

20050406001487

227/048

# THE MEADOWS AT ROCK CREEK PHASES II & III

PORTION OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.  
PORTION 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

*Brian D. Ross*  
SIGNED

BY: BRIAN D. ROSS  
ITS: MANAGING PARTNER

BANK OF AMERICA, N.A.  
(AS LENDER ONLY AND NOT AS OWNER)

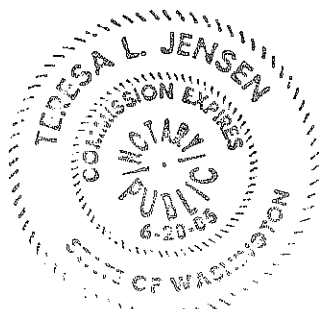
*Douglas B. Sollitt*  
SIGNED

BY: DOUGLAS B. SOLLITT  
ITS: SENIOR VICE PRESIDENT

## ACKNOWLEDGMENTS

COUNTY OF KING  
STATE OF WASHINGTON

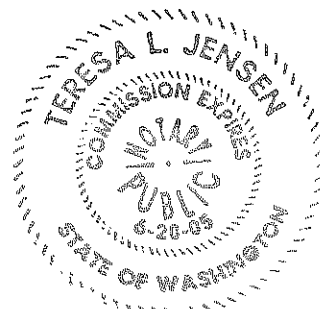
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN D. ROSS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGING MEMBER OF ROCK CREEK MEADOWS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF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



DATED March 24, 2005  
SIGNATURE OF Jessica L. Jensen - Seal  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 6-20-05

COUNTY OF KING  
STATE OF WASHINGTON

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, N.A., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.



DATED March 24, 2005  
SIGNATURE OF Jessica L. Jensen - Seal  
NOTARY PUBLIC  
TITLE Project Administrator  
MY APPOINTMENT EXPIRES 6-20-05

## LEGAL DESCRIPTION

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;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN MOST CORNER COMMON TO PARCEL NUMBERS 1 AND 2 AS SHOWN ON THE RECORD OF SURVEY DRAWING RECORDED UNDER RECORDING NUMBER 20030425900001, SAID CORNER ALSO BEING A CORNER OF SAID TRACT "W", THENCE SOUTH 89°49'30" WEST, ON THE WESTERLY EXTENSION OF THE LINE COMMON TO SAID PARCEL NUMBERS 1 AND 2, A DISTANCE OF 12.30 FEET;  
THENCE SOUTH 01°17'08" WEST, A DISTANCE OF 304.52 FEET TO A POINT OF CURVATURE;  
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 54.00 FEET, THROUGH A CENTRAL ANGLE OF 39°26'50", AN ARC DISTANCE OF 37.18 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID PARCEL 2;  
THENCE NORTH 01°17'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 339.14 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1, CITY OF MAPLE VALLEY NUMBER CD0409-002, RECORDED UNDER RECORDING NUMBER 20041027900009.)

CITY OF MAPLE VALLEY FILE NO. CD0408-005



12112 115th Ave. NE  
Kirkland, WA 98034-6923  
425.821.8448  
425.821.3481 fax  
800.488.0756 toll free  
www.triadassoc.com

## APPROVALS

### CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 5 DAY OF April, 2005.

*David A. Addington*  
MAYOR, CITY OF MAPLE VALLEY

EXAMINED AND APPROVED THIS 30 DAY OF MARCH, 2005.

*Jo Peterson*  
DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 30 DAY OF MARCH, 2005.

*David B. J. J. J.*  
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 5 DAY OF April, 2005

*Sam M. Kelly*  
DIRECTOR OF FINANCE

### KING COUNTY

EXAMINED AND APPROVED THIS 6th DAY OF April, 2005.

*Scott Noole*  
KING COUNTY ASSESSOR

*Charles R. Campbell*  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 541650-1230

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 6th DAY OF April, 2005

*Ken Gwy*  
MANAGER, FINANCE DIVISION

*Richard C. Yette*  
DEPUTY

### TAX PARCEL NUMBER

541650-1230

Unofficial Copy

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 PHASES II AND III ARE 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 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.



*Robert 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 06 DAY OF April, 2005, AT 2:46 PM MINUTES PAST 2 M. AND RECORDED IN VOLUME 227 OF PLATS, PAGE(S) 048-056, RECORDS OF KING COUNTY, WASHINGTON.  
DIVISION OF RECORDS AND ELECTIONS

MANAGER

*David M. Williams*  
SUPERINTENDENT OF RECORDS

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 1 OF 9

VOL/PAGE



20050406001487

227'049

# THE MEADOWS AT ROCK CREEK PHASES II & III

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

## 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.
  - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.
  - LEAD AND TACKS ON CONCRETE CURB AT FRONT LOT LINE EXTENSIONS.
  - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT ALL REAR LOT CORNERS.
- 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. PPO2-004 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. PPO2-004 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 SEPARATING THE SIDEWALK FROM THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION.
- TRACT "F" 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 "F". TRACT "F" IS A PUBLIC SIDEWALK EASEMENT. TRACT "F" IS ALSO A PUBLIC ACCESS EASEMENT. PORTIONS OF TRACT "F" ARE CITY OF KENT AND COVINGTON WATER DISTRICT WATER EASEMENTS.
- TRACT "M" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 163 THROUGH 165 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 "M". TRACT "M" IS ALSO A PUBLIC SANITARY SEWER, PUBLIC STORM DRAINAGE AND COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "N" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 193 THROUGH 194 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 "N". TRACT "N" IS ALSO A PUBLIC SANITARY SEWER, PUBLIC STORM DRAINAGE AND COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "O" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 228 AND 229 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 "O". TRACT "O" IS ALSO A PUBLIC SANITARY SEWER AND COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "P" IS AN INGRESS, EGRESS AND UTILITIES TRACT TO SERVE LOTS 239 THROUGH 241 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 "P". TRACT "P" IS ALSO A PUBLIC SANITARY SEWER, PUBLIC STORM DRAINAGE AND COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "S" 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 "S". TRACT "S" IS A PUBLIC ACCESS EASEMENT. A PORTION OF TRACT "S" IS A COVINGTON WATER DISTRICT WATER EASEMENT.
- TRACT "T" 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 "T". TRACT "T" IS A PUBLIC ACCESS, PUBLIC SANITARY SEWER AND PUBLIC STORM DRAINAGE EASEMENT. A PORTION OF TRACT "T" IS A COVINGTON WATER DISTRICT 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.
- A PRIVATE ROCKERY EASEMENT OVER THE LOTS IN THIS PLAT IS HEREBY GRANTED AND CONVEYED TO THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THIS EASEMENT FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE ROCKERIES WITHIN THIS PLAT. THE OWNER OF EACH LOT IN THE PLAT IS RESPONSIBLE FOR MAINTAINING ANY ROCKERY LOCATED ON SUCH OWNER'S LOT IN GOOD CONDITION AND REPAIR.
- 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 NORTH 15.00 FEET OF LOTS 156 THROUGH 160, THE EXTERIOR 10.00 FEET OF LOTS 163 AND 164 ADJOINING TRACT "M", THE SOUTH 3.50 FEET OF LOTS 193 AND 197, THE NORTH 3.50 FEET OF LOTS 194 AND 198, THE EXTERIOR 10.00 FEET OF LOTS 194 AND 195 ADJOINING TRACT "N", THE EXTERIOR 10.00 FEET OF LOTS 227 AND 228 ADJOINING TRACT "O", THE EXTERIOR 10.00 FEET OF LOTS 240 AND 241 ADJOINING TRACT "P", THE EAST 3.50 FEET OF LOTS 163 AND 165 AND THE WEST 3.50 FEET OF LOTS 162 AND 164, THE SOUTH 3.50 FEET OF LOT 234 AND THE NORTH 3.50 FEET OF LOT 235. THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THIS STORM DRAINAGE SYSTEM.
- THE RECREATION AND PUBLIC ACCESS EASEMENTS ACROSS THE NORTH 20.00 FEET OF LOTS 120-126, 200-206 AND 219 ARE HEREBY CONVEYED UPON THE RECORDING OF THIS PLAT TO THE MEADOWS AT ROCK CREEK HOME OWNERS ASSOCIATION, WHO SHARE BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK WITHIN THIS EASEMENT.
- THIS PLAT DOES NOT CONTAIN TRACTS "A", "B", "C", "D", "E", "G", "H", "I", "J", "K", "L", "Q" OR "R".
- THIS PLAT DOES NOT CONTAIN LOTS 1 THROUGH 116.
- 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.
- THIS SITE IS LOCATED IN A WELLHEAD PROTECTION AREA. FOR ADDITIONAL 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 HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESS SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 26800 TO 27100 AND WITHIN THE RANGE OF 22700 TO 23000 FOR THE EAST-WEST ROADS.
- TWO (2) SIGNIFICANT TREES CHOSEN FROM THE CITY'S TREE LIST OR AS OTHERWISE APPROVED BY CITY COUNCIL 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. 18.40.130J.
- LOTS 118-119, 120-121, 122-123, 124-125, 134-135, 132-133, 130-131, 128-129, 127-173, 174-175, 176-177 AND 178-179 ARE SUBJECT TO JOINT ACCESS EASEMENTS OVER THE EXTERIOR 20.00 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE (SE 269TH ST). THE MEADOWS AT ROCK CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS AND RECONSTRUCTION OF THOSE PORTIONS OF THESE DRIVEWAYS WITHIN THESE EASEMENTS AND USED IN COMMON.
- THE CITY SHALL NOT ISSUE BUILDING PERMITS FOR HOUSES ON MORE THAN A TOTAL OF 100 LOTS WITHIN ALL PHASES OF THE MEADOWS AT ROCK CREEK SUBDIVISION. THE PHASES INCLUDE THE MEADOWS AT ROCK CREEK PHASE I, AS RECORDED UNDER RECORDING NUMBER 20040630003248 AND PHASES II & III AS CONDITIONED HEREIN UNTIL THE INTERSECTION IMPROVEMENTS AT KENT-KANGLEY AND 228TH AVENUE SE HAVE BEEN CONSTRUCTED AND ACCEPTED BY WSDOT AND THE CITY OF MAPLE VALLEY OR A SECOND ROAD ACCESS CONFORMING TO MAPLE VALLEY ROAD STANDARDS FOR A PERMANENT ACCESS TO THE MEADOWS AT ROCK CREEK PHASES I, II, III, HAS BEEN CONSTRUCTED.

## GENERAL NOTES CONT.

26. 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 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 HERBY 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 OF ALL LOTS AND TRACTS;  
AND ALSO ALL OF TRACTS "M", "N", "O" AND "P";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 163 AND 164 ADJOINING TRACT "M";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 194 AND 195 ADJOINING TRACT "N";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 227 AND 228 ADJOINING TRACT "O";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 240 AND 241 ADJOINING TRACT "P";  
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 HERBY 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 TRACTS "M", "N", "O" AND "P";  
AND ALSO THE SOUTH 10.00 FEET OF LOT 165;  
AND ALSO THE SOUTH 5.00 FEET OF LOT 194;  
AND ALSO THE NORTH 5.00 FEET OF LOT 195;  
AND ALSO THE WEST 5.00 FEET OF LOT 200;  
AND ALSO THE EAST 5.00 FEET OF LOT 201;  
AND ALSO THE SOUTH 5.00 FEET OF LOT 235;  
AND ALSO THE NORTH 5.00 FEET OF LOT 236;  
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 HERBY 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 OF LOTS 117-119, 127-199, 207-218 AND 220-241 AND ALL TRACTS;  
AND ALSO THE NORTH 20.00 FEET OF LOTS 120-126, 200-206 AND 219;  
AND ALSO ALL OF TRACTS "M", "N", "O" AND "P";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 163 AND 164 ADJOINING TRACT "M";  
AND ALSO THE SOUTH 30.00 FEET OF LOT 165;  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 194 AND 195 ADJOINING TRACT "N";  
AND ALSO THE SOUTH 10.00 FEET OF THE WEST 30.00 FEET OF LOT 193;  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 227 AND 228 ADJOINING TRACT "O";  
AND ALSO THE EAST 10.00 FEET OF THE SOUTH 30.00 FEET OF LOT 229;  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 240 AND 241 ADJOINING TRACT "P";  
AND ALSO THE NORTH 24.8 FEET OF LOT 239, TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 5.00 FEET OF THE NORTH 29.80 FEET OF SAID LOT 239;  
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 HERBY 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 LOTS 117-119, 127-199, 207-218 AND 220-241 AND ALL TRACTS;  
AND ALSO THE NORTH 20.00 FEET OF LOTS 120-126, 200-206 AND 219;  
IN WHICH TO BUILD, MAINTAIN, REPLACE AND REPAIR PUBLIC SIDEWALKS TOGETHER WITH THE RIGHT TO ENTER UPON THESE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

AN EASEMENT IS HERBY 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;  
AND ALSO ALL OF TRACTS "M", "N" AND "P";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 163 AND 164 ADJOINING TRACT "M";  
AND ALSO THE SOUTH 30.00 FEET OF LOT 165;  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 194 AND 195 ADJOINING TRACT "N";  
AND ALSO THE EXTERIOR 10.00 FEET OF LOTS 240 AND 241 ADJOINING TRACT "P";  
AND ALSO THE NORTH 24.8 FEET OF LOT 239, TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 5.00 FEET OF THE NORTH 29.80 FEET OF SAID LOT 239;  
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.

AN EASEMENT IS HERBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE CITY OF MAPLE VALLEY AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND ACROSS THE NORTH 20.00 FEET OF LOTS 120-126, 200-206 AND 219; IN WHICH TO BUILD, MAINTAIN, REPLACE AND REPAIR PUBLIC RECREATION FACILITIES TOGETHER WITH THE RIGHT TO ENTER UPON THESE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

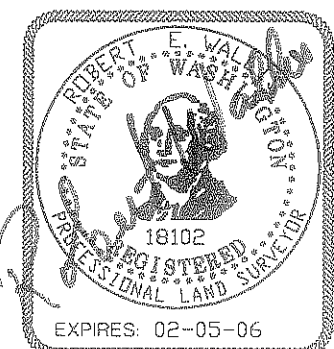
## RESTRICTIONS

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.



March 24, 2005

CITY OF MAPLE VALLEY FILE NO. CD0408-005

12112 115th Ave. NE  
Kirkland, WA 98034-6923  
425.821.8448  
425.821.3481 fax  
800.488.0756 toll free  
www.triadassoc.com

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 9

VOL/PG



20050406001487

227/050

# THE MEADOWS AT ROCK CREEK PHASES II & III

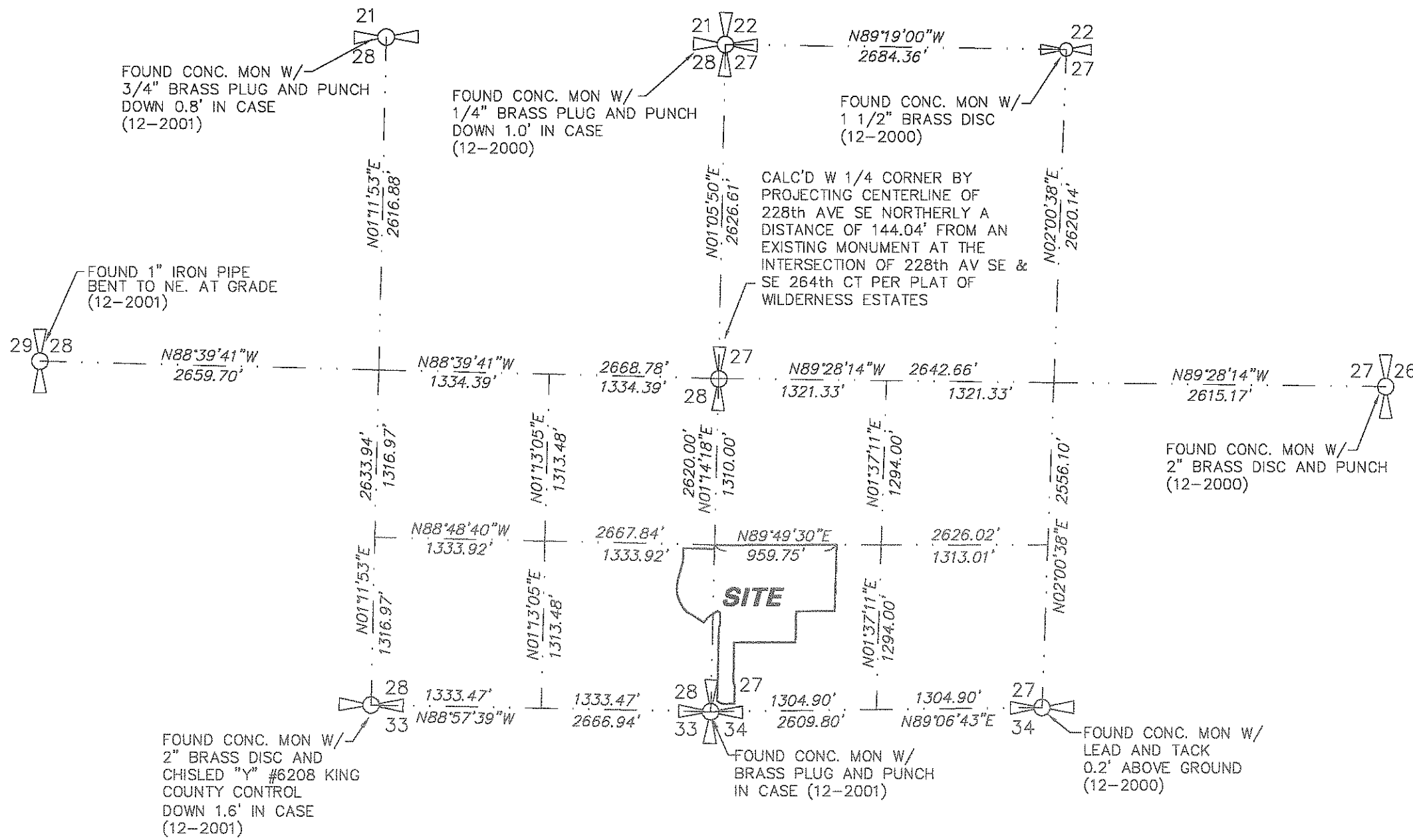
PORTION OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.  
PORTION OF SE 1/4 SE 1/4 SEC 28, TWP 22 N, RGE 6 E, W.M.  
CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

LINE	DIRECTION	LENGTH
L1	N55°13'45"W	23.59'
L2	N34°11'20"E	2.07'
L3	N34°11'20"E	9.89'
L4	N41°26'23"W	17.24'
L5	N34°48'12"W(R)	22.50'
L6	N34°48'12"W(R)	3.34'
L7	N87°28'00"W	41.66'
L8	N44°49'30"E(R)	22.50'
L9	N44°49'30"E(R)	19.89'
L10	N00°10'30"W	19.75'
L11	N40°17'27"W(R)	22.50'
L12	N88°42'52"W	31.49'
L13	N47°21'42"E(R)	19.61'
L14	N47°21'42"E(R)	8.17'
L15	N73°19'50"E	52.13'
L16	N34°11'20"E	7.27'
L17	N89°49'30"E	15.64'
L18	N89°49'30"E	15.04'
L19	N40°17'27"W	0.51'
L20	N88°42'52"W	31.74'
L21	N88°42'52"W	31.23'
L22	N40°17'27"W	0.51'
L23	N40°17'27"W	2.39'
L24	N01°17'08"E	0.35'
L25	N47°21'42"E	9.27'
L26	N47°21'42"E	9.27'
L27	N01°17'08"E	25.16'
L28	N01°17'08"E	4.30'
L29	N89°49'30"E	21.51'
L30	N89°49'30"E	10.04'
L31	N12°40'11"W	6.93'
L32	N89°49'30"E	3.73'
L33	N73°19'50"E	9.03'
L34	N01°17'08"E	13.67'
L35	N01°17'08"E	13.67'
L36	N00°10'30"W	10.01'
L37	N00°10'30"W	10.01'
L38	N34°48'12"W	3.58'
L39	N34°48'12"W	3.58'
L40	N26°42'41"W(R)	26.84'
L41	N88°48'40"W	7.41'
L42	N68°52'11"E	13.88'
L43	N68°52'11"E	14.15'
L44	N77°36'31"E	13.95'
L45	N16°11'20"E	5.63'
L46	N39°56'10"E	1.92'

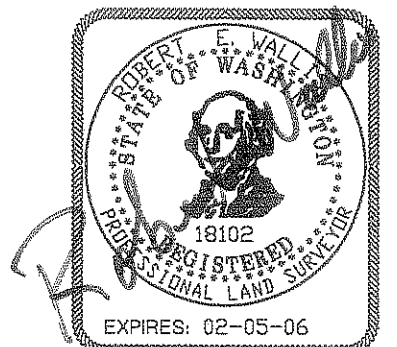
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=16°15'37"	25.00'	7.09'
C2	Δ=52°39'48"	55.00'	50.55'
C3	Δ=45°00'00"	55.00'	43.20'
C4	Δ=45°00'00"	55.00'	43.20'
C5	Δ=45°00'00"	55.00'	43.20'
C6	Δ=40°06'57"	75.00'	52.51'
C7	Δ=48°25'25"	55.00'	46.48'
C8	Δ=48°25'25"	75.00'	63.39'
C9	Δ=40°41'49"	55.00'	39.07'
C10	Δ=25°58'08"	55.00'	24.93'
C11	Δ=2°27'56"	350.00'	15.06'
C12	Δ=5°38'00"	350.00'	34.41'
C13	Δ=90°00'00"	25.00'	39.27'
C14	Δ=90°00'00"	25.00'	39.27'
C15	Δ=21°00'43"	97.50'	35.76'
C16	Δ=13°13'01"	97.50'	22.49'
C17	Δ=32°02'06"	65.00'	36.34'
C18	Δ=16°23'19"	65.00'	18.59'
C19	Δ=48°25'25"	45.00'	38.03'
C20	Δ=48°25'25"	33.5'	28.31'
C21	Δ=5°53'13"	97.50'	10.02'
C22	Δ=5°53'13"	97.50'	10.02'
C23	Δ=6°51'21"	97.50'	11.67'
C24	Δ=23°53'11"	97.50'	40.65'
C25	Δ=11°47'41"	97.50'	20.07'
C26	Δ=34°16'02"	77.50'	46.35'
C27	Δ=25°58'07"	42.00'	19.04'
C28	Δ=25°58'08"	68.00'	30.82'
C29	Δ=3°52'05"	77.50'	5.23'
C30	Δ=9°39'24"	77.50'	13.06'
C31	Δ=9°39'24"	77.50'	13.06'
C32	Δ=90°00'00"	25.00'	39.27'
C33	Δ=90°00'00"	25.00'	39.27'
C34	Δ=0°12'16"	975.00'	3.48'
C35	Δ=0°20'33"	1025.00'	6.13'
C36	Δ=90°00'00"	25.00'	39.27'
C37	Δ=20°47'01"	77.50'	28.11'
C38	Δ=16°48'10"	77.50'	22.73'
C39	Δ=17°15'44"	65.00'	19.58'
C40	Δ=27°44'16"	65.00'	31.47'
C41	Δ=45°00'00"	45.00'	35.34'
C42	Δ=18°47'24"	77.50'	25.42'
C43	Δ=18°47'47"	77.50'	25.42'

CURVE	DELTA	RADIUS	LENGTH
C44	Δ=1°07'13"	1392.50'	27.23'
C45	Δ=0°59'09"	1392.50'	23.96'
C46	Δ=7°14'28"	212.50'	26.86'
C47	Δ=5°23'41"	212.50'	20.01'
C48	Δ=45°38'36"	65.00'	51.78'
C49	Δ=7°01'12"	65.00'	7.96'
C50	Δ=52°39'48"	45.00'	41.36'
C51	Δ=2°41'50"	212.50'	10.00'
C52	Δ=2°41'50"	212.50'	10.00'
C53	Δ=8°04'51"	212.50'	29.97'
C54	Δ=76°30'50"	25.00'	33.39'
C55	Δ=25°19'26"	25.00'	11.05'
C56	Δ=2°07'07"	250.00'	9.24'
C57	Δ=95°12'02"	25.00'	41.54'
C58	Δ=14°56'49"	167.50'	43.70'
C59	Δ=0°17'22"	1347.50'	8.81'
C60	Δ=1°03'00"	1347.50'	24.69'
C61	Δ=90°00'00"	32.50'	51.05'
C62	Δ=92°51'58"	25.00'	40.52'
C63	Δ=1°41'35"	975.00'	28.81'
C64	Δ=1°10'22"	975.00'	19.96'
C65	Δ=1°41'24"	1025.00'	30.23'
C66	Δ=1°14'38"	1025.00'	22.25'
C67	Δ=2°54'21"	400.00'	20.29'
C68	Δ=7°24'49"	77.50'	10.03'
C69	Δ=7°24'49"	77.50'	10.03'
C70	Δ=11°07'48"	212.50'	41.28'
C71	Δ=10°59'51"	212.50'	40.79'

## SECTION SUBDIVISION



SCALE 1"=1000'



MARCH 24, 2006

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

**TRIAD ASSOCIATES**  
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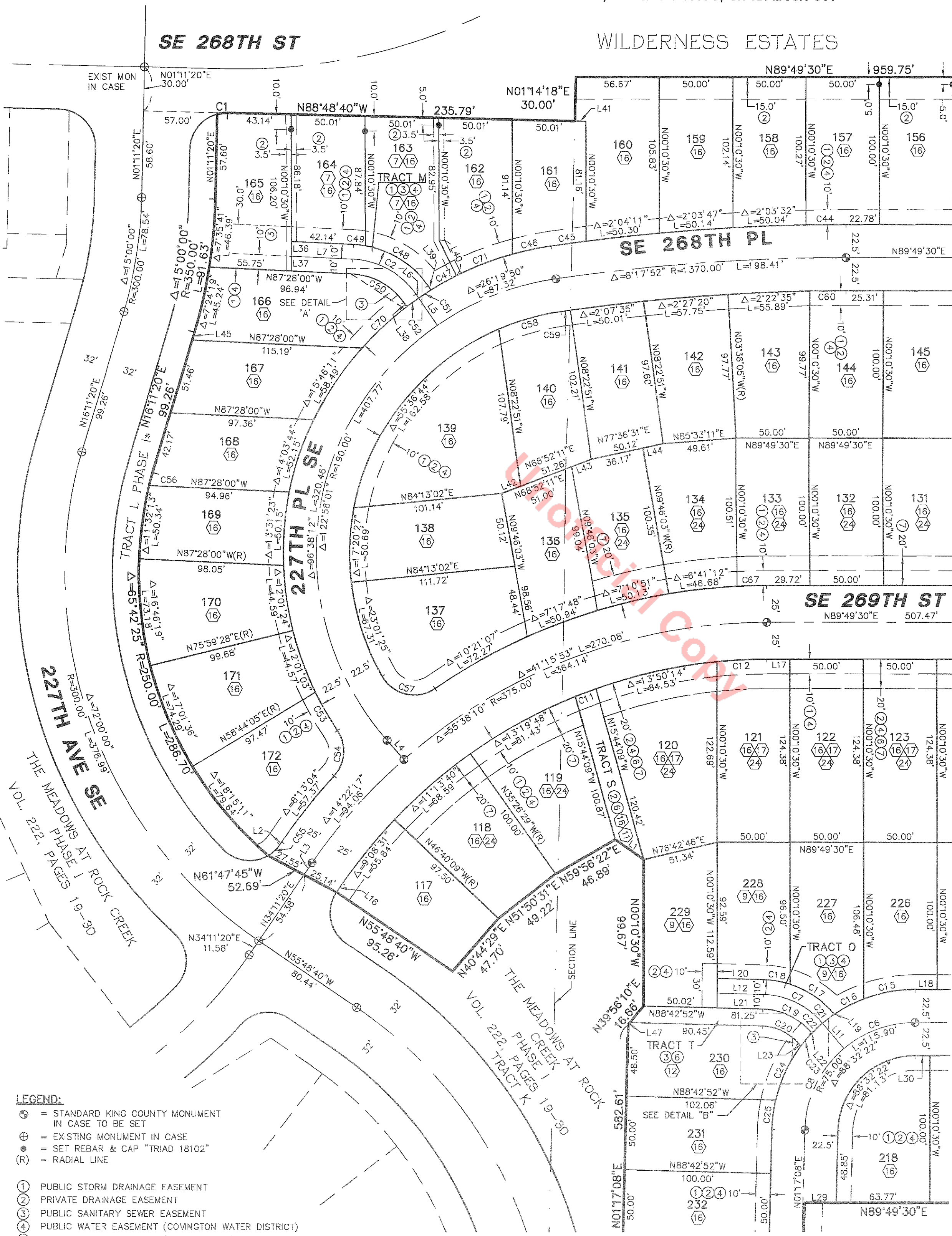


20050406001487

227/051

# THE MEADOWS AT ROCK CREEK PHASES II & III

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





20050406001487

227/052

# THE MEADOWS AT ROCK CREEK PHASES II & III

PORTION OF SW 1/4 SW 1/4 SEC 27, TWP 22 N, RGE 6 E, W.M.  
PORTION 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



SEE SHEET 4

SEE SHEET 6

PARCEL B  
MAPLE VALLEY BLA# CDO307-003  
REC.# 20030804900004

PARCEL 2  
MAPLE VALLEY BLA# CDO209-003  
REC.# 20030428900041

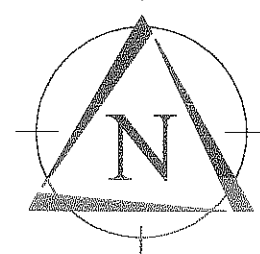
### LEGEND:

- ⊙ = STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
- ⊕ = EXISTING MONUMENT IN CASE
- ⊗ = SET TACK IN LEAD WITH 3/4" WASHER LS #18102
- ⊙ = SET REBAR & CAP "TRIAD 18102"
- (R) = RADIAL LINE
- 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 = RECREATION AND PUBLIC ACCESS EASEMENT
- ⑦ = PRIVATE JOINT USE DRIVEWAY EASEMENT
- (X) = GENERAL NOTE

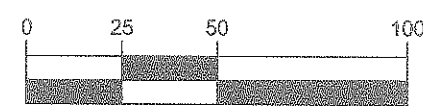
PHASE I\* PHASE I OF PLAT OF THE MEADOWS AT ROCK CREEK  
REC# 20040630003248

REFER TO SHEET 2 OF 9 FOR GENERAL NOTES AND EASEMENTS PROVISIONS THAT AFFECT THESE LOTS

REFER TO SHEET 3 OF 9 FOR LINE AND CURVE TABLES

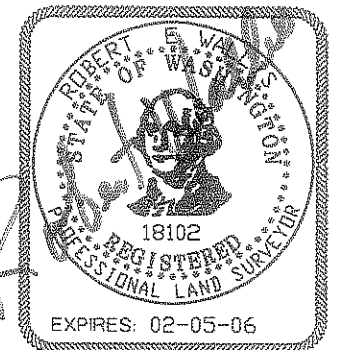


SCALE: 1" = 50'



### 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.



MARCH 24, 2005



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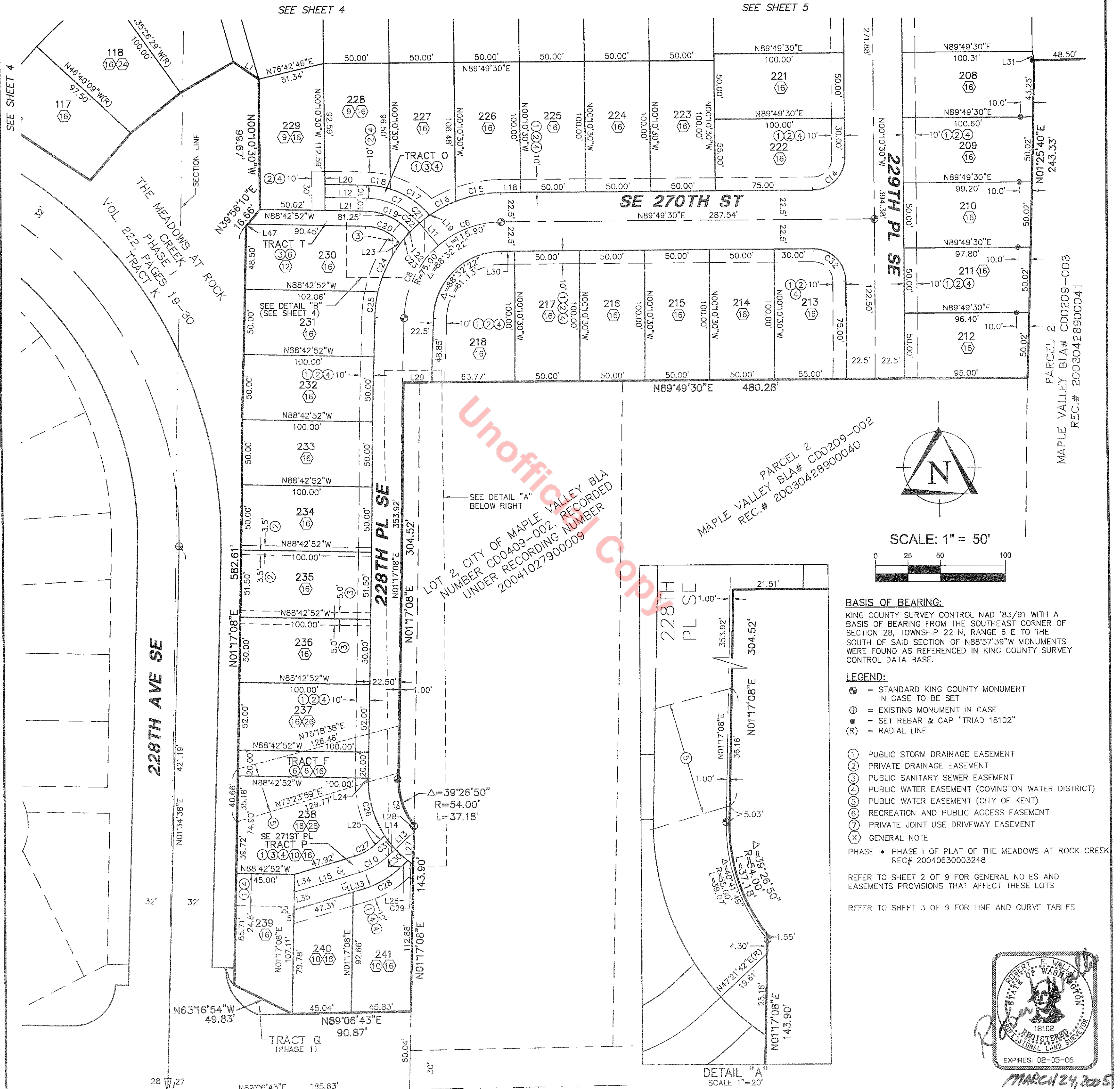


20050406001487

227/053

# THE MEADOWS AT ROCK CREEK PHASES II & III

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



28 27  
33 34 FOUND CONC. MON W/  
BRASS PLUG AND PUNCH  
IN CASE (12-2001)

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

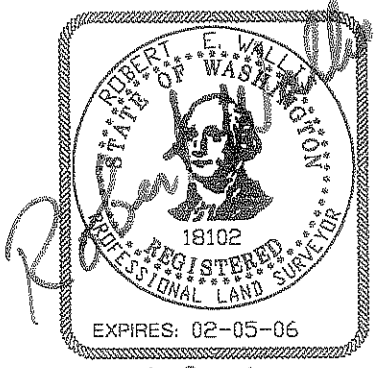


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JOB NO 01-238

SHEET 6 OF 9



MARCH 24, 2005

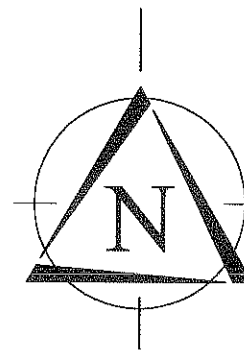


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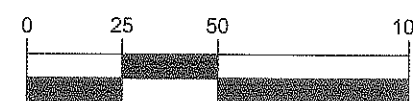
227/054

# THE MEADOWS AT ROCK CREEK PHASES II & III

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

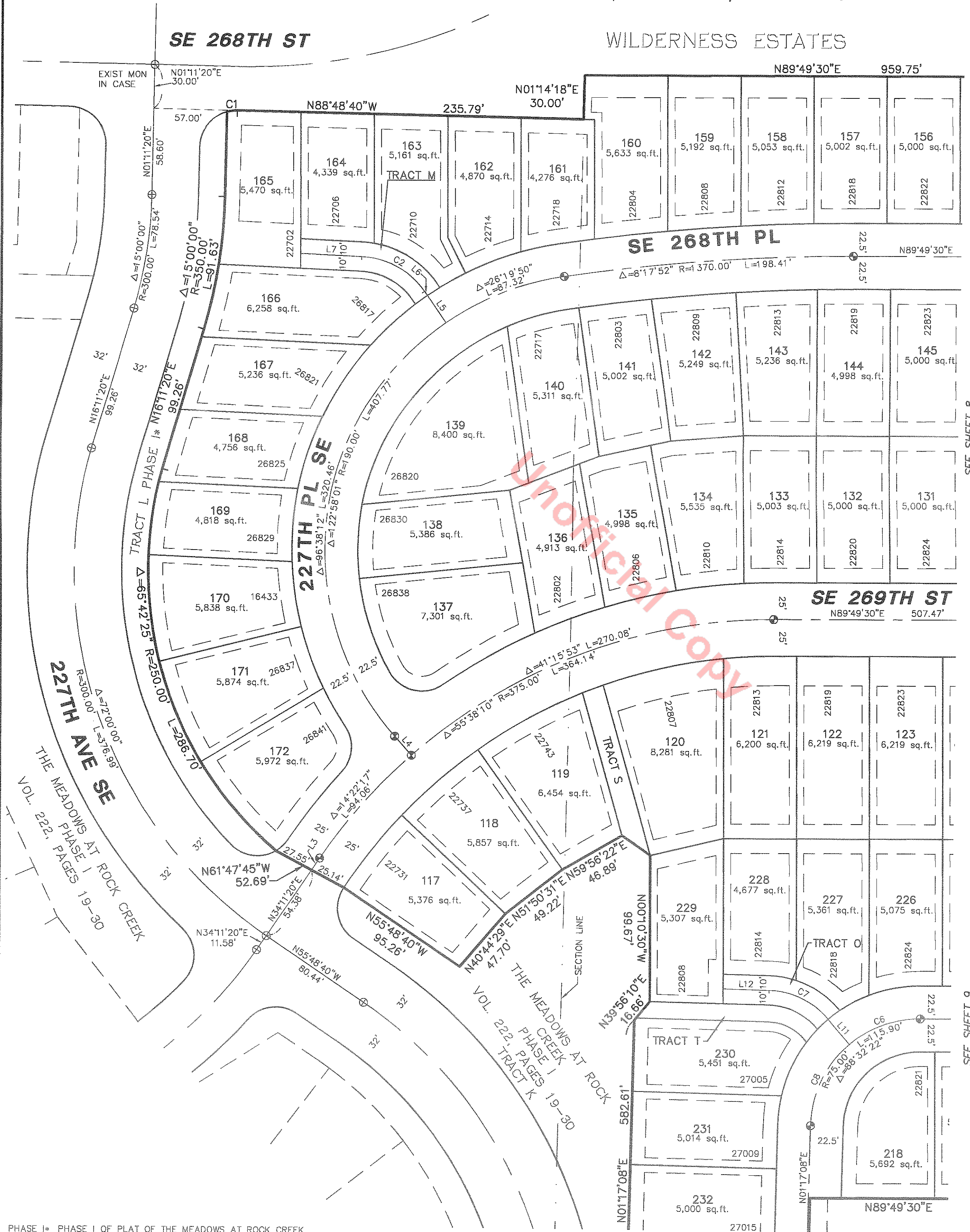


SCALE: 1" = 50'



**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°57'39"W MONUMENTS WERE FOUND AS REFERENCED IN KING COUNTY SURVEY CONTROL DATA BASE.



SEE SHEET 8

SEE SHEET 9

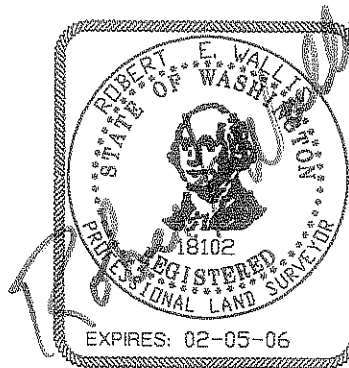
PHASE I\* PHASE I OF PLAT OF THE MEADOWS AT ROCK CREEK  
REC# 20040630003248

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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MARCH 24, 2005







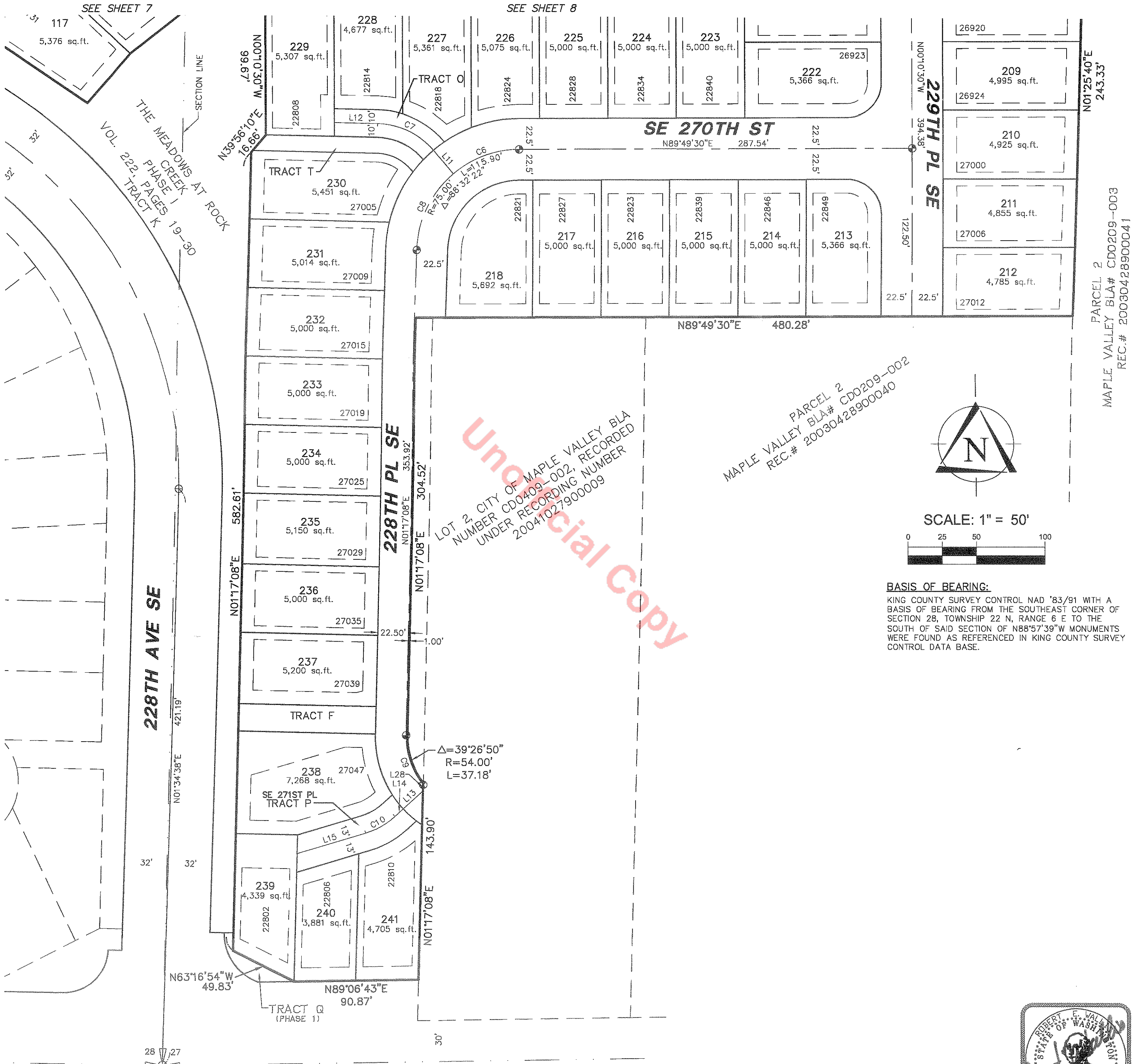
20050406001487

227/056

# THE MEADOWS AT ROCK CREEK PHASES II & III

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

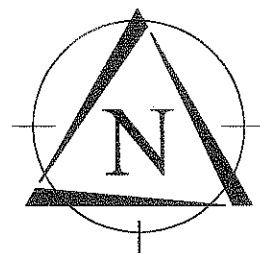
SEE SHEET 8



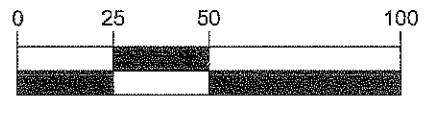
PARCEL 2  
MAPLE VALLEY BLA# CDD209-003  
REC.# 20030428900041

PARCEL 2  
MAPLE VALLEY BLA# CDD209-002  
REC.# 20030428900040

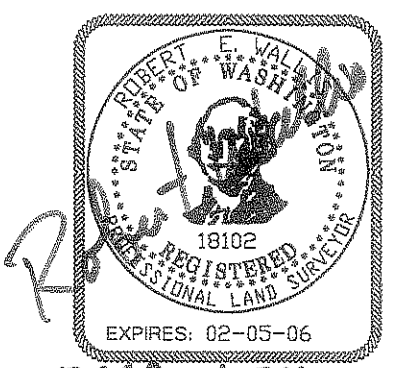
Unofficial Copy



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.



MARCH 24, 2005

28 27  
33 34  
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JOB NO 01-238

SHEET 9 OF 9

CITY OF MAPLE VALLEY FILE NO. CD0408-005

VOL/P/G