

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.
POR OF SE 1/4 SE 1/4 SEC 28, 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, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

[Signature]
SIGNED

BY: MANAGING PARTNER

ITS:

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
A NATIONAL BANKING ASSOCIATION

As Lender Only and Not as Owner

[Signature]
SIGNED

BY: Douglas B. Sallity
ITS: Senior Vice President

ACKNOWLEDGMENTS

COUNTY OF King
STATE OF WASHINGTON

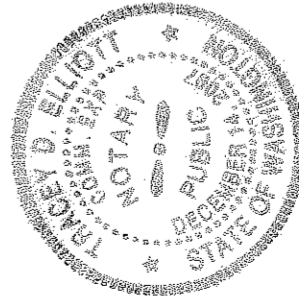
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian Ross SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Managing Partner OF ROCK CREEK MEADOWS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH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



DATED June 22, 2004
SIGNATURE OF Jung & Spurr - Mack
TITLE Project Administrator
MY APPOINTMENT EXPIRES 6-20-05

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Douglas B. Sallity 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 NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.



DATED June 22, 2004
SIGNATURE OF Wally D. Elliott
TITLE Notary Public
MY APPOINTMENT EXPIRES December 14, 2007

APPROVALS

CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 22 DAY OF June, 2004.

[Signature]
MAYOR, CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 24 DAY OF June, 2004.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 30 DAY OF June, 2004.

[Signature]
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 30 DAY OF JUNE, 2004

[Signature]
DIRECTOR OF FINANCE

KING COUNTY

EXAMINED AND APPROVED THIS 22 DAY OF June, 2004.

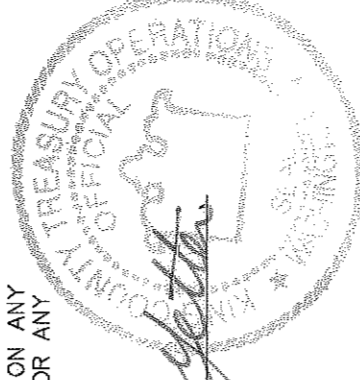
[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER SEE BELOW

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 30 DAY OF June, 2004

[Signature]
MANAGER, FINANCE DIVISION



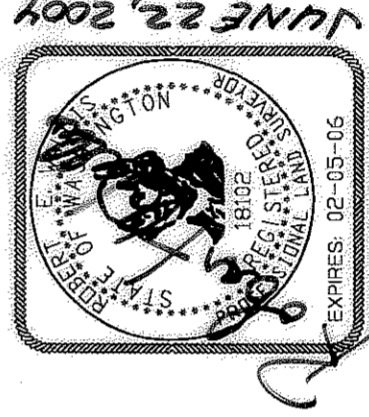
TAX PARCEL NUMBERS

412460-0033, 412460-0035, 412460-0040, 412460-0045, 412460-0071, 412460-0072,
412460-0075, 412460-0076, 412700-1033, 412700-1035, 412700-1036, 412700-1037,
412700-1038, 412700-1043, 412700-1046

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 PHASE I IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 27 & 28, 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 BLOCK 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.



[Signature]
ROBERT E. WALLIS, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 18102
TRIAD ASSOCIATES
11814 115TH AVE. NE.
KIRKLAND, WASHINGTON 98034
PHONE: (425) 821-8448

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KING COUNTY THIS 30 DAY OF June, 2004, AT 10 MINUTES PAST 1:00 P.M. AND RECORDED IN

VOLUME 222 OF PLATS, PAGE(S) 17-30
DIVISION OF RECORDS AND ELECTIONS

MANAGER [Signature] SUPERINTENDENT OF RECORDS

VOL/PG
222 19
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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



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20040630003749

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

LOTS 2, AND 3, KING COUNTY SHORT PLAT NUMBER 679047, RECORDED UNDER RECORDING NUMBER 8111130750, IN KING COUNTY, WASHINGTON; AND
LOTS 2, AND 3, KING COUNTY SHORT PLAT NUMBER 679048, RECORDED UNDER RECORDING NUMBER 8111130751, IN KING COUNTY, WASHINGTON.

PARCEL B:

TRACTS 10, 11, 12, 13, 13A AND THE EAST 150 FEET OF TRACT 14, LAKE WILDERNESS FIVE ACRE TRACTS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 30 FEET OF SAID LOT 13-A CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2360957;

AND EXCEPT THAT PORTION OF SAID TRACT 14 CONVEYED TO KING COUNTY BY RECORDING NUMBER 8709241233 FOR SOUTHEAST 272ND STREET;

TOGETHER WITH THAT PORTION OF VACATED STREET LYING BETWEEN TRACTS 13 AND 13-A.

PARCEL C:

THE NORTH 500 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF KENT-KANGLEY TRUNK HIGHWAY 30.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE EASTERLY ON SAID NORTHERLY LINE 310.92 FEET; THENCE NORTH 0°32'46" WEST 1245.23 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE WESTERLY ALONG SAID PARALLEL LINE 312.42 FEET;

THENCE SOUTH 0°35' EAST 1247.07 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE NORTH 500 FEET OF LOTS 1 AND 2, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN KING COUNTY, WASHINGTON.)

PARCEL D:

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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF THE KENT-KANGLEY TRUNK HIGHWAY A DISTANCE OF 30.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°32'46" WEST A DISTANCE OF 513 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 155.46 FEET;

THENCE NORTH 00°32'46" WEST A DISTANCE OF 232 FEET 6 INCHES;

THENCE WESTERLY A DISTANCE OF 185.46 FEET;

THENCE SOUTH 00°35'00" EAST A DISTANCE OF 232 FEET 6 INCHES TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE SOUTH 232.5 FEET OF THE NORTH 732.5 FEET OF LOT 1, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

PARCEL E:

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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE NORTH 01°14'18" EAST ALONG THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 30.02 FEET TO THE NORTH MARGIN OF S.E. 272ND STREET (AKA THE KENT KANGLEY TRUNK HIGHWAY);

THENCE NORTH 89°06'43" EAST, ALONG SAID NORTH MARGIN, A DISTANCE OF 185.65 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY AUDITOR'S FILE NUMBER 6661125 TO BENJAMIN R. SOUSHEK;

THENCE NORTH 01°17'08" EAST ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 513.08 FEET TO A LINE PARALLEL WITH AND 764.38 FEET SOUTH OF, AS MEASURED FROM AND AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°49'30" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 156.99 FEET TO THE WEST LINE OF THE LAND CONVEYED TO BENJAMIN R. SOUSHEK UNDER AUDITOR'S FILE NUMBER 5782620;

THENCE NORTH 01°19'58" EAST ALONG SAID WEST LINE A DISTANCE OF 234.48 FEET TO A LINE PARALLEL WITH AND 530.00 FEET SOUTH OF, AS MEASURED FROM AND AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27;

THENCE SOUTH 89°49'30" WEST ALONG LAST SAID PARALLEL LINE A DISTANCE OF 156.19 FEET TO THE EAST LINE OF THE LAND CONVEYED TO THOMAS HARRY EVANS UNDER RECORDING NUMBER 7111080389;

THENCE SOUTH 01°17'08" WEST ALONG SAID EAST LINE A DISTANCE OF 234.46 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS PARCEL 1 OF BOUNDARY LINE AGREEMENT BETWEEN ROBERT L. SOUSHEK AND BENJAMIN R. AND JOANETTE M. SOUSHEK RECORDED UNDER RECORDING NUMBER 20030425900001);

(ALSO KNOWN AS A PORTION OF LOT 2, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH A 20.00 FOOT WIDE RIGHT OF WAY EASEMENT AS ESTABLISHED IN QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 7607300037.

PARCEL F:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SOUTHEAST CORNER 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF KENT-KANGLEY TRUNK HIGHWAY 30.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°32'46" WEST 280.00 FEET, TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE EASTERLY 155.86 FEET PARALLEL TO THE NORTHERLY MARGIN OF KENT-KANGLEY TRUNK HIGHWAY;

THENCE NORTH 00°32'46" WEST 232.50 FEET;

THENCE WESTERLY 155.86 FEET PARALLEL TO AND 512.50 FEET NORTH OF SAID NORTHERLY MARGIN;

THENCE SOUTH 00°35'00" EAST 232.50 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOT 1, BLOCK 18 OF LAKE WILDERNESS SHORE ACRES, UNRECORDED PLAT);

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8709011193.

LEGAL DESCRIPTION (CONTINUED)

PARCEL G:

THE SOUTH 280 FEET OF THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

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, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF KENT-KANGLEY TRUNK HIGHWAY 30.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE EASTERLY ON SAID NORTHERLY MARGIN 310.92 FEET;

THENCE NORTH 0°32'46" WEST 1245.23 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WESTERLY ALONG SAID PARALLEL LINE 312.42 FEET;

THENCE SOUTH 0°35' EAST 1247.07 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOT 1, BLOCK 18, LAKE WILDERNESS SHORE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN KING COUNTY, WASHINGTON.)

PARCEL H:

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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE NORTH 01°14'18" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 30.02 FEET TO THE NORTH MARGIN OF S.E. 272ND STREET (ALSO KNOWN AS THE KENT-KANGLEY TRUNK HIGHWAY);

THENCE NORTH 89°06'43" EAST, ALONG SAID NORTH MARGIN, A DISTANCE OF 341.28 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO BENJAMIN R. SOUSHEK BY DEED RECORDED UNDER RECORDING NUMBER 5782620, IN KING COUNTY, WASHINGTON;

THENCE NORTH 01°19'58" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 511.14 FEET TO THE POINT OF BEGINNING ON A LINE THAT IS PARALLEL WITH AND 764.38 FEET SOUTH OF WHEN MEASURED FROM AND AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE CONTINUING NORTH 01°19'58" EAST, ALONG SAID WEST LINE, A DISTANCE OF 754.63 FEET TO A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTH OF, WHEN MEASURED FROM AND AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH 89°49'30" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 313.20 FEET TO THE EAST LINE OF THAT PARCEL OF LAND CONVEYED TO BENJAMIN AND JOANETTE SOUSHEK BY DEED RECORDED UNDER RECORDING NUMBER 7908070734, IN KING COUNTY, WASHINGTON;

THENCE SOUTH 01°25'40" WEST, ALONG SAID EAST LINE A DISTANCE OF 734.67 FEET TO SAID LINE THAT IS PARALLEL WITH AND 764.38 FEET SOUTH OF, WHEN MEASURED FROM AND AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89°49'30" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 311.98 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REVISED PARCEL 1 OF THE CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0209-002, RECORDED UNDER RECORDING NUMBER 20030428900041).

PARCEL I:

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 NUMBER S91L0204 RECORDED UNDER RECORDING NUMBER 9202041028 LYING NORTHERLY 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; EXCEPT THE EAST 10 FEET THEREOF;

(ALSO KNOWN AS NEW PARCEL 1, CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0209-003, RECORDED UNDER RECORDING NUMBER 20030428900041);

EXCEPT THE EAST 10 FEET THEREOF;

(ALSO KNOWN AS PARCEL A OF CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0307-003, RECORDED UNDER RECORDING NUMBER 20030804900004).

PARCEL J:

THE EAST 150 FEET OF TRACT 15, LAKE WILDERNESS FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS THE WEST 150 FEET OF LOT 2, CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0209-001, RECORDED UNDER RECORDING NUMBER 20030716900019).

PARCEL K:

THE EAST 30.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE VACATED PUBLIC ROAD BETWEEN LOTS 13 AND 13A, OF THE LAKE WILDERNESS 3 ACRES TRACTS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 29, OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF.

(BEING VACATED 228TH AVENUE S.E. PURSUANT TO CITY OF MAPLE VALLEY ORDINANCE NO. 0-02-208.)

PARCEL L:

THE WEST 30 FEET, EXCEPT THE SOUTH 30 FEET THEREOF, AND THE NORTH 30 FEET, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, BEING PORTION OF THE UNRECORDED PLAT OF LAKE WILDERNESS SHORE ACRES.

EXCEPT THAT PORTION OF THE NORTH 30 FEET WHICH LIES EASTERLY OF THE EAST LINE OF PARCEL A PRODUCED NORTH, OF CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NUMBER CD0307-003, RECORDED UNDER RECORDING NUMBER 20030804900004.

EACH OF THE ABOVE PARCELS BEING TOGETHER WITH EASEMENTS FOR STORM DRAIN AND SEWERS RECORDED UNDER RECORDING NUMBER 20030611002406 AND 20030611002407, RESPECTIVELY.

RESTRICTIONS & CONDITIONS

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. 20040505002498.

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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

JOB NO 01-238

SHEET 2 OF 12



JUNE 23, 2004

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CITY OF MAPLE VALLEY FILE NO. CD0401-004

VOL/PG

222

20

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

GENERAL NOTES

1. 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.

2. 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.

3. 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. P002-004 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. P002-004 ON FILE WITH THE CITY OF MAPLE VALLEY.

4. 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 CITY OF MAPLE VALLEY WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF MAPLE VALLEY.

5. MAINTENANCE OF LANDSCAPE STRIPS SEPARATING THE SIDEWALK FROM THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION.

6. TRACT "A" 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 "A".

7. TRACT "B" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 14 THROUGH 18 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 "B". TRACT "B" IS ALSO A PUBLIC ACCESS, PUBLIC SEWER AND COWINGTON WATER DISTRICT EASEMENT.

8. TRACT "C" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 25 THROUGH 27 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 SEWER AND COWINGTON WATER DISTRICT EASEMENT.

9. TRACT "D" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 36 THROUGH 42 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 "D". TRACT "D" IS ALSO A PUBLIC SEWER AND COWINGTON WATER DISTRICT EASEMENT.

10. TRACT "E" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 73 THROUGH 75 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 "E". TRACT "E" IS ALSO A PUBLIC SEWER AND COWINGTON WATER DISTRICT EASEMENT.

11. THIS PLAT DOES NOT CONTAIN TRACTS "F", "M", "N", "O", "P", "S" OR "T".

12. TRACT "G" IS A RECREATION 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 "G". TRACT "G" IS ALSO A PUBLIC ACCESS AND STORM DRAINAGE EASEMENT. PORTIONS OF TRACT "G" ARE CITY OF KENT AND COWINGTON WATER DISTRICT WATER EASEMENTS.

13. TRACT "H" IS A STORM WATER DETENTION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MAPLE VALLEY WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "H".

14. TRACT "I" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 87 THROUGH 89 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 "I". TRACT "I" IS ALSO A CITY OF KENT AND COWINGTON WATER DISTRICT WATER EASEMENT AND A PUBLIC SANITARY SEWER AND SIDEWALK EASEMENT.

15. TRACT "J" 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 "J". TRACT "J" IS A PUBLIC SIDEWALK EASEMENT. PORTIONS OF TRACT "J" ARE CITY OF KENT AND COWINGTON WATER DISTRICT WATER EASEMENTS.

16. TRACT "K" 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 "K". TRACT "K" IS A PUBLIC SIDEWALK AND STORM DRAINAGE EASEMENT. PORTIONS OF TRACT "K" ARE CITY OF KENT AND COWINGTON WATER DISTRICT WATER EASEMENTS.

17. TRACT "L" 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 "L". TRACT "L" IS A PUBLIC SIDEWALK, STORM DRAIN AND SANITARY SEWER EASEMENT.

18. TRACT "Q" IS A LANDSCAPE AND UTILITIES TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNER ASSOCIATION WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "Q". TRACT "Q" IS A PUBLIC SIDEWALK AND DRAINAGE EASEMENT.

19. TRACT "R" IS A LANDSCAPE AND UTILITIES TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNER ASSOCIATION WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "R". TRACT "R" IS A PUBLIC SIDEWALK AND DRAINAGE EASEMENT. THE CITY OF MAPLE VALLEY IS GRANTED AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WALL FOOTING OVER THE WEST 160 FEET OF TRACT "R".

20. TRACT "U" IS A FRANCHISE UTILITY TRACT TO BE CONVEYED TO QWEST COMMUNICATIONS INTERNATIONAL INC. THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION IS GRANTED A LANDSCAPE EASEMENT OVER THIS TRACT AND THE CITY OF MAPLE VALLEY IS GRANTED A SIDEWALK EASEMENT OVER THE EAST 15.00 FEET OF TRACT "U".

21. TRACT "V" IS A RECREATION TRACT HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "V". TRACT "V" IS ALSO A CITY OF MAPLE VALLEY SIDEWALK EASEMENT.

22. TRACT "W" IS A FUTURE DEVELOPMENT TRACT.

23. 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.

24. 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.

25. PRIVATE ROCKERY EASEMENTS ARE HEREBY CONVEYED TO THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT ON THE NORTH 10.00 FEET OF LOTS 1 AND 2, THE NORTH 10.00 FEET OF LOTS 14-25, THE WEST 10.00 FEET OF LOTS 25-39, THE SOUTH 9.00 FEET OF LOT 39, THE NORTH 5.00 FEET OF LOT 67, THE WEST 5.00 FEET OF LOT 67, THE NORTH 5.00 FEET OF LOT 74, AS SHOWN ON LOT 75, THE WEST 5.00 FEET OF LOTS 76, 84 AND 85, THE SOUTH 5.00 FEET OF LOTS 76-83, AND THE WEST 25.00 FEET OF LOT 86. THESE EASEMENTS ARE FOR THE BENEFIT OF THE LOTS WITHIN THIS PLAT AND THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS ROCKERY SYSTEM.

GENERAL NOTES CONT.

26. 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 ADJOINING PUBLIC RIGHTS OF WAY, THE EXTERIOR 10.00 FEET OF LOTS 14-18 ADJOINING TRACT "B", THE EXTERIOR 10.00 FEET OF LOTS 25-27 ADJOINING TRACT "C", THE EXTERIOR 10.00 FEET OF LOTS 36-42 ADJOINING TRACT "D", THE EAST 5.00 FEET OF LOT 39 AND THE WEST 5.00 FEET OF LOT 40, EXTERIOR 10.00 FEET OF LOTS 73-75 ADJOINING TRACT "E", THE SOUTH 10.00 FEET OF LOTS 76-83 AND THE SOUTH 5.00 FEET OF LOTS 89-91. THE MEADOWS AT ROCK CREEK HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM.

27. TREES INDICATED ON THIS PROPERTY 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.

28. THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA. FOR ADDITIONAL INFORMATION ON HOW TO PROTECT GROUNDWATER, CALL KENT PUBLIC WORKS AT (253) 866-5500 OR COWINGTON WATER DISTRICT AT (253) 631-0665 FOR ADDITIONAL INFORMATION.

29. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESS SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 28807 TO 27113 AND WITHIN THE RANGE OF 22528 TO 22658 FOR THE EAST-WEST ROADS.

30. THE CITY SHALL NOT ISSUE BUILDING PERMITS FOR HOUSES ON MORE THAN 100 OF THE LOTS CREATED BY THIS PLAT UNTIL THE IMPROVEMENTS TO THE INTERSECTION OF KENT-KANGLEY ROAD AND 228TH AVENUE SE HAVE BEEN CONSTRUCTED OR A SECOND ROAD ACCESS CONFORMING TO MAPLE VALLEY ROAD STANDARDS FOR A PERMANENT ACCESS TO THE MEADOWS AT ROCK CREEK, ACCEPTABLE TO THE CITY COUNCIL, HAS BEEN CONSTRUCTED.

31. TWO (2) SIGNIFICANT TREES CHOSEN FROM THE CITY'S TREE LIST WILL BE PLANTED PER LOT PRIOR TO FINAL INSPECTION AND OCCUPANCY OF THE HOMES. THESE PLANTED SIGNIFICANT TREES SATISFY THE APPLICABLE SIGNIFICANT TREE ORDINANCE NO. 18-401500.

32. THE LANDSCAPING EASEMENT ALONG THE NORTH 3.00 FEET OF LOTS 14 THROUGH 25 IS HEREBY CONVEYED TO THE ROCK CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

33. THE LANDSCAPING AND MONUMENT SIGN EASEMENTS ON PORTIONS OF LOTS 2, 46, 63, 100 AND 116 ARE HEREBY CONVEYED TO THE ROCK CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

34. THE LANDSCAPING AND IRRIGATION EASEMENTS WITHIN THE 227TH AVENUE S.E. AND THE 228TH AVENUE S.E. MEDIANS ARE HEREBY CONVEYED TO THE ROCK CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

35. THE CITY OF KENT WATER MAIN EASEMENT SHOWN HEREON AND AS RECORDED UNDER RECORDING NUMBER 20040624002275, 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 MEADOWS" 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 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, U.S. WEST, COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EXTERIOR 10.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS;

AND ALSO ALL OF TRACTS "A", "B", "C", "D", "E", "G", "H", "I", "J", "K", "L", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 15 THROUGH 18 ADJOINING TRACT "B";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 25 THROUGH 27 ADJOINING TRACT "C";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 36 THROUGH 42 ADJOINING TRACT "D";

AND ALSO THE EXTERIOR 5.00 FEET OF LOT 42 ADJOINING TRACT "D";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 73 THROUGH 75 ADJOINING TRACT "E";

AND ALSO THE EXTERIOR 19.00 FEET OF LOTS 87 AND 89 ADJOINING TRACT "I";

IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN 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 TV SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO SOOS CREEK WATER AND SEWER DISTRICT AND THEIR SUCCESSORS AND ASSIGNS UNDER AND ACROSS THE SOUTH 30.00 FEET OF LOT 14 AND TRACT "V";

AND ALSO THE SOUTH 5.00 FEET OF LOT 27;

AND ALSO THE NORTH 5.00 FEET OF LOT 28;

AND ALSO THE WEST 15.00 FEET OF THE NORTH 17.00 FEET OF LOT 28;

AND ALSO THE SOUTH 3.50 FEET OF LOT 74 AND THE SOUTH 6.00 FEET OF THE WEST 6.00 FEET OF LOT 74; AND ALSO THE NORTH 6.50 FEET OF LOT 75;

AND ALSO THE NORTHWESTERLY 19.00 FEET OF LOTS 88 AND 89 ADJOINING TRACT "I";

AND ALSO THE NORTH 5.00 FEET OF LOT 93;

AND ALSO THAT PORTION OF TRACT "J" LYING WITHIN 5.00 FEET OF THE EASTERLY EXTENSION OF THE LINE COMMON TO LOTS 93 AND 94;

AND ALSO TRACTS B, C, D AND E;

AND ALSO THE EASEMENTS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "PUBLIC SEWER EASEMENT", IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A SEWER SYSTEM AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES 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 OF ALL LOTS AND TRACTS "A", "J", "K", "L", "U" AND "V";

TOGETHER WITH ALL OF TRACTS "B", "C", "D", "E", "G", "H", "I", "O" AND "R";

AND ALSO EASEMENT AS SHOWN ON THIS PLAT AND DESCRIBED AS PUBLIC STORM DRAINAGE EASEMENTS, IN WHICH TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE A STORM DRAINAGE SYSTEM, FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES 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 TRACTS "A", "C", "D", "E", "G", "H", "I", "K", "L", "O", "R", "S", "T", "U", "V", "W", "X", "Y" IN WHICH TO BUILD, MAINTAIN, REPLACE AND REPAIR PUBLIC SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE COWINGTON WATER DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE EXTERIOR 10.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS;

AND ALSO TRACTS "B", "C", "D", "E", "G" AND "I";

AND ALSO THE SOUTH 10.00 FEET OF LOT 15;

AND ALSO THE EAST 18.00 FEET OF LOT 15;

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 16 THROUGH 18 ADJOINING TRACT "B";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 25 THROUGH 27 ADJOINING TRACT "C";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 36 THROUGH 38 ADJOINING TRACT "D";

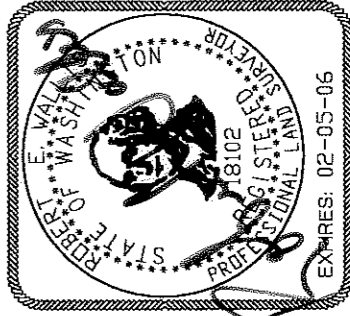
AND ALSO THE EXTERIOR 5.00 FEET OF LOTS 39 THROUGH 42 ADJOINING TRACT "D";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 73 THROUGH 75 ADJOINING TRACT "E";

AND ALSO THE EASTERLY 5.00' OF TRACT "C" ADJOINING TRACT "I";

AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 87 THROUGH 89 ADJOINING TRACT "I";

AND ALSO THE EASEMENTS SHOWN ON THIS PLAT AS COWINGTON WATER DISTRICT 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.



June 22, 2004

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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

VOL/PG

222 21

JOB NO 01-238

SHEET 3 OF 12



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CITY OF MAPLE VALLEY FILE NO. CD0401-004

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, W.M.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

CURVE	RADIUS	LENGTH	DELTA
C1	25.00	7.72	17°40'57"
C2	25.00	26.56	60°52'42"
C3	25.00	39.38	90°14'47"
C4	25.00	6.96	15°57'24"
C5	25.00	32.31	74°02'56"
C6	25.00	32.18	73°44'23"
C7	25.00	33.40	76°33'01"
C8	25.00	39.27	90°00'00"
C9	25.00	18.45	42°17'43"
C10	25.00	43.50	132°13'50"
C11	18.85	46.64	71°18'08"
C12	32.00	49.96	89°27'43"
C13	77.50	16.53	12°13'27"
C14	77.50	28.49	21°03'33"
C15	42.00	31.50	42°58'09"
C16	77.50	13.06	9°39'24"
C17	77.50	13.06	9°39'24"
C18	77.50	13.06	9°39'24"
C19	77.50	11.51	8°30'42"
C20	68.00	23.11	19°28'20"
C21	77.50	40.39	29°51'50"
C22	77.50	11.51	8°32'03"
C23	68.00	29.66	24°59'35"
C24	68.00	20.12	16°57'09"
C25	77.50	13.06	9°39'24"
C26	77.50	13.06	9°39'24"
C27	42.00	30.75	41°56'44"
C28	77.50	32.13	23°45'20"
C29	77.50	20.19	14°55'39"
C30	77.50	13.06	9°39'24"
C31	77.50	13.06	9°39'24"
C32	68.00	29.93	25°13'00"
C33	42.00	29.35	40°02'40"
C34	77.50	11.14	30°25'01"
C35	77.50	18.89	13°57'59"
C36	77.50	7.29	14°11'29"
C37	25.00	27.85	63°46'55"
C38	77.50	32.34	23°54'27"
C39	77.50	20.23	14°57'19"
C40	77.50	39.70	29°21'12"
C41	77.50	17.23	12°44'29"
C42	68.00	32.08	27°01'53"
C43	77.50	13.06	9°39'24"
C44	77.50	13.06	9°39'24"

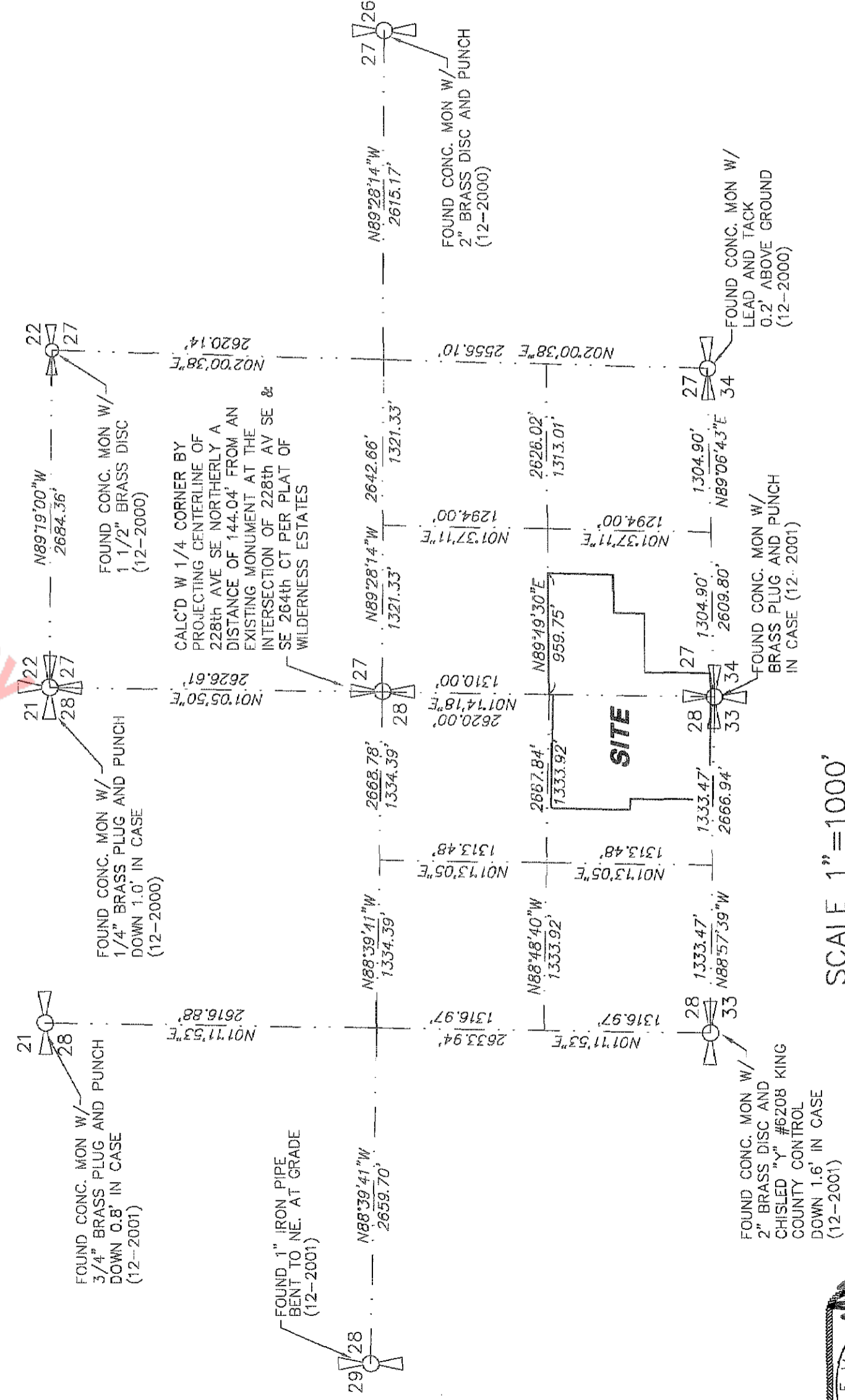
CURVE	RADIUS	LENGTH	DELTA
C45	77.50	38.52	28°46'15"
C46	77.50	21.45	15°51'25"
C47	25.00	17.71	40°34'37"
C48	25.00	7.87	18°02'45"
C49	325.00	24.97	4°24'09"
C50	25.00	43.29	99°13'23"
C51	25.00	36.02	82°32'40"
C52	25.00	19.58	44°51'55"
C53	325.00	52.92	9°15'32"
C54	45.00	15.92	20°16'00"
C55	45.00	23.25	29°36'26"
C56	25.00	9.49	21°44'25"
C57	45.00	10.90	13°52'26"
C58	45.00	20.17	25°40'45"
C59	45.00	10.03	12°46'19"
C60	45.00	10.18	12°58'03"
C61	45.00	11.55	2°31'09"
C62	55.00	36.72	36°14'55"
C63	55.00	38.44	40°02'40"
C64	55.00	41.25	42°58'09"
C65	325.00	40.10	7°04'11"
C66	25.00	41.99	96°14'04"
C67	25.00	43.29	99°13'23"
C68	25.00	60.26	1°38'06'45"

LINE	DIRECTION	DISTANCE
L1	N88°42'52"W	16.50
L2	N01°11'20"E	57.60
L3	N16°22'12"E	24.00
L4	N88°25'22"W	10.00
L5	N88°44'24"W	17.19
L6	N88°44'24"E(R)	10.50
L7	N65°50'48"E	13.73
L8	N41°15'45"E	22.50
L9	N43°55'14"W	20.15
L10	N39°28'00"E	22.50
L11	N39°28'00"E	8.03
L12	N01°34'38"E	22.02
L13	N01°13'05"E	17.34
L14	N41°45'04"W	10.15
L15	N41°45'04"W	22.50
L16	N41°45'04"W	22.50

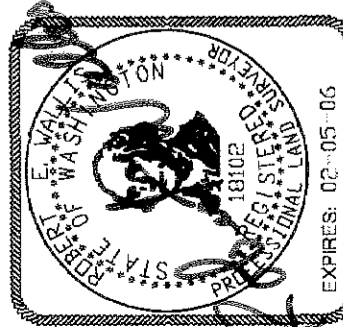
BASIS OF BEARINGS

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 SOUTHWEST CORNER OF SAID SECTION OF N 88°57'38"W MONUMENTS WERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATABASE.

SECTION SUBDIVISION

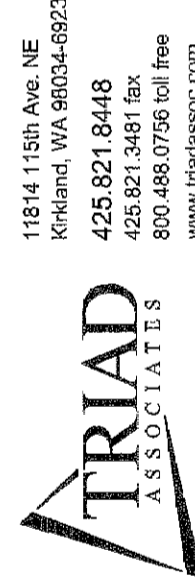


SCALE 1" = 1000'



JUNE 22, 2004

CITY OF MAPLE VALLEY FILE NO. CD0401-004



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VOL/PG

222 22

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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

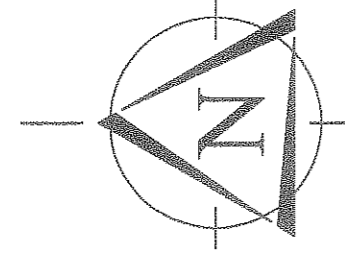
JOB NO 01-238

SHEET 4 OF 12

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

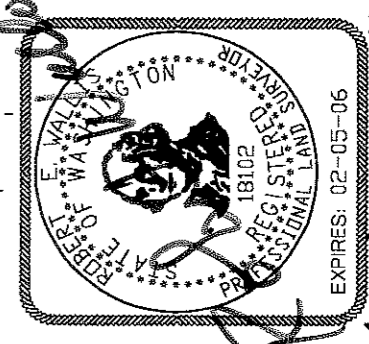
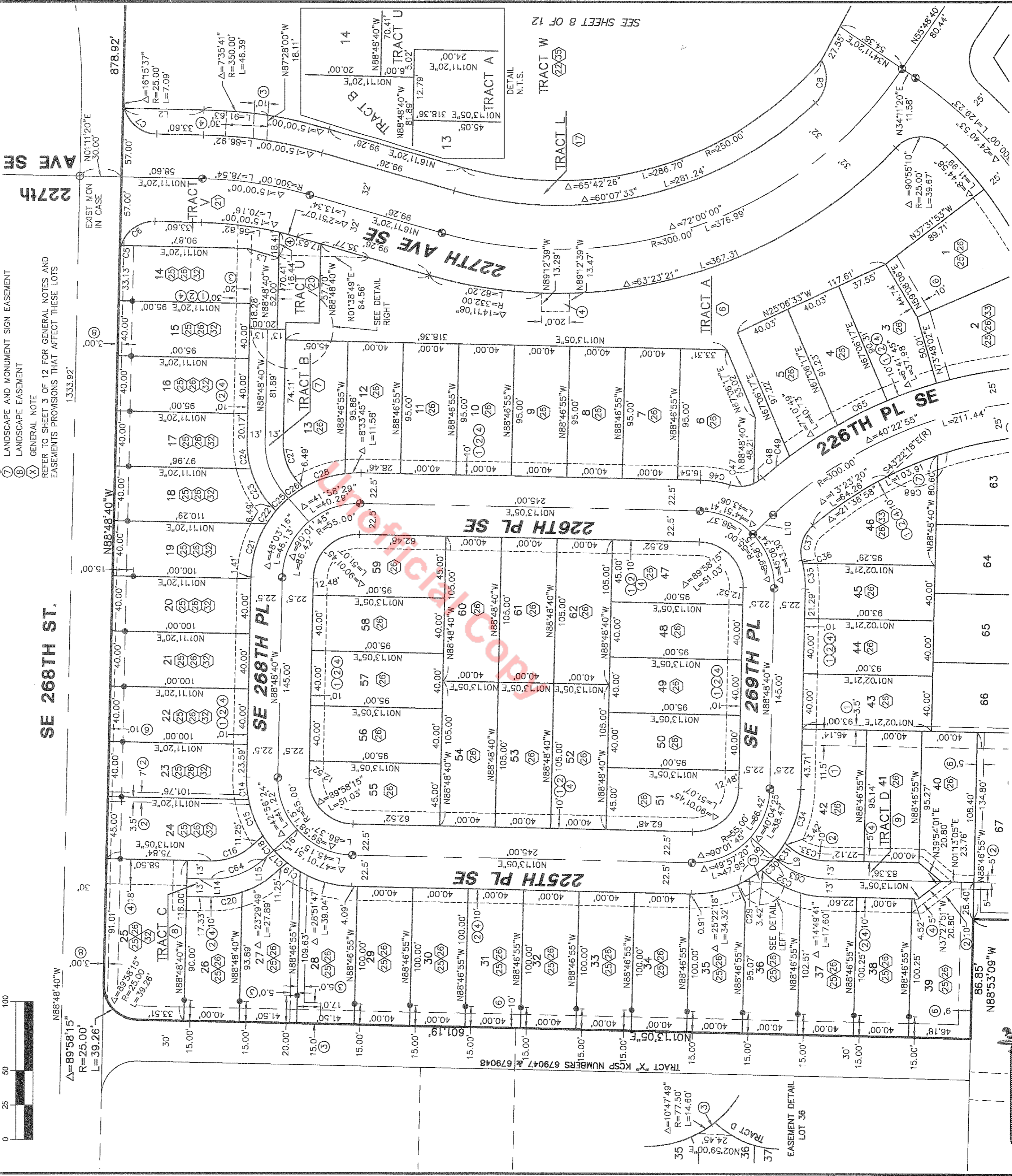


SCALE: 1" = 50'

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°57'59"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 AND 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)
 - ⑥ PRIVATE ROCKERY EASEMENT
 - ⑦ LANDSCAPE AND MONUMENT SIGN EASEMENT
 - ⑧ LANDSCAPE EASEMENT
 - ⓧ GENERAL NOTE

REFER TO SHEET 3 OF 12 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS



REFER TO CURVE TABLE ON SHEET 4

SEE SHEET 6 OF 12

VOL/PG
 222 23
 A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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



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SHEET LAYOUT

JUNE 22, 2007
 CITY OF MAPLE VALLEY FILE NO. CD0401-004

SHEET 5 OF 12

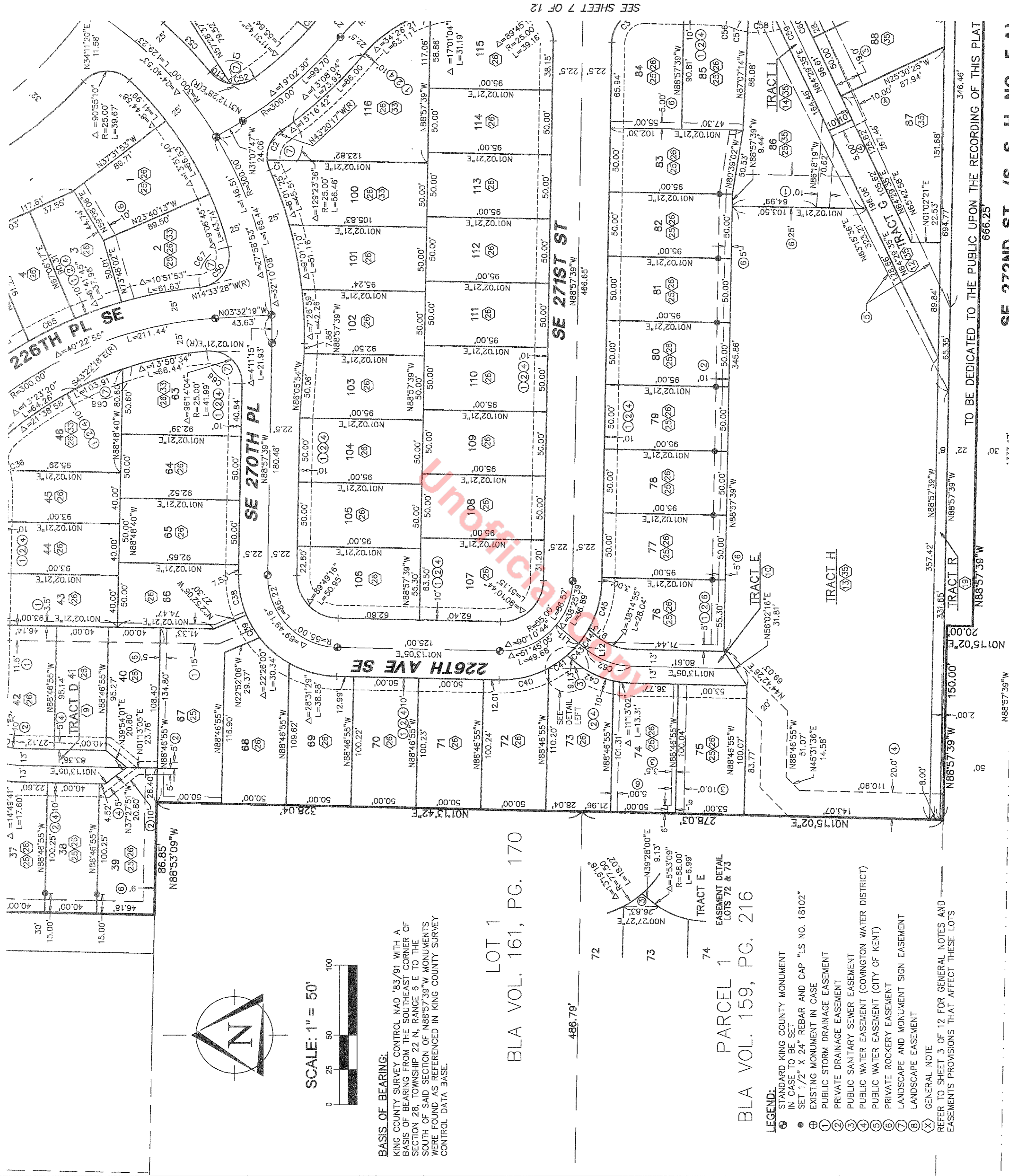
JOB NO 01-238

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SEE SHEET 5 OF 12



BASIS OF BEARING:
 KING COUNTY SURVEY CONTROL NAD '83 81 WITH A BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 26, 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.

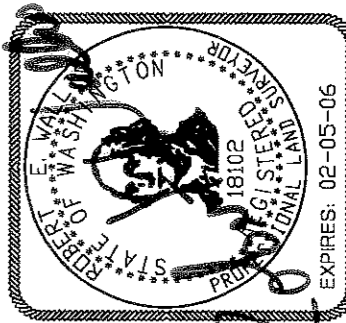
LOT 1
 BLA VOL. 161, PG. 170

486.79'

72
 73
 74
 PARCEL 1
 EASEMENT DETAIL
 LOTS 72 & 73
 BLA VOL. 159, PG. 216

LEGEND:
 (S) STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
 (R) SET 1/2" X 24" REBAR AND CAP "LS NO. 18102"
 (E) EXISTING MONUMENT IN CASE
 (1) PUBLIC STORM DRAINAGE EASEMENT
 (2) PRIVATE DRAINAGE EASEMENT
 (3) PRIVATE SANITARY SEWER EASEMENT
 (4) PUBLIC WATER EASEMENT (COVINGTON WATER DISTRICT)
 (5) PRIVATE WATER EASEMENT (CITY OF KENT)
 (6) PRIVATE ROCKERY EASEMENT
 (7) LANDSCAPE AND MONUMENT SIGN EASEMENT
 (8) LANDSCAPE EASEMENT

GENERAL NOTE
 REFER TO SHEET 3 OF 12 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS



JUNE 22, 2004

SHEET LAYOUT

NOTE:
 REFER TO CURVE & LINE TABLE ON PAGE 4



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CITY OF MAPLE VALLEY FILE NO. CD0401-004

VOL/PG

222 24

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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

JOB NO 01-238

SHEET 6 OF 12

TO BE DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT

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

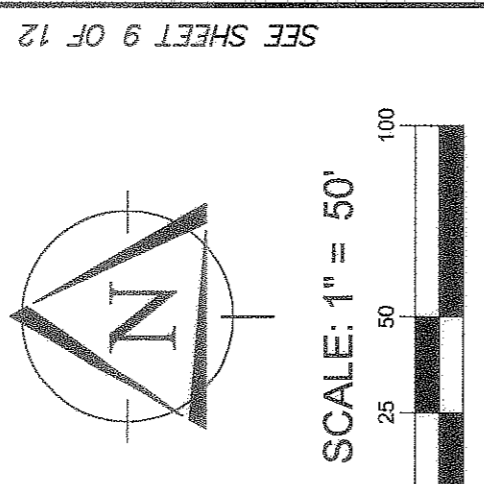
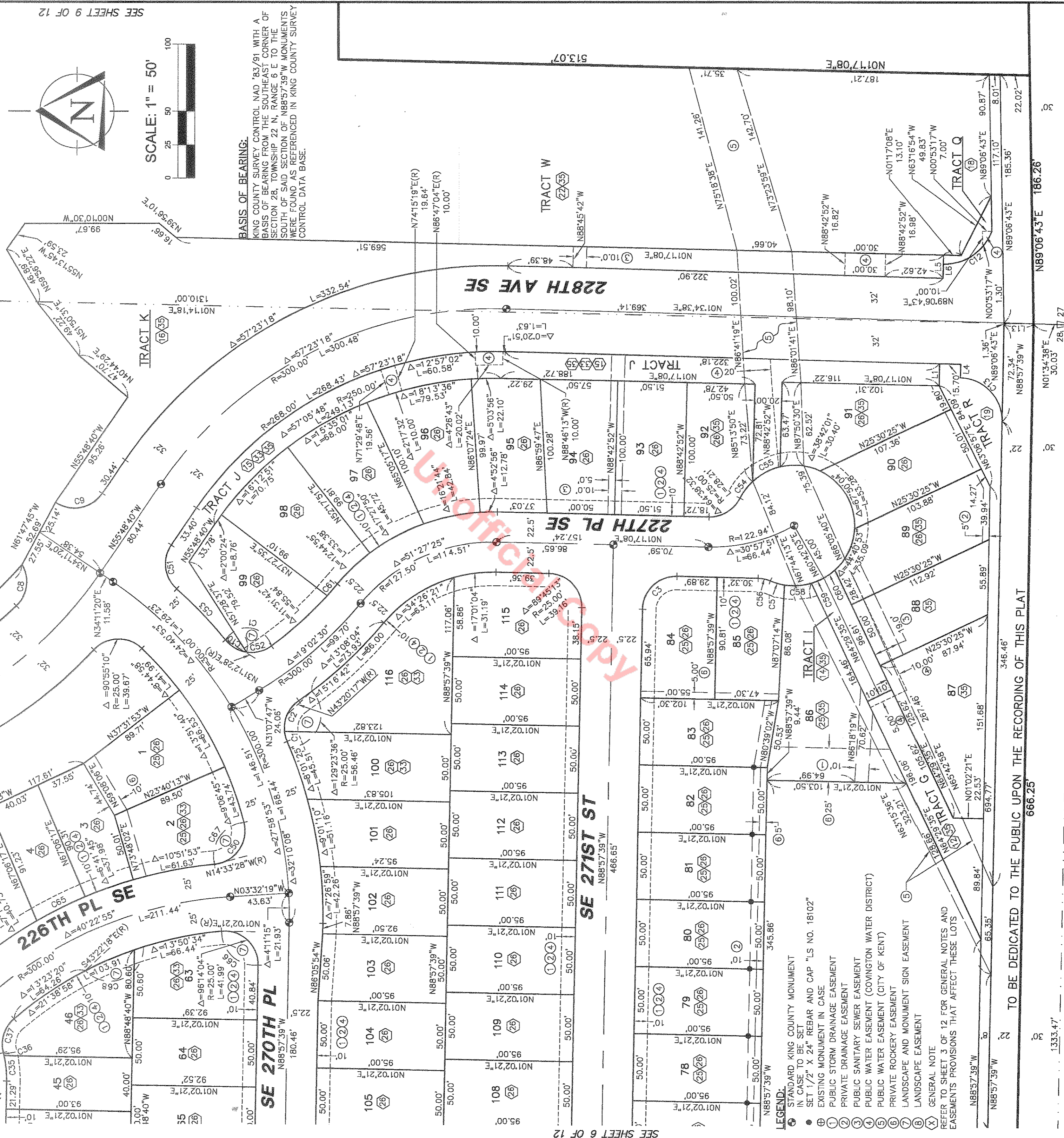
SEE SHEET 7 OF 12

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SEE SHEET 5 OF 12

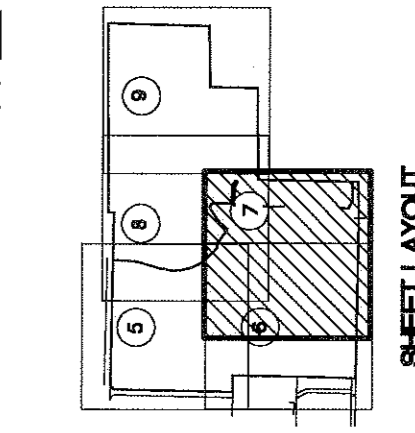


BASIS OF BEARING.
 KING COUNTY SURVEY CONTROL '83/91 WITH A BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 22 N, RANGE 6 E TO THE SOUTH OF SAID SECTION OF N88°57'39"W MONUMENTS HERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATA BASE.

SEE SHEET 6 OF 12

- LEGEND.**
- ① STANDARD KING COUNTY MONUMENT
 - ② IN CASE TO BE SET
 - ③ SET 1/2" X 24" REBAR AND CAP "LS NO. 18102"
 - ④ EXISTING MONUMENT IN CASE
 - ⑤ PUBLIC STORM DRAINAGE EASEMENT
 - ⑥ PRIVATE DRAINAGE EASEMENT
 - ⑦ PUBLIC SANITARY SEWER EASEMENT
 - ⑧ PUBLIC WATER EASEMENT (COVINGTON WATER DISTRICT)
 - ⑨ PUBLIC WATER EASEMENT (CITY OF KENT)
 - ⑩ PRIVATE ROCKERY EASEMENT
 - ⑪ LANDSCAPE AND MONUMENT SIGN EASEMENT
 - ⑫ LANDSCAPE EASEMENT
 - ⑬ GENERAL NOTE
- REFER TO SHEET 3 OF 12 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS

TO BE DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT



REFER TO CURVE TABLE ON SHEET 4

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

VOL/PG
 222 25

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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



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CITY OF MAPLE VALLEY FILE NO. CD0401-004

SHEET LAYOUT

JOB NO 01-238

SHEET 7 OF 12

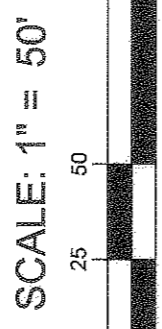
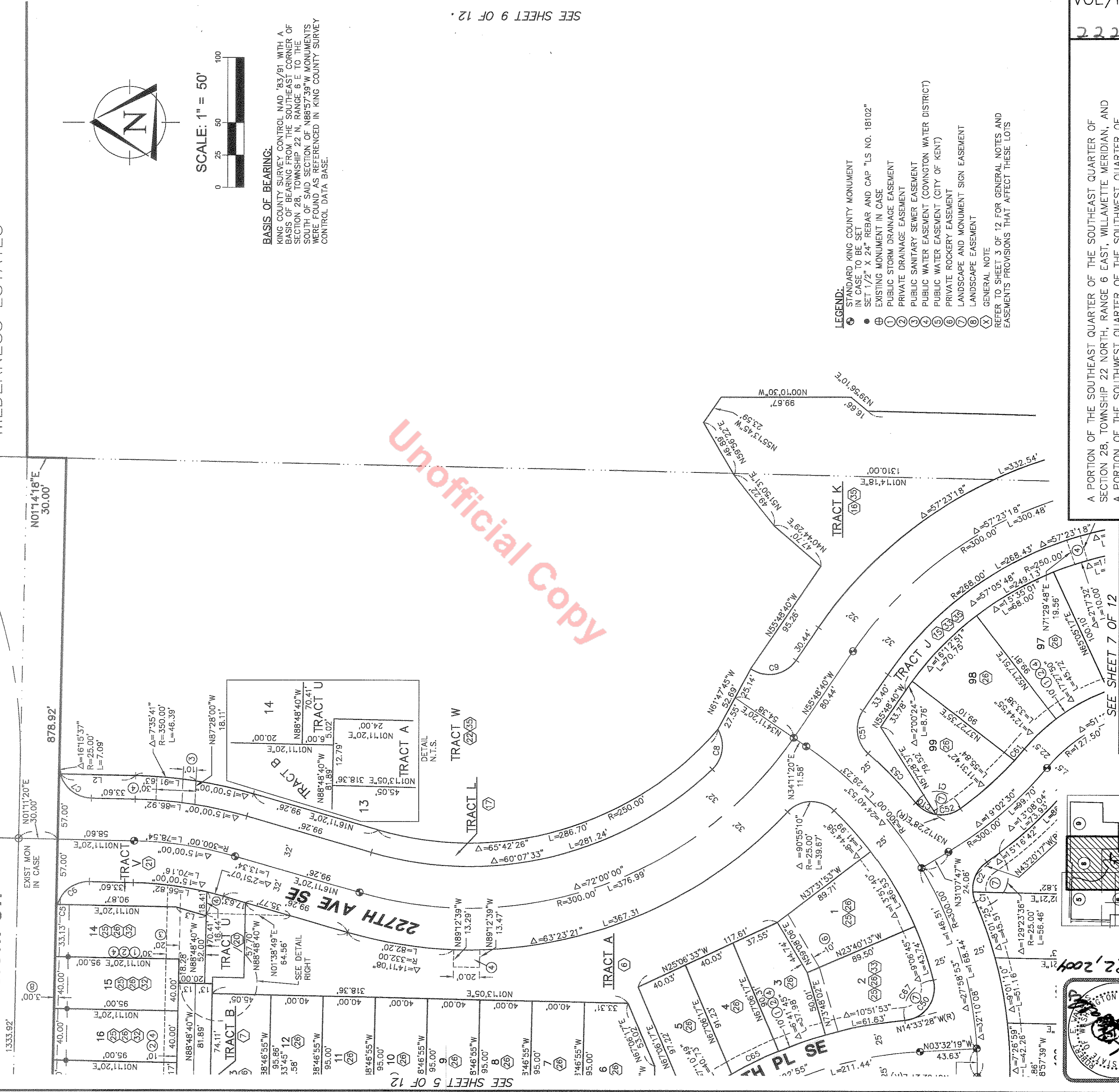
THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, W.M.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SE 268TH ST.

WILDERNESS ESTATES

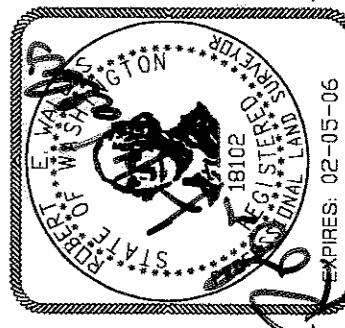


BASIS OF BEARING:
 KING COUNTY SURVEY CONTROL NAD '83/91 WITH A BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 22 N, RANGE 6 E TO THE SOUTH OF SAID SECTION OF N88°57'39"W MONUMENTS WERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATA BASE.

SEE SHEET 5 OF 12

SEE SHEET 9 OF 12

- LEGEND:**
- ⊙ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
 - SET 1/2" X 24" REBAR AND 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 PRIVATE WATER EASEMENT (CITY OF KENT)
 - ⑥ PRIVATE ROCKERY EASEMENT
 - ⑦ LANDSCAPE AND MONUMENT SIGN EASEMENT
 - ⑧ LANDSCAPE EASEMENT
 - ⓧ GENERAL NOTE
- REFER TO SHEET 3 OF 12 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS



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VOL/PG

222 26

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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

CITY OF MAPLE VALLEY FILE NO. CD0401-004

JOB NO 01-238

SHEET 8 OF 12

SEE SHEET 7 OF 12

JUNE 22, 2004

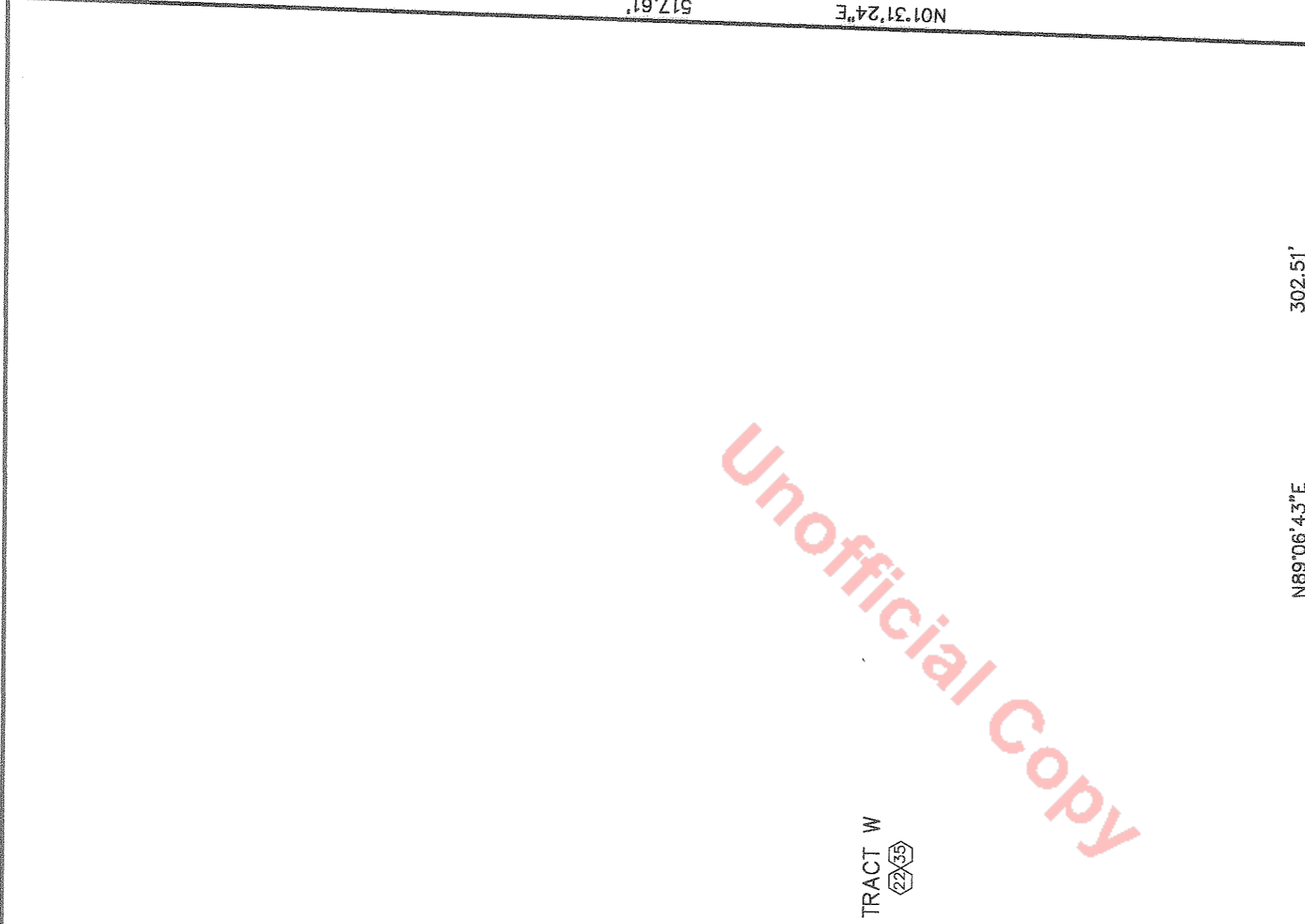
THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, W.M.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

WILDERNESS ESTATES

N89°49'30"E 959.75'



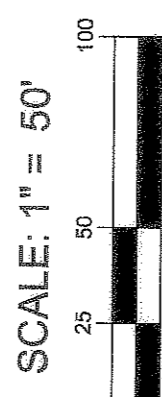
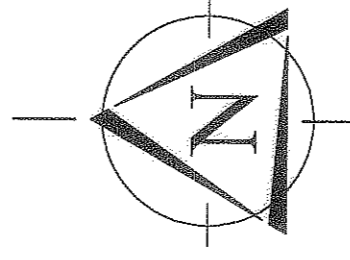
TRACT W
 (22/59)

PARCEL B
 MAPLE VALLEY BLA# CD0307-003
 REC# 20030804900004

SEE SHEET 8 OF 12

Unofficial Copy

MAPLE VALLEY BLA# CD0209-003
 REC# 20030428900041

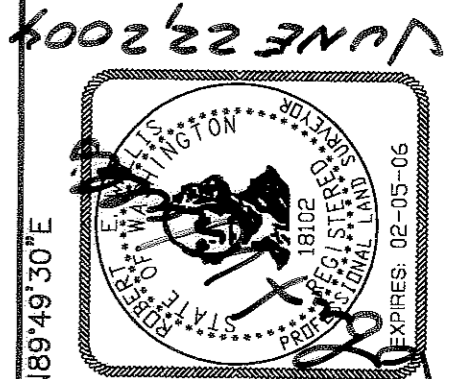
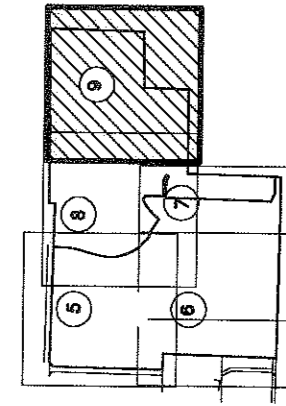


- LEGEND:**
- ⊕ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
 - SET 1/2" X 24" REBAR AND CAP "LS NO. 18102"
 - ⊕ EXISTING MONUMENT IN CASE
 - ① PUBLIC STORM DRAINAGE EASEMENT
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 - ⑧ LANDSCAPE EASEMENT
 - ⊗ GENERAL NOTE

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.

REFER TO SHEET 3 OF 12 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS

N89°49'30"E 467.97'



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CITY OF MAPLE VALLEY FILE NO. CD0401-004

VOL/PG
 222 27

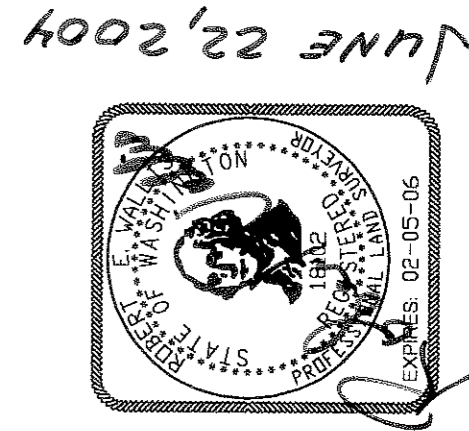
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, ALL IN CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

JOB NO 01-238 SHEET 9 OF 12

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON



JUNE 22, 2004

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'



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VOL/PG	222	28
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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		
JOB NO	01-238	SHEET 10 OF 12

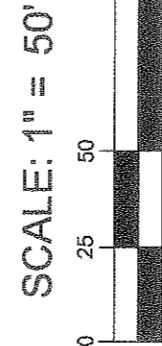
SEE SHEET 11 OF 12

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SEE SHEET 10 OF 12

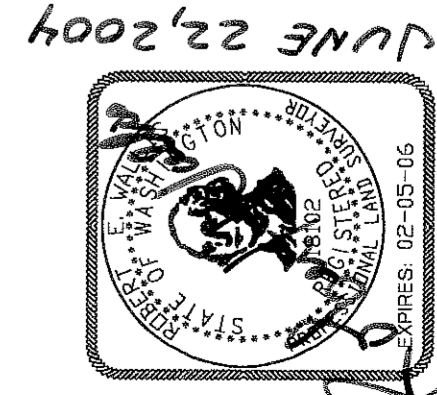


BASIS OF BEARING:
 KING COUNTY SURVEY CONTROL NAD '83/91 WITH A BASIS OF BEARING FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 22 N, RANGE 6 E TO THE SOUTH OF SAID SECTION OF N88°57'39"W MONUMENTS WERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATA BASE.

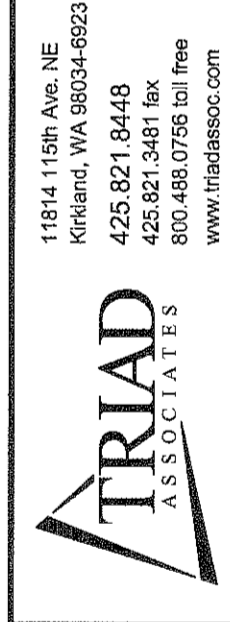
LOT 1
 BLA VOL. 161, PG. 170

486.79'

PARCEL 1
 VOL. 159, PG. 216



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'



11814 115th Ave. NE
 Kirkland, WA 98034-6923
 425.821.8448
 425.821.3481 fax
 800.488.0756 toll free
 www.triadassoc.com

NOTE: REFER TO CURVE & LINE TABLE ON PAGE 4

TO BE DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT
 666.25'

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

VOL/PG
 222 29

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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

JOB NO 01-238 SHEET 11 OF 12

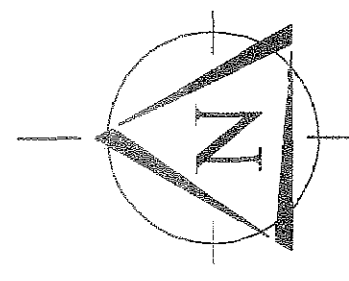
JUNE 22 2004

THE MEADOWS AT ROCK CREEK PHASE I

VOL/PG

POR OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, WM.
 POR OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, WM.
 CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SEE SHEET 10 OF 12



SCALE: 1" = 50'



CITY OF MAPLE VALLEY
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NOTE: REFER TO CURVE & LINE TABLE ON PAGE 4

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

TO BE DEDICATED TO THE PUBLIC UPON THE RECORDING OF THIS PLAT

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

VOL/PG	222 30
JOB NO 01-238	SHEET 12 OF 12
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, AND 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	

CITY OF MAPLE VALLEY FILE NO. CD0401-004

SEE SHEET 11 OF 12