

WILDERNESS HILLS DIVISION 2

POR. SW 1/4, NW 1/4, SEC. 27, TWP., 22 N., RGE., 6 E., W.M.
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF 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 RELINQUISHING 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:

REFS REALTY, LLC

BY: Andrew M. Niemer
ITS: Executive Vice President

APPROVALS

CITY OF MAPLE VALLEY

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.

EXAMINED AND APPROVED THIS 5th DAY OF August, 2010

AMcCarty
DIRECTOR OF FINANCE

EXAMINED AND APPROVED THIS 5th DAY OF August, 2010

Skinner
DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 5th DAY OF August, 2010

Robertson
DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 6th DAY OF August, 2010

Robertson
MAYOR, CITY OF MAPLE VALLEY

PURSUANT TO THE REQUIREMENTS OF RCW 58.17.160, AND THE REQUIREMENTS OF THE MAPLE VALLEY MUNICIPAL CODE, BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT ALL OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED, INSPECTED, AND APPROVED OR THAT A BOND OR OTHER CITY APPROVED FINANCIAL GUARANTEE IN THE AMOUNT APPROVED BY THE CITY ENGINEER AND IN A FORM APPROVED BY THE CITY ATTORNEY HAS BEEN OBTAINED ASSURING COMPLETION OF SAID IMPROVEMENTS.

David W. Case, P.E. 8-5-10
PRINTED NAME SIGNATURE, CITY ENGINEER DATE

COVINGTON WATER DISTRICT

APPROVED FOR EASEMENTS ONLY THIS 4th DAY OF August, 2010

Brian A. Borstadt
BY: BRIAN BORGSTADT ITS: DISTRICT ENGINEER

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 11th DAY OF August, 2010

Lois Hara
KING COUNTY ASSESSOR

Out of Office
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 272206-9025

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,

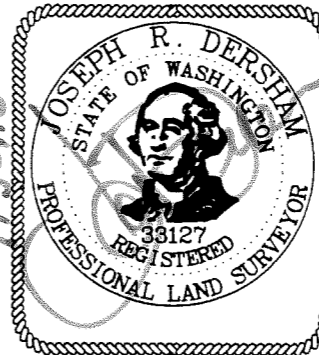
ARE PAID IN FULL THIS 11th DAY OF August, 2010

Scott Matheson
MANAGER, KING COUNTY FINANCE DIVISION

Shirley P. Lyette
DEPUTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WILDERNESS HILLS DIVISION 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, 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.



Joseph R. Dersham
JOSEPH R. DERSHAM, PLS
CERTIFICATE NO. 33127
PACE ENGINEERS, INC.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WASHINGTON 98033
PHONE: 425-827-2014

RECORDING CERTIFICATE

20100811000639
BARCHAUSEN PLAT 129.00
PAGE-001 OF 003
08/11/2010 12:50
KING COUNTY, WA

MAPLE VALLEY CITY COUNCIL THIS _____ DAY OF _____ MINUTES PAST _____ M. AND RECORDED IN _____ RECORDS OF KING

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Hal Wood
SUPERINTENDENT OF RECORDS

PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

JOB NO 04411A.20

SHEET 1 OF 3

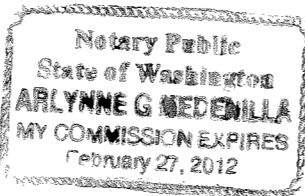
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING)SS

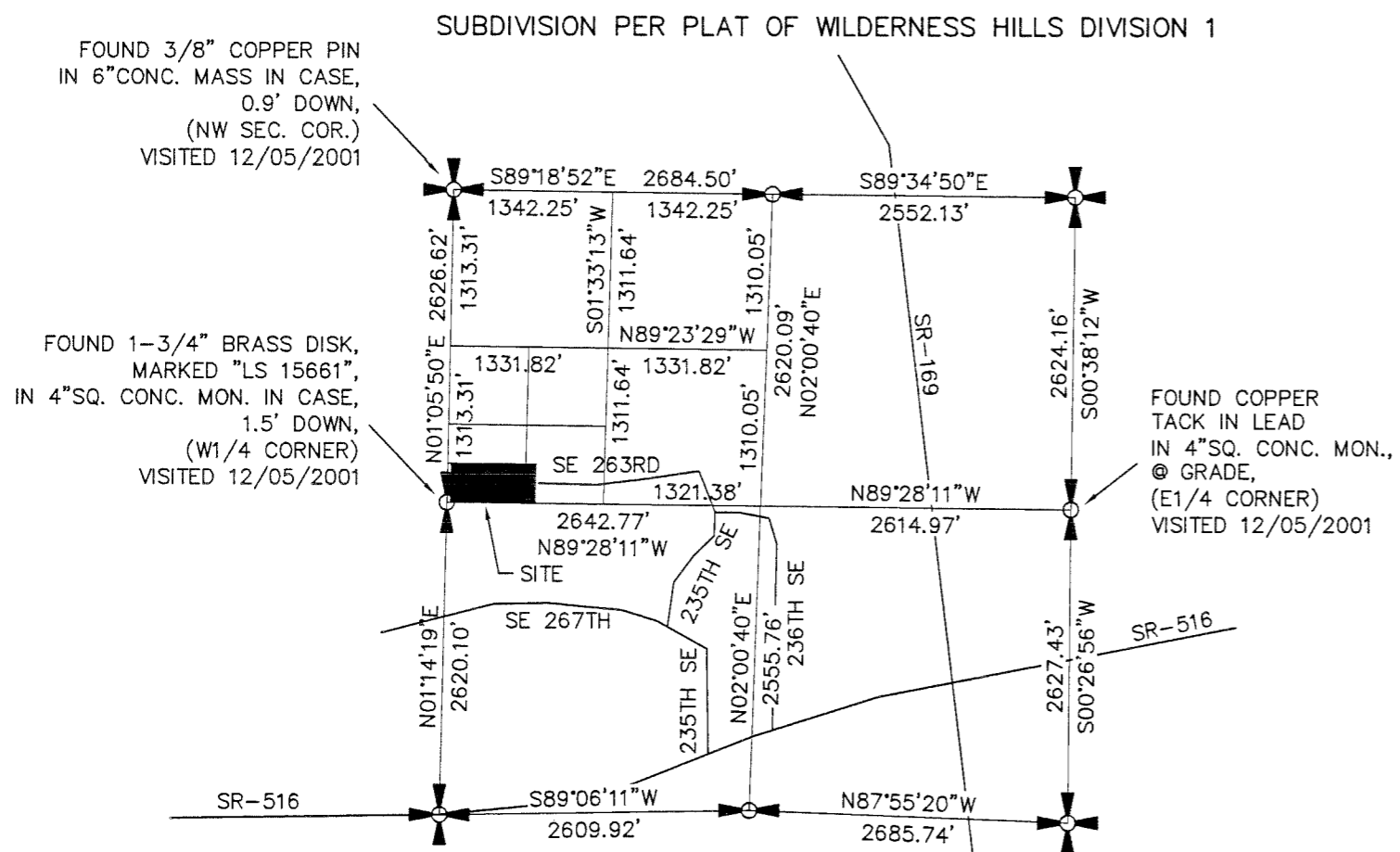
ON THIS 3rd DAY OF Aug., 2010 BEFORE ME PERSONALLY APPEARED Andrew M. Niemer TO ME KNOWN TO BE THE _____ OF REFS REALTY, LLC A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID COMPANY.

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

Signature of Notary Arlyne Gayle Medenilla
Printed name of Notary
Notary Public for the State of Washington, residing at Belleve, WA
My appointment expires: Feb. 27, 2012



SECTION 27 T.22N, R.6E., W.M. BREAKDOWN SCALE: 1"=1500'



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
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WILDERNESS HILLS DIVISION 2

POR. SW 1/4, NW 1/4, SEC. 27, TWP., 22 N., RGE., 6 E., W.M.
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE SOUTH 330 FEET OF THE WEST 750 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(PER OLD REPUBLIC TITLE & ESCROW, ORDER NO.: 5207080643 SECOND REPORT DATED MARCH 25, 2010)

EASEMENT PROVISIONS

- 1) AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MAPLE VALLEY, PUGET SOUND ENERGY INC., QWEST TELEPHONE CO., COMCAST, COVINGTON WATER DISTRICT, SOOS CREEK WATER AND SEWER DISTRICT, AND OTHER UTILITIES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIME FOR THE PURPOSES 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 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.
- 2) TRACT "C" IS AN INGRESS, EGRESS TRACT FOR LOTS 1, 5, 6 AND TRACT "B". LOTS 1, 5, & 6 WILL HAVE AN EQUAL AND UNDIVIDED INTEREST IN TRACT "C".
- 3) AGREEMENTS TO GRANT EASEMENTS OVER SUBJECT PARCEL & PARCEL TO THE EAST CAN BE FOUND IN KING COUNTY RECORDS UNDER RECORDING NUMBERS 20000308000406 AND 20000308000407.
- 4) AN EASEMENT IS HEREBY GRANTED TO COVINGTON WATER DISTRICT (CWD) AND THEIR HEIRS AND ASSIGNS OVER THE 10.00 FEET ADJOINING ALL STREET RIGHT-OF-WAYS TOGETHER WITH PORTIONS OF LOTS 1, 5, 6, 7 AND A PORTION OF TRACTS B AND C AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND WATER MAINS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIME FOR THE PURPOSES HEREIN STATED.
- 5) AN EASEMENT IS HEREBY GRANTED TO SOOS CREEK WATER AND SEWER DISTRICT (SCWSD) AND THEIR HEIRS AND ASSIGNS OVER ALL STREET RIGHT-OF-WAYS AND THE 10.00 FEET ADJOINING ALL RIGHT-OF-WAYS TOGETHER WITH PORTIONS OF LOTS 1, 5, 6, 7 AND A PORTION OF TRACT B AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND MAINS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIME FOR THE PURPOSES HEREIN STATED.
- 6) A JOINT ACCESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN FOR LOTS 2 AND 3 FOR ACCESS FROM 228TH AVENUE S.E. JOINT ACCESS EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN FOR LOTS 4-5, 8-9, 11-12, 13-14, 15-16, 17-18, 19-20, AND 21-22 FOR ACCESS FROM S.E. 263RD STREET.
- 7) A 10.00 FOOT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MAPLE VALLEY AS SHOWN ON LOT 16 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN THE STORM DRAIN SYSTEM WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIME FOR THE PURPOSES HEREIN STATED.

COVINGTON WATER DISTRICT EASEMENT PROVISIONS

EASEMENT RESERVATION FOR WATER PIPELINE

THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR/OR REPLACEMENT OF A WATER PIPELINE AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTOR RESERVES, FOR ITSELF, ASSIGNS AND SUCCESSORS IN INTEREST, THE RIGHT TO USE THE SURFACE OF THE ABOVE DESCRIBED EASEMENTS, BUT SHALL NOT ERECT ANY BUILDINGS, STRUCTURES, AND OR PLANT TREES OR PLANTS OF ANY KIND WITH INVASIVE ROOTS ON SAID EASEMENT.

- 1) A TEN FOOT WIDE EASEMENT OVER THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS.
- 2) A FORTY FOOT WIDE EASEMENT CENTERED OVER TRACT C WHICH DIMINISHES TO A TWENTY FOOT WIDE EASEMENT OVER TRACTS B AND C.

CITY OF MAPLE VALLEY EASEMENT RESERVATIONS

ALL EASEMENTS AS SHOWN ON THIS PLAT AS WELL AS A STRIP OF LAND TEN (10) FEET WIDE ACROSS ALL LOTS AND TRACTS AND RUNNING PARALLEL TO AND BORDERING ALL STREET FRONTAGE ON ALL LOTS AND TRACTS SHALL BE FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF MAPLE VALLEY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "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 HEREIN 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 GROUND LEVEL SHALL 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 OR RIGHT-OF-WAY IN ORDER TO EXTEND, CONSTRUCT, REPAIR, ALTER, MAINTAIN OR RECONSTRUCT THE UTILITIES THAT LAY 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'S 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.

GENERAL NOTES

- 1) THE EXTENSION OF S.E. 263RD STREET AS SHOWN HEREON IS DEDICATED TO THE CITY OF MAPLE VALLEY FOR PUBLIC USE FOR ROAD PURPOSES UPON THE RECORDING OF THIS PLAT.
- 2) THE EXTENSION OF 228TH AVENUE S.E. AS SHOWN HEREON IS DEDICATED TO THE CITY OF MAPLE VALLEY FOR PUBLIC USE FOR ROAD PURPOSES UPON THE RECORDING OF THIS PLAT.
- 3) TRACT "A", A NATIVE GROWTH PROTECTION AREA TRACT, IS HEREBY DEDICATED AND CONVEYED IN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 1 THROUGH 22 AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS. SIGNIFICANT TREES TO BE RETAINED WITHIN TRACT "A" AND THE TREE PROTECTION AREA ON LOT 17 IN THIS SUBDIVISION ARE TO BE PRESERVED FOR ENVIRONMENTAL, AESTHETIC, AND OTHER PURPOSES. NO ACTIVITIES ARE ALLOWED IN THE VICINITY OF THE TREE 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.
- 4) TRACT "B" IS A STORM DRAINAGE TRACT TO BE DEDICATED TO THE CITY OF MAPLE VALLEY UPON THE RECORDING OF THIS PLAT.
- 5) TRACT "C" IS A PRIVATE ACCESS TRACT. TRACT "C" SERVES LOTS 1, 5, 6 AND TRACT "B" FOR STORM DETENTION AND IS HEREBY CONVEYED EQUALLY AND UNDIVIDED TO THE OWNERS OF SAID LOTS 1, 5, AND 6 FOR OWNERSHIP AND MAINTENANCE PURPOSES. AN EASEMENT OVER THE ENTIRE TRACT "C" IS HEREBY RESERVED FOR AND CONVEYED TO ALL UTILITY DISTRICTS SERVING THE PLAT AND THE CITY OF MAPLE VALLEY FOR INGRESS AND EGRESS TO TRACT "B".
- 6) THIS SITE IS LOCATED IN A WELL HEAD 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.
- 7) ALL BUILDING DOWN SPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS WITHIN THE SUBDIVISION SHALL BE CONNECTED TO THE PERMANENT STORM SYSTEM.
- 8) DEVELOPMENT IMPACT FEES IN THE AMOUNT SPECIFIED BY THE MAPLE VALLEY MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO TRAFFIC IMPACT FEES AND/OR SCHOOL IMPACT FEES WILL BE ASSESSED AND COLLECTED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

PUBLIC DRAINAGE EASEMENT NOTES

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 PUBLIC DRAINAGE EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY OF MAPLE VALLEY. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE CITY OF MAPLE VALLEY.

SURVEY NOTES

- 1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 / 1991 ADJUSTMENT (NAD 83/91)
- 2) BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27 BEARS N01°50'50"E PER KING COUNTY SURVEY CONTROL POINT NUMBERS 6187 & 6197.
- 3) THE PRIMARY MEASURING EQUIPMENT UTILIZED IN THE PERFORMANCE OF THIS SURVEY IS A 2" GEODIMETER 600 SERIES TOTAL STATION COMPARED TO AND ADJUSTED AGAINST A NATIONAL GEODETIC CALIBRATED BASELINE WITHIN THE PREVIOUS 12 MONTHS.
- 4) SURVEY ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090 STANDARDS.
- 5) LOT CORNER NOTE: INTERNAL AND REAR LOT CORNERS WERE STAKED WITH 5/8" IRON REBAR WITH BLUE PLASTIC CAPS MARKED "P-A-C-E PLS 33127" UNLESS OTHERWISE SHOWN HEREON. THE STREETWARD PROLONGATION OF THE LOT BOUNDARY LINES ABUTTING STREETS HAVE BEEN REFERENCED WITH A TACK AND BRASS WASHER MARKED "PLS 33127" IN LEAD PLUGS AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.
- 6) OLD REPUBLIC TITLE NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 5207080643, FOURTH REPORT DATED JULY 19, 2010 WAS RELIED UPON FOR DISCLOSURE OF THE VESTING OF TITLE TO THE REAL PROPERTY COMPROMISING THIS SUBDIVISION, WHICH ACCORDING TO SAID ALTA COMMITMENT, IS SUBJECT TO THE FOLLOWING AGREEMENTS AND EASEMENTS:
 - A. COAL, IRON & MINING RIGHTS, REC. NO. 136274.
 - B. SOOS CREEK WATER & SEWER DIST. 15' SEWER EASEMENT, REC. NO. 9310120853
 - C. SOOS CREEK WATER & SEWER DIST. TERMS & CONDITIONS, REC. NO. 9407292571
 - D. AGREEMENT TO GRANT EASEMENT, REC. NO. 20000308000407.
 - E. SOOS CREEK WATER & SEWER DIST. 48' SEWER ESMT. REC. NO. 20010731000729.



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
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PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 27,
TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON.

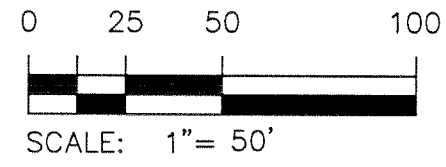
WILDERNESS HILLS DIVISION 2

POR. SW 1/4, NW 1/4, SEC. 27, TWP., 22 N., RGE., 6 E., W.M.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

LEGEND

- ⊕ FOUND MON-IN-CASE
 - ⊗ FOUND SURFACE MONUMENT
 - FOUND REBAR & CAP
 - ⊙ SET MON-IN-CASE NOVEMBER 2009
 - ⊙ SET 5/8" REBAR & BLUE CAP MARKED "P-A-C-E PLS 33127" AT ALL INTERIOR AND BACK LOT CORNERS.
- SEE SURVEY NOTE 5 ON SHEET 2 FOR LOT CORNER DESCRIPTIONS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°20'45"	273.00'	106.47'
C2	8°34'14"	273.00'	40.84'
C3	13°46'31"	273.00'	65.64'
C4	5°12'24"	248.00'	22.54'
C5	14°15'28"	248.00'	61.71'
C6	2°52'53"	248.00'	12.47'
C7	9°47'47"	298.00'	50.95'
C8	4°02'16"	298.00'	21.00'
C9	11°43'52"	298.00'	61.01'
C10	6°34'38"	298.00'	34.21'
C11	7°05'19"	248.00'	30.68'
C12	90°34'01"	27.00'	42.68'
C13	89°25'59"	27.00'	42.14'
C14	5°45'43"	248.00'	24.94'
C15	5°42'55"	228.00'	22.74'
C16	5°15'13"	228.00'	20.91'
C17	4°49'27"	298.00'	25.09'
C18	4°49'27"	298.00'	25.09'
C19	3°48'33"	318.00'	21.14'
C20	5°50'22"	318.00'	32.41'



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	S89°28'11"E	2.41'

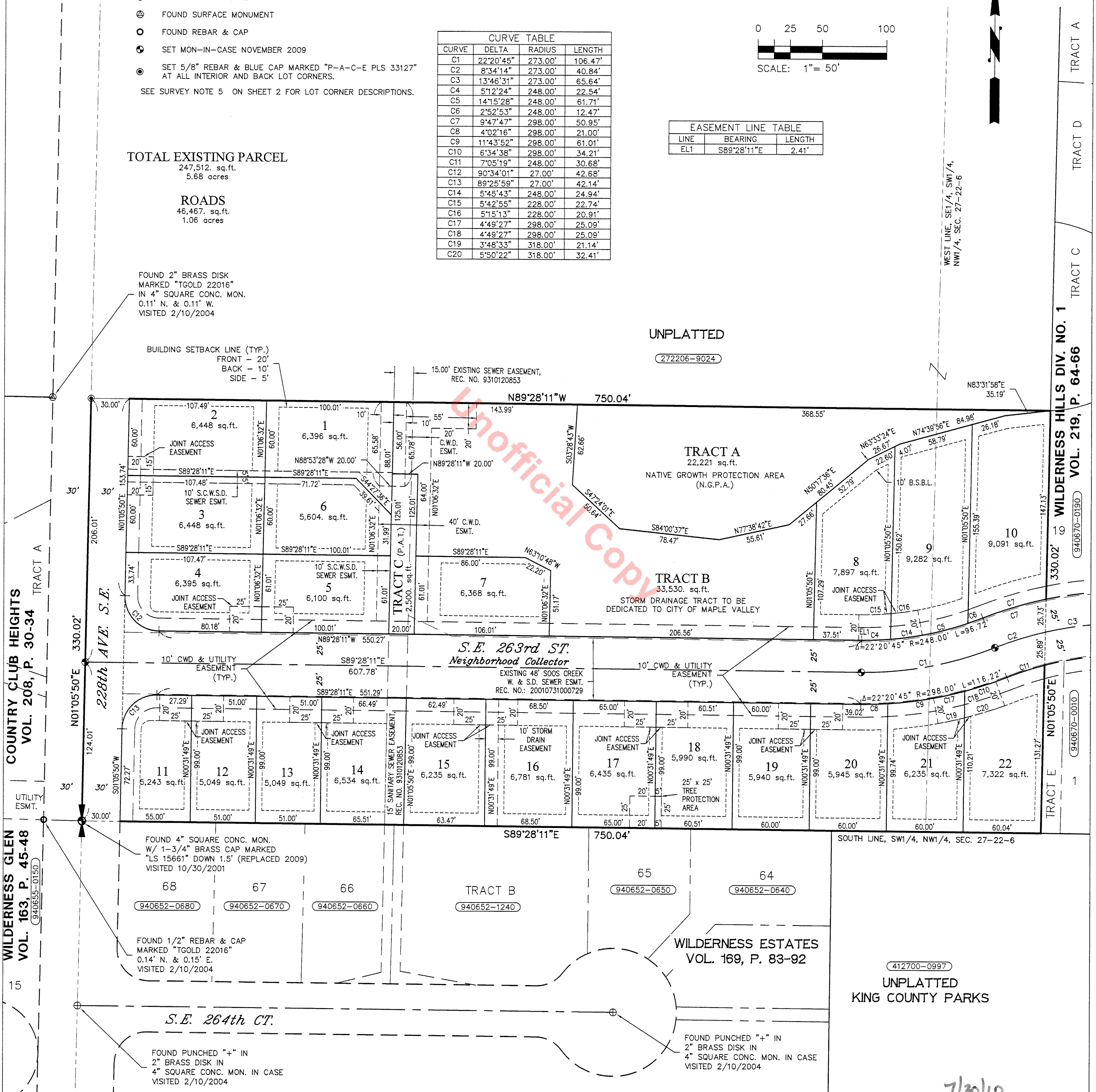
TOTAL EXISTING PARCEL
 247,512. sq.ft.
 5.68 acres

ROADS
 46,467. sq.ft.
 1.06 acres

FOUND 2" BRASS DISK MARKED "TGOLD 22016" IN 4" SQUARE CONC. MON. 0.11' N. & 0.11' W. VISITED 2/10/2004

BUILDING SETBACK LINE (TYP.)
 FRONT - 20'
 BACK - 10'
 SIDE - 5'

UNPLATTED
 272206-9024



COUNTRY CLUB HEIGHTS
 VOL. 208, P. 30-34

WILDERNESS GLEN
 VOL. 163, P. 45-48

TRACT A
 TRACT D
 TRACT C
 TRACT B
 WILDERNESS HILLS DIV. NO. 1
 VOL. 219, P. 64-66



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