

20210127000924 Vol: 294 Page: 54
PLAT Rec: \$187.50
Pages: 5
1/27/2021 9:08 AM
KING COUNTY, WA

RECORDING NO. _____
VOL/PG 294/54
SHEET 1 OF 5

ARRINGTON COURT
A PLAT COMMUNITY
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M.,
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

NORTH HALF OF THE WEST 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.
EXCEPT THE WEST 30 FEET THEREOF DEEDED TO KING COUNTY, UNDER RECORDING NO. 847315, FOR ROAD.
AND EXCEPT THE NORTH 50 FEET THEREOF DEEDED TO THE STATE OF WASHINGTON UNDER RECORDING NO. 2581190 FOR STATE ROAD NO. 2.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

APPROVALS

DEPARTMENT OF LOCAL SERVICES, PERMITTING DIVISION

EXAMINED AND APPROVED THIS 24th DAY OF December 2020
[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 3rd DAY OF January 2021
[Signature]
DIRECTOR, PERMITTING DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

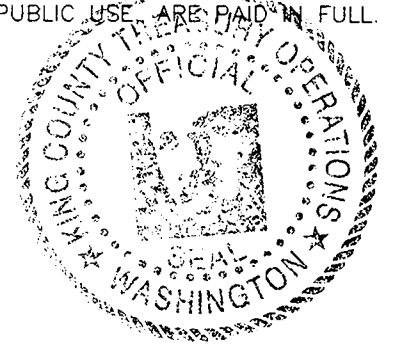
EXAMINED AND APPROVED THIS 13th DAY OF January 2021
[Signature] KING COUNTY ASSESSOR
[Signature] DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 1524079027

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 20th DAY OF January 2021
[Signature]
AUTHORIZED REPRESENTATIVE FINANCE
[Signature]
DEPUTY



PLAT TOTALS

TOTAL AREA PLATTED: 182,968± SQUARE FEET (4.2004± ACRES)
NUMBER OF LOTS: 17 LOTS
AVERAGE LOT SIZE: 6,173± SQUARE FEET (0.1417± ACRE)
NUMBER OF TRACTS: 3 TRACTS
TOTAL AREA OF TRACTS: 78,426± SQUARE FEET (1.8004± ACRE)
TOTAL AREA OF INTERIOR PUBLIC ROW: N/A

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature]
JAMES G. REICHHOFF, PROFESSIONAL LAND SURVEYOR.
CERTIFICATE NO. 50708
D.R. STRONG CONSULTING ENGINEERS
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-3063

RECORDING CERTIFICATE

RECORDING NO. _____
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 27th DAY OF January 2021
AT 8 MINUTES PAST 9 A.M. AND RECORDED IN VOLUME 294 OF PLATS, PAGES 51 THROUGH 58
RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

AUTHORIZED REPRESENTATIVE _____ SUPERINTENDENT OF RECORDS *[Signature]*

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 KING COUNTY, 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 KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, 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 KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, 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.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED ARRINGTON COURT, A PLAT COMMUNITY, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY OTHER PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR ARRINGTON COURT, RECORDED UNDER KING COUNTY RECORDING NO. 2020121502326

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

FALL CITY 17, LLC.
A WASHINGTON LIMITED LIABILITY CORPORATION
[Signature]
BY: Jay Hartman
ITS: CEO

[Signature]
KEVIN C. TAYLOR

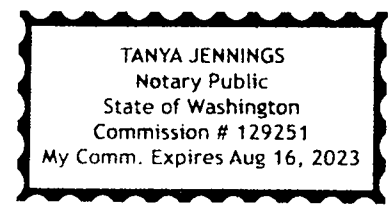
[Signature]
ANGELA C. TAYLOR

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jay Hartman SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CEO OF FALL CITY 17, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

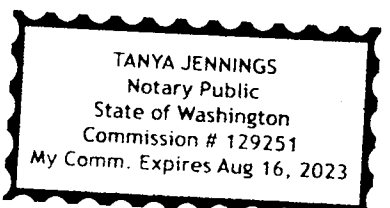
DATED: 12/9/20
SIGNATURE OF NOTARY PUBLIC: *[Signature]*
PRINTED NAME OF NOTARY PUBLIC: Tanya Jennings
RESIDING AT Renton, WA
MY APPOINTMENT EXPIRES 8/16/23



STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN C. TAYLOR SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

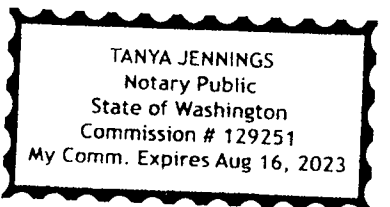
DATED: 12/9/20
SIGNATURE OF NOTARY PUBLIC: *[Signature]*
PRINTED NAME OF NOTARY PUBLIC: Tanya Jennings
RESIDING AT Renton, WA
MY APPOINTMENT EXPIRES 8/16/23



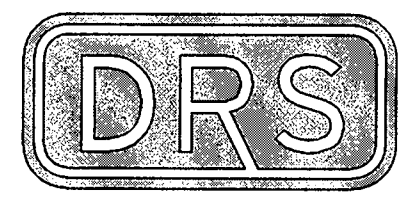
STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANGELA C. TAYLOR SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

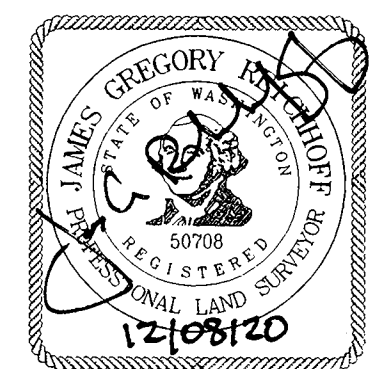
DATED: 12/9/20
SIGNATURE OF NOTARY PUBLIC: *[Signature]*
PRINTED NAME OF NOTARY PUBLIC: Tanya Jennings
RESIDING AT Renton, WA
MY APPOINTMENT EXPIRES 8/16/23



PERMITTING FILE NO. PLAT16-0004



D.R. STRONG
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ENGINEERS PLANNERS SURVEYORS
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PROJECT NO. 15093

VOL/PG

ARRINGTON COURT
 A PLAT COMMUNITY
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
 SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M.,
 KING COUNTY, WASHINGTON

RECORDING NO. VOL/PG
 294/55
 SHEET 2 OF 5

WATER EASEMENT PROVISION

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE FALL CITY WATER DISTRICT OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "WATER LINE EASEMENT", IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT REPLACE, REPAIR, REMOVE, RENEW, USE AND OPERATE WATER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF FALL CITY WATER AND SEWER DISTRICT HAS BEEN APPROVED, AND AS DESCRIBED BELOW:

- ALL OF TRACT C;
- TOGETHER WITH THE EXTERIOR 5 FEET OF LOTS 1 THROUGH 8, LOTS 12 THROUGH 14, LOT 17, AND TRACTS A AND B, PARALLEL WITH AND ADJOINING THE TRACT C PRIVATE STREET FRONTAGE, AS ESTABLISHED HEREBY, AS SHOWN HEREON;
- TOGETHER WITH THE NORTH 15.00 FEET OF LOT 7, AND THE WEST 15' OF THE NORTH 29.77 FEET OF LOT 7;
- TOGETHER WITH THE NORTH 7.50 FEET OF THE EAST 15.00 FEET OF THE WEST 25.00 FEET OF LOT 8;
- TOGETHER WITH THE SOUTH 5.00 FEET OF THE WEST 5.00 FEET OF LOT 8;
- TOGETHER WITH THE NORTH 5.00 FEET OF THE WEST 5.00 FEET OF LOT 9;
- TOGETHER WITH THE SOUTH 5.00 FEET OF THE WEST 5.00 FEET OF LOT 14;
- TOGETHER WITH THE NORTH 5.00 FEET OF THE WEST 5.00 FEET OF LOT 15;
- TOGETHER WITH A 15.00 FOOT STRIP OF LAND THROUGH AND UPON A PORTION OF LOT 3 AND TRACT A, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID LOT 3, NORTH 00°16'15" EAST A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 3 ALONG THE ARC OF A 48.00 FOOT RADIUS WITH A CENTRAL ANGLE OF 18°05'03", AN ARC LENGTH OF 15.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°16'15" EAST A DISTANCE OF 12.23 FEET; THENCE NORTH 44°43'45" WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 45°16'15" WEST A DISTANCE OF 7.50 FEET TO THE SOUTHWEST LINE OF SAID TRACT A; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID TRACT A AND THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

FOR EASEMENTS ACROSS THE ENTIRETY OF TRACT C, A PRIVATE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER FACILITIES.

PRIVATE DRAINAGE EASEMENT COVENANT

THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS SHOWN AS "PRIVATE", HEREBY GRANT AND CONVEY TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, THE RIGHT, BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF OBSERVING THAT THE OWNERS ARE PROPERLY OPERATING AND MAINTAINING THE DRAINAGE FACILITIES CONTAINED THEREIN.

THE OWNERS OF SAID PRIVATE PROPERTY ARE RESPONSIBLE FOR OPERATING, MAINTAINING AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT, AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS, FROM THE KING COUNTY DPWR PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

EASEMENT PROVISIONS SEE SHEET 5

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, INC., AND OTHER UTILITY PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL OF TRACT C, THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF LOTS 8 THROUGH 11 AND LOTS 14 THROUGH 17, AND THE EXTERIOR 5 FEET PARALLEL WITH AND ADJOINING THE TRACT C PRIVATE STREET FRONTAGE OF LOTS 1 THROUGH 8, LOTS 12 THROUGH 14, LOT 17, AND TRACTS A AND B AS SHOWN HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, TV, AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE TV SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
2. THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 17 IS FOR THE BENEFIT OF LOT 16 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 16 AND 17 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 13 IS FOR THE BENEFIT OF LOTS 12 AND 15 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 12, 13 AND 15 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE 5 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 8, 9 AND 10 IS FOR THE BENEFIT OF LOTS 9, 10 AND 11 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 8, 9, 10 AND 11 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 5 FOOT PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOTS 14, 15, 16, 17 AND TRACT C IS FOR THE BENEFIT OF LOTS 1, 2, AND 12 THROUGH 17 FOR PRIVATE SANITARY SEWER FACILITIES. THE OWNERS OF SAID LOTS 1, 2, 12 THROUGH 17 AND TRACT C ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE SANITARY SEWER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE SANITARY FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE 5 FOOT PRIVATE SANITARY SEWER EASEMENT SHOWN ON LOTS 4, 5, 6 AND 7 IS FOR THE BENEFIT OF LOTS 3, 4, 5, 6 AND 7 FOR PRIVATE SANITARY SEWER FACILITIES. THE OWNERS OF SAID LOTS 3, 4, 5, 6, AND 7 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE SANITARY SEWER FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE SANITARY FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

EASEMENT PROVISION	EASEMENT TYPE	OVER LOTS/TRACTS	BENEFITING LOTS	RESPONSIBLE LOTS/PARTIES
1	5' /10' UTILITY	ALL LOTS, TRACTS A AND C	N/A	N/A
2	5' PRIVATE STORM	17	16	16, 17
3	5' PRIVATE STORM	13	12, 15	12, 13, 15
4	5' PRIVATE STORM	8, 9, 10	9, 10, 11	8, 9, 10, 11
5	5' PRIVATE SANITARY SEWER	14, 15, 16, 17, TRACT C	1, 2, 12-17	1, 2, 12-17, TRACT C
6	5' PRIVATE SANITARY SEWER	4, 5, 6, 7	3, 4, 5, 6, 7	3, 4, 5, 6, 7

KING COUNTY DRAINAGE EASEMENT AND COVENANT

ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, SHOWN AS KING COUNTY STORM DRAINAGE EASEMENT ARE HEREBY GRANTED AND CONVEYED TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY KING COUNTY, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN.


THE OWNERS OF SAID PRIVATE PROPERTY ENCUMBERED BY KCSDE, ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM KING COUNTY PROPERTY SERVICES, AND ANY REQUIRED PERMITS FROM THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW, SUCH AS CLEARING AND GRADING, PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES, PONDS, ETC.), OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS EASEMENT IS INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THIS EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

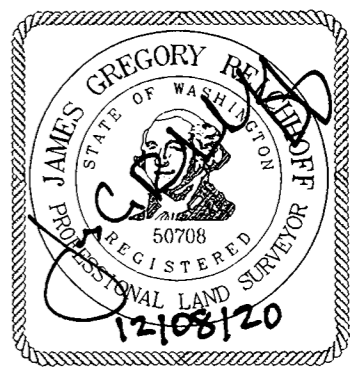
PUBLIC DRAINAGE EASEMENT RESTRICTIONS

STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OF THE PUBLIC DRAINAGE EASEMENTS. ADDITIONALLY, GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PERMITTING OR ITS SUCCESSOR AGENCY.

Unofficial Copy



D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 7TH AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423
www.drstrong.com



12-108120

VOL/PG
 PROJECT NO. 15093

ARRINGTON COURT
 A PLAT COMMUNITY
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
 SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M.,
 KING COUNTY, WASHINGTON

RECORDING NO.

VOL/PG

294/56

SHEET 3 OF 5

REFERENCES:

1. PLAT OF JEREMIAH W. BORST'S EXECUTOR'S FALL CITY ACREAGE TRACTS RECORDED IN VOL. 7 OF PLATS PG. 73, RECORDS OF KING COUNTY, WA.
2. RECORD OF SURVEY RECORDED UNDER REC. NO. 9101309008, RECORDS OF KING COUNTY, WA.
3. RECORD OF SURVEY RECORDED UNDER REC. NO. 9103259007, RECORDS OF KING COUNTY, WA.
4. RECORD OF SURVEY RECORDED UNDER REC. NO. 9408129017, RECORDS OF KING COUNTY, WA.
5. RECORD OF SURVEY RECORDED UNDER REC. NO. 20150429900014, RECORDS OF KING COUNTY, WA.
6. KING COUNTY BLAD16--0037, RECORDED UNDER REC. NO. 20170828900003, RECORDS OF KING COUNTY, WA.
7. PLAT OF FIRSTMARK ADDITION NO. 2, RECORDED IN VOL. 96 OF PLATS PG. 10, RECORDS OF KING COUNTY, WA.
8. KING COUNTY SHORT PLAT NO. 876095, RECORDED UNDER REC. NO. 7612080557, RECORDS OF KING COUNTY, WA.
9. RECORD OF SURVEY RECORDED UNDER REC. NO. 20190418900010, RECORDS OF KING COUNTY, WA.
10. KING COUNTY SHORT PLAT NO. L07S0040, RECORDED UNDER REC. NO. 20091029900003, RECORDS OF KING COUNTY, WA.
11. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED IN VOLUME 92 OF SURVEYS, PAGE 174 THROUGH 174A, UNDER RECORDING NUMBER 9304139001, RECORDS OF KING COUNTY, WA.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE NUMBER 0180350-16 REVISION 2ND GUARANTEE DATED OCTOBER 2, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE/CERTIFICATE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 7, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2015.
3. PROPERTY AREA = 182,968± SQUARE FEET (4.2004± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF, AS DESCRIBED IN DOCUMENT RECORDED UNDER RECORDING NO. 20151005000812.
2. THIS SITE IS SUBJECT TO A DRAINFIELD/YARD EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS DESCRIBED IN DOCUMENT RECORDED UNDER RECORDING NO. 20180514000448 AND IS SHOWN HEREON.
3. THIS SITE IS SUBJECT TO A GARAGE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS DESCRIBED IN DOCUMENT RECORDED UNDER RECORDING NO. 20180514000449 AND IS SHOWN HEREON.

TRACT NOTE:

TRACTS A, B AND C ARE CONSIDERED "TRACTS" PURSUANT TO KCC 19A.04.330; A "TRACT" IS LAND RESERVED FOR SPECIFIED USES INCLUDING, BUT NOT LIMITED TO, RESERVE TRACTS, RECREATION, OPEN SPACE, SENSITIVE AREAS, SURFACE WATER RETENTION, UTILITY FACILITIES AND ACCESS. TRACTS ARE NOT CONSIDERED LOTS OR BUILDING SITES FOR PURPOSES OF RESIDENTIAL DWELLING CONSTRUCTION.

NOTES AND RESTRICTIONS

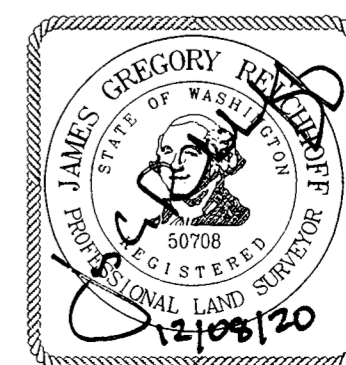
1. TRACT A IS A PUBLIC STORM DRAINAGE TRACT AND IS CONVEYED TO KING COUNTY OR ITS SUCCESSOR AGENCY FOR DRAINAGE PURPOSES UPON THE RECORDING OF THIS PLAT.
2. TRACT B IS A L.O.S.S. SEPTIC AND RECREATION TRACT FOR THE BENEFIT OF ALL THE LOT OWNERS IN THIS PLAT AND IS CONVEYED TO THE ARRINGTON COURT HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE ARRINGTON COURT HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT B, HOWEVER SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN TRACT B, THEN THE LOT OWNERS OF ALL THE LOTS 1 THROUGH 17 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.
3. TRACT C IS A PRIVATE DRIVE TRACT FOR THE BENEFIT OF ALL THE LOT OWNERS IN THIS PLAT AND IS CONVEYED TO THE ARRINGTON COURT HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE ARRINGTON COURT HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT C EXCEPT FOR THE DRAINAGE FACILITIES WITHIN WHICH ARE OWNED BY KING COUNTY. SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN TRACT C, THEN THE LOT OWNERS OF ALL THE LOTS 1 THROUGH 17 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT. A PUBLIC DRAINAGE EASEMENT IS HEREBY GRANTED AND CONVEYED TO KING COUNTY OVER THE ENTIRETY OF TRACT C FOR THE ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID TRACT C. SEE KING COUNTY DRAINAGE EASEMENT AND COVENANT ON SHEET 2 OF 5.
4. FIFTY PERCENT OF SCHOOL IMPACT FEES WERE PAID AT THE TIME OF FINAL PLAT APPROVAL IN ACCORDANCE WITH KCC 21A.43.050. THE BALANCE OF THE ASSESSED FEE, TOGETHER WITH THE CURRENT ADMINISTRATION FEE, MUST BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. THE STREET TREES SHALL BE OWNED AND MAINTAINED BY THE ABUTTING LOT OWNERS UNLESS AND UNTIL KING COUNTY OR ITS SUCCESSOR AGENCY HAS ADOPTED A MAINTENANCE PROGRAM.
6. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P-4478 ON FILE WITH PERMITTING. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE DEPARTMENT OF PERMITTING.
7. THE HOUSE ADDRESS SYSTEM FOR THIS PLAT SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN IN THE RANGE OF 4010 TO 4076 AND WITHIN THE RANGE OF N/A TO N/A FOR EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH RESIDENCE OR BUILDING IN ACCORDANCE WITH KCC16.06.
8. 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 DRAWINGS NO. P-4478 ON FILE WITH KING COUNTY DEPARTMENT OF LOCAL SERVICES. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS. ALL INDIVIDUAL STUB-OUTS AND INFILTRATION SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
9. THE OWNERS OF LOTS 1-17 (INCLUSIVE) ARE RESPONSIBLE FOR PROVIDING THAT THE ARRINGTON COURT HOMEOWNERS ASSOCIATION CONTINUES TO BE A VIABLE LEGAL ENTITY. SAID HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE TRACTS AND EASEMENTS AS INDICATED AND CONVEYED HEREIN, UNLESS OTHERWISE APPROVED BY KING COUNTY OR SUCCESSOR AGENCY. THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON OWNERS OF ALL LOTS 1-17 (INCLUSIVE), THEIR HEIRS AND ASSIGNS.
10. ALL STORM DRAINAGE EASEMENT (KCSDE) ARE HEREBY GRANTED TO KING COUNTY FOR THE MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA (SEE KING COUNTY DRAINAGE EASEMENT AND COVENANT ON SHEET 2).
11. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) ARE HEREBY GRANTED TO THE LOT OWNERS WHO WOULD BENEFIT FROM ITS USE OF THE FACILITIES WITHIN SAID EASEMENT, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS AND PROFILE NO. P-4478, AND SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF SAID FACILITIES WITHIN SAID EASEMENT AS PRORATED FOR THE NUMBER OF LOTS THAT BENEFIT FROM THE USE OF SAID FACILITIES (SEE PRIVATE DRAINAGE EASEMENT COVENANT ON SHEET 2).
12. ALL LOTS ARE HEREBY SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT A LOT LINE ADJUSTMENT IS APPROVED BY THE COUNTY AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS AND/OR TRACTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN.
13. ARRINGTON COURT DOES NOT HAVE EXPANSION RIGHTS.
14. NO DIRECT ACCESS SHALL BE ALLOWED TO SE REDMOND-FALL CITY ROAD (SR-202).

NOTES & RESTRICTIONS	TRACT	LAND USE	BENEFIT PARTY	RESPONSIBILITY CONVEYED TO	IF HOA FAILS TO MAINTAIN, EQUAL RESPONSIBILITY TO MAINTAIN
1	A	STORM DRAINAGE		KING COUNTY	N/A
2	B	L.O.S.S. SEPTIC AND RECREATION	LOT OWNERS	ARRINGTON COURT HOA	OWNERS OF LOTS 1-17
3	C	PRIVATE ROAD	LOT OWNERS	ARRINGTON COURT HOA	OWNERS OF LOTS 1-17



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 620 7TH AVENUE KIRKLAND, WA 98033
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PROJECT NO. 15093

RECORDING NO.

VOI / PC

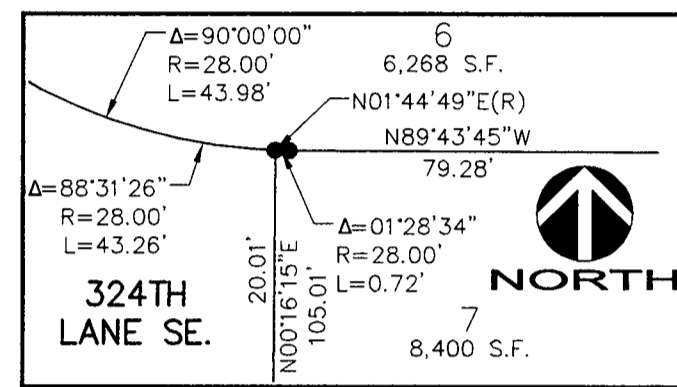
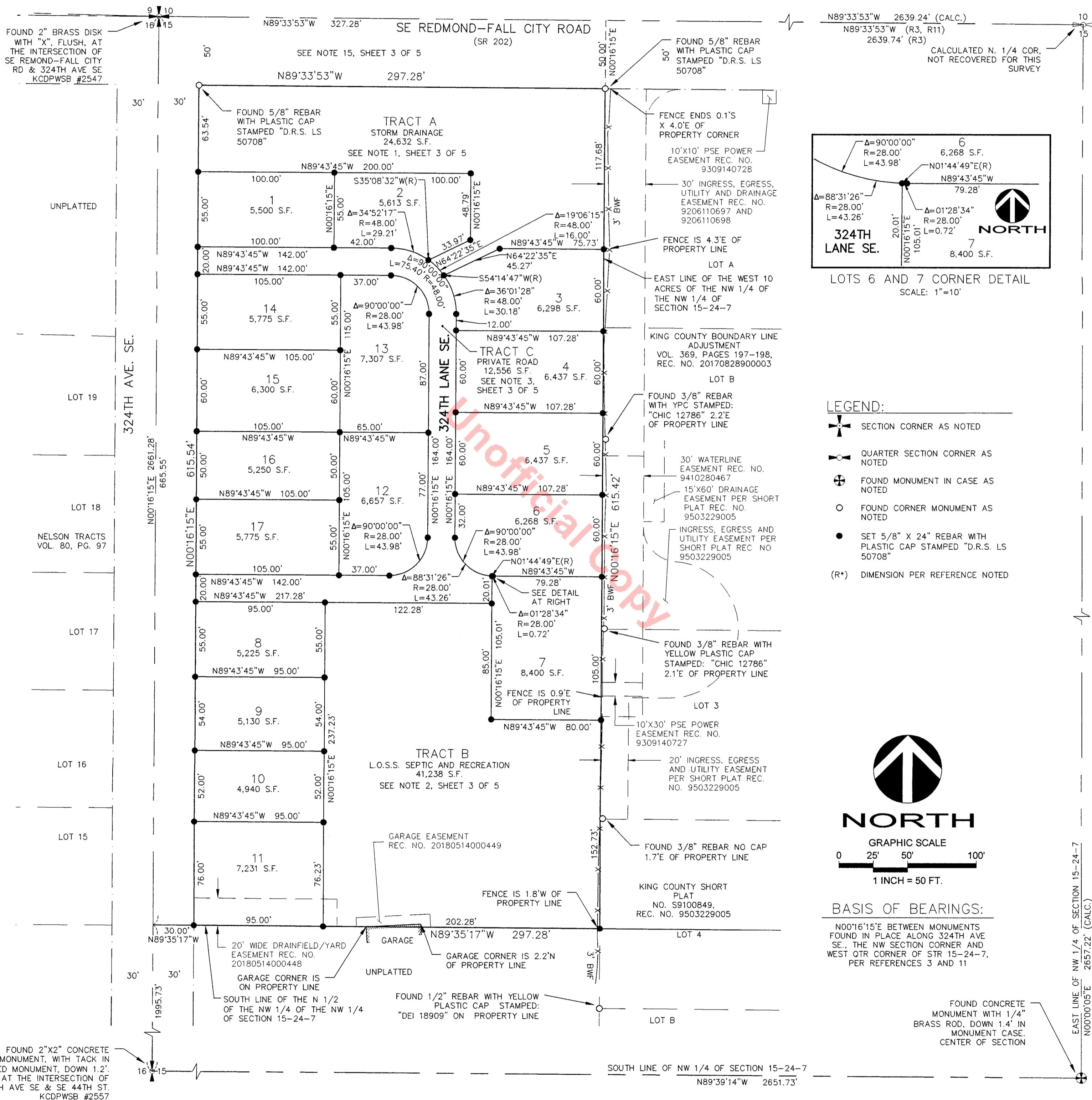
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SHEET 4 OF 5

ARRINGTON COURT

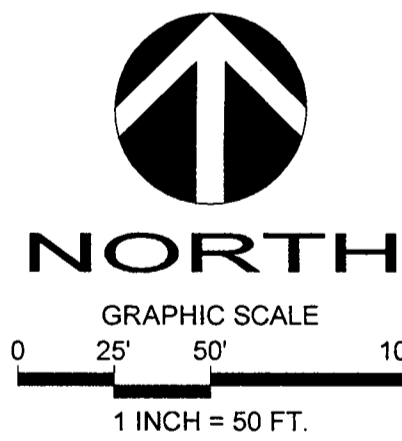
A PLAT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M.,
KING COUNTY, WASHINGTON



LEGEND:

- SECTION CORNER AS NOTED
- QUARTER SECTION CORNER AS NOTED
- FOUND MONUMENT IN CASE AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "D.R.S. LS 50708"
- (R*) DIMENSION PER REFERENCE NOTED



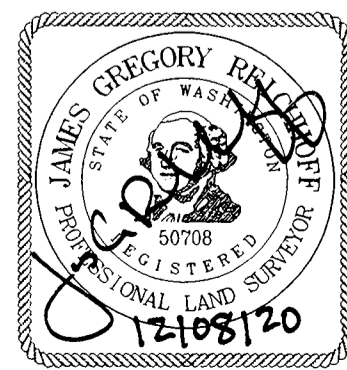
BASIS OF BEARINGS:

N00°16'15"E BETWEEN MONUMENTS FOUND IN PLACE ALONG 324TH AVE SE., THE NW SECTION CORNER AND WEST QTR CORNER OF STR 15-24-7, PER REFERENCES 3 AND 11

SEE SHEET 5 FOR PROPOSED EASEMENT LOCATIONS CREATED BY THIS PLAT



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PROJECT NO. 15093

PERMITTING FILE NO. PLAT16-0004

VOL/PG

