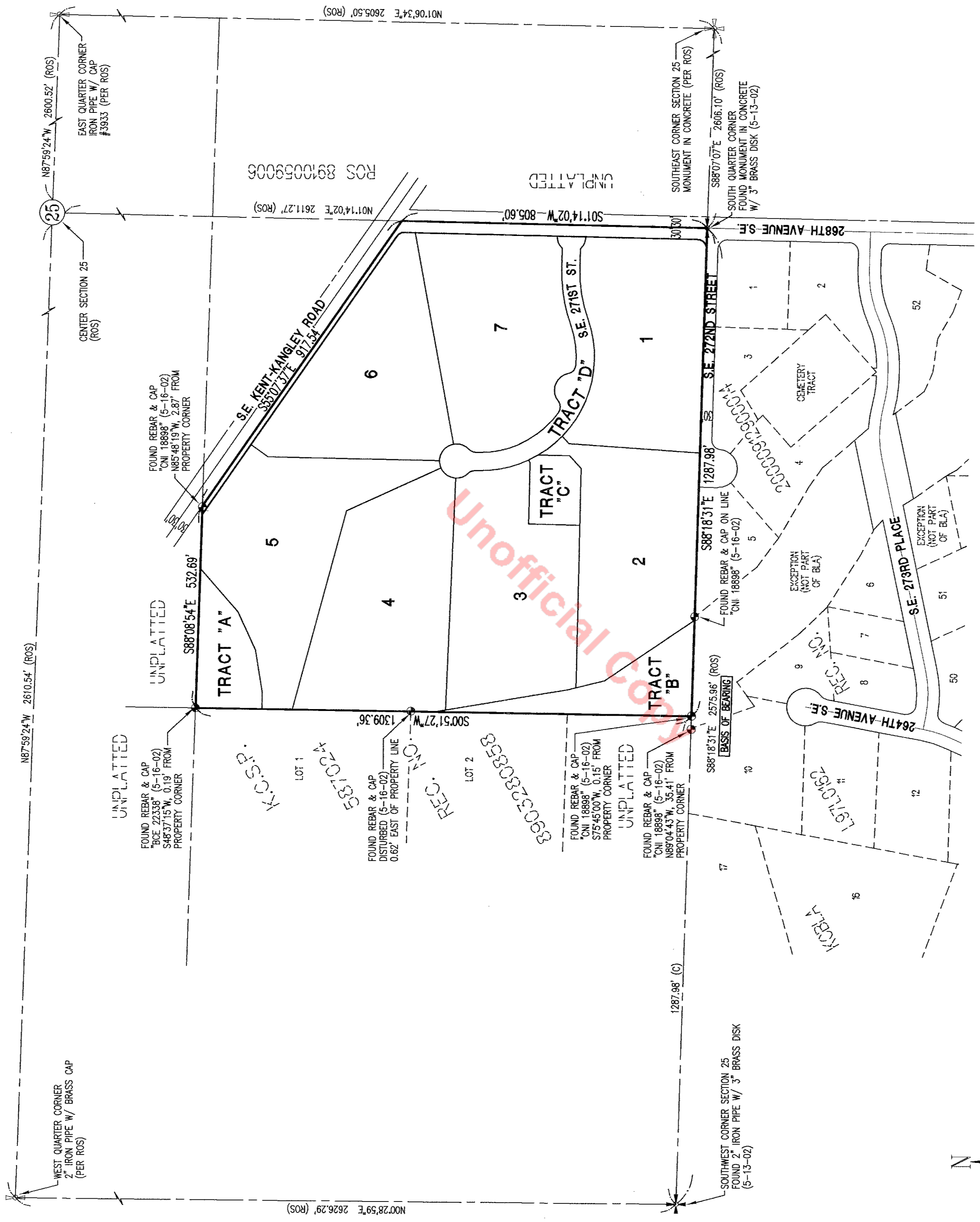


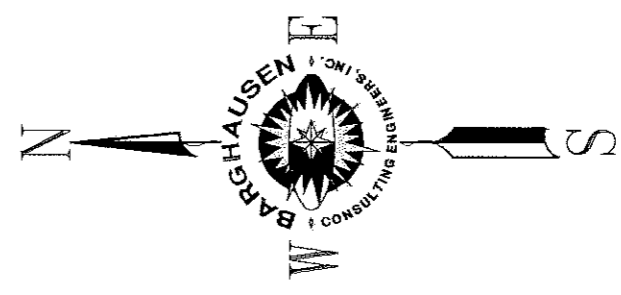
VOLUME/PAGE

THE RAVEN

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. KING COUNTY, WASHINGTON



- LEGEND**
- FOUND SECTION CORNER OR QUARTER CORNER AS NOTED
 - SECTION CORNER OR QUARTER CORNER (NOT FOUND)
 - FOUND MONUMENT AS NOTED
 - DIMENSION CITED ON RECORD OF SURVEY PERFORMED BY PAUL WILLUSKI, REC. NO. 8910059006
 - DIMENSION MEASURED FOR THIS SURVEY



DDES FILE NO. LOOP0018

RECORDING CERTIFICATE:
 Recording No. 20030909001233
 Filed for record at the request of the King County Council this 9th day of Sept, 2003, at 15 minutes past 11:00 a. m. and recorded in Volume 216 of Plats at pages 39 through 42, records of King County, Washington.
 DIVISION OF RECORDS AND ELECTIONS

 Manager

 Superintendent of Records

LAND SURVEYOR'S CERTIFICATE:
 I hereby certify that this plat of THE RAVEN is based upon an actual survey and subdivision of Section 25, Township 22 North, Range 6 East, W.M., 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 platting regulations.

 R. WILLIAM GLASSEY, PLS. NO. 28238
 Date 18JUN03



06/18/03

JOB NO. 7516

Barghausen Consulting Engineers, Inc.
 Civil Engineering, Land Planning, Surveying, Environmental Services
 18215 72nd Avenue South Kent, WA, 98032
 Telephone: (425) 251-6222 Fax: (425) 251-8782

SE1/4 OF SW1/4, SEC. 25, T22N-R6E, W.M.
 SHEET 1 OF 4

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THE RAVEN

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 22, NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF SOUTHEAST KENT-KANGLEY ROAD (COUNTY ROAD NO. 1276).

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND, HEREBY 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 AND TRACTS 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 AND CONVEY 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, 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 SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY THE 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.

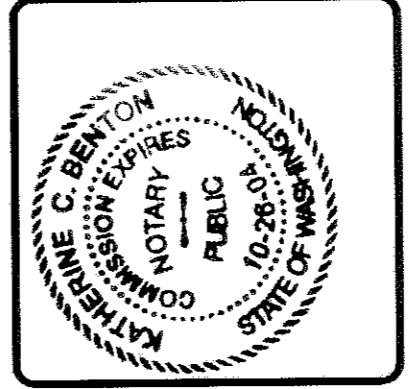
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

Curtis M. Lang
CURTIS LANG CUSTOM HOMES INC.
By: Curtis M. Lang
ITS: President

Mark
PACIFIC NORTHWEST BANK
By: Mark
ITS: Vice President

ACKNOWLEDGMENT

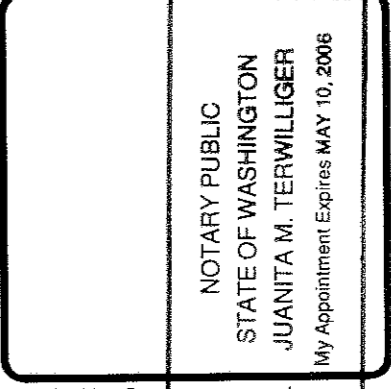
STATE OF WASHINGTON }
COUNTY OF KING } SS.
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Curtis M. Lang IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF CURTIS LANG CUSTOM HOMES INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED THIS 16th DAY OF June, 2003.



Katherine C. Benton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Maple Valley
PRINTED NAME Katherine C. Benton
COMMISSION EXPIRES 10-28-04

STATE OF WASHINGTON }
COUNTY OF KING } SS.
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MATT RAY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF PACIFIC NORTHWEST HOMES INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED THIS 12th DAY OF JUNE, 2003.

Juanita M. Terwilliger
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT OK Harbor
PRINTED NAME JUANITA M TERWILLIGER
COMMISSION EXPIRES 5/10/2006



APPROVALS
DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 2nd DAY OF September, 2003.

JAMIE D. REED
DEVELOPMENT ENGINEER
EXAMINED AND APPROVED THIS 3rd DAY OF Sept, 2003.

Scott Noble
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 4th DAY OF Sept m. 2003.

Scott Noble
DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 252206-9103

KING COUNTY COUNCIL
EXAMINED AND APPROVED THIS 8 DAY OF September, 2003.

Edith Sullivan
CHAIRPERSON, KING COUNTY COUNCIL ATTEST: Juanita
CLERK OF THE COUNCIL

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 4th DAY OF September, 2003.

FINANCE DIVISION

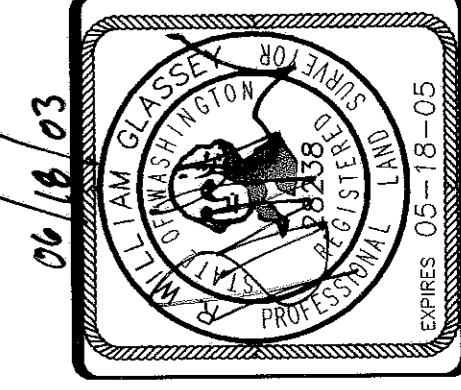
Gary Holmes
MANAGER, FINANCE DIVISION

Debra C. Yetter
DEPUTY



SURVEYOR'S NOTES:

- 1. A FIELD TRAVERSE USING A "LIETZ SET-44" AND A "SOKKIA SET 3100" TOTAL STATION WAS CONDUCTED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIP BETWEEN THE MONUMENTS AND PROPERTY LINES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130-090.
- 2. ALL BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 28238" AS PLAT CONSTRUCTION IS COMPLETED. LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A "P-K" BRAND MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.
- 3. BASIS OF BEARINGS: SURVEY PERFORMED BY PAUL MILUSKI, DATED OCTOBER 5, 1989 AND RECORDED IN BOOK 68 OF SURVEYS, AT PAGE 216, RECORDS OF KING COUNTY, WASHINGTON. THE BEARING BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 25 = S88°18'31"E.



06/16/03
JOB NO. 7516
Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South, Kent, WA, 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782
SE1/4 OF SW1/4, SEC. 25, T22N-R6E, W.M.
SHEET 2 OF 4

THE RAVEN

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. KING COUNTY, WASHINGTON

PLAT NOTES AND RESTRICTIONS:

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM SE 272ND (S.E. KENT-KANGLEY ROAD) OR FROM 268TH AVENUE S.E. OR FROM S.E. 272ND STREET FROM ABUTTING LOTS.
2. THE ARTICLES OF INCORPORATION FOR THE RAVEN HOMEOWNERS' ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
3. THIS PLAT IS SUBJECT TO KING COUNTY CODE NO. 14.75, KING COUNTY ROAD MITIGATION PAYMENT SYSTEM (MPS). THE MPS FEES PLUS THE MPS ADMINISTRATIVE FEE SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION AT THE RATE IN EFFECT AT THAT TIME.
4. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO KING COUNTY CODE 21A.43 WHICH IMPOSES IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. FIFTY PERCENT (50%) 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, \$1516.50 PER LOT, TOGETHER WITH THE CURRENT ADMINISTRATION FEE, MUST BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS:

ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF N/A THROUGH N/A AND WITHIN THE RANGE OF 26600 THROUGH 26795 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.

6. THE PLANTER ISLANDS (IF ANY) WITHIN THE CUL-DE-SACS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE.

7. TRACTS "A" AND "B" ARE SENSITIVE AREA TRACTS AND ARE HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.

8. TRACT "C" IS A STORM DRAINAGE TRACT AND IS HEREBY DEDICATED TO KING COUNTY FOR OWNERSHIP AND MAINTENANCE PURPOSES.

9. TRACT "D" IS A PRIVATE ROAD (S.E. 271ST STREET) FOR INGRESS, EGRESS, UTILITIES AND PRIVATE DRAINAGE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 7. OWNERSHIP OF LOTS 1 THROUGH 7 INCLUDES AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "D". OWNERSHIP OF LOTS 1 THROUGH 7 INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE MAINTENANCE OF THE UTILITIES WITHIN TRACT "D". OWNERSHIP OF LOTS 1 THROUGH 7 ALSO INCLUDES AN EQUAL AND UNDIVIDED RESPONSIBILITY FOR THE RESTORATION OF THE DRIVEWAY SURFACE IF DAMAGED BY SAID UTILITY MAINTENANCE. ADDITIONALLY, AN OVERRYLING ACCESS EASEMENT IS HEREBY DEDICATED TO KING COUNTY OR ITS SUCCESSOR AGENCY OVER AND ACROSS TRACT "D" FOR ACCESS TO THE STORM DRAINAGE FACILITIES WITHIN TRACT "C". AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COVINGTON WATER DISTRICT FOR OWNERSHIP AND MAINTENANCE OF THE WATERLINE WITHIN TRACT "D".

10. ALL WATERLINE EASEMENTS (WLE) ARE HEREBY CONVEYED TO COVINGTON WATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE. (SEE "EASEMENTS AND RESERVATIONS", AT RIGHT)

11. ALL STORM DRAINAGE EASEMENTS (SDE) NOT NOTED HEREON AS PRIVATE ARE HEREBY DEDICATED TO KING COUNTY FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES.

12. THE LANDSCAPE EASEMENT (LE) WITHIN LOT 2 IS HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.

13. ALL ENTRY MONUMENT EASEMENTS (EME) SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION IDENTIFIED IN NOTE 2, ABOVE, FOR OWNERSHIP AND MAINTENANCE PURPOSES.

14. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P2978, ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (ODES). ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY ODES.

15. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED ENGINEERING PLANS NO. P2978, ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (ODES) AND/OR THE DEPARTMENT OF TRANSPORTATION. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF SAID LOTS. THE STREET TREES PLANTED WITHIN AND/OR ABUTTING THE PRIVATE AND PUBLIC TRACTS WITHIN THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, UNLESS KING COUNTY HAS ADOPTED A TREE MAINTENANCE PROGRAM.

16. THE PLAT OF THE RAVEN IS LOCKED WITHIN A WELLHEAD PROTECTION AREA. THE USE OF PESTICIDES AND FERTILIZERS SHOULD BE LIMITED. FOR MORE INFORMATION ON HOW TO PROTECT GROUNDWATER RESOURCES, CALL THE CITY OF KENT PUBLIC WORKS DEPARTMENT AT (253) 856-5500 OR THE COVINGTON WATER DISTRICT AT (253) 631-0565.

17. A SIXTH SUBDIVISION GUARANTEED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF TACOMA WASHINGTON, THEIR ORDER NO. 506940-2 AND DATED FEBRUARY 19, 2003 AND ALL SUPPLEMENTS THEREOF, WERE RELEIVED UPON FOR RECORD ITEMS AFFECTING THIS SUBDIVISION. ACCORDING TO THE SUBDIVISION GUARANTEE, THE FOLLOWING ITEMS AFFECT THIS SITE:

A. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND/OR EXCEPTIONS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS AND/OR RESTRICTIONS VIOLATE 42USC 3604(C), RECORDED UNDER RECORDING NO. 8907070390. AMENDMENTS AND/OR MODIFICATIONS OF SAID COVENANTS, RECORDED UNDER RECORDING NOS. 9008210785, 9206230401 AND 9301152402.

B. USE OF PROPERTY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 9106030593.

C. NOTICE OF SPECIAL CHARGE FOR WATER SERVICE (DEVELOPER CONSTRUCTION COST REIMBURSEMENT) AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER RECORDING NO. 20000614001171.

D. AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR STORM AND SURFACE WATER, RECORDED UNDER RECORDING NO. 20010724000516. SAID INSTRUMENT SUPERCEDES AND REPLACES RECORDING NO. 20000912000817. THIS EASEMENT IS GRAPHICALLY DEPICTED ON SHEET 4.

E. AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, AS RECORDED UNDER RECORDING NO. 20020603000977. THIS IS A "BLANKET" EASEMENT WITHIN A PORTION OF THIS SITE. THAT PORTION IS GRAPHICALLY DEPICTED ON SHEET 4.

F. AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR WATER PIPELINE, RECORDED UNDER RECORDING NO. 20020610000931. THIS EASEMENT LIES ENTIRELY WITHIN THAT PORTION BEING DEDICATED AS 268TH AVENUE S.E. THIS EASEMENT TERMINATES AND EXPIRES WHEN 268TH AVENUE S.E. IS ACCEPTED BY KING COUNTY FOR MAINTENANCE.

G. HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 20030131004373.

H. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EXCEPTIONS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42USC 3604(C), RECORDED UNDER RECORDING NO. 20030506001554.

18. INDIVIDUAL LOT STORMWATER INFILTRATION FOR THE LOTS SHALL BE DESIGNED AND LOCATED AT BUILDING PERMIT SUBMITTAL. THESE SYSTEMS SHALL BE DESIGNED ACCORDING TO THE 1998 KING COUNTY SURFACE WATER DESIGN MANUAL.

19. TRACTS "A" AND "B" ARE ENCUMBERED WITH A WILDLIFE CORRIDOR AS DEFINED IN KCC 21A.14.

TRACT NOTE

TRACTS "A", "B", "C" AND "D" ARE CONSIDERED "TRACTS" PURSUANT TO KCC 19A.04.330.

A "TRACT" IS LAND RESERVED FOR SPECIFIED USES INCLUDING, BUT NOT LIMITED TO, RESERVE TRACTS, RECREATION, OPEN SPACE, SENSITIVE AREAS, SURFACE WATER RETENTION, UTILITY FACILITIES AND ACCESS. TRACTS ARE NOT CONSIDERED LOTS OR BUILDING SITES FOR PURPOSES OF RESIDENTIAL DWELLING CONSTRUCTION.

EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE COMPANY AND COVINGTON WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS AND SANITARY SEWER STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

PUBLIC DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANDS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OF THE PUBLIC DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES, OR ITS SUCCESSOR AGENCY.

RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS 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/SENSITIVE AREA 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 BUILDING 15-FOOT BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

KING COUNTY DRAINAGE EASEMENT AND COVENANT

ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS "PRIVATE", ARE HEREBY GRANTED AND CONVEYED TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE THAT EXCEPT FOR THE FACILITIES WHICH HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE BY KING COUNTY, MAINTENANCE OF DRAINAGE FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FOR ACTIVITIES SUCH AS CLEARING AND GRADING, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS EASEMENT IS INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THIS EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PRIVATE DRAINAGE EASEMENT COVENANT:

THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS SHOWN AS "PRIVATE", HEREBY GRANT AND CONVEY TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, THE RIGHT, BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT, FOR THE PURPOSE OF OBSERVING THAT THE OWNERS ARE PROPERLY OPERATING AND MAINTAINING THE DRAINAGE FACILITIES CONTAINED THEREIN.

THE OWNERS OF SAID PRIVATE PROPERTY ARE RESPONSIBLE FOR OPERATING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT, AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS, FROM THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

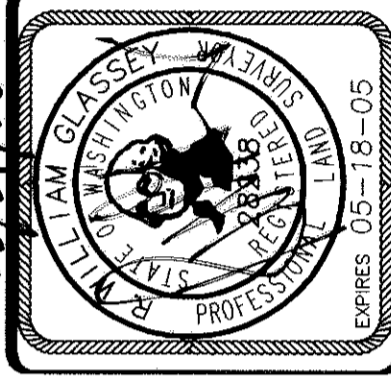
THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

DOWNSPOUT NOTE

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 DRAWINGS NO. P2978, ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (ODES) AND/OR THE DEPARTMENT OF TRANSPORTATION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF 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.

ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.

08/27/03



Barghausen

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