

PARKVIEW

A PORTION OF THE SE 1/4 OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., CITY OF KENT, KING COUNTY, WASHINGTON

VOL./PG.
239/071

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE AND LIEN HOLDERS OF LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SAME AND DEDICATE TO THE PUBLIC, FOREVER, THE USE OF 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 ROADWAY, UTILITY INSTALLATION AND STORM DRAINAGE INSTALLATION, TOGETHER WITH THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

ALSO, TRACT "A" IS DEDICATED TO THE CITY OF KENT FOR STORM WATER DETENTION AND TRACT "B" IS DEDICATED TO THE CITY OF KENT FOR SENSITIVE AREAS. OWNERSHIP AND MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE CITY OF KENT.

TRACT "C" IS CONVEYED TO THE PARKVIEW NW HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACT. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. ALSO THE SPECIFIC CONDITIONS AND/OR AGREEMENTS THAT ARE CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNERS AND THEIR ASSIGNS DO HEREBY AGREE TO AND/OR COMPLY WITH THESE CONDITIONS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

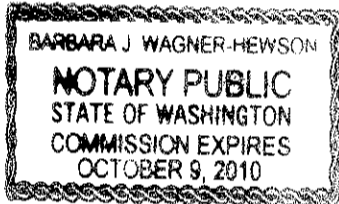
HARBOUR HOMES, INC., A WASHINGTON CORPORATION
BY: [Signature] TITLE: VP/GM

STERLING SAVINGS BANK (AS LENDER ONLY)
BY: Cynthia L. Althede TITLE: OFFICER

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Merlino IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President General Manager OF HARBOUR HOMES, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: January 15, 2007
SIGNATURE: [Signature]
PRINTED NAME: Barbara J. Wagner-Hewson
NOTARY IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Gig Harbor WA
MY APPOINTMENT EXPIRES: 10/9/2010

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CYNTHIA L. ALTHEIDE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OFFICER OF STERLING SAVINGS BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: January 12, 2007
SIGNATURE: [Signature]
PRINTED NAME: Kimberlee F. Grubbs
NOTARY IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Auburn, WA
MY APPOINTMENT EXPIRES: 7/5/09

CITY OF KENT APPROVALS

EXAMINED AND APPROVED THIS 13th DAY OF February, 2007
MAYOR: [Signature] PROPERTY MANAGER

EXAMINED AND APPROVED THIS 8th DAY OF February, 2007
PLANNING DIRECTOR: [Signature]

EXAMINED AND APPROVED THIS 14th DAY OF February, 2007
CITY ENGINEER: [Signature]

FINANCE DIVISION CERTIFICATE

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

THIS 13 DAY OF February, 2007
FINANCE DIRECTOR: [Signature]

KING COUNTY APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 15th DAY OF February, 2007
KING COUNTY ASSESSOR: [Signature] DEPUTY KING COUNTY ASSESSOR: [Signature]

TAX PARCEL NUMBERS
342205910801, 342205910306, 342205909902, 342205910405, 342205915503 AND 342205912104

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 15th DAY OF Feb., 2007
MANAGER, KING COUNTY FINANCE DIVISION: [Signature] Deputy: [Signature]



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF KENT THIS 15th DAY OF February, 2007 A.D., AT 40 MINUTES PAST 1 P.M. AND RECORDED IN VOLUME 239 OF PLATS, PAGES 11-15, RECORDS OF KING COUNTY, WASHINGTON.

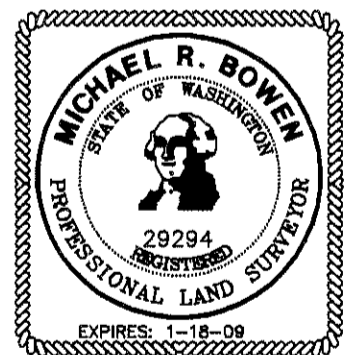
DIVISION OF RECORDS AND ELECTIONS
MANAGER: [Signature] SUPERINTENDENT OF RECORDS

RECORDING NO. 20070215001507

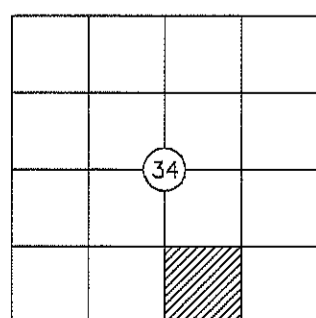
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "PARK VIEW" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, 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 AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

[Signature] DATE: 1/11/07
MICHAEL R. BOWEN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 29294



A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 34



CITY OF KENT FSU NO. FSU-2003-8

CITY OF KENT KIVA NO. RPP5-2063966

DWG NAME: 1183\001\005\LOTS\PARK-VIEW-FP-01.DWG

ESM CONSULTING ENGINEERS LLC
33915 1st Way South #200 Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY (253) 838-6113
BOTHELL (425) 415-6144
GLE ELUM (509) 874-1905

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
JOB NO. 1183-001-005-0005	DATE: 12-05-2006	
DRAWN: B.R.S./J.S.K.	SHEET 1 OF 5	

VOL./PG.

PARKVIEW

A PORTION OF THE SE 1/4 OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., CITY OF KENT, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL A

THE SOUTH HALF OF THE SOUTH 340 FEET OF THE NORTH 670 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 2543725, IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED AUGUST 26, 1991 UNDER RECORDING NO. 9108260597, IN KING COUNTY, WASHINGTON)

PARCEL B

THE SOUTH 135 FEET OF THE NORTH 795 FEET OF THE EAST 190 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 2543725, IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS REVISED LOT A OF KING COUNTY LOT LINE ADJUSTMENT NO. 8605017 RECORDED MARCH 30, 1988 UNDER RECORDING NO. 8803301129)

ALSO EXCEPT THE NORTH 10 FEET THEREOF.

PARCEL C

THE SOUTH 165 FEET OF THE NORTH 825 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 135 FEET OF THE EAST 190 FEET THEREOF;

ALSO EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 2543725, IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS REVISED PARCEL B OF KING COUNTY LOT LINE ADJUSTMENT NO. 8605017 RECORDED MARCH 30, 1988 UNDER RECORDING NO. 8803301129)

ALSO EXCEPT THE NORTH 10 FEET THEREOF.

PARCEL D

THE SOUTH HALF OF THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 2543725, IN KING COUNTY, WASHINGTON.

PARCEL E

THE SOUTHWEST QUARTER OF THE FOLLOWING DESCRIBED TRACT:

THE WEST 330 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 990 FEET THEREOF;

ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 4939936, IN KING COUNTY, WASHINGTON.

PARCEL F

THE WEST 330 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 990 FEET THEREOF;

ALSO EXCEPT THE SOUTHWEST QUARTER OF THE REMAINDER;

ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 4939936, IN KING COUNTY, WASHINGTON.

SURVEYORS METES AND BOUNDS LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 34;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, S 89°17'49" E, 659.25 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID WEST LINE, N 00°58'58" E, 30.00 FEET TO THE NORTHERLY MARGIN OF S.E. 288TH STREET AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, N 00°58'58" E, 797.25 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH 340 FEET OF THE NORTH 670 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID NORTH LINE, S 89°23'00" E, 630.32 FEET TO THE WESTERLY MARGIN OF 144TH AVENUE S.E.;

THENCE ALONG SAID WESTERLY MARGIN, S 01°03'23" W, 490.01 FEET TO THE SOUTH LINE OF THE NORTH 990 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID SOUTH LINE, N 89°23'00" W, 299.68 FEET TO THE EAST LINE OF THE WEST 330 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID EAST LINE, S 00°58'58" W, 307.74 FEET TO THE NORTHERLY MARGIN OF SAID S.E. 288TH STREET;

THENCE ALONG SAID NORTHERLY MARGIN, N 89°17'49" W, 330.00 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF KENT EASEMENT RESERVATIONS

ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT SHALL BE FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER, "GRANTEE"). SAID EASEMENTS ARE TO BE USED FOR THE BENEFIT OF THE ENTIRE PLAT AND THE PURPOSE OF SERVING OTHER PROPERTIES WITH UTILITIES. ALL EASEMENTS IN FAVOR OF GRANTEE TAKE PRECEDENCE OVER ANY OTHER EASEMENTS HEREIN RESERVED.

WITHIN THE BOUNDARIES OF THOSE PUBLIC EASEMENT AREAS, GRANTEE SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTEE PLACE ANY FILL MATERIAL. GRANTEE SHALL NOT MAKE ANY EXCAVATION WITHIN THREE FEET OF ANY PUBLIC EASEMENT. GRANTEE SHALL MAINTAIN THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA AT THE CURRENTLY EXISTING ELEVATION. IF ANY SUCH CONSTRUCTION, PLACEMENT, PLANTING, EXCAVATION OR CHANGE IN GROUND LEVEL 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 GRANTEE FOR THE REMOVAL THEREOF.

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

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

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

EXCEPTIONS FROM TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY SECOND REPORT SUBDIVISION GUARANTEE NO. 4268-823303 DATED MAY 10, 2006, SUPPLEMENTAL REPORT #1 DATED JULY 25, 2006 AND SUPPLEMENTAL REPORT #2 DATED NOVEMBER 15, 2006. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID GUARANTEE IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- 1) SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 342205910801.
- 2) SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 342205910306.
- 3) SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 342205909902.
- 4) SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 342205910405.
- 5) SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 342205915503.
- 6) SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 342205912104.
- 7) SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 20060215002592.
- 8) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR WATER PIPE PURPOSES PER INSTRUMENT RECORDED UNDER RECORDING NO. 2651130. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD.
- 9) SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS PER INSTRUMENT RECORDED UNDER RECORDING NO. 4939936.
- 10) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES PER INSTRUMENT RECORDED UNDER RECORDING NO. 5141291. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD.
- 11) SUBJECT TO CONDITIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED IN AND/OR DELINEATED ON THE FACE OF THAT RECORD OF SURVEY RECORDED IN VOLUME 12 OF SURVEYS, PAGE 45, UNDER RECORDING NO. 7802249015.
- 12) SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8803301129.
- 13) SUBJECT TO THAT "DECLARATION OF COVENANT PRIVATE WELL" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 9106050923. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD.
- 14) SUBJECT TO THOSE "PRIVATE RESTRICTIVE COVENANTS" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 9106050924.
- 15) SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 9108260597.
- 16) SUBJECT TO CONDITIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED IN AND/OR DELINEATED ON THE FACE OF THAT RECORD OF SURVEY RECORDED IN VOLUME 84 OF SURVEYS, PAGE 213, UNDER RECORDING NO. 9206229004.
- 17) SUBJECT TO AN EASEMENT AND THE TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS THEREOF FOR CONSTRUCTION PURPOSES PER INSTRUMENT RECORDED UNDER RECORDING NO. 20060217000304. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- 18) TITLE COMPANY CONCERNS.
- 19) SUBJECT TO THAT "NO-PROTEST AGREEMENT/ANNEXATION" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 20060922001898.
- 20) SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES PER INSTRUMENT RECORDED UNDER RECORDING NO. 2006101600361. THE LOCATION OF SAID EASEMENTS NOT REQUIRING ASBUILT LOCATIONS ARE DEPICTED HEREIN.

UTILITY EASEMENT RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, QWEST, COMCAST, CITY OF KENT, SOOS CREEK WATER AND SEWER DISTRICT AND OTHER PRIVATE UTILITY PROVIDERS 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 PRIVATE 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 PURPOSE HEREIN STATED.

THE LAND 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.

ALL PRIVATE EASEMENTS AS RESERVED HEREON ARE SUBORDINATE IN THEIR RIGHTS WITH RESPECT TO ALL CITY OF KENT EASEMENTS. THE MAINTENANCE OF THOSE PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THOSE LOT OWNERS BENEFITING FROM SAID PRIVATE SYSTEMS.

RESTRICTIONS

- 1) FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.
- 2) 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 THE USE DISTRICT IN WHICH LOCATED.
- 3) DECORATIVE TYPE ENTRIES, EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT, SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY. IF ANY SUCH ENTRIES ARE PLACED OTHER THAN IN PUBLIC RIGHT OF WAY, THE RESPONSIBILITY OF MAINTENANCE AND LIABILITY SHALL BE BORNE BY THE PLATTERS AND THEIR ASSIGNS.
- 4) SENSITIVE AREA TRACT:

DEDICATION OF A SENSITIVE AREA TRACT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. 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, VISUAL AND AURAL BUFFERING, AND PROTECTION OF WATER QUALITY, PLANT ECOLOGY AND WILDLIFE HABITAT. THE SENSITIVE AREA TRACT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF KENT, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF KENT.

THE COMMON BOUNDARY BETWEEN THE TRACT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF KENT PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA TRACT ARE COMPLETED.

NO BUILDING FOUNDATIONS, STRUCTURES, FILL OR OBSTRUCTIONS (INCLUDING, BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS AND OVERHANGS) ARE ALLOWED WITHIN 15 FEET OF THE SENSITIVE AREA TRACT BOUNDARY, UNLESS OTHERWISE APPROVED BY THE CITY.

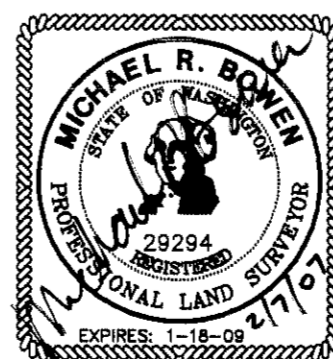
THE CITY OF KENT RESERVES THE RIGHT TO INSTALL PUBLIC UNDERGROUND UTILITIES WITHIN THIS SENSITIVE AREA TRACT, AND TO ENTER AND PERFORM DRAINAGE SYSTEM MAINTENANCE, BUT IS REQUIRED TO RESTORE OR ENHANCE THE SENSITIVE AREAS DISTURBED UPON COMPLETION OF THE UNDERGROUND CONSTRUCTION AND/OR DRAINAGE SYSTEM MAINTENANCE.
- 5) DIRECT VEHICULAR ACCESS TO AND FROM LOTS HAVING FRONTAGE ALONG 144TH AVENUE SOUTHWEST AND ALONG SOUTHWEST 288TH STREET IS PROHIBITED. ACCESS FOR THESE LOTS IS RESTRICTED TO THE NEW RESIDENTIAL STREETS SHOWN ON THE FACE OF THIS PLAT.
- 6) AS A CONDITION OF BUILDING PERMIT ISSUANCE, RESIDENCES CONSTRUCTED ON LOTS OF THIS SUBDIVISION MUST PROVIDE ROOF DOWNSPOUT INFILTRATION SYSTEMS PER DETAILS SHOWN ON THE APPROVED DRAINAGE PLANS.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT PURSUANT TO ENV-2004-34, THE PLATTER(S), THEIR HEIRS OR ASSIGNS, AGREE TO FINANCIALLY PARTICIPATE AND PAY A FAIR SHARE OF THE COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE SOUTH 272ND/277TH STREET CORRIDOR PROJECT. THE COST FOR EACH LOT SHALL BE \$1088 PER LOT (IN 1986 DOLLARS) BASED UPON 40 PM PEAK HOUR TRIPS. THIS AMOUNT, IN 1986 DOLLARS, SHALL BE ADJUSTED FOR INFLATION AT THE TIME OF BUILDING PERMIT ISSUANCE.

CITY OF KENT FSU NO. FSU-2003-8

CITY OF KENT KIVA NO. RPP5-2063966

DWG NAME: 1183\001\005\LOTS\PARK-VIEW-FP-02.DWG



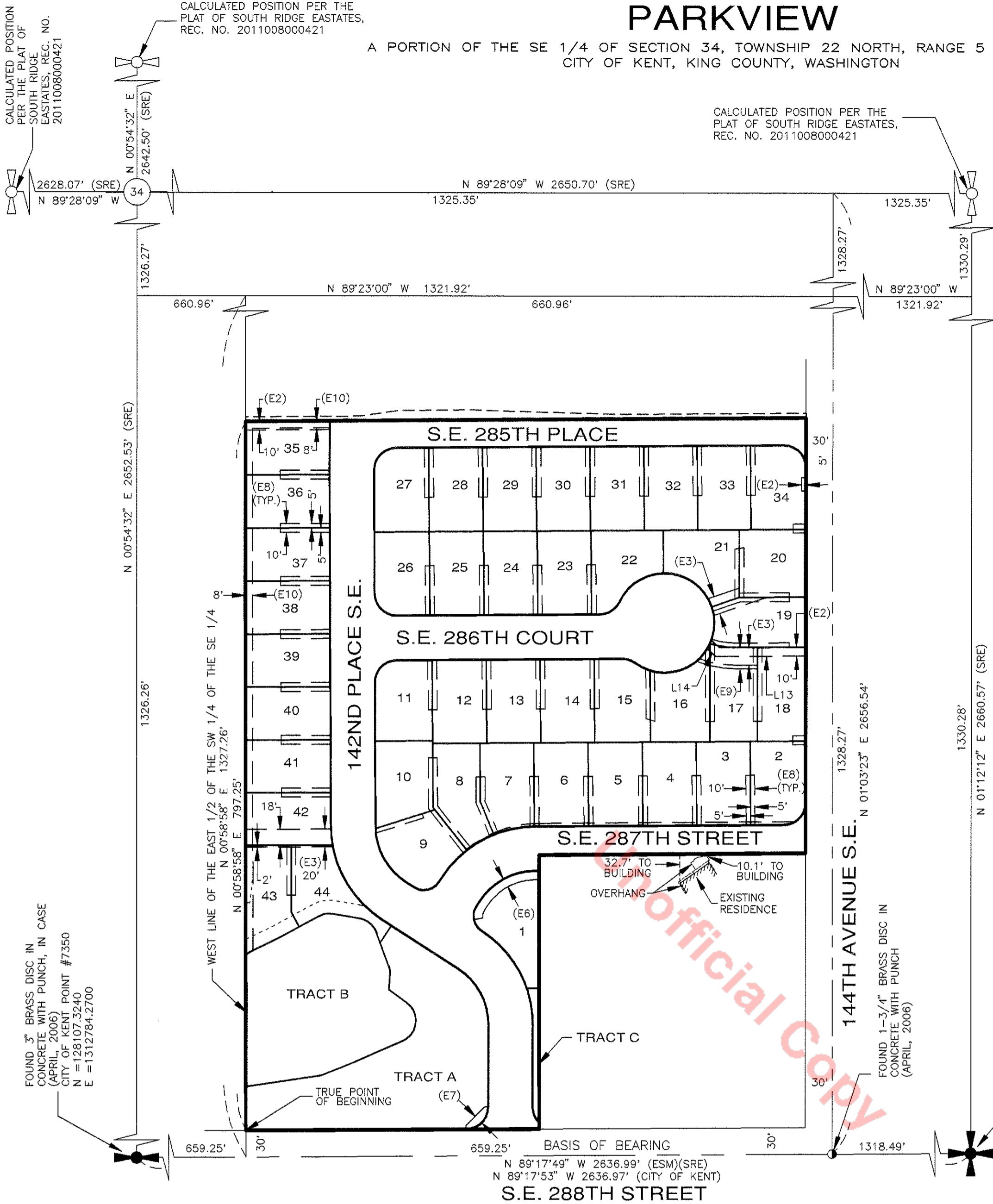
ESM CONSULTING ENGINEERS LLC
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 CLE ELUM (509) 674-1905

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Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
JOB NO. 1183-001-005-0005	DATE: 1-30-2006	
DRAWN: B.R.S./J.S.K	SHEET 2 OF 5	

PARKVIEW

A PORTION OF THE SE 1/4 OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., CITY OF KENT, KING COUNTY, WASHINGTON



SURVEYOR'S NOTES

- 1) SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.
FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.
- 2) HORIZONTAL DATUM = CITY OF KENT - NORTH AMERICAN DATUM OF 1983 (1991) NAD83(91) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, TAKEN AS N 89°17'49" W.
- 3) VERTICAL DATUM = CITY OF KENT - NAVD 88. PROJECT BENCHMARK: BASED UPON BM# 722 - NORTH RIM OF MONUMENT CASE AT THE INTERSECTION OF S.E. 288TH STREET AND 140TH AVENUE S.E. ELEVATION = 355.95.
- 4) SITE BENCH MARK = RAILROAD SPIKE IN NORTH FACE OF POWER POLE ON THE SOUTH SIDE OF S.E. 288TH, AT THE ENTRANCE TO NEWLY BUILT PARK AT THE NORTHEAST CORNER OF THE INTERSECTION OF S.E. 288TH AND 144TH S.E. ELEVATION = 422.72.
- 5) ALL DISTANCES SHOWN HEREON ARE GROUND.

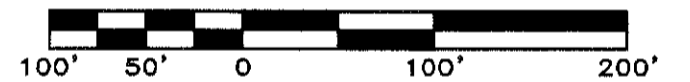
LEGEND

- (SRE) = INFORMATION PER THE PLAT OF SOUTH RIDGE ESTATES REC. NO. 20011008000421.
- (E2) = WATER EASEMENT (SEE NOTE 9 ON SHEET 5 OF 5)
- (E3) = ACCESS AND UTILITIES EASEMENT (SEE NOTES 6, 7 AND 8 ON SHEET 5 OF 5)
- (E6) = PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE 15 ON SHEET 5 OF 5)
- (E7) = LANDSCAPE AND SIGN MONUMENT EASEMENT (SEE NOTE 16 ON SHEET 5 OF 5)
- (E8) = 5'x56' FIRE ACCESS EASEMENT (SEE FIRE ACCESS NOTE THIS SHEET)
- (E9) = 24" SANITARY SEWER EASEMENT (SEE NOTE 18 ON SHEET 5 OF 5)
- (E10) = 8' ACCESS AND MAINTENANCE EASEMENT (SEE NOTE 19 ON SHEET 5 OF 5)

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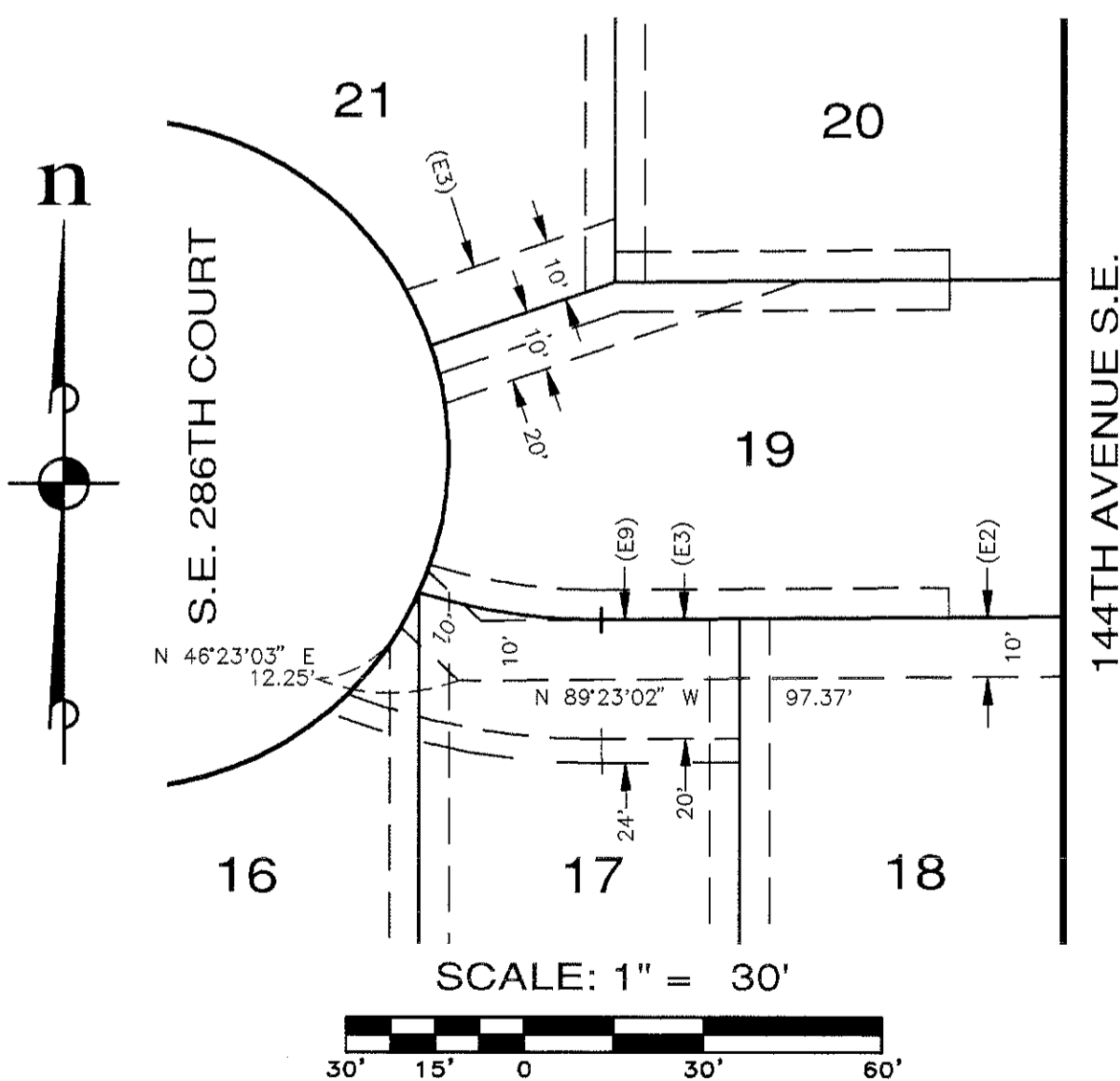
SCALE: 1" = 100'



LINE TABLE

LINE	LENGTH	BEARING
L13	97.37	N 89°23'02" W
L14	12.25	N 46°23'03" E

DETAIL



SCALE: 1" = 30'



FIRE ACCESS EASEMENT

ALL FIRE ACCESS EASEMENTS ARE HEREBY GRANTED TO THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS. THE CITY OF KENT SHALL HAVE THE RIGHT, WITHOUT PRIOR INSTITUTION OF SUIT OR PROCEEDING AT LAW, AT TIMES AS MAY BE NECESSARY, TO ENTER UPON THE EASEMENT AREA AND IMMEDIATE ADJACENT AREAS WITH THE NECESSARY EQUIPMENT AND PERSONNEL TO ACCESS SECOND STORY RESUCE WINDOWS LOCATED ON THE LOT AND IN THE ADJOINING LOT.

NO PERMANENT OR TEMPORARY STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT AREA, INCLUDING BUT NOT LIMITED TO FENCES, SHEDS, STORAGE STRUCTURES, PLAY EQUIPMENT, OR PATIO COVERS. NO OBSTRUCTION OF ANY KIND SHALL BE ALLOWED WITHIN THE EASEMENT AREA THAT WOULD IN ANY WAY IMPEDE OR INTERFERE WITH GRANTEE'S INGRESS AND EGRESS TO THE SECOND STORY WINDOWS OF THE SIDE OF THE HOUSE AND THE ADJOINING HOUSE. STRUCTURES THAT ARE BUILT AS PART OF THE ORIGINAL HOUSE SUCH AS FIRE PLACES AND BAY INDOWS SHALL BE ALLOWED PROVIDED THEY PROTRUDE NO MORE THEN TWENTY FOUR INCHES (24") EXCLUDING ROOF OVERHANG INTO SIDE YARD SETBACK AND AS ALLOWED BY THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES ADOPTED BY THE GRANTEE. GRASS, BARK OR OTHER GROUNDCOVER WHICH WILL ALLOW FOR THE PLACEMENT OF A LADDER ARE PERMITTED.

THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA SO LONG AS SAID USE DOES NOT IMPEDE OR INTERFERE WITH THE USES HERETOFORE DEFINED.

THIS EASEMENT IS A COVENANT RUNNING WITH THE LAND FOREVER AND SHALL BE BINDING ON THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS. NOTHING HEREIN SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC.

CITY OF KENT FSU NO. FSU-2003-8

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DWG NAME: 1183\001\G05\PLOTS\PARK-VIEW-FP-03.DWG



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JOB NO. 1183-001-005-0005 DATE: 1-08-2007

DRAWN: B.R.S./J.S.K. SHEET 3 OF 5

