

20051121001161

# THE MEADOWS AT ROCK CREEK DIV. II

VOL/Pg  
231/038

PORTION OF SW 1/4 SW 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 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.

ROCK CREEK MEADOWS II, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

*B.D.R.*

SIGNED BRIAN D. ROSS  
BY: PRES, BRND, MEMBER  
ITS:

BANK OF AMERICA,  
A NATIONAL BANKING ASSOCIATION

*Douglas B. Sollitt*

SIGNED Douglas B. Sollitt  
BY: Senior Vice-President  
ITS:

## APPROVALS

### CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 18<sup>th</sup> DAY OF November, 2005.

*James J. O'Connell*  
MAYOR, CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF November, 2005.

*Ly Peterson*  
DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF NOVEMBER, 2005.

*Daniel B. Jelic*  
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 ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 17<sup>th</sup> DAY OF NOVEMBER, 2005

*Zam McWhorter*  
DIRECTOR OF FINANCE

### KING COUNTY

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF November, 2005.

*Scott Noble* *Russell Scheidelman*  
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 412700-1034 & -1042

I HEREBY CERTIFY 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 21<sup>st</sup> DAY OF November, 2005

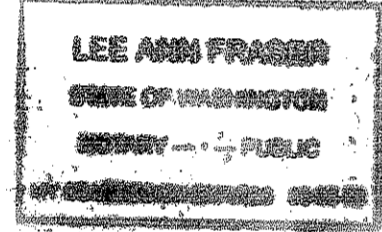
*Phil Sanders* *Lelia C. Yetter*  
MANAGER, FINANCE DIVISION DEPUTY



## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF King

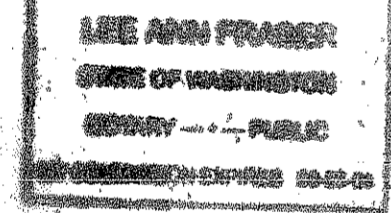
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian D. Ross SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS President OF ROCK CREEK MEADOWS II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.



DATED 11-15-05  
SIGNATURE OF Lee Ann Fraser  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 03-25-08

STATE OF WASHINGTON  
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas B. Sollitt SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Senior Vice President OF BANK OF AMERICA, A NATIONAL BANKING ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.



DATED 11-15-05  
SIGNATURE OF Lee Ann Fraser  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 03-25-08

## LEGAL DESCRIPTION

PARCEL A: TAX PARCEL NUMBER 412700-1034-08

PARCEL 2, CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0409-002, RECORDED UNDER RECORDING NUMBER 20041027900009, SAID BOUNDARY LINE ADJUSTMENT BEING A RECONFIGURATION OF A PORTION OF LOT 2, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND TRACT "W", THE MEADOWS AT ROCK CREEK PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 222 OF PLATS, PAGES 19 THROUGH 30, IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS PORTIONS OF LOTS 1 AND 2, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

PARCEL B: TAX PARCEL NUMBER 412700-1042-08

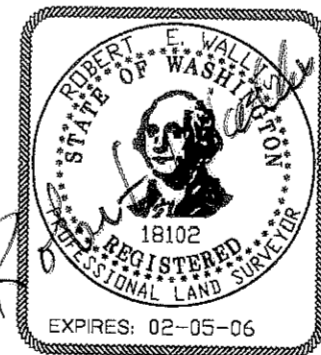
LOT 2, CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0209-002, RECORDED UNDER RECORDING NUMBER 20030428900040, SAID BOUNDARY LINE ADJUSTMENT BEING A RE-CONFIGURATION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

(ALSO KNOWN AS PORTIONS OF LOTS 3, 4, AND 5, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF THE MEADOWS AT ROCK CREEK DIV. II IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 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 TRACT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



NOV 15, 2005

*Robert E. Wallis*  
ROBERT E. WALLIS, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 18102  
TRIAD ASSOCIATES  
12112 115TH AVE. NE.  
KIRKLAND, WASHINGTON 98034  
PHONE: (425) 821-8448

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KING COUNTY THIS 21 DAY OF November, 2005, AT 28 MINUTES PAST 11 AM. AND RECORDED IN VOLUME 231 OF PLATS, PAGE(S) 38-42, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER N/A SUPERINTENDENT OF RECORDS *[Signature]*

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, ALL IN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON



# THE MEADOWS AT ROCK CREEK DIV. II

PORTION OF SW ¼ SW ¼ SEC 27, TWP 22 N, RGE 6 E, W.M.  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

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## GENERAL NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED.  
A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.  
B) LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS.  
C) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT ALL REAR LOT CORNERS (OR AS SHOWN ON SHEET 4).
- 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 DRAWING(S) NO. PP02-004 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 SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED AS PART OF THE BUILDING PERMIT PROCESS AND SHALL COMPLY WITH THE APPROVED CONSTRUCTION DRAWING NO. PP02-004 ON FILE WITH THE CITY OF MAPLE VALLEY.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE ON FILE WITH THE CITY OF MAPLE VALLEY AND ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF MAPLE VALLEY.
- MAINTENANCE OF LANDSCAPE STRIPS, INCLUDING IRRIGATION, SEPARATING THE SIDEWALK FROM THE ROADWAYS, INCLUDING SE 272ND STREET, SHALL BE THE RESPONSIBILITY OF THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION.
- TRACT "A" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 3 AND 4, AND IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "A". TRACT "A" IS ALSO A PUBLIC SANITARY SEWER AND COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "B" IS A RECREATION AND UTILITIES TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "B". TRACT "B" IS A PUBLIC ACCESS EASEMENT. PORTIONS OF TRACT "B" ARE A COVINGTON WATER DISTRICT WATER EASEMENT AND A CITY OF KENT WATER EASEMENT.
- TRACT "C" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 14 AND 15, AND IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "C". TRACT "C" IS ALSO A PUBLIC STORM DRAINAGE AND COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "D" IS A RECREATION AND UTILITIES TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "D". TRACT "D" IS A PUBLIC ACCESS AND PUBLIC STORM DRAINAGE EASEMENT. PORTIONS OF TRACT "D" ARE A COVINGTON WATER DISTRICT WATER EASEMENT AND A CITY OF KENT WATER EASEMENT.
- TRANSPORTATION IMPACT FEE IN THE AMOUNT SPECIFIED BY MAPLE VALLEY MUNICIPAL CODE CHAPTER 16.20, AS AMENDED, IS ASSESSED AND IS DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- A SCHOOL IMPACT FEE IN THE AMOUNT SPECIFIED BY MAPLE VALLEY MUNICIPAL CODE CHAPTER 16.15, AS AMENDED, IS ASSESSED AND IS DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- THE ROCKERY EASEMENT OVER THE EAST 5.00 FEET OF LOT 18, THE NORTH 10.00 FEET OF THE EAST 5.00 FEET OF LOT 19, THE EAST AND NORTH 5.00 FEET OF LOT 24 TOGETHER WITH THE ADJOINING 5.00 FEET OF TRACT D AND THE SOUTH 5.00 FEET OF LOTS 25 THROUGH 37 ARE FOR THE BENEFIT OF THE LOTS IN THIS PLAT. THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS ROCKERY SYSTEM. THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION SHALL HAVE AN INGRESS AND EGRESS EASEMENT ACROSS THESE LOTS FOR THE PURPOSE OF FULFILLING THESE RESPONSIBILITIES.
- PRIVATE STORM DRAINAGE EASEMENTS ARE HEREBY CONVEYED TO THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT ON THE EXTERIOR 10.00 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC RIGHTS OF WAY EXCEPT SE 272ND, THE SOUTH 10.00 FEET OF THE EAST 10.00 FEET OF LOT 3, THE NORTH 5.00 FEET AND THE WEST 7.00 FEET OF LOT 13, THAT PORTION OF LOT 15 LYING TO THE SOUTH OF A LINE BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 15 AND A LINE PARALLEL WITH AND 10.00 FEET TO THE NORTH OF THE SOUTH LINE OF LOT 15, THENCE SOUTH 88°34' 20" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 23.94'; THENCE SOUTH 58°34'20" EAST, ALONG A LINE PARALLEL WITH AND 10.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 15, A DISTANCE OF 28.45' TO THE TERMINUS AT THE INTERSECTION WITH THE NORTHWESTERLY LINE OF TRACT "C" AND THAT PORTION OF LOT 26 AS SHOWN ON SHEET 4. THE MEADOWS AT ROCK CREEK HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM.
- TREES WITHIN THE TREE PROTECTION AREA INDICATED ON THIS PROPERTY RECORDED ON THE SIGNIFICANT TREE PLAN UNDER RECORDING #2005110001372 AS TO BE RETAINED OR PLANTED (PER THE APPROVED TREE RETENTION PLAN) ARE TO BE PRESERVED FOR ENVIRONMENTAL, AESTHETIC AND OTHER PURPOSES. NO ACTIVITIES ARE ALLOWED IN THE VICINITY OF THE TREE THAT COULD DAMAGE OR HURT 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. NO BUILDINGS SHALL BE LOCATED WITHIN 10 FEET OF DESIGNATED RETAINED OR PLANTED TREES.
- THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESS SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 27000 TO 27200 AND WITHIN THE RANGE OF 22800 TO 23000 FOR THE EAST-WEST ROADS.
- THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA/CRITICAL AQUIFER RECHARGE AREA. FOR MORE INFORMATION ON HOW TO PROTECT GROUNDWATER, CALL KENT PUBLIC WORKS AT (253) 856-5500 OR COVINGTON WATER DISTRICT AT (253) 631-0565 FOR ADDITIONAL INFORMATION.
- THE CITY OF KENT WATER MAIN EASEMENT SHOWN HEREON AND AS RECORDED UNDER RECORDING NUMBER 20050824001412, CONFORMS WITH CONDITION #5 IN THE "AGREEMENT FOR YARROW BAY TO DEDICATE AN EASEMENT TO THE CITY OF KENT THROUGH THE DEVELOPMENT KNOWN AS ROCK CREEK MEADOW" SIGNED APRIL 9, 2003. THE CITY MUST BE ABLE TO EXCAVATE A TRENCH TO A DEPTH OF AT LEAST THREE (3) FEET BELOW THE BOTTOM OF THE TRANSMISSION MAIN. IN THE EVENT THAT SHORING OF THE SIDES OF THE TRENCH IS REQUIRED, THE SHORING MUST BE AT LEAST SIX (6) FEET FROM THE OUTSIDE EDGE OF EACH SIDE OF THE TRANSMISSION MAIN. IF SHORING IS USED DURING CONSTRUCTION OR MAINTENANCE, THE ADDITIONAL CONSTRUCTION AND MAINTENANCE AREA OUTSIDE OF THE SHORING SHALL BE CALCULATED BY USING ONE-HALF FOOT HORIZONTAL TO ONE (1) FOOT VERTICAL SLOPE AS MEASURED FROM A DEPTH OF THREE (3) FEET BELOW THE TRANSMISSION MAIN AND THE OUTSIDE EDGE OF THE SHORING. THE EASEMENT AS DEPICTED ON THE FINAL PLAT COMPLIES WITH THE ABOVE CRITERIA. NO PERMANENT STRUCTURES, OVERHANGS, OR OTHER UTILITIES MAY BE PERMITTED IN THE EASEMENT AREA. PROVIDED, UTILITIES MAY CROSS OVER THE CONSTRUCTION AND MAINTENANCE AREA TO GET FROM ONE SIDE OF THE CONSTRUCTION AND MAINTENANCE AREA TO THE OTHER. IN THE EVENT THAT A HOUSE FOUNDATION WILL BE CLOSE TO THE OUTSIDE EDGE OF THE CONSTRUCTION AND MAINTENANCE AREA, THE HOME BUILDER SHALL, AT ITS DISCRETION, DESIGN, REQUIRE, AND/OR PREPARE THE FOUNDATION USING ENGINEERING A DESIGN METHODOLOGIES SUCH THAT THE FOUNDATION WILL WITHSTAND THE STRESS THAT EXCAVATION WITHIN THE CONSTRUCTION AND MAINTENANCE AREA MAY CAUSE TO THE FOUNDATION.

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO PUGET SOUND ENERGY, US WEST, COMCAST CORPORATION AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EXTERIOR 10.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE EXCEPT SE 272ND, OF ALL LOTS; AND ALSO ALL OF TRACTS "A", "B", "C" AND "D"; AND ALSO THE EXTERIOR 5.00 FEET OF LOTS 2 THROUGH 5 ADJOINING TRACT "A"; AND ALSO THE EXTERIOR 5.00 FEET OF LOTS 13 THROUGH 16 ADJOINING TRACT "C"; IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE UNDERGROUND CONDUITS, CABLE, PIPELINE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SOOS CREEK WATER AND SEWER DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS TRACT "A"; AND ALSO THE SOUTH 3.50 FEET OF LOT 2; AND ALSO THAT PORTION OF LOT 3 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE EASTERN CORNER COMMON TO LOTS 3 AND 4, THENCE NORTH 88°42'52" WEST, ALONG THE LINE COMMON TO LOTS 3 AND 4, 18.79 FEET TO AN ANGLE POINT IN SAID COMMON LINE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°42'52" WEST, 44.51 FEET TO THE TERMINUS ON THE WEST LINE OF SAID LOT 3; AND ALSO THAT PORTION OF LOT 4 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE EASTERN CORNER COMMON TO LOTS 3 AND 4, THENCE SOUTH 01°17'08" WEST ALONG THE LINE COMMON TO LOTS 4 AND 14, 10.00 FEET TO THE POINT OF BEGINNING ON A LINE PARALLEL WITH AND 10.00 FEET SOUTHERLY OF, AS MEASURED FROM AND AT RIGHT ANGLES TO, THE EASTERN PORTION OF THE NORTH LINE OF SAID LOT 4; THENCE NORTH 88°42'52" WEST, ALONG SAID PARALLEL LINE, 55.85 FEET TO THE TERMINUS ON THE LINE COMMON TO LOTS 3 AND 4; AND ALSO THE NORTH 10.00 FEET OF THE WEST 10.00 FEET OF LOT 14; AND ALSO THE EASEMENTS SHOWN ON THIS PLAT AS "PUBLIC SANITARY SEWER EASEMENT", IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A SANITARY SEWER SYSTEM FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND TO OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE COVINGTON WATER DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EXTERIOR 10.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE EXCEPT SE 272ND, OF ALL LOTS; AND ALSO THE WEST 5.00 FEET OF LOT 25; AND ALSO THE EAST 15.00 FEET OF LOT 26; AND ALSO ALL OF TRACTS "A", "B", "C" AND "D"; AND ALSO THE EASEMENTS SHOWN ON THIS PLAT AS COVINGTON WATER DISTRICT WATER EASEMENTS, IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A WATER SYSTEM FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND TO OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MAPLE VALLEY, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EXTERIOR 10.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE EXCEPT SE 272ND, OF ALL LOTS AND TRACTS A, B AND D, AND ALL OF TRACT C; AND ALSO THE EAST 15.00 FEET OF LOT 26; AND ALSO THE EASEMENTS SHOWN ON THIS PLAT AS PUBLIC STORM DRAINAGE EASEMENTS, IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A STORM DRAINAGE FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND TO OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

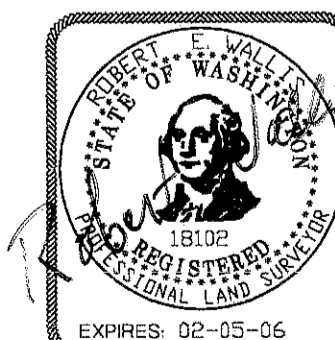
## RESTRICTIONS

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 USE DISTRICT IN WHICH LOCATED.

NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

## COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE 5TH DAY OF MAY, 2004, UNDER RECORDING NO. 20040505002489 AND AS AMENDED BY DOCUMENTS RECORDED UNDER RECORDING NO'S. 20040630001657 AND 20050824001413.



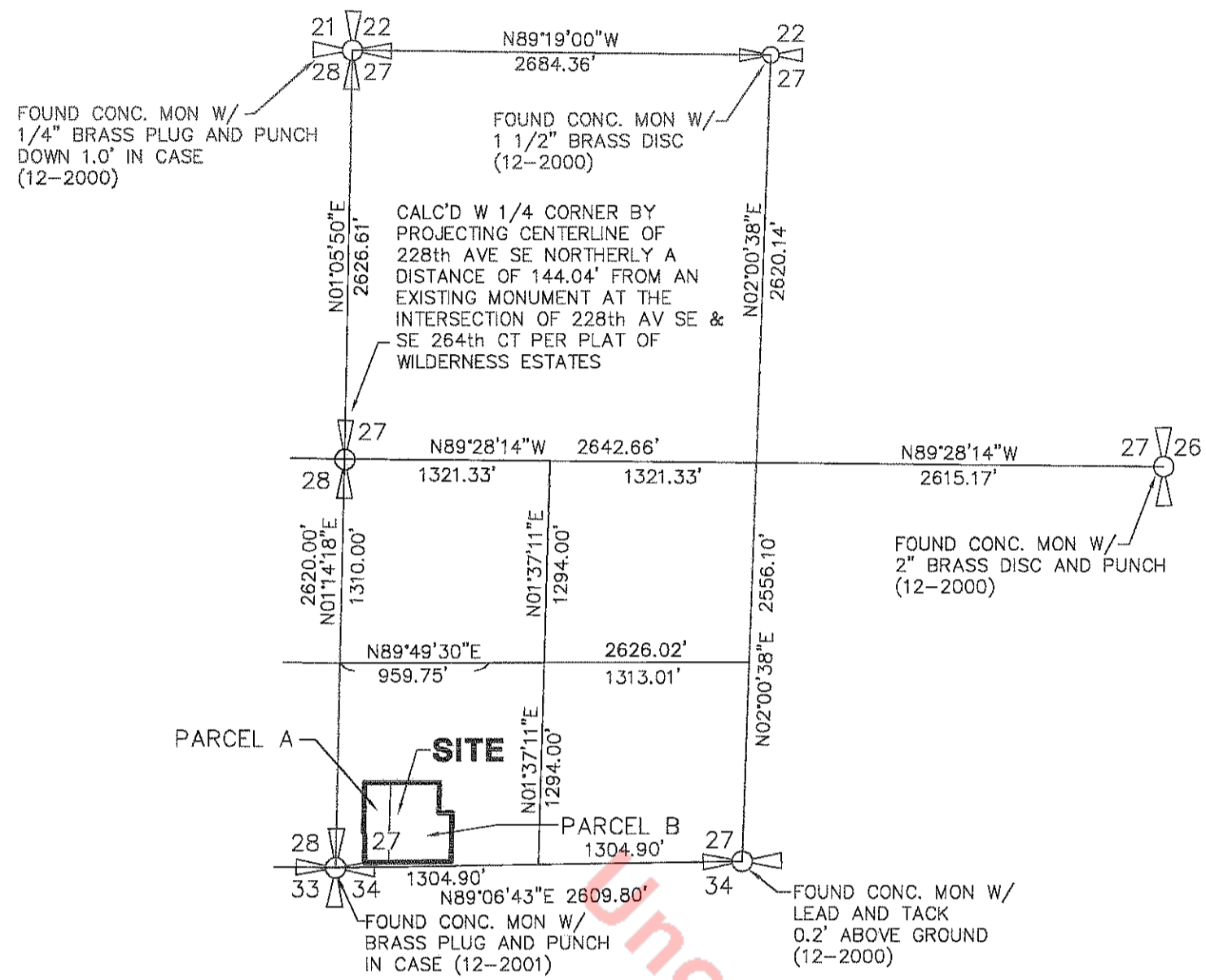
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# THE MEADOWS AT ROCK CREEK DIV. II

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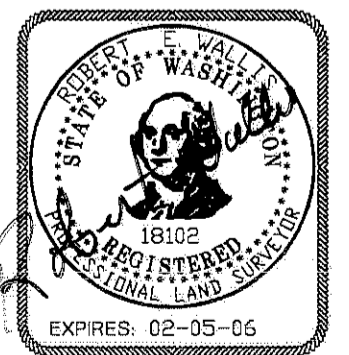
PORTION OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

## SECTION SUBDIVISION



SCALE 1"=1000'

Unofficial Copy



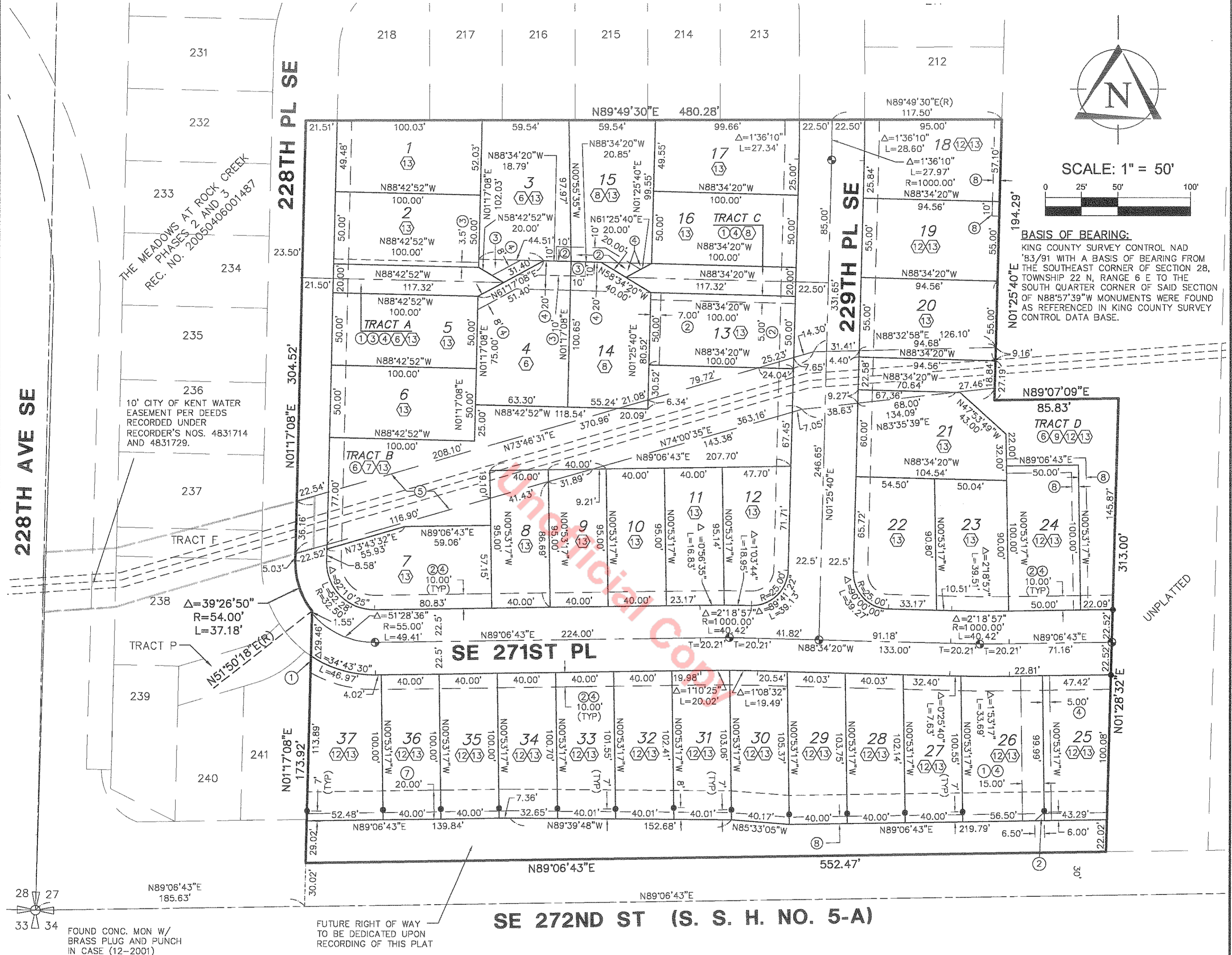
NOV 15, 2005



# THE MEADOWS AT ROCK CREEK DIV. II

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

VOL/PG  
231/041



**SCALE: 1" = 50'**

**BASIS OF BEARING:**  
KING COUNTY SURVEY CONTROL NAD '83/91 WITH A BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 22 N, RANGE 6 E TO THE SOUTH QUARTER CORNER OF SAID SECTION OF N88°57'39"W MONUMENTS WERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATA BASE.

- LEGEND:**
- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
  - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102"
  - ⊕ EXISTING MONUMENT IN CASE
  - ① PUBLIC STORM DRAINAGE EASEMENT
  - ② PRIVATE DRAINAGE EASEMENT
  - ③ PUBLIC SANITARY SEWER EASEMENT
  - ④ PUBLIC WATER EASEMENT (COVINGTON WATER DISTRICT)
  - ⑤ PUBLIC WATER EASEMENT (CITY OF KENT) REC. NO. 20050824001412
  - ⑥ RECREATION AND PUBLIC ACCESS EASEMENT
  - ⑦ TREE PROTECTIVE EASEMENT
  - ⑧ 5' ROCKERY EASEMENT
  - (X) GENERAL NOTE

REFER TO SHEET 2 OF 5 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS

**TRIAD ASSOCIATES**

12112 115th Ave. NE  
Kirkland, WA 98034-6923  
425.821.8448  
425.821.3481 fax  
800.488.0766 toll free  
www.triadassoc.com

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, ALL IN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

**NOV 15, 2005**

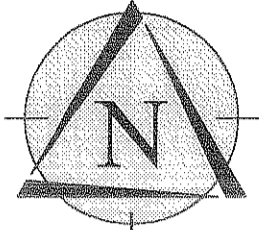
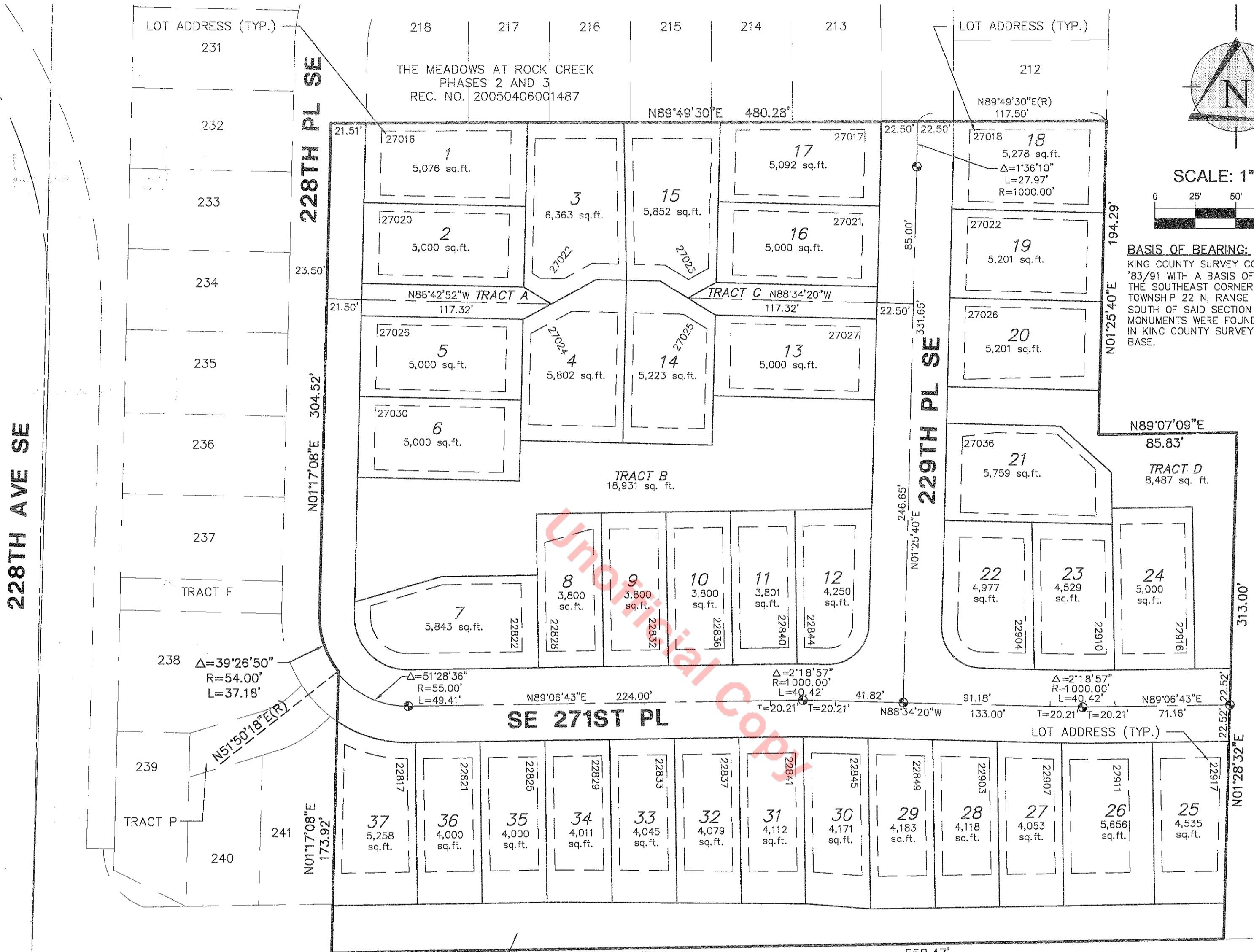
REGISTERED PROFESSIONAL LAND SURVEYOR  
EXPIRES: 02-05-06

VOL/PG

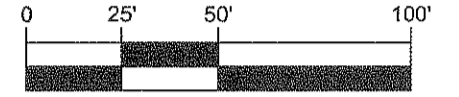
# THE MEADOWS AT ROCK CREEK DIV. II

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

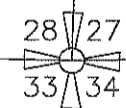
VOL/PG  
231/042



SCALE: 1" = 50'



**BASIS OF BEARING:**  
KING COUNTY SURVEY CONTROL NAD '83/91 WITH A BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 22 N, RANGE 6 E TO THE SOUTH OF SAID SECTION OF N88°57'39"W MONUMENTS WERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATA BASE.



FOUND CONC. MON W/  
BRASS PLUG AND PUNCH  
IN CASE (12-2001)

FUTURE RIGHT OF WAY  
TO BE DEDICATED UPON  
RECORDING OF THIS PLAT

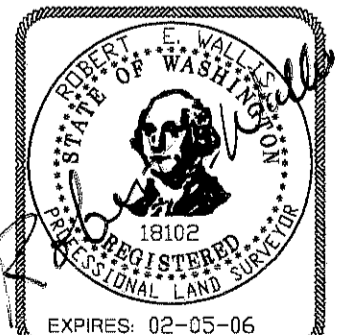
SE 272ND ST (S. S. H. NO. 5-A)

**LEGEND:**

- ⊙ STANDARD KING COUNTY MONUMENT  
IN CASE TO BE SET
- ⊕ EXISTING MONUMENT IN CASE
- BSBL SETBACK LINE

REFER TO SHEET 2 OF 5 FOR GENERAL NOTES AND  
EASEMENTS PROVISIONS THAT AFFECT THESE LOTS

CITY OF MAPLE VALLEY  
BUILDING SETBACK TABLE:  
MINIMUM STREET SETBACK (STRUCTURE) - 10'  
MINIMUM STREET SETBACK (GARAGE) - 20'  
MINIMUM INTERIOR SETBACK - 5'  
MINIMUM REAR SETBACK - 10'



EXPIRES: 02-05-06  
NOV. 15, 2005

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JOB NO 03-017

SHEET 5 OF 5

VOL/PG