

# BRAEBURN

BEING A PORTION OF THE SE 1/4 AND THE SW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4, SEC. 21, TWP. 26 N., RGE. 5 E., W.M. 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 TO 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 KING COUNTY, 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 KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, 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 KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, 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.

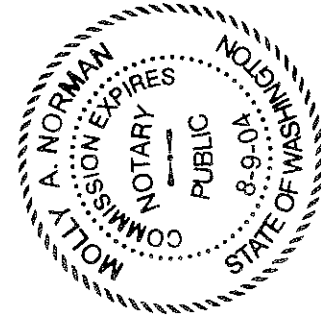
CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

Kenneth N. Krueger  
KENNETH N. KRUEGER, PRESIDENT (WA- WASHINGTON STATE DIVISION)

### ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH N. KRUEGER SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT (WA- WASHINGTON STATE DIVISION) OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 9-26-00  
SIGNATURE OF NOTARY PUBLIC Molly A. Norman  
PRINTED NAME Molly A. Norman  
TITLE Project Administrator  
RESIDING AT Kirkland  
MY APPOINTMENT EXPIRES 8-9-04

### APPROVALS

#### DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 28th DAY OF September, 2000.

[Signature]  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 28th DAY OF September, 2000.

[Signature]  
MANAGER, LAND USE SERVICES DIVISION

#### KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 9th DAY OF October, 2000.

[Signature]  
CHAIRPERSON, KING COUNTY COUNCIL

[Signature]  
CLERK OF THE COUNCIL

#### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 2nd DAY OF October, 2000.

[Signature]  
KING COUNTY ASSESSOR

ACCOUNT NUMBER 2126 05-9039 # 9040

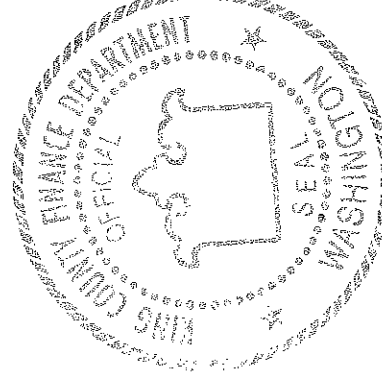
[Signature]  
DEPUTY KING COUNTY ASSESSOR

#### 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 3rd DAY OF October, 2000.

[Signature]  
MANAGER, FINANCE DIVISION

[Signature]  
DEPUTY



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

#### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF BRAEBURN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES GOVERNING PLATTING.



[Signature]  
JAMES L. PURKEY, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 33148  
W & H PACIFIC  
3350 MONTE VILLA PARKWAY  
BOTHELL, WASHINGTON 98021  
PHONE: 425.951.4800  
9/26/00

RECORDING CERTIFICATE RECORDING NO. 2000101000810

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 10th DAY OF Oct, 2000, AT 5:21 MINUTES P.M. AND RECORDED IN VOLUME 196 OF PLATS, PAGE(S) 17-21, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

[Signature]  
MANAGER

[Signature]  
SUPERINTENDENT OF RECORDS

VOLUME/PAGE  
196 17  
BEING A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 21, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.



3350 Monte Villa Parkway  
Bothell, Washington 98021-8972

(425)951-4800  
(425)951-4808

whpacific.com

A Member of The IT Group WHP03-0328-0037

Planners • Engineers • Surveyors • Landscape Architects




# BRAEBURN

BEING A PORTION OF THE SE 1/4 AND THE SW 1/4 OF THE SW 1/4, SEC. 21, TWP. 26 N., RGE. 5 E., W.M.  
KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY ORDER NO. 576081 JUNE 26, 2000 SCHEDULE A  
PARCEL A:  
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;  
EXCEPT THAT PORTION THEREOF PLATTED AS HAZEN HILLS NO. 1, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE 16, IN KING COUNTY, WASHINGTON; AND  
EXCEPT THAT PORTION THEREOF PLATTED AS HAZEN HILLS NO.2, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN VOLUME 88 OF PLATS, PAGE 77, IN KING COUNTY, WASHINGTON; AND  
EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR N.E. 132ND STREET BY DEED  
RECORDED UNDER RECORDING NUMBER 20443381.  
PARCEL B:  
THE SOUTH 433 FEET OF THE EAST 434 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN  
KING COUNTY, WASHINGTON;  
EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR N.E. 132ND STREET BY DEED  
RECORDED UNDER RECORDING NUMBER 2043379.

### NOTES, RESTRICTIONS, AND CONDITIONS

(NOTES SYMBOL = )


- TRACT "A" IS A PRIVATE JOINT USE DRIVEWAY TRACT FOR INGRESS, EGRESS, UTILITIES, AND DRAINAGE FOR THE BENEFIT OF THE OWNERS OF LOTS 8 & 9. OWNERSHIP OF LOT 8 AND LOT 9 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "A", AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.
- TRACT "B" IS A PRIVATE JOINT USE DRIVEWAY TRACT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE FOR THE BENEFIT OF THE OWNERS OF LOTS 15 & 16. OWNERSHIP OF LOT 15 AND LOT 16 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "B", AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT.
- TRACT "C", NE 132ND COURT, IS A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE FOR THE BENEFIT OF THE OWNERS OF LOTS 40, 41, 42, 43, AND 44. OWNERSHIP OF LOTS 1-47 WITHIN THIS PLAT INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "C", AND AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF SAID TRACT. *THE OWNERSHIP OF ALL THE LOTS WITHIN THIS PLAT SHALL INCLUDE A PEDESTRIAN EASEMENT OVER AND ACROSS SAID TRACT C.*
- TRACT "D" IS AN OPEN SPACE TRACT HEREBY CONVEYED TO THE BRAEBURN HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR THE PURPOSES OF RECREATION AND OPEN SPACE AND SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE KCC 21A.14.180 AND KCC 21A.14.190. SEE EASEMENT PROVISIONS NOTE 7. TRACT "D" SHALL BE MAINTAINED BY THE BRAEBURN HOMEOWNERS ASSOCIATION.
- TRACT "E" IS A SENSITIVE AREA TRACT. TRACT E IS HEREBY CONVEYED TO THE HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF SAID SENSITIVE AREA TRACT.
- RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREA AND BUFFERS: DEDICATION OF A SENSITIVE AREA TRACT/ SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT / SENSITIVE AREA AND BUFFER. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT / SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT / SENSITIVE AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY KING COUNTY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT / SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT / SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW. THE COMMON BOUNDARY BETWEEN THE TRACT / SENSITIVE AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF KING COUNTY PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED. NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED 15-FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

### EXISTING EASEMENTS

- CHICAGO TITLE INSURANCE COMPANY ORDER NO. 576081 JUNE 26, 2000 SCHEDULE B
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: KING COUNTY  
PURPOSE: DRAINAGE  
AREA AFFECTED: SOUTHERLY PORTION OF PARCEL A  
RECORDED: FEBRUARY 26, 1975  
RECORDING NUMBER: 7502260066
  - EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: KING COUNTY  
PURPOSE: SLOPES  
AREA AFFECTED: SOUTHERLY PORTION OF PARCEL A  
RECORDED: FEBRUARY 26, 1975  
RECORDING NUMBER: 7502260066
  - EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: KING COUNTY  
PURPOSE: SLOPES FOR CUTS AND FILLS  
AREA AFFECTED: A SOUTHEASTERLY PORTION OF PARCEL A  
RECORDED: MARCH 5, 1975  
RECORDING NUMBER: 7503050041
  - EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: KING COUNTY  
PURPOSE: DRAINAGE PIPE  
AREA AFFECTED: A SOUTHERLY PORTION OF PARCEL A  
RECORDED: MARCH 5, 1975  
RECORDING NUMBER: 7503050042
  - EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF:

IN FAVOR OF: KING COUNTY  
PURPOSE: SLOPES  
AREA AFFECTED: A SOUTHERLY PORTION OF PARCEL B  
CAUSE NUMBER: 815503

### EASEMENT PROVISIONS

(EASEMENT SYMBOL = )

- AN EASEMENT IS HEREBY GRANTED TO KING COUNTY, PUGET SOUND ENERGY, NORTHSORE UTILITY DISTRICT, AND OTHER PUBLIC AND PRIVATE MUNICIPAL SERVICE UTILITIES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR PUBLIC AND PRIVATE UTILITY, LANDSCAPING, SIDEWALKS, AND PUBLIC AND PRIVATE DRAINAGE PURPOSES, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE PUBLIC AND PRIVATE STREET FRONTAGE OF ALL LOTS AND TRACTS, AND WITHIN TRACTS A, B, AND C, EXCEPT LOT 34 OF THE PLAT OF HAZEN HILLS NO. 2, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, SANITARY SEWER, PIPELINE, AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TV SERVICE, SEWAGE, AND DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY, RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK AS NEARLY AS PRACTICABLE TO THE CONDITION THEY WERE IN BEFORE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.
- THE PUBLIC DRAINAGE EASEMENTS ON LOTS 23 AND 40 ARE HEREBY CONVEYED TO KING COUNTY OR ITS SUCCESSOR AGENCY FOR DRAINAGE PURPOSES UPON THE RECORDING OF THIS PLAT.  
GRANTEE SHALL, UPON COMPLETION OF ANY WORK WITHIN THE PROPERTY, RESTORE THE SURFACE OF THE EASEMENT AND ANY PRIVATE IMPROVEMENTS DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK AS NEARLY AS PRACTICABLE TO THE CONDITION THEY WERE IN BEFORE COMMENCEMENT OF THE WORK OR ENTRY BY THE GRANTEE.
- THE 10-FOOT PRIVATE DRAINAGE EASEMENT WITHIN LOTS 24 THROUGH 31 IS FOR THE BENEFIT OF LOTS 24 THROUGH 27. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- THE 10-FOOT PRIVATE DRAINAGE EASEMENT WITHIN LOTS 32 THROUGH 39 IS FOR THE BENEFIT OF LOTS 32 THROUGH 35. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- THE 10-FOOT PRIVATE DRAINAGE EASEMENT WITHIN LOTS 9 THROUGH 15 IS FOR THE BENEFIT OF LOTS 9 THROUGH 15. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE, AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.
- ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSES OF PRIVATE STORM DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAIN EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.
- A DRAINAGE EASEMENT IS HEREBY DEDICATED TO KING COUNTY OR ITS SUCCESSORS OR ASSIGNS, OVER, UNDER AND ACROSS A PORTION OF TRACT D, AS SHOWN ON SHEET 4 OF 5, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER. KING COUNTY OR ITS SUCCESSORS OR ASSIGNS ARE HEREBY GRANTED THE RIGHT TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. ONLY THE FLOW CONTROL AND WATER QUALITY FACILITIES CONTAINED WITHIN SAID TRACT WILL BE CONSIDERED FOR FORMAL ACCEPTANCE AND MAINTENANCE BY KING COUNTY. MAINTENANCE OF OTHER IMPROVEMENTS IN SAID TRACT D SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. PRIOR TO FILLING, PILING, CUTTING, OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING IN OPEN, UNGRADED OR BARE AREAS), CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT, THE OWNERS OF SAID TRACT D ARE REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE WATER AND LAND RESOURCES DIVISION OF KING COUNTY DEPARTMENT OF NATURAL RESOURCES BY OBTAINING A SPECIAL USE PERMIT CONSENTING TO THE WORK THROUGH THE PROPERTY SERVICES DIVISION, OR ITS SUCCESSOR AGENCY. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE COST FOR THE RESTORATION OF NATURAL RESOURCES IMPROVEMENTS REMOVED OR ALTERED AS THE RESULT OF THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE DRAINAGE IMPROVEMENTS.

- SINGLE FAMILY RESIDENCES CONSTRUCTED ON LOTS CREATED BY THIS SUBDIVISION MUST PROVIDE PERFORATED STUB-OUT CONNECTIONS ACCORDING TO THE DETAILS SHOWN ON THE APPROVED PLANS. ALL BUILDING DOWNSPUTS, 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 DRAWINGS NO. P#2759 ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (D.D.E.S.) AND/OR THE DEPARTMENT OF TRANSPORTATION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLANS ON FILE.
- THE HOUSING ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 13200 TO 13299 AND WITHIN THE RANGE OF 11900 TO 12099 FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08.
- STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN THE DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS MAP UNLESS OTHERWISE APPROVED BY KING COUNTY D.D.E.S. OR ITS SUCCESSOR AGENCY.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P#2759 ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (D.D.E.S.). ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY D.D.E.S.
- NOTE DELETED.**
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM NE 132ND STREET FROM THOSE LOTS WHICH ABUT IT.
- TWELVE FEET OF ADDITIONAL RIGHT-OF-WAY IS DEDICATED TO THE PUBLIC ALONG THE FRONTAGE OF THE PROPERTY ADJACENT TO NE 132ND STREET AS SHOWN ON THIS PLAT. THE EXISTING DRIVEWAYS ALONG NE 132ND STREET SHALL BE REMOVED AND THE CURB AND SIDEWALKS RESTORED.
- FIFTY PERCENT OF SCHOOL IMPACT FEES WERE PAID AT THE TIME OF FINAL PLAT APPROVAL IN ACCORDANCE WITH KING COUNTY CODE 21A.43.050. THE BALANCE OF THE ASSESSED FEE, \$2739.50 PER LOT, TOGETHER WITH THE CURRENT ADMINISTRATION FEE, MUST BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL FEES REQUIRED BY KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS), HAVE BEEN PAID.
- 5/8" X 24" REBAR WITH CAP IMPRINTED WITH WHP "LS NO. 33148" WILL BE SET AT ALL REAR LOT CORNERS. ALL FRONT PROPERTY CORNERS ARE MARKED BY LEAD AND TACK IN CONCRETE CURB ON THE PROPERTY LINE. EXTENDED 6.75 FEET, EXCEPT AS NOTED BELOW.

LINE BETWEEN:	OFFSET:	SIDE OF LOT:
LOT 1 & 120TH AVE NE	5.75	EAST
LOTS 24-27 & 32-39	1.25	ALL FRONT CORNERS
LOT 31	1.25	NORTH
LOT 38	1.25	SOUTH

ALL LOTS IN THIS PLAT MUST COMPLY WITH THE TREE RETENTION REQUIREMENTS OF THE SO-220 (P-SUFFIX) SIGNIFICANT TREE SURVEY. ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITIES WITHIN ANY LOT MUST BE IN COMPLIANCE WITH SHEET C101 OF THE APPROVED ENGINEERING PLANS NO. P#2759 ON FILE WITH THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (D.D.E.S.) AND/OR THE DEPARTMENT OF TRANSPORTATION.

18. AS A CONDITION OF BUILDING PERMIT, LOTS 40, 41, 42, & 43 SHALL INSTALL YARD DRAINS IN THE REAR OF THE LOT TO COLLECT SURFACE RUNOFF AND DISCHARGE TO THE LOT STUB AT THE FRONT OF THE LOT.

### COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE 10 DAY OF OCT, 2000, UNDER RECORDING NO. 2000101000811, RECORDS OF KING COUNTY, WASHINGTON.



3350 Monte Villa Parkway  
Bothell, Washington 98021-8972

(425)951-4800  
(425)951-4808  
whpacific.com  
WPP#03-0328-0037

Planners • Engineers • Surveyors • Landscape Architects







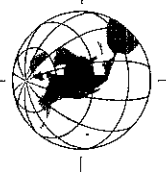
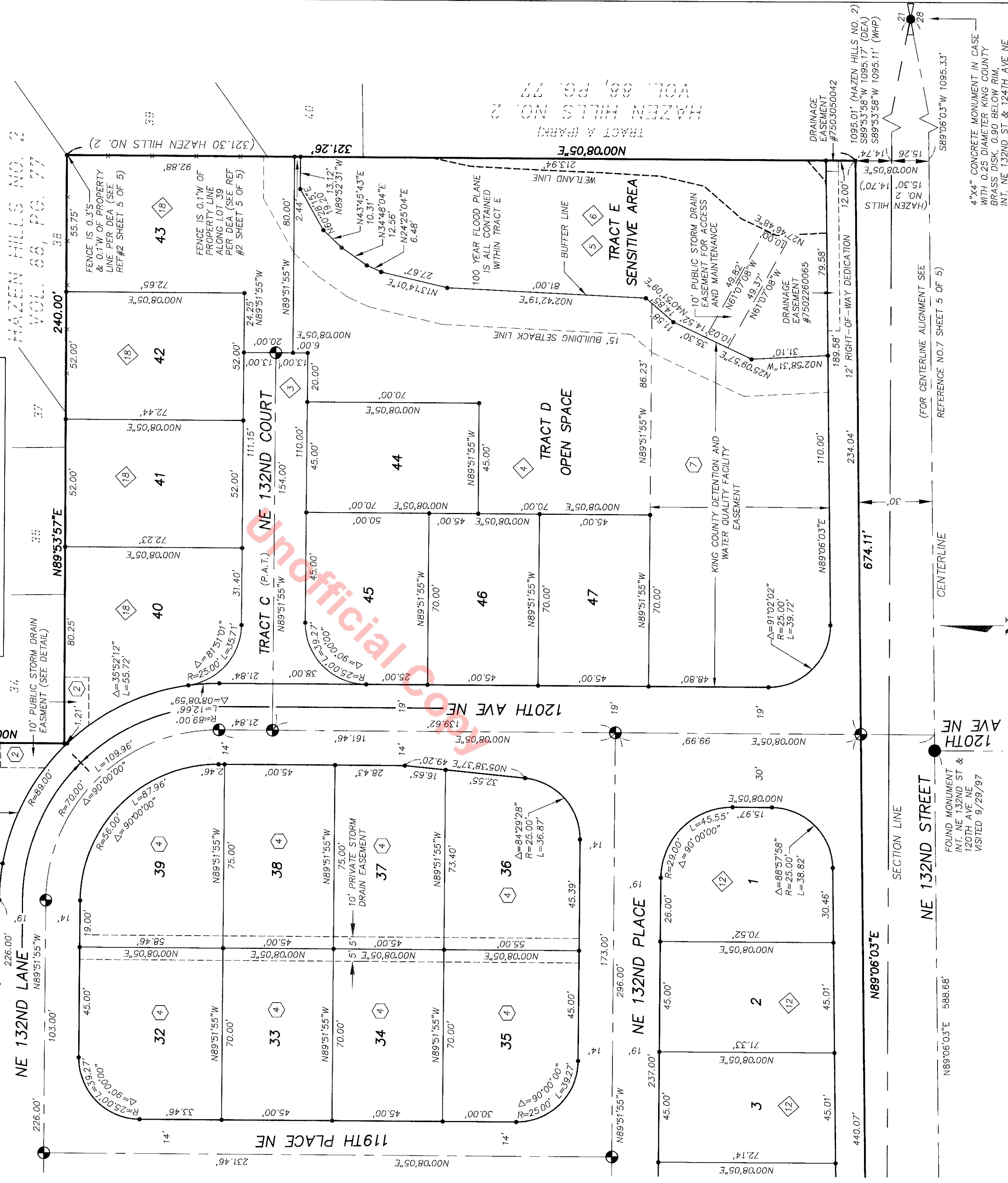
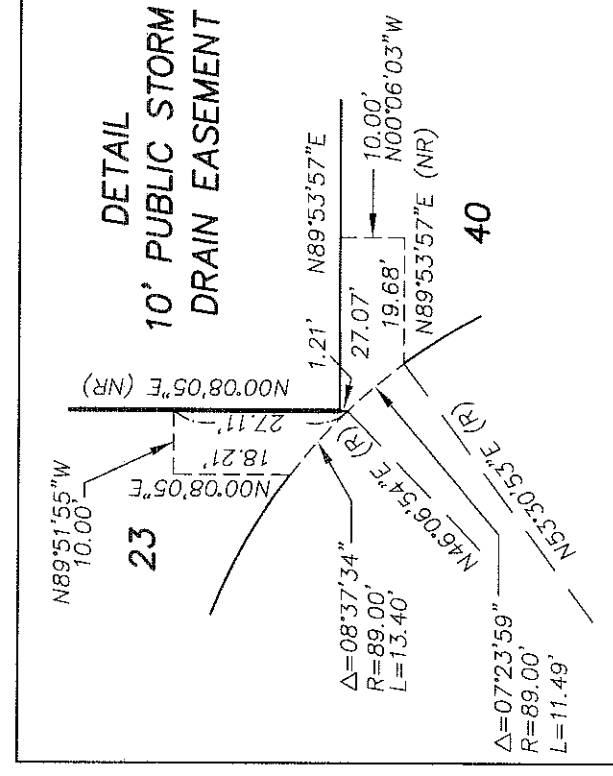
# BRAEBURN

BEING A PORTION OF THE SE 1/4 AND THE SW 1/4 OF THE SW 1/4, SEC. 21, TWP. 26 N., RGE. 5 E., W.M. KING COUNTY, WASHINGTON

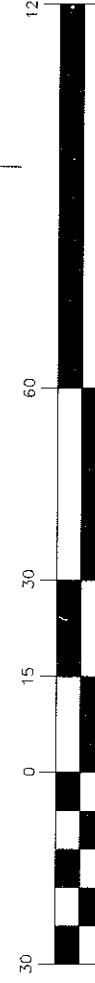
KINGSGATE HIGHLANDS DIV. 2  
VOL. 79, PGS. 4 & 5

### LEGEND

- SET CENTERLINE MONUMENT
- FOUND STANDARD KING COUNTY MONUMENT
- SET REBAR & CAP LS#33148 (SEE NOTE 16 SHEET 2 OF 5)
- (R) RADIAL BEARING
- (NR) NON RADIAL BEARING
- (WHP) W&H PACIFIC
- (DEA) DAVID EVANS & ASSOCIATES
- (J.U.D.) PRIVATE JOINT USE DRIVEWAY
- (P.A.T.) PRIVATE ACCESS TRACT
- ⊗ SECTION CORNER CALCULATED
- ⊗ QUARTER SECTION CORNER FOUND
- ⊗ SEE EASEMENT PROVISION NO.# SHEET 2 OF 5
- ⊗ SEE NOTE NO.# SHEET 2 OF 5
- ⊗ SEE NOTE NO.# SHEET 2 OF 5
- ⊗ SEE NOTE NO.# SHEET 2 OF 5
- ⊗ FENCE LINE PER DEA (SEE REF.#2 SHEET 5 OF 5)



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

BASIS OF BEARINGS: SEE SURVEY NOTE SHEET 5 OF 5

FOUND MONUMENT  
INT. NE 132ND ST &  
120TH AVE NE  
VISITED 9/29/97

N89°06'03\"/>

588.68'

SECTION LINE

NE 132ND STREET

674.11'

(FOR CENTERLINE ALIGNMENT SEE  
REFERENCE NO.7 SHEET 5 OF 5)

12' RIGHT-OF-WAY DEDICATION

189.58'

12.00'

(HAZEN HILLS  
NO. 2  
19.30'  
14.70')  
15.26'

1095.01' (HAZEN HILLS NO. 2)  
S89°53'58\"/>

1095.17' (DEA)  
S89°53'58\"/>

1095.11' (WHP)  
S89°06'03\"/>

1095.33'

4\"/>

CONCRETE MONUMENT IN CASE  
WITH 0.25 DIAMETER KING COUNTY  
BRASS DISK 0.60 BELOW RIM,  
INT. NE 132ND ST & 124TH AVE NE  
VISITED 7/7/00

3350 Monte Villa Parkway  
Bothell, Washington 98021-8972

(425)951-4800  
(425)951-4808  
whpacific.com

A Member of The IT Group WHP03-026-0037  
Planners • Engineers • Surveyors • Landscape Architects

SEE SHEET 3 OF 5

HAZEN HILLS NO. 2  
VOL. 88, PG. 77

TRACT A (PARK)  
N00°08'05\"/>

TRACT E  
SENSITIVE AREA

TRACT D  
OPEN SPACE

TRACT C (P.A.T.)  
NE 132ND COURT

# BRAEBURN

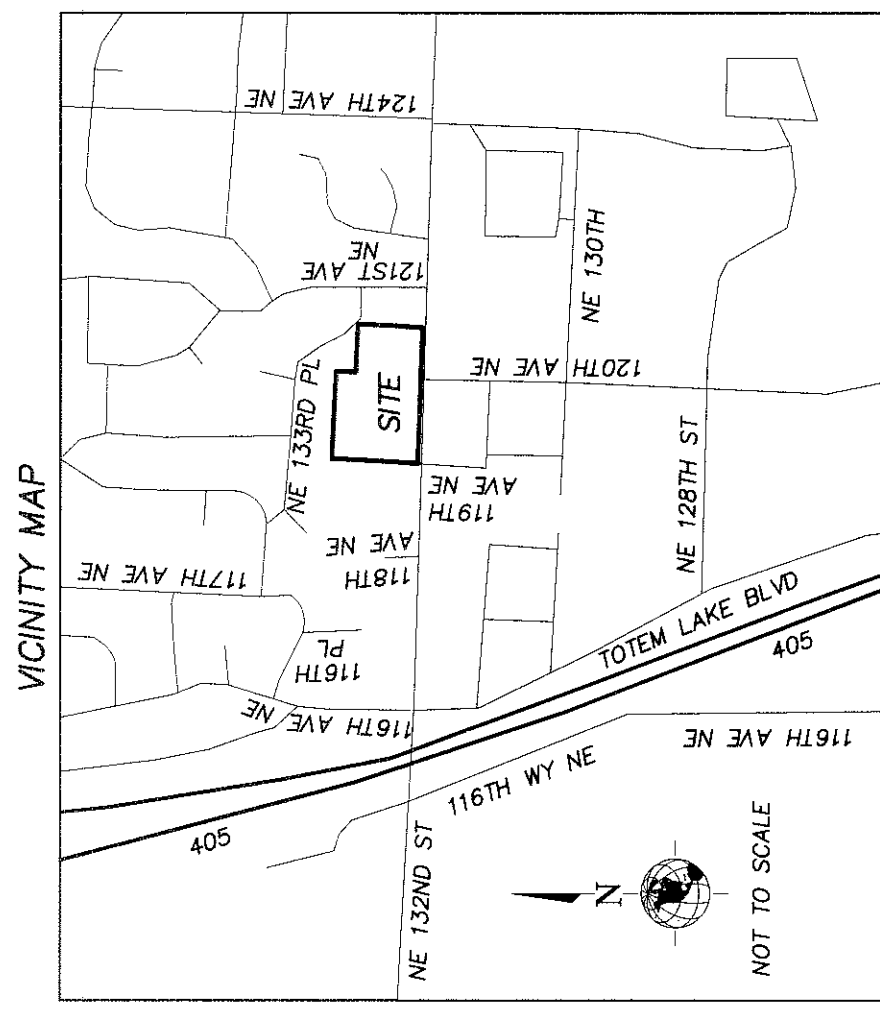
BEING A PORTION OF THE SE 1/4 AND THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4, SEC. 21, TWP. 26 N., RGE. 5 E., W.M.  
KING COUNTY, WASHINGTON

## SURVEY NOTES

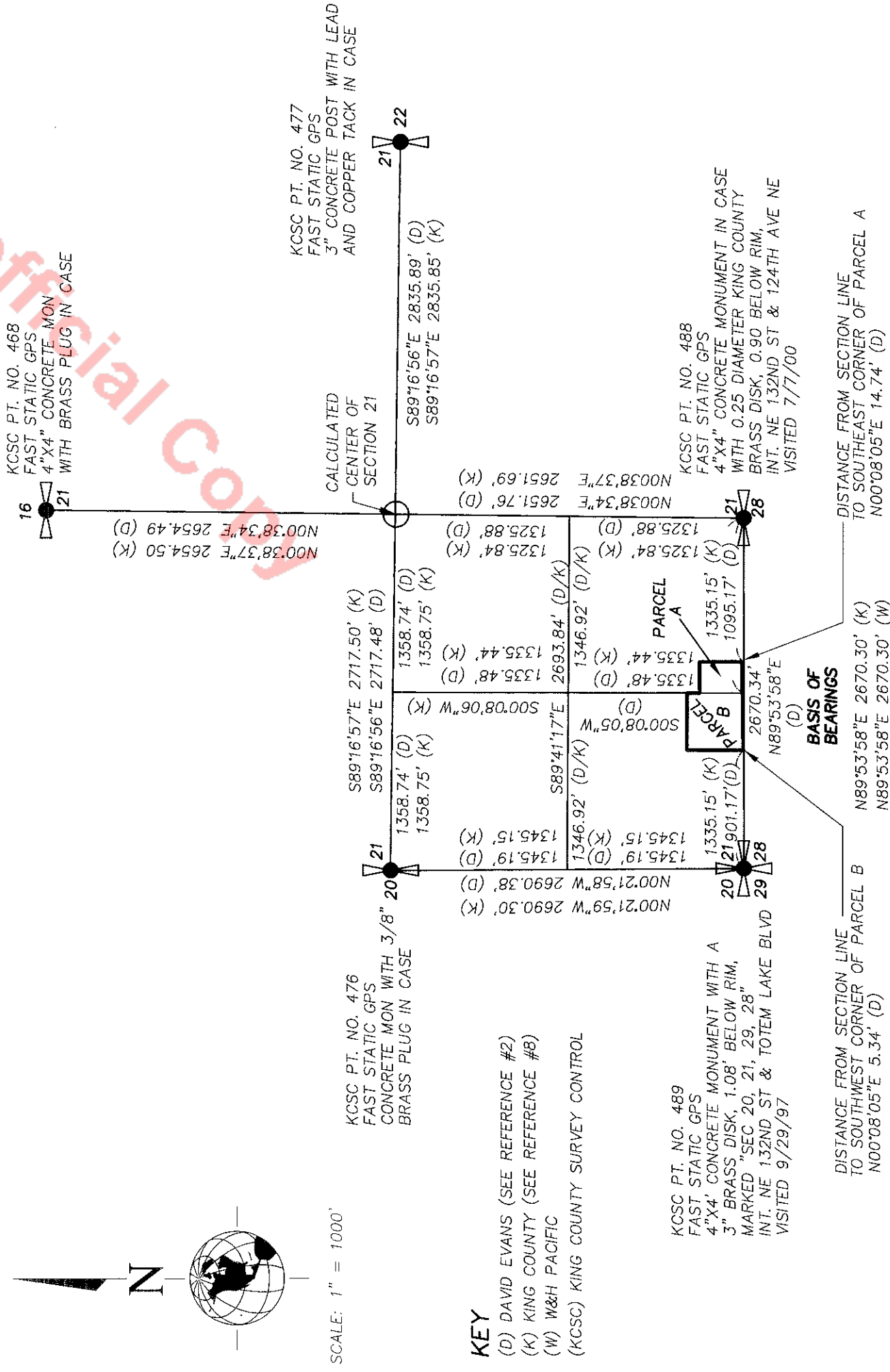
- FIELD MEASUREMENTS FOR THIS MAP WERE PERFORMED WITH A WILD TC1010 TOTAL STATION INSTRUMENT, WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC 332-130-090. ALL PRIMARY MEASUREMENT EQUIPMENT UTILIZED HAS BEEN CALIBRATED TO A NATIONAL GEODETIC SURVEY BASELINE, WITHIN THE LAST YEAR.
- THE BASIS OF BEARINGS FOR THIS PLAT IS N89°53'58"E BETWEEN THE SOUTHWEST CORNER OF SECTION 21, T26N, R5E, W.M. (KING COUNTY SURVEY CONTROL POINT NUMBER 489), AND THE SOUTH QUARTER CORNER OF SECTION 21, T26N, R5E, W.M. (KING COUNTY SURVEY CONTROL POINT NUMBER 488), PER DEA ALTA SURVEY (SEE REFERENCES #2).
- SECTION SUBDIVISION INFORMATION SHOWN HEREON IS PER KING COUNTY SURVEY CONTROL AND DEA ALTA (SEE REFERENCES #8 & #2). KING COUNTY GPS DISTANCES SCALED TO GROUND USING A SCALE FACTOR OF 0.99996569.

## REFERENCES

- "PRELIMINARY PLAT OF BRAEBURN", PROJECT NUMBER CEN00020, DATED AUGUST 6, 1999, ERROL F. GARR, P.E., NORMAN WYTRICK, P.L.S., DAVID EVANS & ASSOCIATES, INC. (UNRECORDED)
- "ALTA/ACSM LAND TITLE SURVEY OF KIMOROWCZ PROPERTY FOR CENTEX HOMES, INC.", PROJECT NUMBER CEN00020, DATED JULY 2, 1999, GARY M. GERVELIS, P.L.S., DAVID EVANS & ASSOCIATES, INC. (UNRECORDED)
- "CRESTVIEW COURT", VOLUME 85 OF PLATS, PAGE 3, RECORDS OF KING COUNTY, WA, APRIL 23, 1968, R. RUSKIN FISHER, P.L.S.
- "HAZEN HILLS NO. 1", VOLUME 87 OF PLATS, PAGES 16 & 17, RECORDS OF KING COUNTY, WA, OCTOBER 8, 1968, R. RUSKIN FISHER, P.L.S.
- "HAZEN HILLS NO. 2", VOLUME 88 OF PLATS, PAGE 77, RECORDS OF KING COUNTY, WA, FEBRUARY 25, 1969, R. RUSKIN FISHER, P.L.S.
- "KINGSGATE HIGHLANDS DIV. 2, VOLUME 79 OF PLATS, PAGES 4 & 5, RECORDS OF KING COUNTY, WA, JANUARY 25, 1966, R. RUSKIN FISHER, P.L.S.
- KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY NO. 29-26-5-22, SHEET 3 OF 4, "N.E. 132ND ST. 100TH AVE N.E. TO 132ND AVE. N.E.", NOTE BOOK NO. 1556, JANUARY 1973, JEAN DESPAIN, P.E.
- KING COUNTY SURVEY CONTROL STATE PLANE VALUES PER MARCH 1997 PUBLISHED DATABASE CONTROL SHEETS #468, #476, #477, #488, & #489.



## SW 1/4, SECTION 21, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.



## KEY

- (D) DAVID EVANS (SEE REFERENCE #2)
- (K) KING COUNTY (SEE REFERENCE #8)
- (W) W&H PACIFIC
- (KCSC) KING COUNTY SURVEY CONTROL

## LEGEND

- SET CENTERLINE MONUMENT
- STANDARD KING COUNTY MONUMENT
- FOUND STANDARD KING COUNTY MONUMENT
- SET REBAR & CAP LS#33148 (SEE NOTE 16 SHEET 2 OF 5)
- RADIAL BEARING
- NON RADIAL BEARING
- W&H PACIFIC
- DAVID EVANS & ASSOCIATES
- PRIVATE JOINT USE DRIVEWAY
- PRIVATE ACCESS TRACT
- SECTION CORNER CALCULATED
- QUARTER SECTION CORNER FOUND
- SEE EASEMENT PROVISION NO.# SHEET 2 OF 5
- SEE NOTE NO.# SHEET 2 OF 5
- FENCE LINE PER DEA (SEE REF.#2 SHEET 5 OF 5)



3350 Monte Villa Parkway  
Bothell, Washington 98021-8972

(425)951-4800  
(425)951-4808  
whpacific.com  
W&H #03-028-0037

Planners • Engineers • Surveyors • Landscape Architects