

# WOODRIDGE PHASE 1

A PORTION OF SE 1/4 AND THE SW 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 626.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 600 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 125 FEET, MORE OR LESS, TO INTERSECT A LINE WHICH IS 532.03 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 812.24 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE RENTON-BLACK DIAMOND ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID ROAD 757.44 FEET TO INTERSECT A LINE WHICH IS 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST 1,305.11 FEET ALONG SAID PARALLEL LINE; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 626.53 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS LOTS 5, 6, 7, 8 AND 9, BLOCK 15, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF)

EXCEPT ANY PORTION LYING WITHIN SE 264TH STREET.

### DEDICATION

KNOW ALL PEOPLES 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 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, 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 MAPLE VALLEY, 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 MAPLE VALLEY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MAPLE VALLEY, 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 RELEASING THE CITY OF MAPLE VALLEY, 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 MAPLE VALLEY, 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:

SBI DEVELOPING, L.L.C. CITY BANK  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: GARY J. RACCA BY: CHRIS SHEEHAN  
ITS: Managing member ITS: Exec V.P.

### ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gary Racca IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing Member OF SBI DEVELOPING, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 9<sup>th</sup> 2006.

SIGNATURE OF NOTARY PUBLIC Angela M. Warner

PRINTED NAME OF NOTARY PUBLIC ANGELA M. WARNER

TITLE Notary Public

MY APPOINTMENT EXPIRES 9/19/06

RESIDING AT Bonney Lake, WA

### ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Chris Sheehan IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Exec V.P. OF CITY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 9<sup>th</sup> 2006.

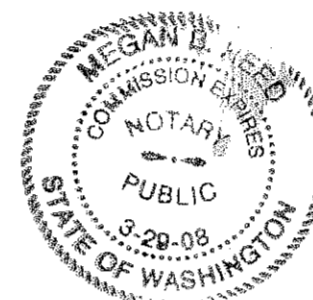
SIGNATURE OF NOTARY PUBLIC Megan B Reed

PRINTED NAME OF NOTARY PUBLIC Megan B Reed

TITLE Office Manager/Notary

MY APPOINTMENT EXPIRES 3/29/08

RESIDING AT Everett, WA



### CITY OF MAPLE VALLEY APPROVALS

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF May 2006  
Samuel Johnson  
MAYOR, CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF MAY 2006  
Ly Peterson  
DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF may 2006  
David B. J. K.  
DIRECTOR OF PUBLIC WORKS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 10<sup>th</sup> DAY OF MAY 2006

Sam McCall  
DIRECTOR OF FINANCE

### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS FIFTEENTH DAY OF MAY 2006

Sue Noble  
KING COUNTY ASSESSOR

Paul S. ...  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 412700-0980

### KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 15<sup>th</sup> DAY OF May 2006

FINANCE DIVISION

Phil Sanders  
MANAGER, FINANCE DIVISION

Lelia C. Yetta  
DEPUTY

### RECORDING CERTIFICATE

RECORDING NO. 20060515001224

FILED FOR RECORD AT THE REQUEST OF THE CITY OF MAPLE VALLEY THIS 15 DAY OF May 2006, AT 43 MINUTES PAST 12 P.M. AND RECORDED IN VOLUME 234 OF PLATS, PAGES 041-045, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Rinae Williams-Rice  
SUPERINTENDENT OF RECORDS

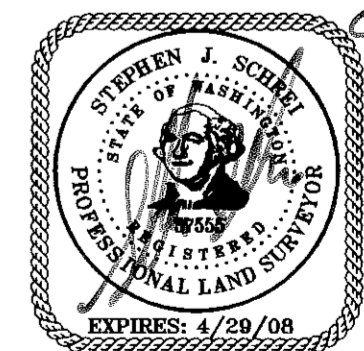
### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WOODRIDGE PHASE 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.; THAT ALL 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.

Stephen J. Schrei

STEPHEN J. SCHREI  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 37555  
STATE OF WASHINGTON  
CORE DESIGN, INC.  
14711 N.E. 29TH PLACE, SUITE 101  
BELLEVUE, WA 98007  
PHONE NO. (425) 885-7877

05/03/06  
DATE



14711 NE 29th Place, #101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

ENGINEERING · PLANNING · SURVEYING

JOB NO. 04045



# WOODRIDGE PHASE 1

VOL. 234 PG. 042

A PORTION OF SE 1/4 AND THE SW 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

## PLAT NOTES AND RESTRICTIONS

1. THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA. FOR ADDITIONAL INFORMATION ON HOW TO PROTECT GROUNDWATER CALL CITY OF KENT PUBLIC WORKS AT 253-856-5500 OR COVINGTON WATER DISTRICT AT 253-631-0565 FOR ADDITIONAL INFORMATION.
2. THIS SITE IS LOCATED IN A WRIA 8 LOWER ROCK CREEK SUBAREA. FOR ADDITIONAL INFORMATION ON HOW TO PROTECT CEDAR RIVER CHINOOK SALMON HABITAT, CALL WRIA 8 AT 206-296-8249.
3. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS WITHIN THE SUBDIVISION SHALL BE CONNECTED TO A PERMANENT STORM DRAIN SYSTEM.
4. SIGNIFICANT TREES TO BE PLANTED WITHIN THE WOODRIDGE SUBDIVISION, AS SHOWN ON THE APPROVED TREE RETENTION PLAN RECORDED UNDER KING COUNTY RECORDING NUMBER ~~2006015001478~~ <sup>2006015001478</sup> ARE TO BE PRESERVED FOR ENVIRONMENTAL, AESTHETIC, AND OTHER PURPOSES. NO ACTIVITIES ARE ALLOWED IN THE VICINITY OF THE TREE, (THE TREE PROTECTION AREA, AS SHOWN ON SAID TREE RETENTION PLAN) THAT COULD DAMAGE OR HARM THE TREE, SUCH AS STORAGE OF MATERIAL, DISPOSAL OF DRAINAGE, OR FILLING OR GRADING. TREE REMOVAL, OR SITE WORK OR LANDSCAPING RESULTING IN THE LOSS OF A TREE, IS SUBJECT TO FINES AND TREE REPLACEMENT REQUIREMENTS BY ORDER OF THE CITY OF MAPLE VALLEY. SAID SIGNIFICANT TREES TO BE PLANTED SHALL BE INSTALLED ON THE INDIVIDUAL LOTS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT LOT.
5. A TRANSPORTATION IMPACT FEE IN THE AMOUNT SPECIFIED BY MAPLE VALLEY MUNICIPAL CODE CHAPTER 16.20 IS ASSESSED AND IS DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW LOT.
6. A SCHOOL IMPACT FEE IN THE AMOUNT SPECIFIED BY MAPLE VALLEY MUNICIPAL CODE CHAPTER 16.15 IS ASSESSED AND IS DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW LOT.
7. LOTS 1 AND 47 THROUGH 60 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO OR FROM SE 264TH STREET.
8. LOTS 40 THROUGH 47 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO OR FROM 244TH AVENUE SE.
9. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS:  
  
ADDRESSES HAVE BEEN ASSIGNED FOR THE INDIVIDUAL LOTS WITHIN THE RANGE OF 26100 - 26400, NORTH-SOUTH, AND 24200 - 24400, EAST-WEST BY THE CITY OF MAPLE VALLEY, IN ACCORDANCE WITH RCW 58-17-280. SUCH ADDRESSES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WHEN BUILDING PERMITS ARE ISSUED.
10. TRACT A IS A FUTURE DEVELOPMENT TRACT AND IS HEREBY RETAINED BY THE OWNERS, SBI DEVELOPING, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY, OR THEIR ASSIGNS FOR FUTURE DEVELOPMENT, AS APPROVED BY THE CITY OF MAPLE VALLEY HEARING EXAMINER'S DECISION DATED DECEMBER 30, 2004.
11. TRACT B IS A JOINT-USE DRIVEWAY TRACT (PRIVATE). TRACT B SERVES LOTS 46 THROUGH 49 AND IS HEREBY CONVEYED EQUALLY AND UNDIVIDED TO THE OWNERS OF SAID LOTS FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT. AN EASEMENT OVER TRACT B IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITY DISTRICTS SERVING THIS PLAT.
12. TRACT C, A STORM DRAINAGE FACILITY, IS HEREBY DEDICATED TO THE CITY OF MAPLE VALLEY, UPON THE RECORDING OF THIS PLAT, FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES CONTAINED THEREIN.
13. TRACT D IS A JOINT-USE DRIVEWAY TRACT (PRIVATE). TRACT D SERVES LOTS 34-39 AND IS HEREBY CONVEYED EQUALLY AND UNDIVIDED TO THE OWNERS OF SAID LOTS FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT. AN EASEMENT OVER TRACT D IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITY DISTRICTS SERVING THIS PLAT.
14. TRACT E, A PRIVATE PARK/(TOT LOT) TRACT, IS HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE WOODRIDGE HOMEOWNERS ASSOCIATION. SAID ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF ALL FACILITIES WITHIN SAID TRACT.
15. TRACT F IS A JOINT-USE DRIVEWAY TRACT (PRIVATE). TRACT F SERVES LOTS 27-29 AND IS HEREBY CONVEYED EQUALLY AND UNDIVIDED TO THE OWNERS OF SAID LOTS FOR OWNERSHIP AND MAINTENANCE PURPOSES UPON THE RECORDING OF THIS PLAT. AN EASEMENT OVER TRACT F IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITY DISTRICTS SERVING THIS PLAT.
16. THE 20 FOOT BY 20-FOOT PRIVATE ACCESS EASEMENTS SHOWN ON LOTS 1 AND 2, 3 AND 4, 5 AND 6, 7 AND 8, 9 AND 10, 11 AND 12, 13 AND 14, 15 AND 16, 18 AND 19, 20 AND 21 AND 22 AND 23 ARE HEREBY RESERVED FOR AND GRANTED TO THE ADJOINING OWNERS OF SAID LOTS, BENEFITING FROM THE USE OF THE SHARED DRIVEWAY FACILITIES WITHIN SAID EASEMENT. SAID BENEFITED OWNERS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRIVEWAY FACILITIES THEY HAVE BENEFIT USE OF.
17. THE 20 FOOT WATER EASEMENT SHOWN ON LOT 47 IS HEREBY RESERVED FOR AND GRANTED TO THE COVINGTON WATER DISTRICT FOR PUBLIC WATER FACILITIES. SAID WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.
18. THE 20 FOOT WATER EASEMENT SHOWN ON TRACT C AND TRACT H IS HEREBY RESERVED FOR AND GRANTED TO THE COVINGTON WATER DISTRICT FOR PUBLIC WATER FACILITIES. SAID WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.
19. THE 10 FOOT LANDSCAPE EASEMENT SHOWN PARALLEL WITH AND ADJOINING THE SOUTH LINE OF LOT 1 AND LOTS 47 THROUGH 60, THE EAST LINE OF LOTS 40 THROUGH 47 AND THE NORTH LINE OF TRACT C AND LOTS 17, 18, 29 THROUGH 32 AND 39 IS HEREBY RESERVED FOR AND GRANTED TO THE WOODRIDGE HOMEOWNERS ASSOCIATION FOR LANDSCAPE FACILITIES. SAID ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES WITHIN SAID EASEMENT.

CONTINUED ABOVE

## PLAT NOTES AND RESTRICTIONS CONTINUED

20. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3361444.
21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8104160525.
22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO PUGET SOUND ENERGY, INC. FOR UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20051130000019.
23. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO PUGET SOUND ENERGY, INC. FOR UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060105000597.
24. INTENTIONALLY LEFT BLANK.
25. INTENTIONALLY LEFT BLANK.
26. TRACT G IS RETAINED BY THE OWNER, SBI DEVELOPING, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY FOR FUTURE CONVEYANCE TO THE NORTHERLY ADJOINER, (THE OWNER OF LOT 26, WILDERNESS RIM ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 173 OF PLATS, PAGES 24 THROUGH 27, UNDER RECORDING NO. 9504180479, ANTOINETTE SPEARS, OR THE CURRENT OWNER) BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT.
27. TRACT H IS RETAINED BY THE OWNERS, SBI DEVELOPING, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY FOR FUTURE CONVEYANCE TO THE NORTHERLY ADJOINER, (THE OWNER OF LOT 24, WILDERNESS RIM ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 173 OF PLATS, PAGES 24 THROUGH 27, UNDER RECORDING NO. 9504180479, CECIL W. GRAHAM AND CORINA M. MORSE, OR THE CURRENT OWNER) BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT.
28. THE WATER EASEMENTS SHOWN ON LOTS 27, 28, 29 AND 30 ARE HEREBY RESERVED FOR AND GRANTED TO THE COVINGTON WATER DISTRICT FOR PUBLIC WATER FACILITIES. SAID WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENTS.
29. THE 10 FOOT WATER EASEMENT SHOWN ON LOTS 34 THROUGH 38 IS HEREBY RESERVED FOR AND GRANTED TO THE COVINGTON WATER DISTRICT FOR PUBLIC WATER FACILITIES. SAID WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.
30. THE 30 FOOT WATER EASEMENT SHOWN ON LOT 39 AND TRACT H IS HEREBY RESERVED FOR AND GRANTED TO THE COVINGTON WATER DISTRICT FOR PUBLIC WATER FACILITIES. SAID WATER DISTRICT IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WATER FACILITIES WITHIN SAID EASEMENT.

## 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 ON FILE WITH THE CITY OF MAPLE VALLEY. 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.

## PRIVATE EASEMENT PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE PLAT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF THE LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

## DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OR OUTBUILDINGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF MAPLE VALLEY.

## CITY OF MAPLE VALLEY EASEMENT RESERVATIONS

ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT AS WELL AS A TEN FOOT WIDE AREA THAT ADJOINS AND RUNS PARALLEL TO THE STREET FRONTAGE ON EACH LOT AND/OR TRACT, AND THAT LIES WITHIN THE PERIMETER OF THOSE LOTS SHALL BE FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF MAPLE VALLEY, ITS SUCCESSORS AND ASSIGNS (HEREIN AFTER "GRANTEE"). ALL EASEMENTS ARE TO BE USED FOR THE BENEFIT OF THE ENTIRE PLAT AND THE PURPOSE OF SERVING OTHER PROPERTIES WITH PUBLIC UTILITIES. ALL EASEMENTS IN FAVOR OF THE GRANTEE SHALL TAKE PRECEDENCE OVER EASEMENTS HEREBY PRESERVED.

WITHIN THE BOUNDARIES OF THOSE PUBLIC EASEMENT AREAS, GRANTOR SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTOR PLANT ANY TREES, NOR SHALL GRANTOR PLACE ANY FILL MATERIAL. GRANTOR SHALL MAINTAIN SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA AT THE CURRENTLY EXISTING ELEVATION. IF ANY SUCH CONSTRUCTION, PLACEMENT, PLANTING, EXCAVATION OR CHANGE IN THE GROUND LEVEL SHOULD OCCUR AS DESCRIBED IN THIS PARAGRAPH, THEN GRANTEE MAY EXERCISE ITS RIGHT TO REMOVE SUCH OBSTRUCTIONS WITHOUT NOTICE AND THE OWNERS OF THE PROPERTY ADJACENT TO SUCH OBSTRUCTION ON THE EASEMENT AREA SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE GRANTEE FOR THE REMOVAL THEREOF.

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

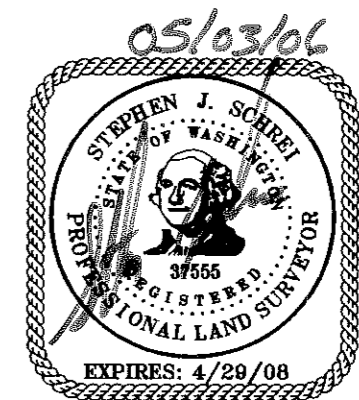
ADDITIONALLY, GRANTOR GRANTS TO GRANTEE THE USE OF THAT AREA IMMEDIATELY ADJACENT TO ANY PUBLIC EASEMENT AREA THAT GRANTEE MAY REQUIRE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF ANY PUBLIC UTILITY. GRANTEE SHALL HOLD ITS USE OF THOSE ADJACENT AREAS TO A REASONABLE MINIMUM AND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

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

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS, ANY CABLE TELEVISION COMPANY, SOOS CREEK WATER AND SEWER DISTRICT, COVINGTON WATER DISTRICT, THE CITY OF MAPLE VALLEY, AND ALL LOT OR TRACT OWNERS WITHIN THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT AND LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, SANITARY SEWER STRUCTURES AND STORM DRAINAGE 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 AND OTHER UTILITY SERVICE AND PRIVATE STORM DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREON STATED.

THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE BENEFITED PARTY. 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.



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JOB NO. 04045



# WOODRIDGE PHASE 1

A PORTION OF SE 1/4 AND THE SW 1/4 OF THE NE 1/4, SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

## SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 4268-645091 DATED JULY 28, 2005 AND SUPPLEMENTAL REPORTS NO. 2 AND NO. 3 DATED SEPTEMBER 21, 2005 AND MARCH 1, 2006 RESPECTIVELY. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFOR CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2004.
3. PROPERTY AREA = 943218± SQUARE FEET (21.6533± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.
6. THE SECTION SUBDIVISION FOR THIS SURVEY IS BASED ON THE PLAT OF WILDERNESS RIM ESTATES, RECORDED IN VOLUME 173 OF PLATS, PAGES 24 THROUGH 27, UNDER RECORDING NO. 9504180479 (REF. NO. 1).

## BASIS OF BEARINGS

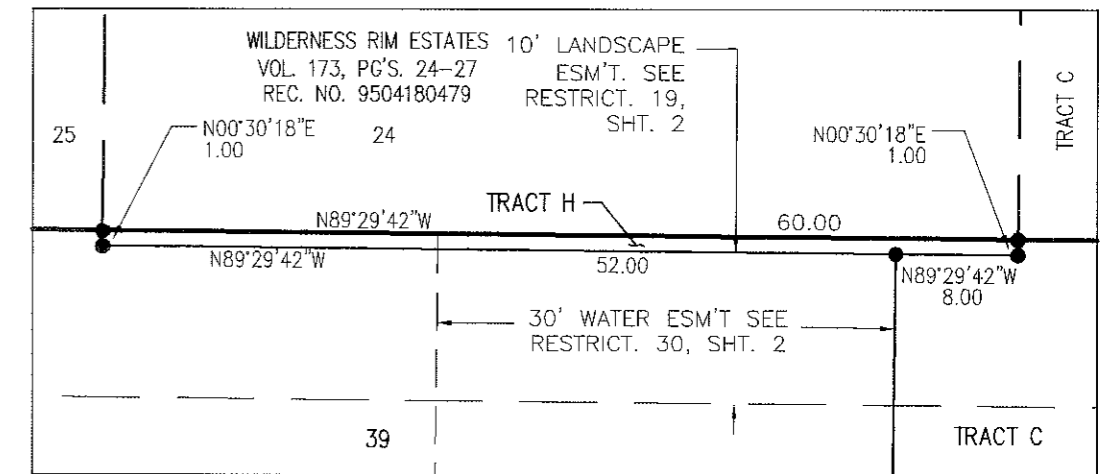
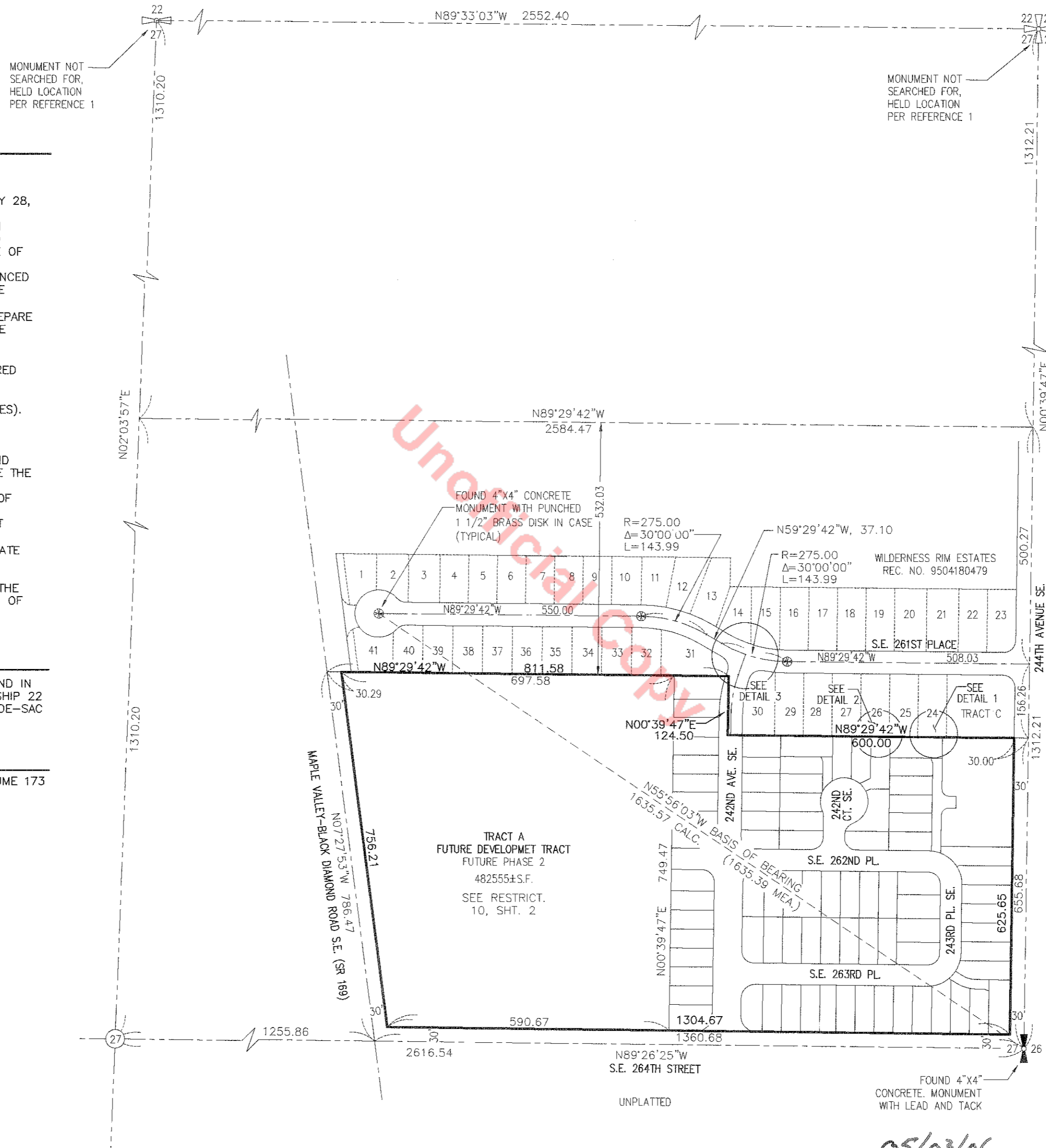
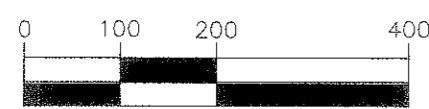
N55°56'03"W AS CALCULATED BETWEEN THE MONUMENTS FOUND IN PLACE AT THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST., W.M. AND THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF SE. 261ST PLACE, PER REF. 1

## REFERENCES

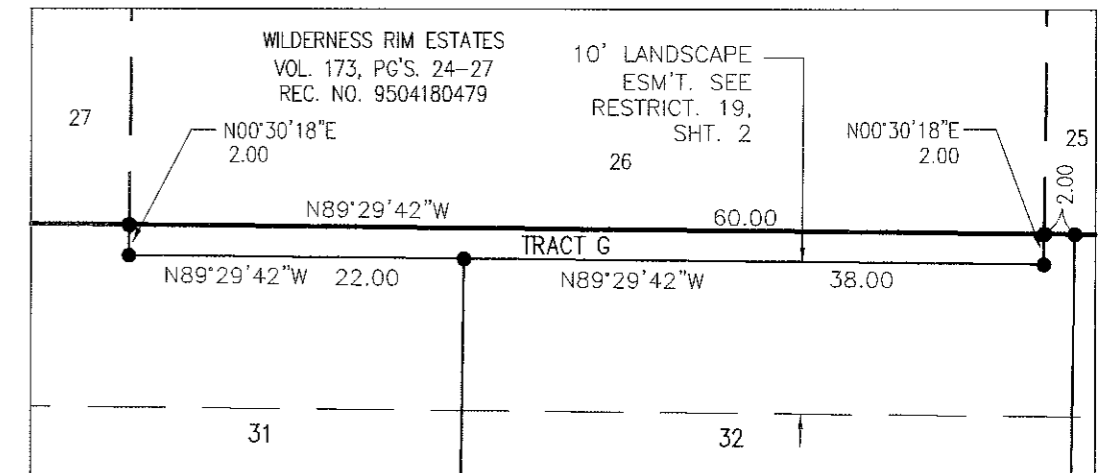
1. THE PLAT OF WILDERNESS RIM ESTATES, RECORDED IN VOLUME 173 OF PLATS, PAGES 24 THROUGH 27, UNDER RECORDING NO. 9504180479



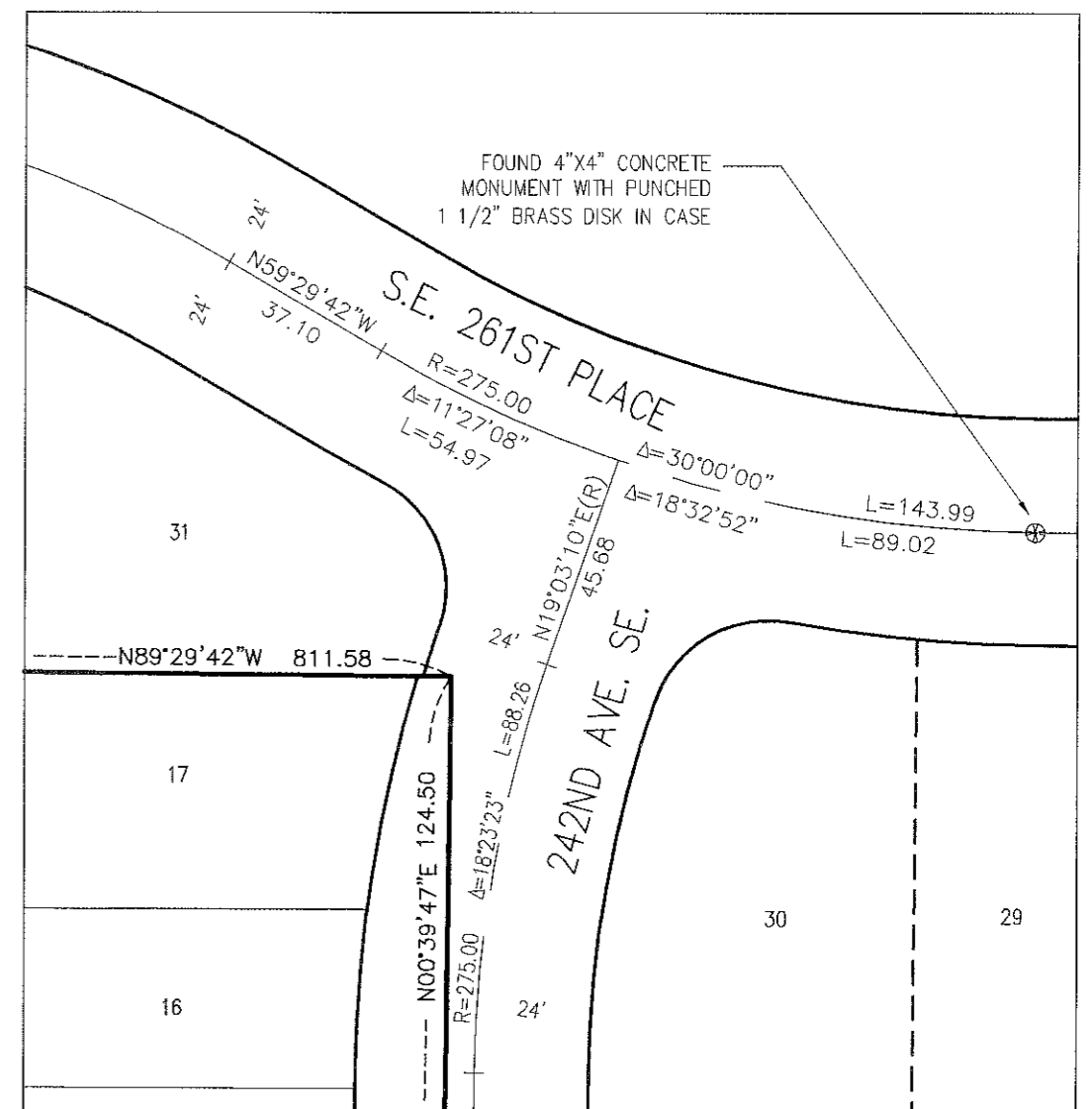
SCALE: 1" = 200'



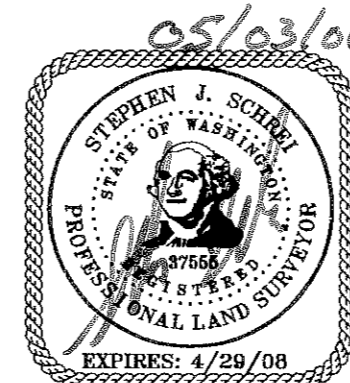
**DETAIL 1**  
NOT TO SCALE



**DETAIL 2**  
NOT TO SCALE



**DETAIL 3**  
SCALE: 1"=40'



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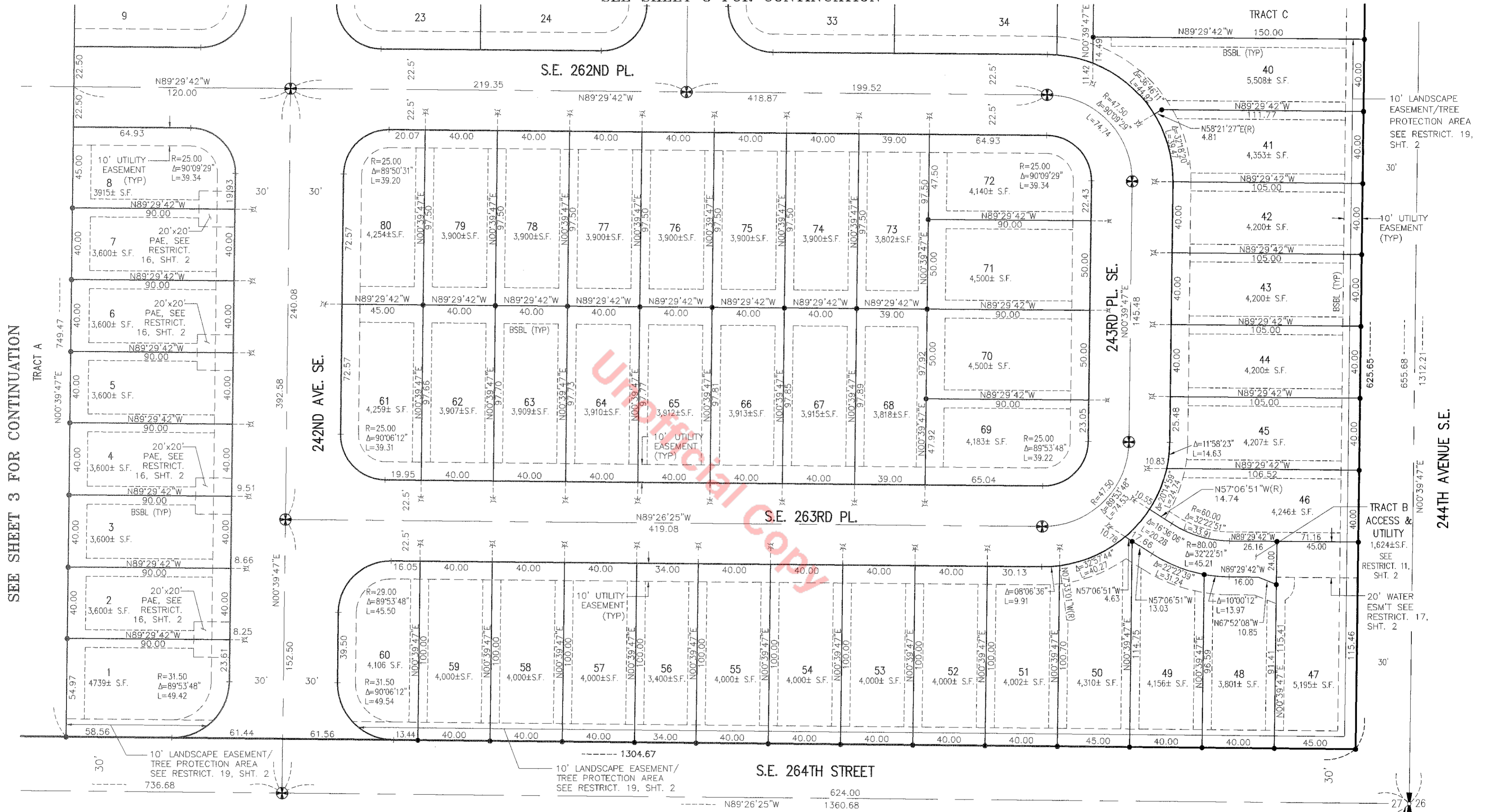
14711 NE 29th Place, #101  
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CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SEE SHEET 5 FOR CONTINUATION

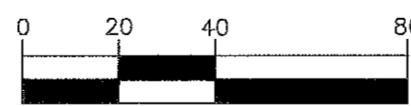


**LEGEND**

- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "CORE 37555"
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET STANDARD CITY OF MAPLE VALLEY CONCRETE MONUMENT IN CASE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "DEA 26252" ON BOUNDARY LINE, UNLESS NOTED OTHERWISE
- ⊕ SET TACK IN LEAD WITH SHINER STAMPED "37555" ON PROPERTY LINE EXTENDED 10.25 FEET, UNLESS SHOWN OTHERWISE
- PAE PRIVATE ACCESS EASEMENT
- BSBL BUILDING SETBACK LINE



SCALE: 1" = 40'



SHEET 4 OF 5



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SEE SHEET 3 FOR CONTINUATION

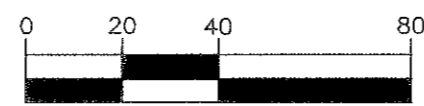
SEE SHEET 4 FOR CONTINUATION

**LEGEND**

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- ⊕ FOUND MONUMENT AS NOTED
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SHEET 5 OF 5



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