

ROCK CREEK RESERVE

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN 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 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 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 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:

HULTQUIST DEVELOPMENT, INC.
A WASHINGTON CORPORATION

BY: Greg Rumsey
ITS: AGENT

BY: Gary Ambruz
GARY AMBRUZ

ARCTIC CIRCLE CONSULTING GROUP, INC.
AN ALASKA CORPORATION

BY: Donald Dunavant
ITS: manager

BY: Alice Ambruz
ALICE AMBRUZ

KING COUNTY APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24th DAY OF SEPTEMBER, 2014.

BY: Lloyd Hira, Deputy Assessor
KING COUNTY ASSESSOR

ASSESSOR PARCEL NUMBER: 412700-1055

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 24th DAY OF Sept, 2014.

BY: Scott Matheson, Deputy Finance
AUTHORIZED REPRESENTATIVE FINANCE

CITY OF MAPLE VALLEY APPROVALS

EXAMINED AND APPROVED THIS 23 DAY OF SEPTEMBER, 2014.

BY: [Signature]
MAYOR, CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 23rd DAY OF September, 2014.

BY: SR [Signature]
COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 23rd DAY OF September, 2014.

BY: SR [Signature]
PUBLIC WORKS DIRECTOR

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.

DATED THIS 23rd DAY OF September, 2014.

BY: Shawn Hunstock
FINANCE DIRECTOR

COVINGTON WATER DISTRICT

APPROVED FOR EASEMENTS ONLY

BY: Brian A. Borgstadt
DISTRICT ENGINEER, COVINGTON WATER DISTRICT

ACKNOWLEDGMENT

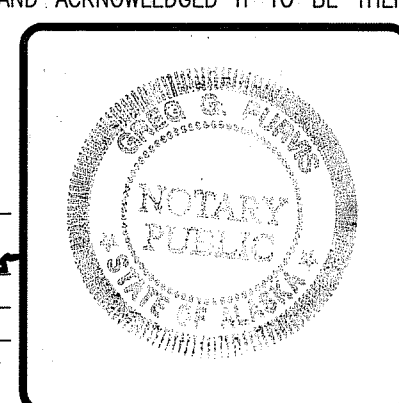
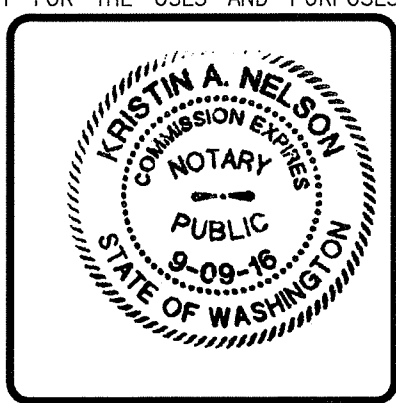
STATE OF WASHINGTON ALASKA

COUNTY OF Anchorage

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY AND ALICE AMBRUZ ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 22nd DAY OF Sept., 2014.

BY: [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON ALASKA
RESIDING AT 12580 Old Seward Hwy. Anchorage AK 99515
PRINTED NAME Greg B. Purvis
MY APPOINTMENT EXPIRES 3-19-15



ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Greg Rumsey 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 agent OF HULTQUIST DEVELOPMENT INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 19th DAY OF September, 2014.

BY: [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Federal Way
PRINTED NAME Kristin A. Nelson
MY APPOINTMENT EXPIRES 9-9-16

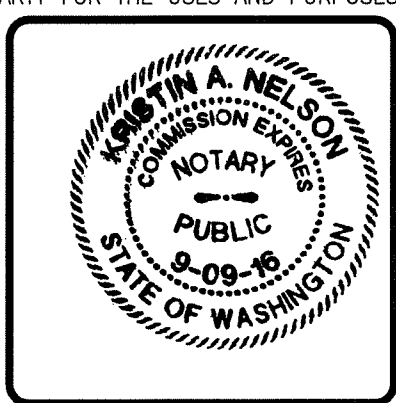
STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Donald Dunavant 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 manager OF ARCTIC CIRCLE CONSULTING GROUP, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 19th DAY OF September, 2014.

BY: [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Federal Way
PRINTED NAME Kristin A. Nelson
MY APPOINTMENT EXPIRES 9-9-16



CITY OF MAPLE VALLEY FILE NO. CD1404-002

JOB NO. 12191



20140925000325

BARGHAUSEN CON PLAT 138.00
PAGE-001 OF 005 VOL 266 PG 089
09/25/2014 09:56
KING COUNTY, WA

Plats at
hington.

Manager

BY: [Signature]
Superintendent of Records

LAND SURVEYOR'S CERTIFICATE:

I hereby certify that this plat of ROCK CREEK RESERVE 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.

BY: [Signature]
DENNIS J. SALTYS, PLS NO. 27328

Date 9/12/14



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

SW1/4 OF SW1/4, SEC. 27-T22N-R6E, W.M.

SHEET 1 OF 5



20140925000325

BARGHAUSEN CON PLAT 138.00
PAGE-002 OF 005 VOL 266 PG 089
09/25/2014 09:56
KING COUNTY, WA

VOLUME/PAGE

266/090

ROCK CREEK RESERVE

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS A AND B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. S91L0204, RECORDED UNDER RECORDING NO. 9202041028, LYING SOUTHERLY OF A LINE THAT IS PARALLEL WITH AND 780.00 FEET NORTHERLY OF, AS MEASURED FROM AND AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27.

(ALSO KNOWN AS NEW PARCEL 2, CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NO. CDO-0209-003, RECORDED UNDER RECORDING NO. 20030428900041).

SURVEYOR'S NOTES:

- HORIZONTAL DATUM IS NAD 1983 (91), BASED ON INFORMATION PUBLISHED BY KING COUNTY SURVEY CONTROL (KCSC). WE HELD THE SOUTHWEST CORNER OF SECTION 27 (KCSC 6207) FOR POSITION AND A BEARING OF NORTH 89°06'12" EAST TOWARD THE SOUTH 1/4 CORNER OF SECTION 27 (KCSC 6206).
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE-SECOND 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 INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
- UNLESS NOTED OTHERWISE ON SHEET 4, ALL FRONT AND BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 27328" AS PLAT CONSTRUCTION IS COMPLETED. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.

CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 0011083-06 DATED MARCH 7, 2014, AND SUPPLEMENTAL NO. 1 DATED APRIL 11, 2014, AND 2ND PLAT CERTIFICATE DATED AUGUST 8, 2014, SCHEDULE B SPECIAL EXCEPTIONS:

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF KENT, A MUNICIPAL CORPORATION
PURPOSE: WATER MAINS WITH NECESSARY APPURTENANCES
RECORDING DATE: SEPTEMBER 10, 1957
RECORDING NO.: 4831714 (SHOWN)

2. RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED
GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY
RECORDING NO.: 208426 (NOT PLOTTABLE)
RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR GROUND OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND.

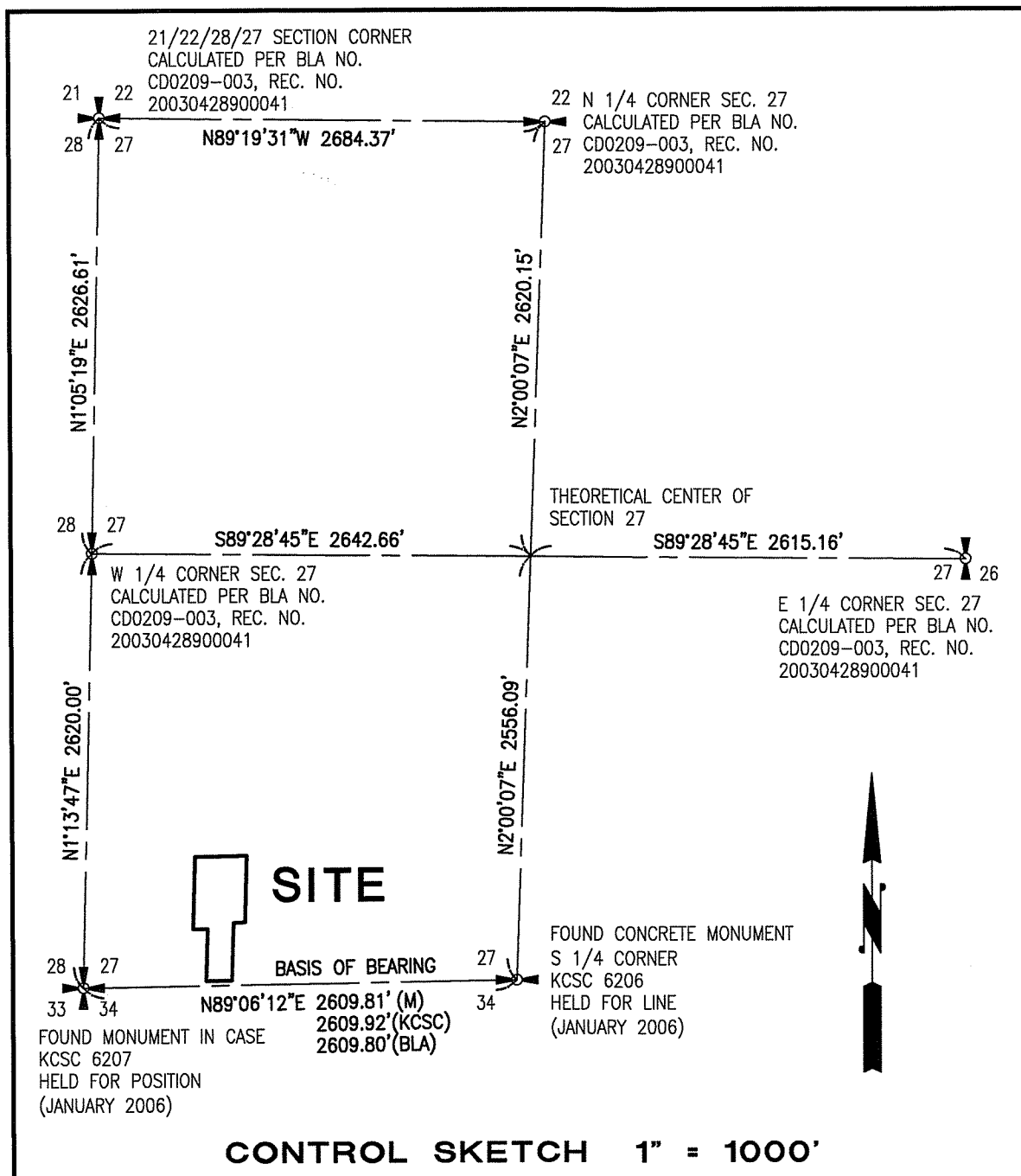
3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER S91L0204 RECORDED UNDER RECORDING NUMBER 9202041028. (NOT PLOTTABLE)

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CDO-0209-003 RECORDED UNDER RECORDING NUMBER 20030428900041. (NOT PLOTTABLE)

5. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: ROBERT AND PAM SOUSHEK, HUSBAND AND WIFE, INTEGRITY LAND, LLC AND EARL AND ENA SOUSHEK, HUSBAND AND WIFE
RECORDING DATE: APRIL 25, 2007
RECORDING NO.: 20070425001361
REGARDING: LOCATION OF BOUNDARY LINE AND AGREEMENT TO CONVEY FUTURE TRACT ASSIGNMENT OF INTEREST IN BOUNDARY LINE AGREEMENT: (TRACT "F")
DATED: DECEMBER 7, 2012
RECORDED: JANUARY 2, 2013
RECORDING NUMBER: 20130102001317
ASSIGNEE: GRAYHAWK PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

6-13. NOT APPLICABLE TO BE SHOWN ON SURVEY.

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: UTILITY SYSTEMS FOR GAS AND ELECTRICITY
RECORDING DATE: APRIL 11, 2014
RECORDING NO.: 20140411000701
AFFECTS: PORTIONS OF SAID PREMISES, AS DESCRIBED IN SAID INSTRUMENT
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE HEREIN DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROADS ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID)
EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF SAID PUBLIC STREETS AND ROAD RIGHTS-OF-WAY.



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

SW1/4 OF SW1/4, SEC. 27-T22N-R6E, W.M.

SHEET 2 OF 5



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BARGHAUSEN CON PLAT 138.00
PAGE-003 OF 005 VOL 266 PG 089
09/25/2014 09:56
KING COUNTY, WA

VOLUME/PAGE

266/091

ROCK CREEK RESERVE

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR THE ROCK CREEK RESERVE HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH SHALL BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT UNDER KING COUNTY RECORDING NUMBER 20140925000326.
3. TRACT "A", A PRIVATE JOINT USE DRIVEWAY TRACT (JUD), IS HEREBY DEDICATED AND CONVEYED TO THE OWNERS OF LOTS 23 AND 24, THEIR SUCCESSORS AND ASSIGNS FOR OWNERSHIP AND MAINTENANCE. A SEWER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "A" IS HEREBY GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS.
4. TRACT "B", A RECREATION/DRAINAGE FACILITY TRACT, IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF MAPLE VALLEY, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF MAPLE VALLEY SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES CONTAINED WITHIN TRACT "B". A RECREATION EASEMENT OVER, ACROSS AND UPON TRACT "B" IS HEREBY GRANTED AND CONVEYED TO THE ROCK CREEK RESERVE HOMEOWNERS ASSOCIATION, THEIR SUCCESSOR AND ASSIGNS. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RECREATION FACILITIES CONTAINED THEREIN.
5. TRACT "C", A LANDSCAPE TRACT, IS HEREBY DEDICATED AND CONVEYED TO THE ROCK CREEK RESERVE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS FOR OWNERSHIP AND MAINTENANCE PURPOSES.
6. TRACT "D", A RECREATION TRACT, IS HEREBY DEDICATED AND CONVEYED TO THE ROCK CREEK RESERVE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS FOR OWNERSHIP AND MAINTENANCE PURPOSES.
7. TRACT "E", A PRIVATE ACCESS TRACT (PAT), IS HEREBY DEDICATED AND CONVEYED TO THE OWNERS OF LOTS 7 THROUGH 10, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS FOR OWNERSHIP AND MAINTENANCE. A SEWER EASEMENT OVER, UNDER, ACROSS AND UPON TRACT "E" IS HEREBY GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS.
8. TRACT "F", A CONVEYANCE TRACT, SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO ROBERT SOUSHEK AND PAM SOUSHECK, HUSBAND AND WIFE, AS CURRENT OWNERS OF KING COUNTY TAX PARCEL 412700-1059, UPON THE RECORDING OF THIS PLAT. TRACT "F" IS NOT CONSIDERED A LOT OR BUILDING SITE FOR THE PURPOSE OF RESIDENTIAL DWELLING CONSTRUCTION AND SHALL NOT BE ALLOWED TO BE ADJUSTED FOR THAT PURPOSE.
9. TRACT "G", A SLOPE TRACT, IS HEREBY DEDICATED AND CONVEYED TO THE ROCK CREEK RESERVE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS FOR OWNERSHIP AND MAINTENANCE PURPOSES.
10. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE LOT OWNER(S) WHO WOULD BENEFIT FROM THE EASEMENT. THE OWNER OF SAID LOTS HAVING BENEFIT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES LOCATED WITHIN THE EASEMENT. DETAILS REGARDING THE LOCATION OF DRAINAGE FACILITIES WITHIN THE PSDE ARE SHOWN ON THE APPROVED ENGINEERING PLANS ON FILE WITH THE CITY OF MAPLE VALLEY.
11. UNLESS NOTED OTHERWISE, ALL WATERLINE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TO COVINGTON WATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE. (SEE "EASEMENTS AND RESERVATIONS" AND "EASEMENT RESERVATION FOR WATER PIPELINE" AT RIGHT)
12. ALL SANITARY SEWER EASEMENTS (SSE) ARE HEREBY GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE. (SEE "EASEMENTS AND RESERVATIONS" AT RIGHT)
13. THE MAINTENANCE EASEMENTS (ME) SHOWN AROUND TRACT "A" IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 23 AND 24, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE PURPOSES. THE MAINTENANCE EASEMENTS (ME) AROUND TRACT "E" ARE HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 7 THROUGH 10, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE PURPOSES.
14. THE PUBLIC ACCESS EASEMENT (PAE) SHOWN WITHIN LOT 25 IS HEREBY GRANTED AND CONVEYED TO THE CITY OF MAPLE VALLEY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES.
15. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE ON FILE WITH THE CITY OF MAPLE VALLEY PUBLIC WORKS DEPARTMENT. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF MAPLE VALLEY PUBLIC WORKS DEPARTMENT.
16. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO APPROVED LANDSCAPING PLANS ON FILE WITH THE CITY OF MAPLE VALLEY. THE STREET TREES AND ASSOCIATED LANDSCAPING 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 SHALL BE OWNED AND MAINTAINED BY THE ROCK CREEK RESERVE HOMEOWNERS ASSOCIATION.
17. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES HAVE BEEN ASSIGNED FOR THE INDIVIDUAL LOTS WITHIN THE RANGE OF 26914 TO 27047 FOR THE NORTH-SOUTH ROADS AND 22904 TO 23011 FOR THE EAST-WEST ROADS BY THE CITY OF MAPLE VALLEY, IN ACCORDANCE WITH RCW 58.17.280.
18. THE 24' WATERLINE EASEMENT WITHIN LOTS 1, 15 AND 21, AND TRACTS "D" AND "F" IS HEREBY GRANTED AND CONVEYED TO THE CITY OF KENT.
19. THE OWNERS OF THE LOTS WITHIN THIS PLAT SHALL BE REQUIRED TO LOCATE AND/OR SCREEN ROOF-MOUNTED AND GROUND LEVEL MECHANICAL EQUIPMENT SO AS NOT TO BE VISIBLE FROM THE STREET, FROM THE GROUND LEVEL OF ADJACENT PROPERTIES, OR FROM ADJACENT RESIDENTIAL AREAS AT HIGH ELEVATIONS. SCREENING SHALL BLEND WITH THE ARCHITECTURE OF THE BUILDING.
20. THE UTILITY PROVIDERS WITHIN THIS PLAT SHALL BE REQUIRED TO LOCATE AND/OR SCREEN UTILITY METERS, ELECTRICAL CONDUIT AND OTHER SERVICE AND UTILITY APPARATUS, INCLUDING PUBLIC UTILITIES ALONG THE STREET, SO AS NOT TO BE VISIBLE FROM THE STREET.
21. THE STORM DRAINAGE EASEMENTS WITHIN LOT 12 AND TRACTS "A" AND "E" ARE HEREBY GRANTED AND CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT.

WELLHEAD PROTECTION NOTE

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.

DOWNSPOUT NOTE

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS WITHIN THE SUBDIVISION SHALL BE CONNECTED TO AN APPROVED STORM DRAIN SYSTEM.

TREE PROTECTION NOTE

TREES INDICATED ON THIS PROPERTY WITHIN TREE PROTECTION AREAS (TPA's) OR TREE PROTECTION EASEMENTS (TPE's) DESIGNATED TO BE RETAINED, 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 OR VEGETATION 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.

DEVELOPMENT IMPACT FEE NOTE

DEVELOPMENT IMPACT FEES IN THE AMOUNT SPECIFIED BY THE MAPLE VALLEY MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO TRAFFIC IMPACT FEES, FIRE MITIGATION FEES AND/OR SCHOOL IMPACT FEES, WILL BE ASSESSED, AND ARE DUE, AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

FUTURE SUBDIVISION NOTE

NO LOT OR PORTION OF A LOT SHALL BE SUBDIVIDED AND SOLD, OR RESOLD, OR ITS OWNERSHIP CHANGED OR TRANSFERRED IN VIOLATION OF APPLICABLE CITY, COUNTY, STATE, OR FEDERAL STANDARDS, RULES, REGULATIONS OR LAWS.

EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MAPLE VALLEY, PUGET SOUND ENERGY, INC., CENTURY LINK AND COMCAST CABLE SERVICES 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.

THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, WATER SYSTEM APPURTENANCES, SANITARY SEWER STRUCTURES AND PUBLIC 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, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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. 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.

CITY OF MAPLE VALLEY EASEMENT RESERVATIONS

ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT AS WELL AS A STRIP OF LAND TEN (10) FEET WIDE THAT ADJOINS AND RUNS PARALLEL TO THE 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, GRANTEE SHALL NOT CONSTRUCT OR ERECT ANY BUILDINGS, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTEE PLANT ANY TREES, NOR SHALL GRANTEE PLACE ANY FILL MATERIAL. GRANTEE 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 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, 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.

EASEMENT RESERVATION FOR WATER PIPELINE

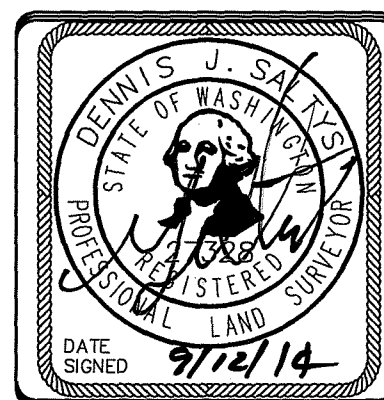
THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR/OR REPLACEMENT 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 GRANTEE 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 INTRUSIVE ROOTS ON SAID EASEMENT.

IF, IN THE FUTURE, THE SURFACE OF THE ABOVE PROPERTY IS CHANGED BY THE GRANTEE, ITS ASSIGNS OR SUCCESSORS IN INTEREST, THE THEN OWNER OF PROPERTY AGREES TO PAY THE DISTRICT THE COST OF RELOCATING THE ABOVE WATER PIPELINE AND APPURTENANCES SO THAT THE AMOUNT OF EARTH COVERING THE SAME (THE DEPTH THEREOF) MEETS THE DISTRICT'S THEN MINIMUM STANDARDS AND SPECIFICATIONS.

COVINGTON WATER DISTRICT EASEMENT PROPERTIES INCLUDE:

AS DEPICTED AND DIMENSIONED ON SHEET 5.



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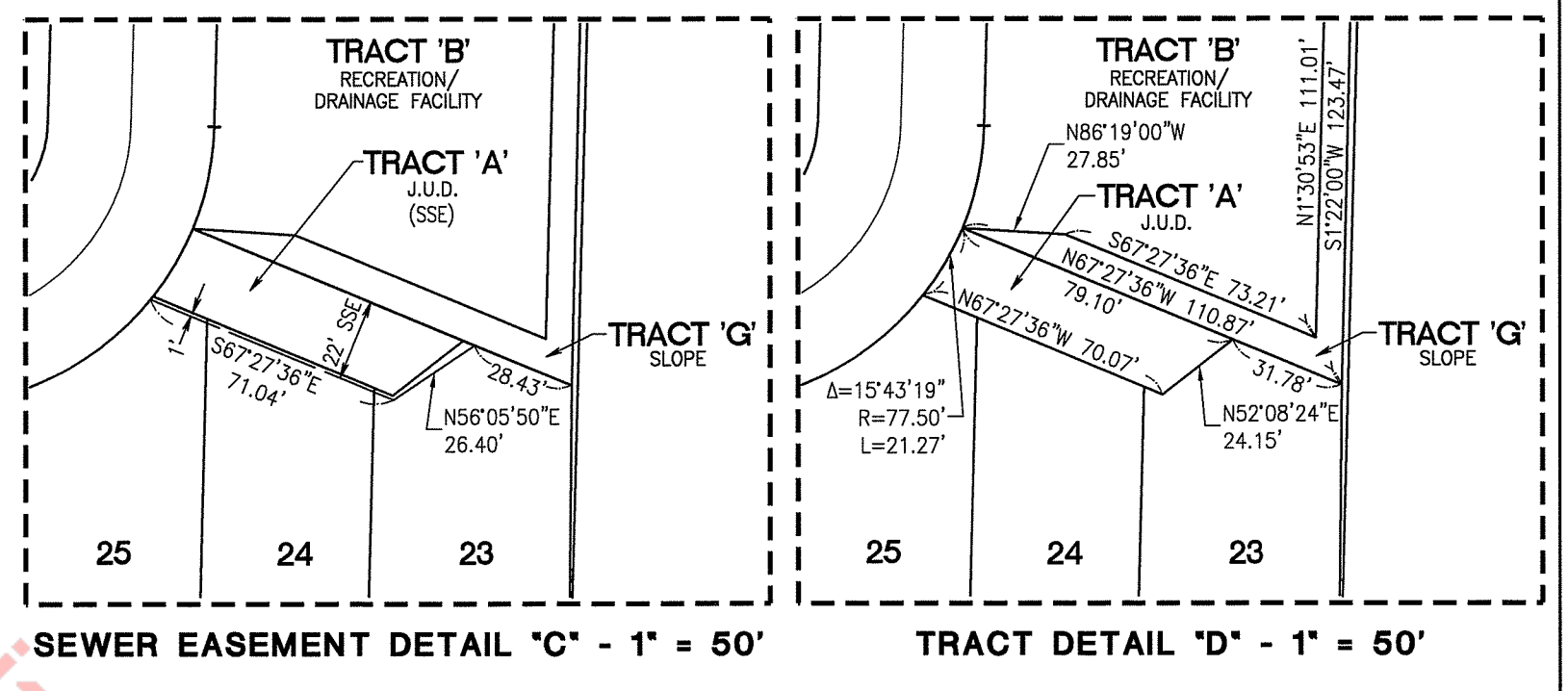
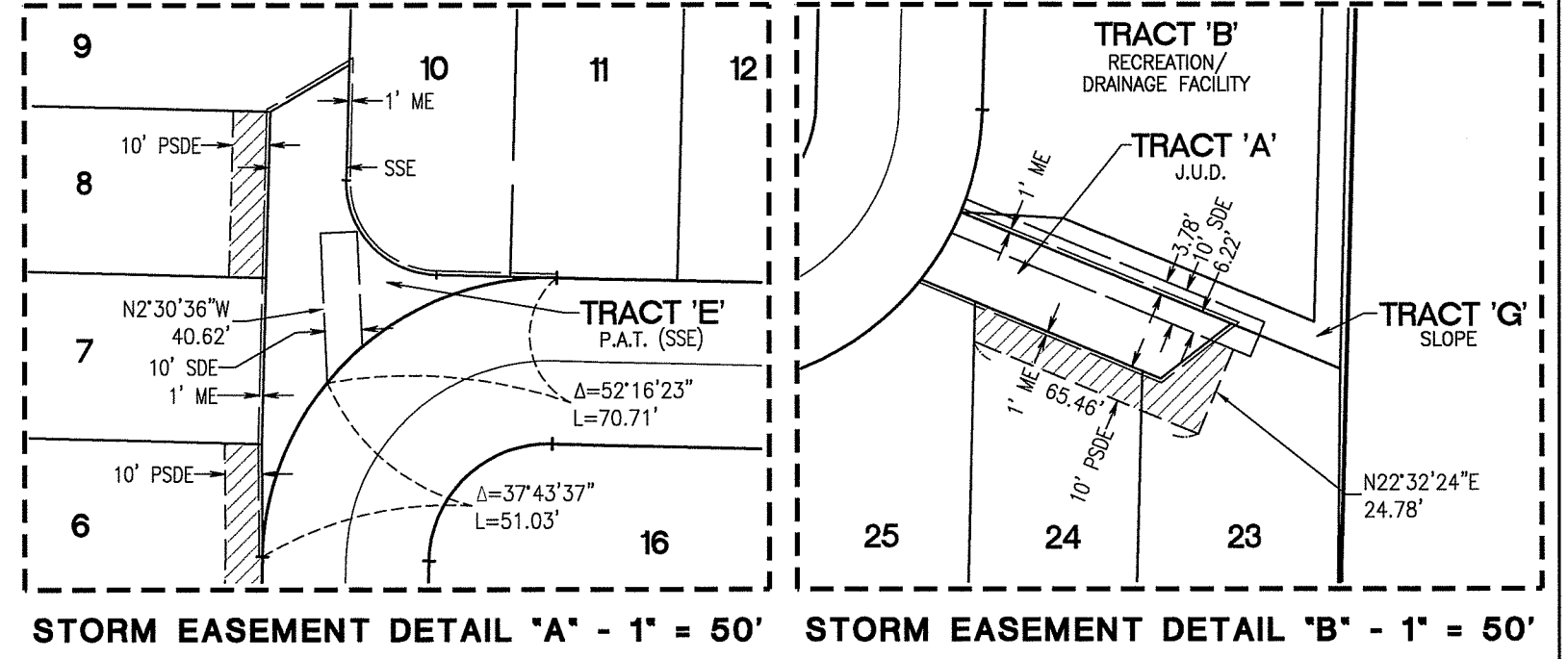
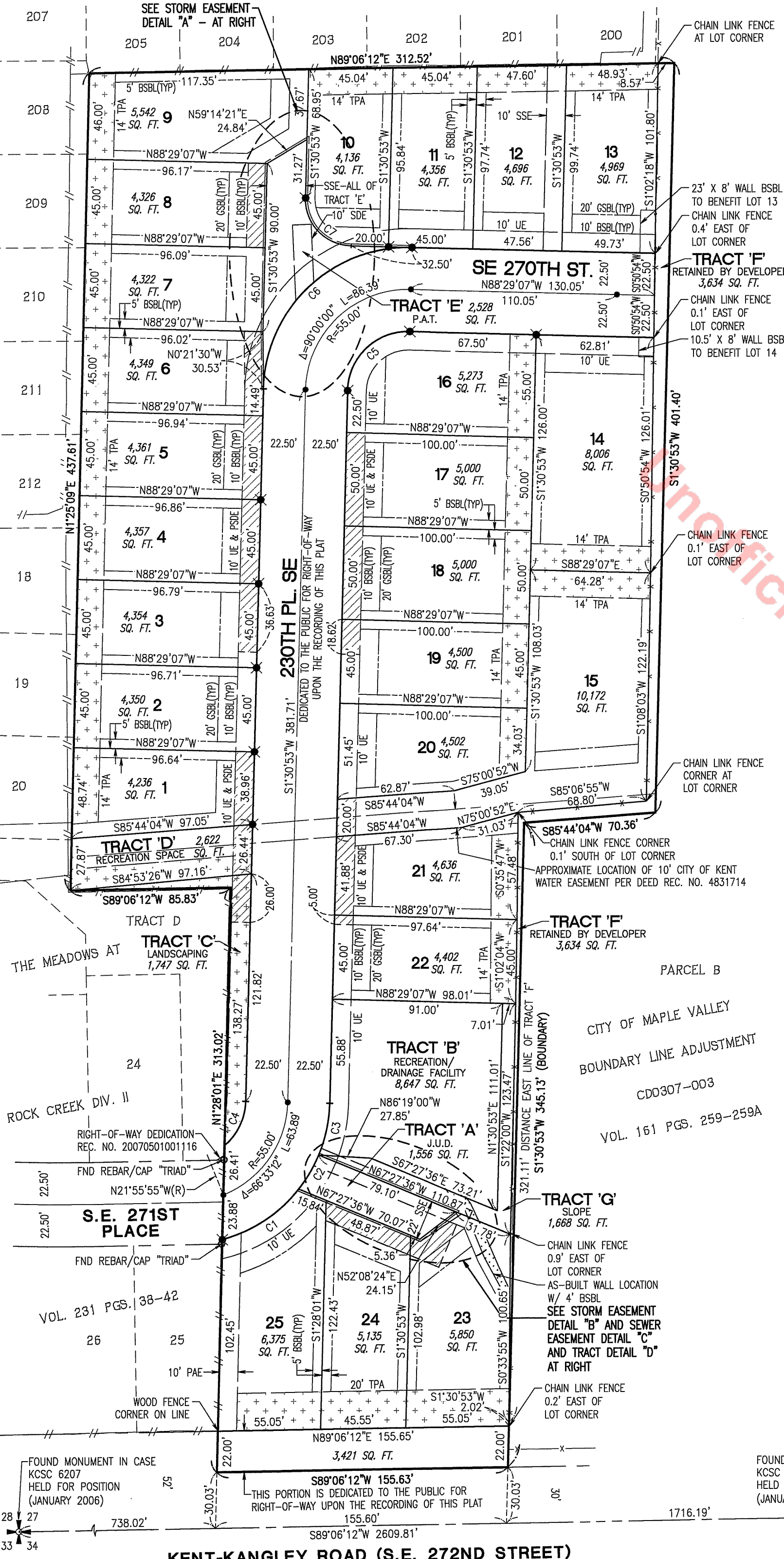
SW1/4 OF SW1/4, SEC. 27-T22N-R6E, W.M.

SHEET 3 OF 5

ROCK CREEK RESERVE

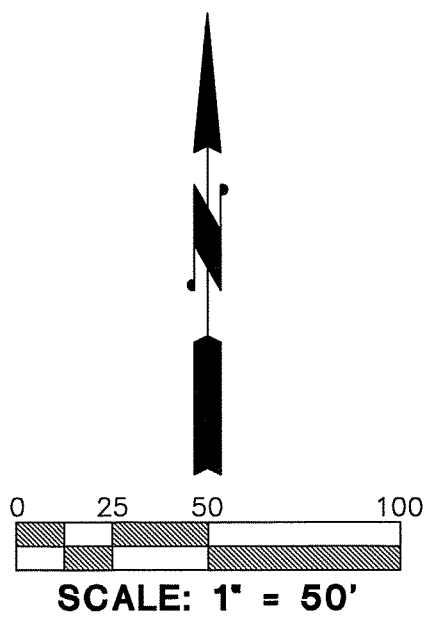
PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
 SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

THE MEADOWS AT ROCK CREEK PH. II & III VOL. 227, PGS. 48-56



CURVE #	LENGTH	RADIUS	DELTA
C1	49.82'	77.50'	36°50'08"
C2	21.27'	77.50'	15°43'19"
C3	28.44'	77.50'	21°01'31"
C4	27.07'	32.50'	47°43'33"
C5	51.05'	32.50'	90°00'00"
C6	121.74'	77.50'	90°00'00"
C7	39.27'	25.00'	90°00'00"

- LEGEND:**
- FOUND REBAR/CAP AS NOTED
 - CITY OF MAPLE VALLEY STANDARD ROAD MONUMENT TO BE SET WHEN CONSTRUCTION IS COMPLETED
 - ✱ SET MAG NAIL & WASHER IN CONCRETE SIDEWALK OR ASPHALT DRIVE AT PROPERTY CORNER (SEE SURVEYOR'S NOTE 3 ON SHEET 2)
 - UE UTILITY EASEMENT (SEE "EASEMENTS AND RESERVATIONS" AND "CITY OF MAPLE VALLEY EASEMENT RESERVATIONS" ON SHEET 3)
 - SSE SANITARY SEWER EASEMENT (SEE PLAT NOTE 12 ON SHEET 3)
 - PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE PLAT NOTE 10 ON SHEET 3)
 - ME MAINTENANCE EASEMENT (SEE PLAT NOTE 13 ON SHEET 3)
 - PAE PUBLIC ACCESS EASEMENT (SEE PLAT NOTE 14 ON SHEET 3)
 - TPA TREE PROTECTION AREA (SEE TREE PROTECTION NOTE ON SHEET 3)
 - SDE PUBLIC STORM DRAINAGE EASEMENT (SEE PLAT NOTE 21 ON SHEET 3)
 - JUD JOINT USE DRIVEWAY
 - PAT PRIVATE ACCESS TRACT
 - BSBL BUILDING SETBACK LINE
 - GSBL GARAGE SETBACK LINE



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SHEET 4 OF 5

SEE SHEET 5 FOR WATERLINE EASEMENT DETAILS



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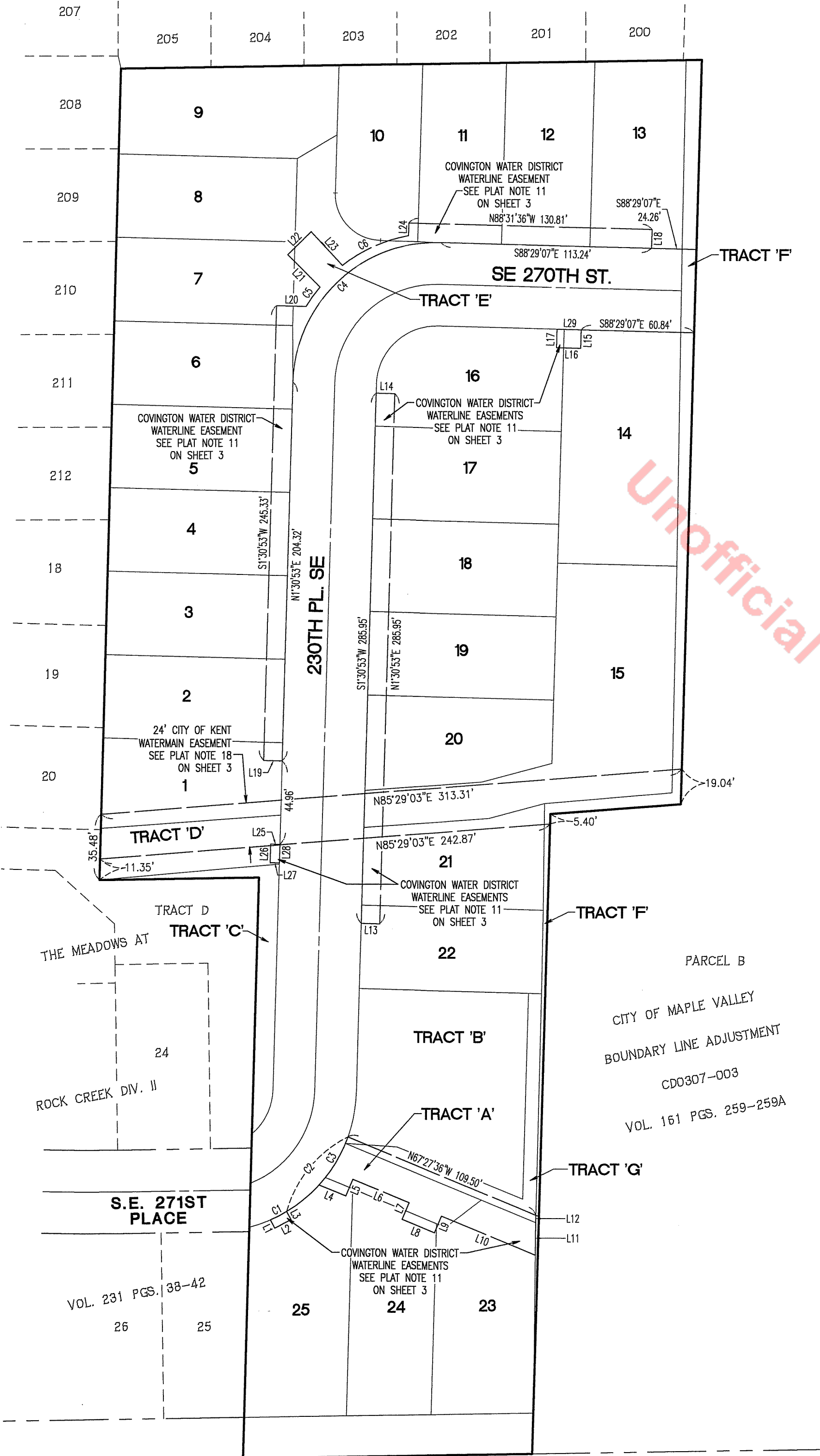
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ROCK CREEK RESERVE

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

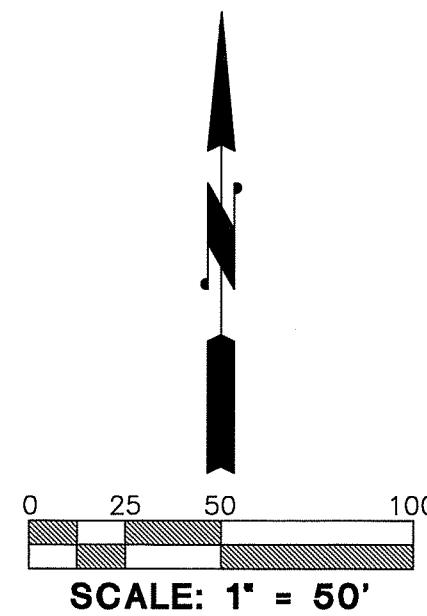
THE MEADOWS AT ROCK CREEK PH. II & III VOL. 227, PGS. 48-56



LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.01'	S26°56'05"E
L2	10.00'	N62°30'59"E
L3	5.00'	N29°12'12"W
L4	15.53'	N67°27'36"W
L5	9.78'	S22°32'24"W
L6	32.87'	N67°27'36"W
L7	9.78'	N22°32'24"E
L8	18.73'	N67°27'36"W
L9	9.78'	S22°32'24"W
L10	54.78'	N67°27'36"W
L11	17.49'	S0°33'55"W
L12	4.05'	S1°22'00"W
L13	10.00'	S88°29'07"E
L14	10.00'	N88°29'07"W
L15	10.00'	S1°30'53"W

LINE TABLE		
LINE #	LENGTH	BEARING
L16	13.00'	N88°29'07"W
L17	10.00'	N1°30'53"E
L18	10.08'	N1°54'12"E
L19	10.00'	S88°29'07"E
L20	15.91'	N88°29'07"W
L21	24.51'	S44°56'24"E
L22	17.72'	S45°03'36"W
L23	24.82'	N42°27'26"W
L24	6.86'	S1°30'53"W
L25	5.00'	S88°29'07"E
L26	10.00'	S1°30'53"W
L27	5.00'	S88°29'07"E
L28	10.00'	S1°30'53"W
L29	13.00'	S88°29'07"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	9.80'	77.50'	7°14'53"
C2	53.00'	77.50'	39°11'10"
C3	30.30'	77.50'	22°23'51"
C4	121.74'	77.50'	90°00'00"
C5	12.83'	82.50'	8°54'37"
C6	39.53'	82.50'	27°27'17"



KENT-KANGLEY ROAD (S.E. 272ND STREET)

WATERLINE EASEMENT DETAILS

CITY OF MAPLE VALLEY FILE NO. CD1404-002



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SW1/4 OF SW1/4, SEC. 27-T22N-R6E, W.M.
SHEET 5 OF 5

JOB NO. 12191

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