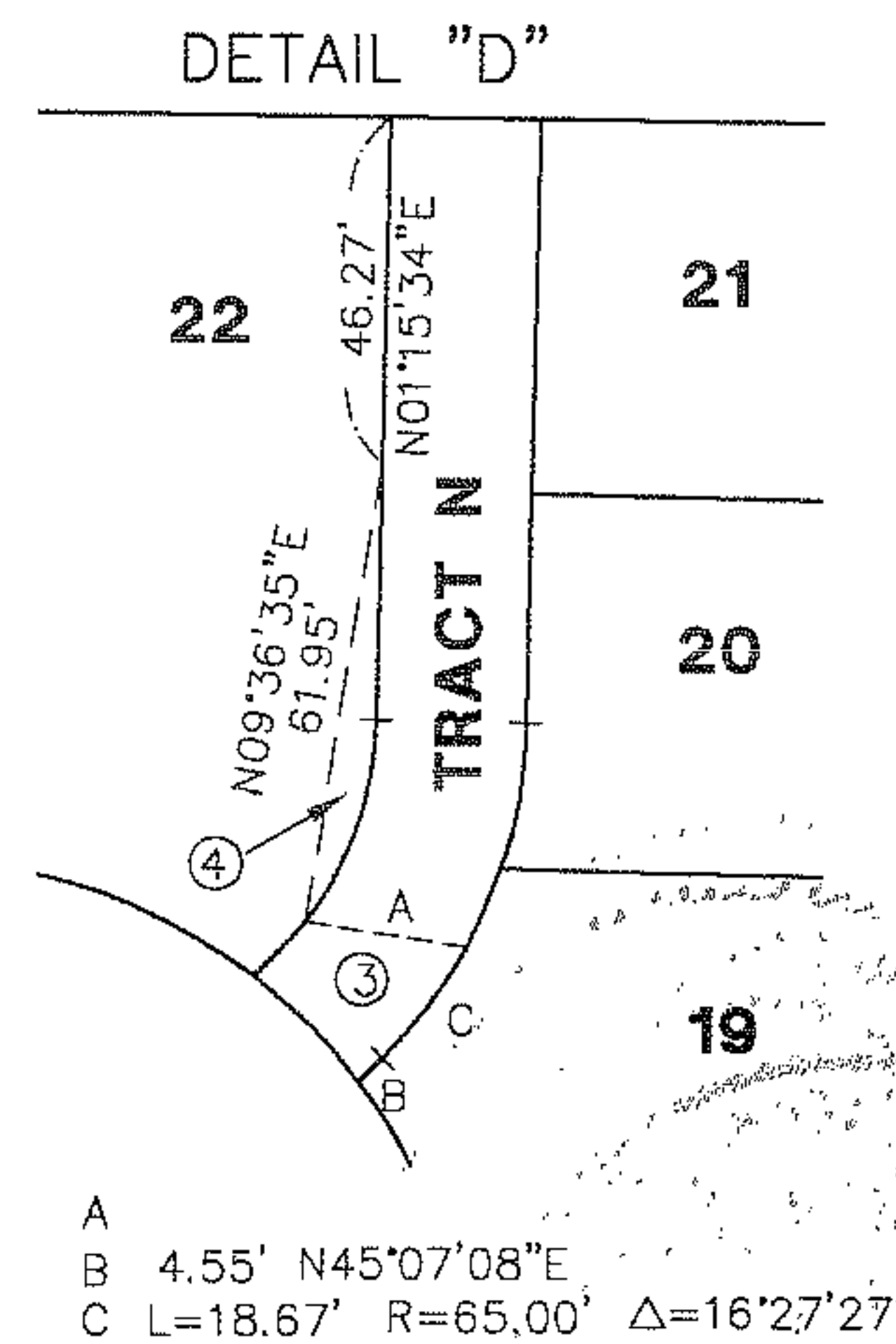
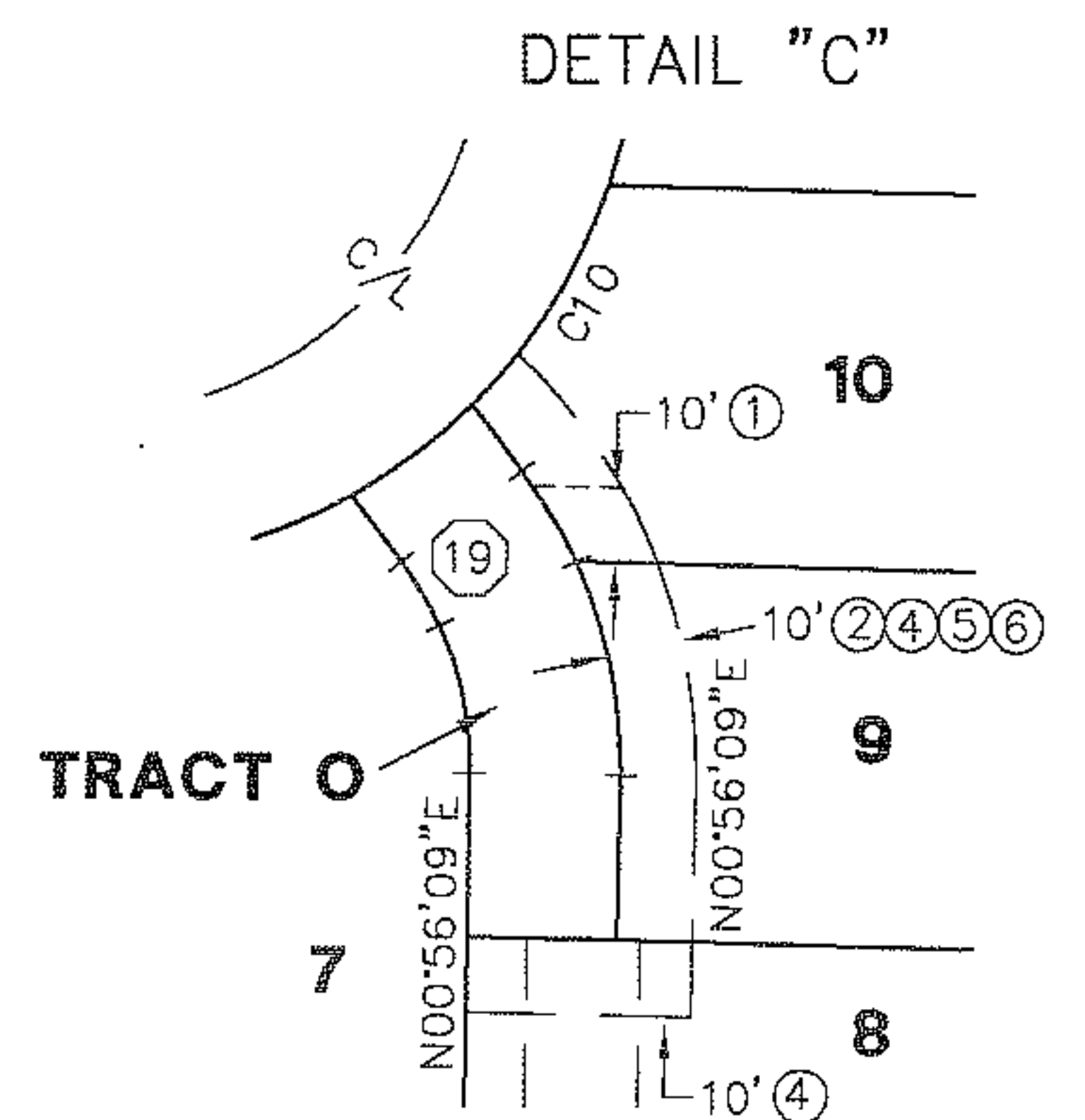


SCALE: 1" = 50'

**BASIS OF BEARING:**

BEARING OF N01°23'03"E ALONG THE EAST LINE OF THE SE 1/4 SECTION 23, TOWNSHIP 22 NORTH, RANGE 5 EAST W.M. PER KING COUNTY CONTROL MONUMENTS, NUMBERS 5883 AND 5879

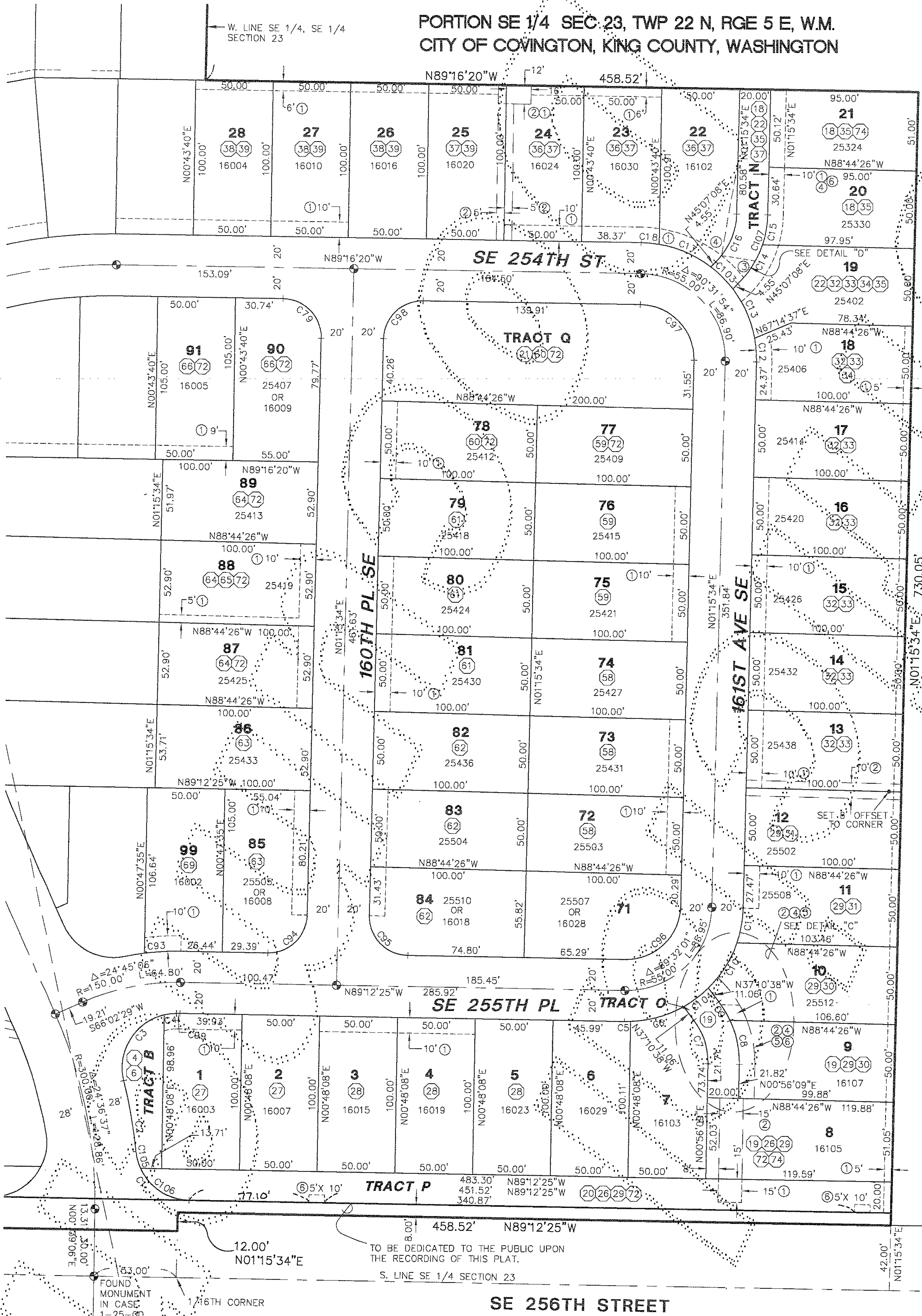
| CURVE | LENGTH | RADIUS  | DELTA       |
|-------|--------|---------|-------------|
| C1    | 50.88' | 35.00'  | Δ=83°17'15" |
| C2    | 46.01' | 328.00' | Δ=8°02'12"  |
| C3    | 55.48' | 35.00'  | Δ=90°49'37" |
| C4    | 7.90'  | 35.00'  | Δ=12°55'34" |
| C5    | 4.01'  | 75.00'  | Δ=3°03'50"  |
| C6    | 35.66' | 75.00'  | Δ=27°14'39" |
| C7    | 29.93' | 45.00'  | Δ=38°06'47" |
| C8    | 29.19' | 65.00'  | Δ=25°23'35" |
| C9    | 14.05' | 65.00'  | Δ=12°23'12" |
| C10   | 34.58' | 75.00'  | Δ=26°25'13" |
| C11   | 22.88' | 75.00'  | Δ=17°28'50" |
| C12   | 15.39' | 75.00'  | Δ=11°45'20" |
| C13   | 34.98' | 75.00'  | Δ=26°43'22" |
| C14   | 30.10' | 65.00'  | Δ=26°32'09" |
| C15   | 19.65' | 65.00'  | Δ=17°19'25" |
| C16   | 34.45' | 45.00'  | Δ=43°51'34" |
| C17   | 36.40' | 75.00'  | Δ=27°48'40" |
| C18   | 11.67' | 75.00'  | Δ=8°55'04"  |
| C19   | 39.50' | 25.00'  | Δ=90°31'54" |
| C20   | 23.64' | 170.00' | Δ=7°57'57"  |
| C21   | 39.07' | 25.00'  | Δ=89°32'01" |
| C22   | 39.47' | 25.00'  | Δ=90°27'59" |
| C23   | 54.69' | 35.00'  | Δ=89°32'01" |
| C24   | 55.30' | 35.00'  | Δ=90°31'54" |
| C25   | 39.04' | 25.00'  | Δ=89°28'06" |
| C26   | 2.28'  | 130.00' | Δ=0°59'46"  |
| C27   | 20.08' | 75.00'  | Δ=15°19'29" |
| C28   | 20.06' | 75.00'  | Δ=15°19'29" |
| C29   | 11.40' | 35.00'  | Δ=18°39'52" |
| C30   | 39.48' | 35.00'  | Δ=64°37'23" |
| C31   | 49.76' | 65.00'  | Δ=43°51'35" |



A 4.55' N45°07'08"E  
B 18.67' R=65.00' Δ=16°27'27"

SEE SHEET 5 OF 7

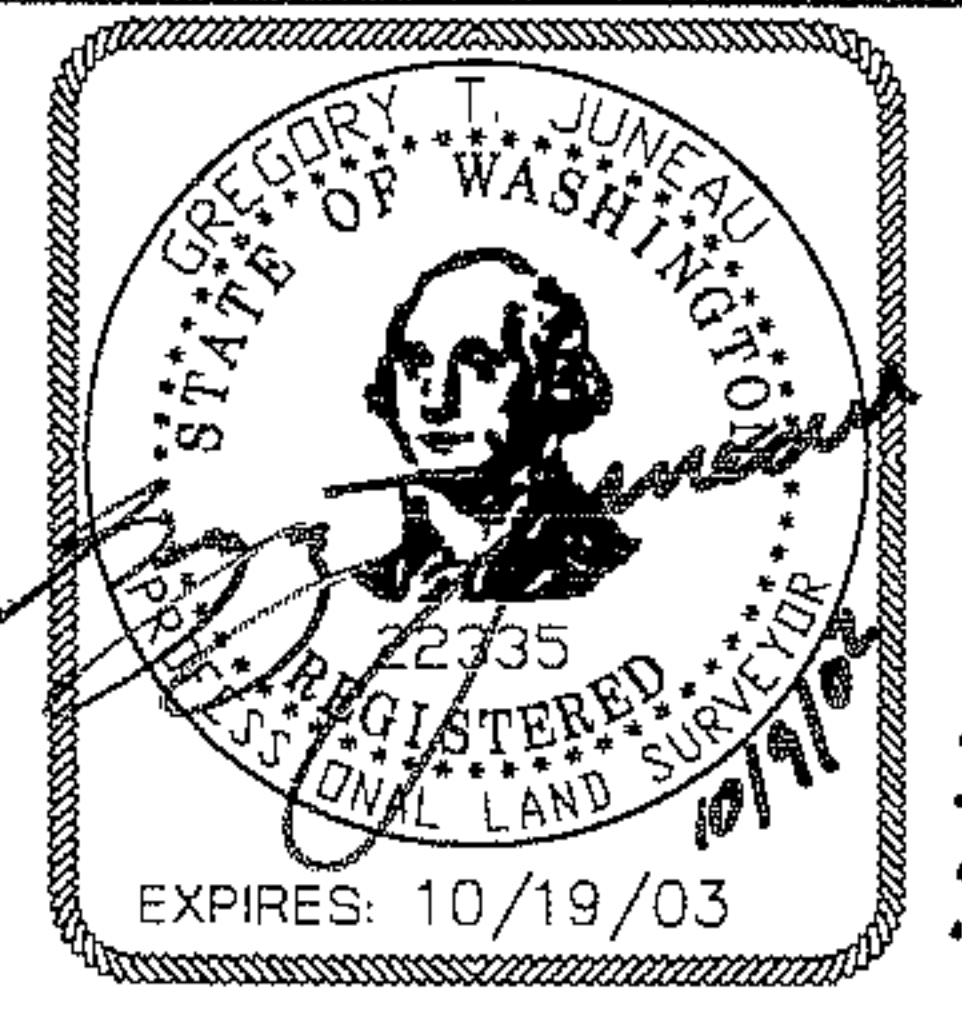
SEE SHEET 6 OF 7



- LEGEND**
- STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
  - ⊕ EXISTING MONUMENT IN CASE
  - ① PRIVATE STORM DRAINAGE EASEMENT (5' UNLESS INDICATED OTHERWISE)
  - ② PUBLIC STORM DRAINAGE EASEMENT
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  - ⑤ PRIVATE WATER LINE EASEMENT
  - ⑥ PUBLIC WATER LINE EASEMENT
  - # INDICATES CORRESPONDING GENERAL NOTE ON PAGE 2 OF 7.

CITY OF COVINGTON FILE NO. PP01-002

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SHEET 7 OF 7

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