



20210628000299 Vol:295 Page:89

PLAT Rec: \$187.50  
Pages: 6  
6/28/2021 10:42 AM  
KING COUNTY, WA

# ASTON PARK A PLAT COMMUNITY

A PORTION OF THE SW 1/4, SW 1/4, SECTION 4 TOWNSHIP 21 N., RANGE 5 E., W.M.  
CITY OF AUBURN, KING COUNTY, WASHINGTON

VOL/PG

295/89

## 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 NECESSARY SLOPED 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 EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, 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 AUBURN, 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 AUBURN.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING THE 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 AUBURN, 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 AUBURN, 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.

## DECLARANT DECLARATION

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "ASTON PARK", AS THE TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASTON PARK, RECORDED UNDER KING COUNTY RECORDING NO.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY

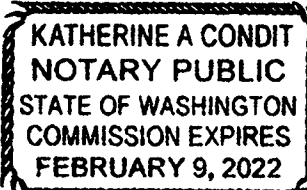
BY: Ryan Kemp

ITS: President

## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ryan Kemp SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF KBHPNW LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED June 15th, 2021  
SIGNATURE OF Katharine Condit  
NOTARY PUBLIC  
PRINTED NAME Katharine Condit  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 2-9-2022

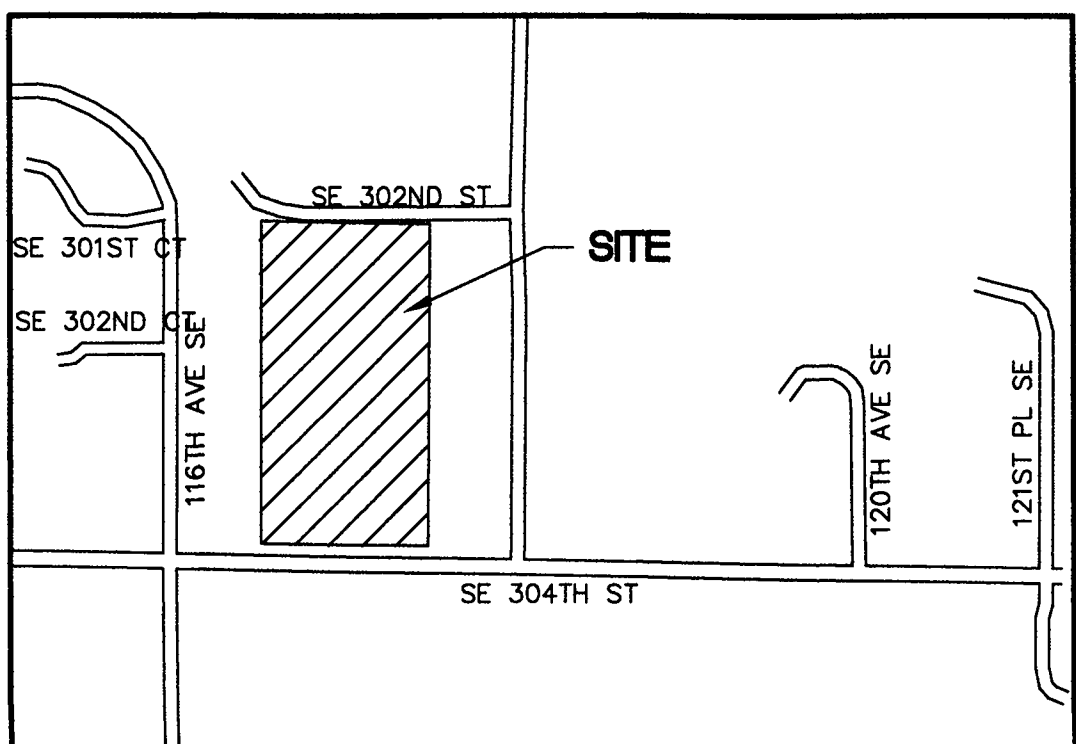
## HOMEOWNERS ASSOCIATION COVENANT

THE ASTON PARK HOMEOWNERS ASSOCIATION WAS FILED WITH THE WASHINGTON SECRETARY OF STATE ON June 15th, 2021.

MEMBERSHIP IN THE ASTON PARK HOMEOWNERS ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT.

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER KING COUNTY RECORDING NUMBER 20210628000299 ESTABLISHING AMONG OTHER THINGS, THE ASTON PARK HOMEOWNERS ASSOCIATION (HOA). SHOULD THE HOA BECOME INACTIVE OR DISSOLVE, THE OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF THE MAINTENANCE AND EXPENSE PERTAINING TO COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE TRACTS, SENSITIVE AREA TRACTS, RECREATION TRACTS AND STREET LIGHTING EXPENSES (OWED TO PUGET SOUND ENERGY AND ITS SUCCESSORS) AND MAINTENANCE, PRIVATE ROAD AND ROADWAYS WITHIN THE RIGHT OF WAY.

THE COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.



VICINITY MAP  
NTS

CITY OF AUBURN FILE NO. PLT21-0003

## APPROVALS

### CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE HAVE BEEN DULY PAID.

THIS 17 DAY OF June, 2021

Supriya  
AUBURN DIRECTOR OF FINANCE

### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO ACC 17.14.015, AND IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF THE PRELIMINARY PLAT APPROVAL.

THIS 16th DAY OF June, 2021

David Friedman  
AUBURN CITY ENGINEER

### DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

I HEREBY CERTIFY ON THIS 15th DAY OF June, 2021 THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY THE HEARING EXAMINER ON THE 22ND DAY OF DECEMBER, 2014.

Jeff K. Zito  
AUBURN DIRECTOR OF COMMUNITY DEVELOPMENT

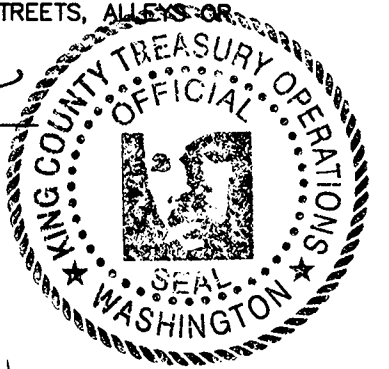
### KING COUNTY FINANCE DIVISION CERTIFICATE

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 DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 15 DAY OF JUNE, 2021

Carol Boerle  
MANAGER

Obayullah  
DEPUTY



### KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 25th DAY OF June, 2021

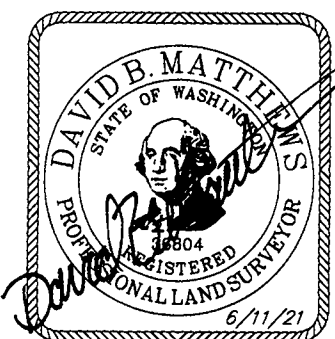
John Wilson  
KING COUNTY ASSESSOR

John De  
DEPUTY COUNTY ASSESSOR

ACCOUNT NO.: 786700-0005

## LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ASTON PARK LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN JUNE, 2021. I HEREBY CERTIFY THAT THIS MAP FOR ASTON PARK IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

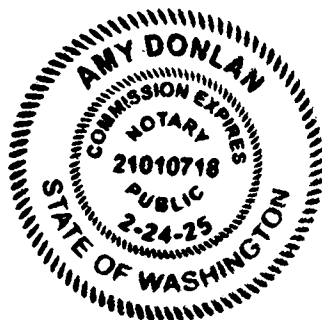


David B. Matthews  
DAVID B. MATTHEWS, PLS  
CERTIFICATE NO. LS 36804  
ENCOMPASS ENGINEERING & SURVEYING  
165 N.E. JUNIPER STREET, SUITE 201  
ISSAQUAH, WASHINGTON 98027  
PHONE: 425-392-0250

## SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) SS

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



DATED June 14th, 2021  
SIGNATURE OF Amy Donlan  
NOTARY PUBLIC  
PRINTED NAME Amy Donlan  
TITLE Notary  
MY APPOINTMENT EXPIRES 2-24-25

## RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CITY OF AUBURN THIS 28th DAY OF June, 2021, AT 42 MINUTES PAST 6 A.M. AND RECORDED IN VOLUME 295 OF PLATS, PAGE(S) 89-94; AFN                     

DIVISION OF RECORDS AND ELECTIONS

Norm Aberg  
MANAGER

                      
SUPERINTENDENT OF RECORDS

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO. 17522

DATE: 6/11/21

SHEET 1 OF 6

VOL/PG



**ASTON PARK**  
**A PLAT COMMUNITY**  
**A PORTION OF THE SW 1/4, SW 1/4, SECTION 4 TOWNSHIP 21 N., RANGE 5 E., W.M.**  
**CITY OF AUBURN, KING COUNTY, WASHINGTON**

VOL/PG

295/90

**LEGAL DESCRIPTION**

LOT 1, THE SOUND TRUSTEE COMPANY'S THIRD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 100, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 145 FEET;

EXCEPT THE WEST 140 FEET THEREOF; AND

EXCEPT THE NORTH 20 FEET THEREOF;

(ALSO KNOWN AS LOT B, KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L98L0001, RECORDED UNDER RECORDING NO. 9807071113.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SUBJECT TO:**

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 0139121-16, DATED MARCH 25, 2021)

1. THIS ITEM INTENTIONALLY DELETED.

2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L98L0001;  
RECORDING NO.: 9807071113

3. THIS ITEM INTENTIONALLY DELETED.

4. THIS ITEM INTENTIONALLY DELETED.

5. THIS ITEM INTENTIONALLY DELETED.

6. CRITICAL AREA NOTICE AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: JULY 6, 2007  
RECORDING NO.: 20070706000946

7. THIS ITEM INTENTIONALLY DELETED.

8. THIS ITEM INTENTIONALLY DELETED.

9. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):  
YEAR: 2020  
TAX ACCOUNT NUMBER: 786700-0005-02

10. THIS ITEM INTENTIONALLY DELETED.

11. THIS ITEM INTENTIONALLY DELETED.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC.  
PURPOSE: UTILITY SYSTEMS  
RECORDING DATE: OCTOBER 21, 2020  
RECORDING NO.: 20201021002728  
AFFECTS: AS DESCRIBED THEREIN  
(DEPICTED ON SHEET 5)

13. THIS ITEM INTENTIONALLY DELETED.

**GENERAL NOTES**

1. ALL LOTS WITHIN THIS PLAT -- WITH THE EXCEPTION OF LOT 20 SHALL BE ASSESSED A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH AMC 19.04.040. THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE ONE TRANSPORTATION IMPACT FEE CREDIT FOR THE EXISTING DWELLING THAT WILL BE REMOVED, AND AS A RESULT OF THIS CREDIT, LOT 20 SHALL NOT BE REQUIRED TO PAY THE TRANSPORTATION IMPACT FEE.

2. ALL LOTS WITHIN THIS PLAT -- WITH THE EXCEPTION OF LOT 20 SHALL BE ASSESSED A PARK IMPACT FEE IN ACCORDANCE WITH AMC 19.08.030. THESE IMPACT FEES SHALL BE CALCULATED AND COLLECTED ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE. THE PLAT SHALL RECEIVE ONE PARK IMPACT FEE CREDIT FOR THE EXISTING DWELLING THAT WILL BE REMOVED, AND AS A RESULT OF THIS CREDIT, LOT 20 SHALL NOT BE REQUIRED TO PAY THE PARK IMPACT FEE.

3. LOT DRIVEWAYS SHALL BE CONSTRUCTED USING PERMEABLE PAVEMENT AND PROPERLY MAINTAINED BY EACH HOMEOWNER PER THE STORM DRAINAGE SYSTEM PROPOSED IN THE PRELIMINARY STORM DRAINAGE REPORT (EXHIBIT 8).

**TRACT NOTES**

1. TRACT A IS ESTABLISHED FOR THE PURPOSE OF A STORMWATER TRACT AND IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF AUBURN UPON THE RECORDING OF THIS PLAT. MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE FENCED AREA WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE CITY OF AUBURN. REGULAR MAINTENANCE OF THE AREAS OUTSIDE OF THE FENCED AREA WITHIN SAID TRACT SHALL BE THE RESPONSIBILITY OF THE ASTON PARK HOMEOWNERS ASSOCIATION.

2. TRACT B IS ESTABLISHED FOR THE PURPOSE OF A CRITICAL AREA TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE ASTON PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT, THE DISPERSION TRENCHES AND ASSOCIATED DISPERSION FLOW PATHS AND THE PERIMETER FENCING SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS A RESPONSIBILITY FOR MAINTAINING THE TRACT, THE DISPERSION TRENCHES AND ASSOCIATED DISPERSION FLOW PATHS AND THE PERIMETER FENCING AND SIGNAGE. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACT OR LOTS. THERE SHALL NOT BE ALTERATION OF ANY VEGETATION WITHIN THE TRACT WITHOUT PRIOR APPROVAL FROM THE CITY OF AUBURN. A MEANS OF ACCESS FOR INSPECTIONS AND MONITORING OF THE CRITICAL AREAS AND THEIR BUFFERS WITHIN TRACT B HAS BEEN DESIGNED AND INCLUDED WITH THE FACILITIES DRAWINGS, AS REVIEWED AND APPROVED BY THE CITY.

3. TRACT C IS ESTABLISHED FOR THE PURPOSE OF A CRITICAL AREA TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE ASTON PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACT, THE DISPERSION TRENCHES AND ASSOCIATED DISPERSION FLOW PATHS AND THE PERIMETER FENCING SHALL BE THE RESPONSIBILITY OF THE HOA. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS A RESPONSIBILITY FOR MAINTAINING THE TRACT, THE DISPERSION TRENCHES AND ASSOCIATED DISPERSION FLOW PATHS AND THE PERIMETER FENCING AND SIGNAGE. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACT OR LOTS. THERE SHALL NOT BE ALTERATION OF ANY VEGETATION WITHIN THE TRACT WITHOUT PRIOR APPROVAL FROM THE CITY OF AUBURN. A MEANS OF ACCESS FOR INSPECTIONS AND MONITORING OF THE CRITICAL AREAS AND THEIR BUFFERS WITHIN TRACT C HAS BEEN DESIGNED AND INCLUDED WITH THE FACILITIES DRAWINGS, AS REVIEWED AND APPROVED BY THE CITY.

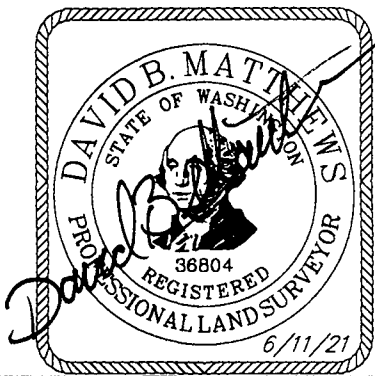
5. TRACT D, A PRIVATE TRACT FOR THE PURPOSE OF INGRESS, EGRESS, PUBLIC STORM AND UTILITIES, FOR THE BENEFIT OF LOTS 17 AND 18, IS HEREBY GRANTED AND CONVEYED TO THE ASTON PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, INCLUDING ASSOCIATED RETAINING WALLS, WALKWAYS, SIGNAGE AND OTHER ASSOCIATED FEATURES WITHIN SAID TRACT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN LOTS 17 AND 18 SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS A RESPONSIBILITY FOR MAINTAINING THE TRACT.

6. TRACT E, A PRIVATE TRACT FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, FOR THE BENEFIT OF LOTS 9 THROUGH 12, IS HEREBY GRANTED AND CONVEYED TO THE ASTON PARK HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, INCLUDING ASSOCIATED RETAINING WALLS, WALKWAYS, SIGNAGE AND OTHER ASSOCIATED FEATURES WITHIN SAID TRACT. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN LOTS 9 THROUGH 12 SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACT PREVIOUSLY OWNED BY THE HOA AS WELL AS A RESPONSIBILITY FOR MAINTAINING THE TRACT.

**PLAT MODIFICATION NOTES**

1. LOTS 13, 16 AND 19 ARE SUBJECT TO A PLAT MODIFICATION TO REDUCE THE MINIMUM WIDTH FROM 55 FEET TO 50 FEET.

2. LOT 5 IS SUBJECT TO AN ADMINISTRATIVE VARIANCE REDUCING THE SQUARE FOOTAGE BELOW THE REQUIRED MINIMUM TO 4,227 SQUARE FEET.



Western Washington Division  
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ASTON PARK  
A PLAT COMMUNITY

A PORTION OF THE SW 1/4, SW 1/4, SECTION 4 TOWNSHIP 21 N., RANGE 5 E., W.M.  
CITY OF AUBURN, KING COUNTY, WASHINGTON

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EASEMENT NOTES

1. THE 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS THE EAST 10 FEET OF LOT 1 IS ESTABLISHED FOR THE BENEFIT OF THE OWNER OF LOT 2. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE STORM DRAINAGE SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE STORM DRAINAGE SYSTEM, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE CITY OF AUBURN SHALL HAVE THE RIGHT TO ACCESS THIS EASEMENT FOR TO INSPECT THE STORM DRAINAGE SYSTEM.

2. THE PUBLIC STORM DRAINAGE EASEMENT OVER AND ACROSS LOTS 12, 17 AND 18 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM DRAINAGE FACILITIES, THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE AS STATED IN THE CITY OF AUBURN PUBLIC EASEMENT PROVISION.

3. THE 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS THE EAST 10 FEET OF LOT 16 IS ESTABLISHED FOR THE BENEFIT OF THE OWNER OF LOT 15. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE STORM DRAINAGE SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE STORM DRAINAGE SYSTEM, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

4. THE 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT OVER AND ACROSS THE WEST 15 FEET OF LOT 1 AND LOT 2 IS HEREBY RESERVED FOR AND GRANTED TO THE ASTON PARK HOMEOWNERS ASSOCIATION (HOA), ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE HOA IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM DRAINAGE FACILITIES, THE HOA SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE CITY OF AUBURN SHALL HAVE THE RIGHT TO ACCESS THIS EASEMENT FOR TO INSPECT THE STORM DRAINAGE SYSTEM.

5. THE 10 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS LOTS 3 THROUGH 9 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOTS 4 THROUGH 10. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE STORM DRAINAGE SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE STORM DRAINAGE SYSTEM ABOVE THEIR CONNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE STORM DRAINAGE SYSTEM, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE CITY OF AUBURN SHALL HAVE THE RIGHT TO ACCESS THIS EASEMENT FOR TO INSPECT THE STORM DRAINAGE SYSTEM.

6. THE PUBLIC WATER EASEMENT OVER AND ACROSS LOT 3 AND TRACT C IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN SAID EASEMENT; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE WATER FACILITIES, THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE AS STATED IN THE CITY OF AUBURN PUBLIC EASEMENT PROVISION.

7. THE PUBLIC WATER EASEMENT OVER AND ACROSS LOT 13 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN SAID EASEMENT; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE WATER FACILITIES, THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE AS STATED IN THE CITY OF AUBURN PUBLIC EASEMENT PROVISION.

8. THE PUBLIC UTILITY EASEMENT OVER AND ACROSS LOTS 8, 9, 10, 11, 12, 13 AND TRACT E IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITY LINES AND RELATED APPURTENANCES WITHIN SAID EASEMENT; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE WATER FACILITIES, THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE AS STATED IN THE CITY OF AUBURN PUBLIC EASEMENT PROVISION.

9. THE PUBLIC WATER EASEMENT OVER AND ACROSS LOT 6 AND LOT 7 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN SAID EASEMENT; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE WATER FACILITIES, THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE AS STATED IN THE CITY OF AUBURN PUBLIC EASEMENT PROVISION.

10. THE PUBLIC WATER EASEMENT OVER AND ACROSS LOT 5 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WATER FACILITIES WITHIN SAID EASEMENT; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE WATER FACILITIES, THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE AS STATED IN THE CITY OF AUBURN PUBLIC EASEMENT PROVISION.

11. THE 10 FOOT WIDE PUBLIC ACCESS EASEMENT OVER AND ACROSS THE NORTH PORTIONS OF TRACT B AND TRACT C IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN, ITS SUCCESSORS AND/OR ASSIGNS UPON THE RECORDING OF THIS PLAT FOR THE PURPOSE OF INSPECTION AND MONITORING OF THE CRITICAL AREAS AND THEIR BUFFERS WITHIN THE TRACTS.

CITY OF AUBURN PUBLIC EASEMENT PROVISION

ALL CITY OF AUBURN PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF AUBURN, A MUNICIPAL CORPORATION OF KING AND PIERCE COUNTIES, WASHINGTON, ITS SUCCESSORS AND/OR ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT UNDER, OVER, THROUGH AND ACROSS THE REAL PROPERTY AS DESCRIBED HEREIN FOR THE PURPOSE OF LAYING, MAINTAINING AND INSTALLING WATER AND APPURTENANCES THEREOF AND LAYING, MAINTAINING, INSTALLING, AND CONVEYING SANITARY SEWER, AND APPURTENANCES THEREOF, AND LAYING, MAINTAINING, INSTALLING, CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED BY THE CITY OF AUBURN FOR THIS PLAT, TOGETHER WITH THE ABSOLUTE RIGHT AT ALL TIMES AS NECESSARY FOR IMMEDIATE ACCESS (INGRESS AND EGRESS), TO ENTER SAID EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, AND IMPROVING THE WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES CONTAINED THEREIN WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREOF.

THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT IN ANY WAY BLOCK, RESTRICT OR IMPEDE ACCESS AND EGRESS TO OR FROM SAID EASEMENT AREA, AND/OR IN ANY WAY BLOCK, RESTRICT OR IMPEDE FULL USE OF THE REAL PROPERTY WITHIN THE ABOVE DESCRIBED EASEMENT AREA BY THE CITY OF AUBURN FOR THE ABOVE DESCRIBED PURPOSES. NO BUILDING, WALL, ROCKERY, FENCE, TREES, OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF AUBURN. WITH CITY OF AUBURN PERMISSION, THE OWNERS OF SAID PRIVATE PROPERTY MAY FENCE ACROSS SAID EASEMENT AREA AND/OR ALONG THE BOUNDARIES OF SAID EASEMENT AREA, PROVIDED THAT A GATE IS CONSTRUCTED IN SAID FENCE. SAID GATE SHALL BE OF SUFFICIENT LENGTH AND LOCATION TO ALLOW THE GRANTEE FULL USE OF AND ACCESS AND EGRESS TO AND FROM THE REAL PROPERTY WITHIN THE EASEMENT AREA. IF SAID GATE IS TO BE LOCKED, KEYS SHALL BE PROVIDED TO THE CITY OF AUBURN.

NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATIONS AS CURRENTLY EXISTING.

THE OWNERS OF SAID PRIVATE PROPERTY GRANTS TO THE CITY OF AUBURN THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENT AREA OVER AND ACROSS ALL PAVED, GRAVELED, OR OTHERWISE IMPROVED DRIVEWAYS OR PARKING LOTS WITHIN THE PARENT PARCEL. IF DIRECT ACCESS TO THE EASEMENT AREA IS NOT AVAILABLE FROM SUCH DRIVEWAYS OR PARKING LOTS, THE CITY OF AUBURN'S RIGHT OF INGRESS AND EGRESS SHALL INCLUDE SUCH OTHER AREAS OF THE PARENT PARCEL AS THE CITY OF AUBURN DETERMINES ARE NECESSARY TO ACCESS THE EASEMENT AREA FROM SUCH DRIVEWAYS AND PARKING LOTS OR FROM THE PARENT PARCELS BOUNDARIES. IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS.

THE OWNERS OF SAID PRIVATE PROPERTY ADDITIONALLY GRANTS TO THE CITY OF AUBURN, THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREA AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO REASONABLE MINIMUM AND IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER RIGHT OF THE EASEMENT AREA.

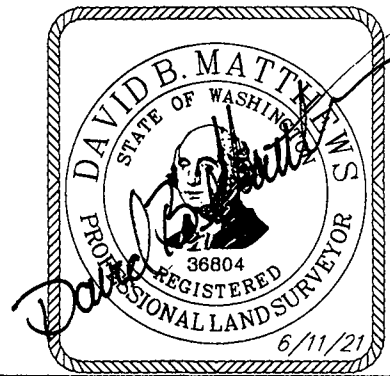
THIS EASEMENT AND COVENANT SHALL RUN WITH THE PARENT PARCEL AND IS BINDING ON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS.

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, CENTURY LINK, COMCAST AND/OR ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, OVER TRACTS D AND E, THE SOUTH 10 FEET OF LOTS 8, 9, 10 & 11, THE NORTH 10 FEET OF LOT 12, THE SOUTH 10 FEET OF LOT 17 AND THE NORTH 10 FEET OF LOT 18, AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNAL OR FOR OTHER PURPOSES, 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.

ADDRESSES

LOT 1	#30380	117TH COURT SE
LOT 2	#30360	117TH COURT SE
LOT 3	#30290	117TH COURT SE
LOT 4	#30270	117TH COURT SE
LOT 5	#30250	117TH COURT SE
LOT 6	#30230	117TH COURT SE
LOT 7	#30210	117TH COURT SE
LOT 8	#30217	117TH COURT SE
LOT 9	#30223	117TH COURT SE
LOT 10	#30229	117TH COURT SE
LOT 11	#30235	117TH COURT SE
LOT 12	#30241	117TH COURT SE
LOT 13	#30259	117TH COURT SE
LOT 14	#30277	117TH COURT SE
LOT 15	#30297	117TH COURT SE
LOT 16	#30335	117TH COURT SE
LOT 17	#30341	117TH COURT SE
LOT 18	#30349	117TH COURT SE
LOT 19	#30358	117TH COURT SE
LOT 20	#30372	117TH COURT SE



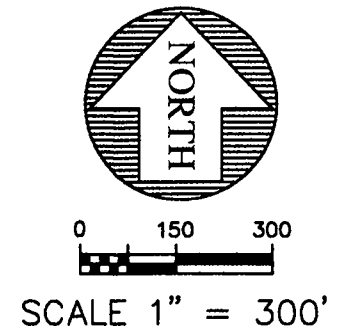
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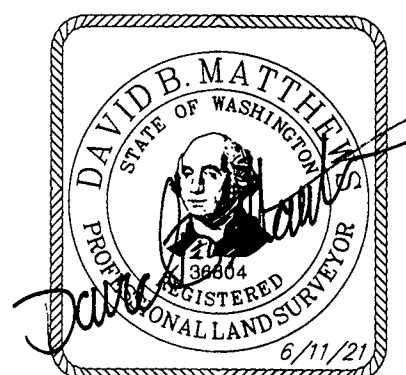
**A PORTION OF THE SW 1/4, SW 1/4, SECTION 4 TOWNSHIP 21 N., RANGE 5 E., W.M.  
CITY OF AUBURN, KING COUNTY, WASHINGTON**

295/92



(R1)	REFERENCE RECORD OF SURVEY, REC. NO. 20070920900001
(R2)	REFERENCE RECORD OF SURVEY, REC. NO. 8007109003
(M)	MEASURED
(C)	CALCULATED
(P)	PLAT
(COA)	CITY OF AUBURN

PLAT OF THE SOUND TRUSTEE COMPANY'S THIRD ADD., VOL. 13, PG. 100  
KCSP S91S0123, REC. NO. 9503309001  
KCBLA L98L0001, REC. NO. 9807071113  
KCSP L06S0008, REC. NO. 20070608900001  
RECORD OF SURVEY, REC. NO. 20070920900001  
RECORD OF SURVEY, REC. NO. 8007109003  
KCBLA L06L0055, REC. NO. 20060725900006



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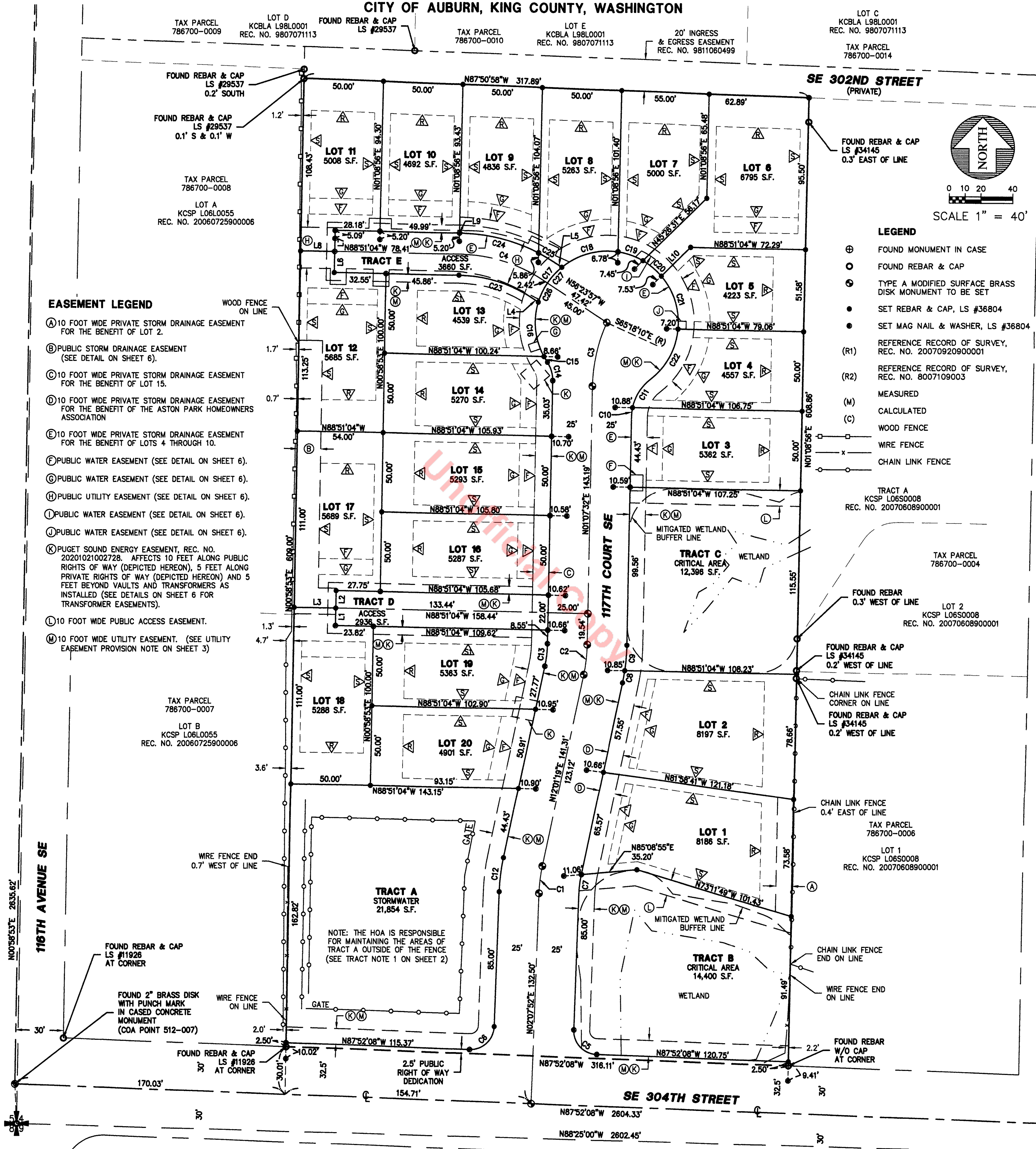
# ASTON PARK

## A PLAT COMMUNITY






**A PORTION OF THE SW 1/4, SW 1/4, SECTION 4 TOWNSHIP 21 N., RANGE 5 E., W.M.  
CITY OF AUBURN, KING COUNTY, WASHINGTON**

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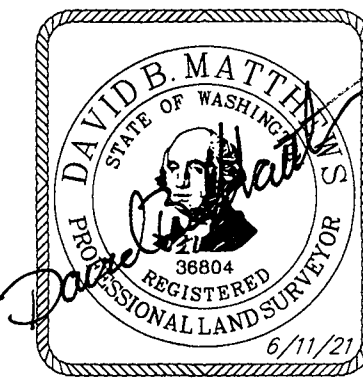
295/93



### BUILDING SETBACK LEGEND

-  FRONT - 10'  
 GARAGE - 20'  
 SIDE - 5'  
 SIDE FLANKING ACCESS - 10'  
 REAR - 20'

**NOTE:  
SEE LINE AND CURVE  
TABLES ON SHEET 6 OF 6**



# Encompass

ENGINEERING & SURVEYING

The logo for Encompass Engineering & Surveying features a stylized graphic of a compass needle or surveying instrument to the right of the company name. The needle is black with a white center and a small circle at the tip, pointing towards the top right. The company name is in a bold, sans-serif font, with 'Encompass' in a larger size and 'ENGINEERING & SURVEYING' in a smaller size below it.

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JOB NO. 17522

DATE: 6/11/21

SHEET 5 OF 6

VOL/PAGE

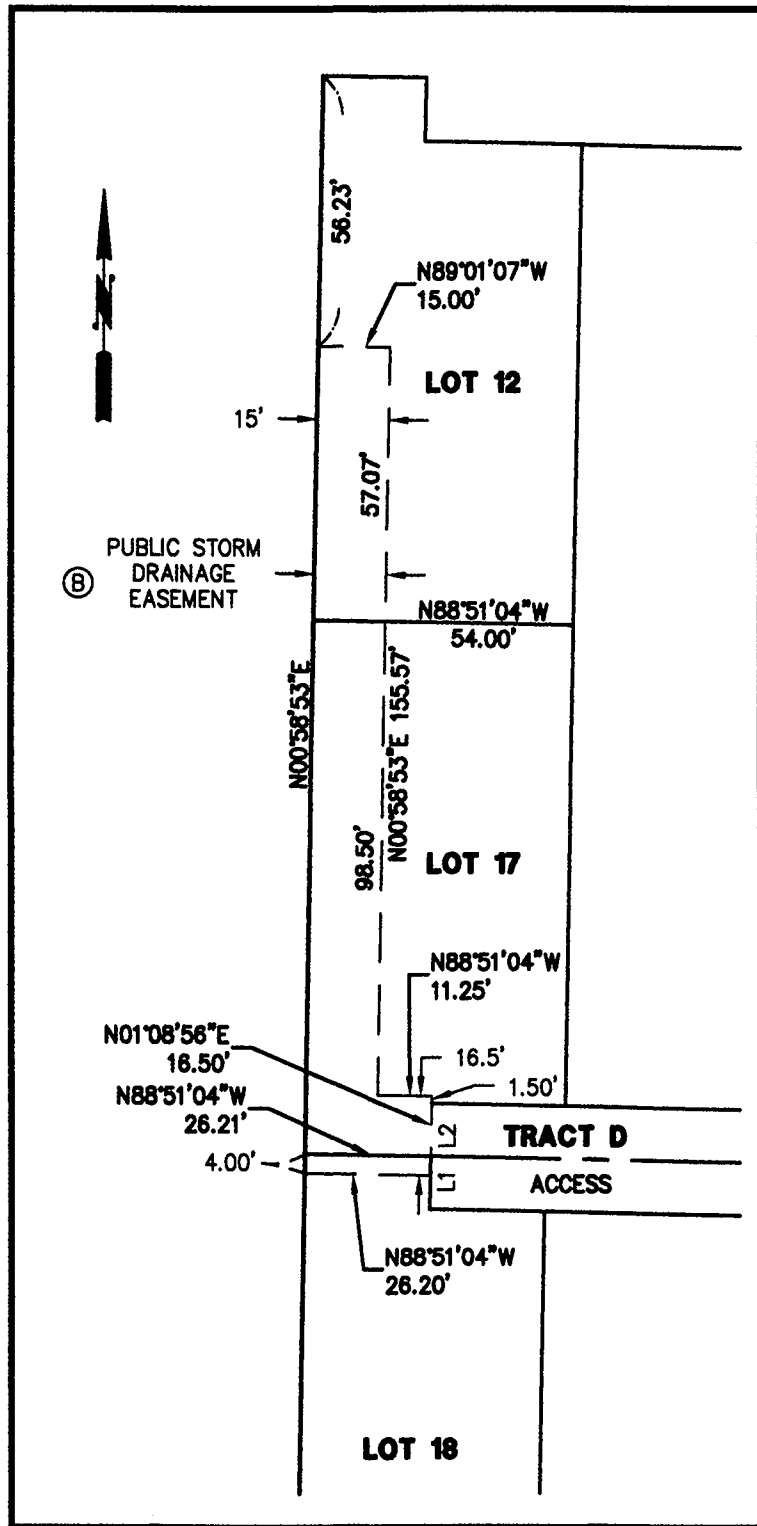


# ASTON PARK A PLAT COMMUNITY

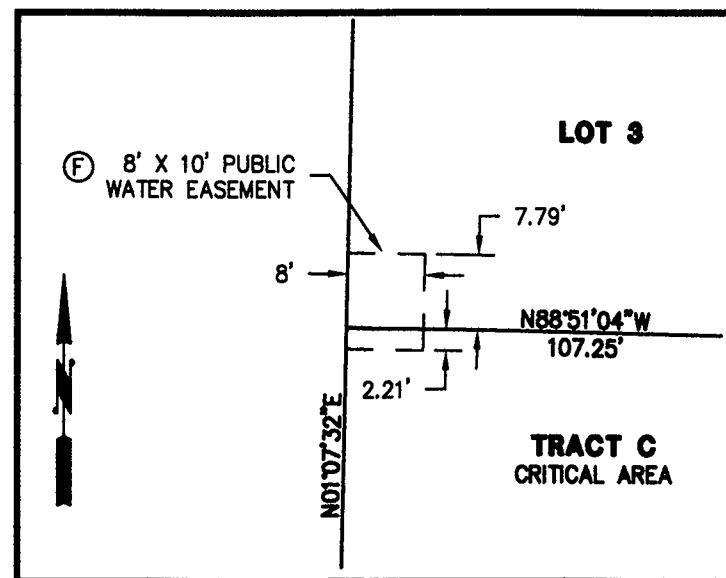
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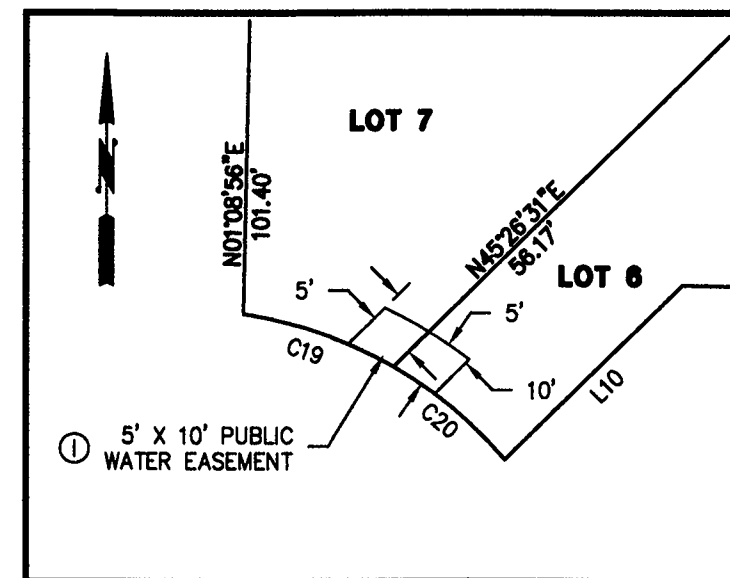
295/94



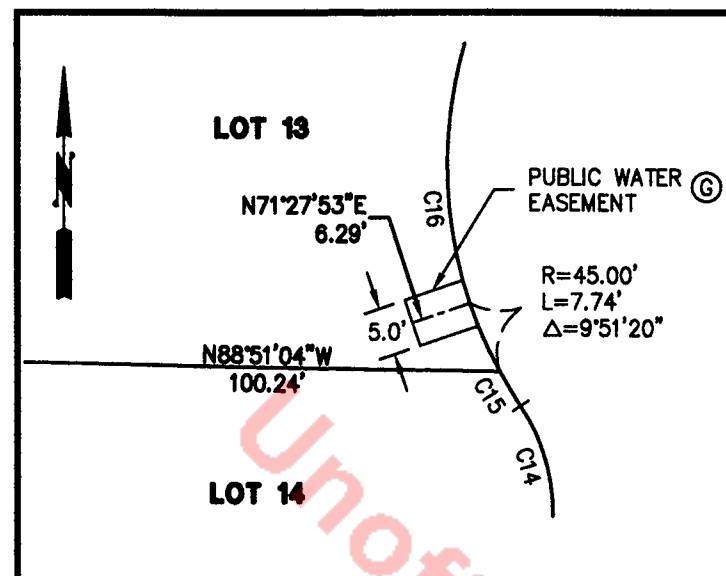
PUBLIC STORM DRAINAGE EASEMENT DETAIL  
SCALE: 1"=40'



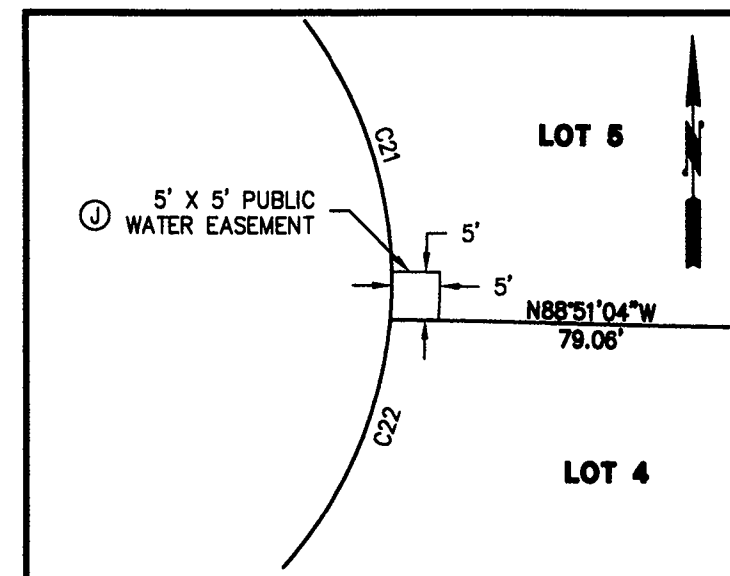
PUBLIC WATER EASEMENT DETAIL  
SCALE: 1"=20'



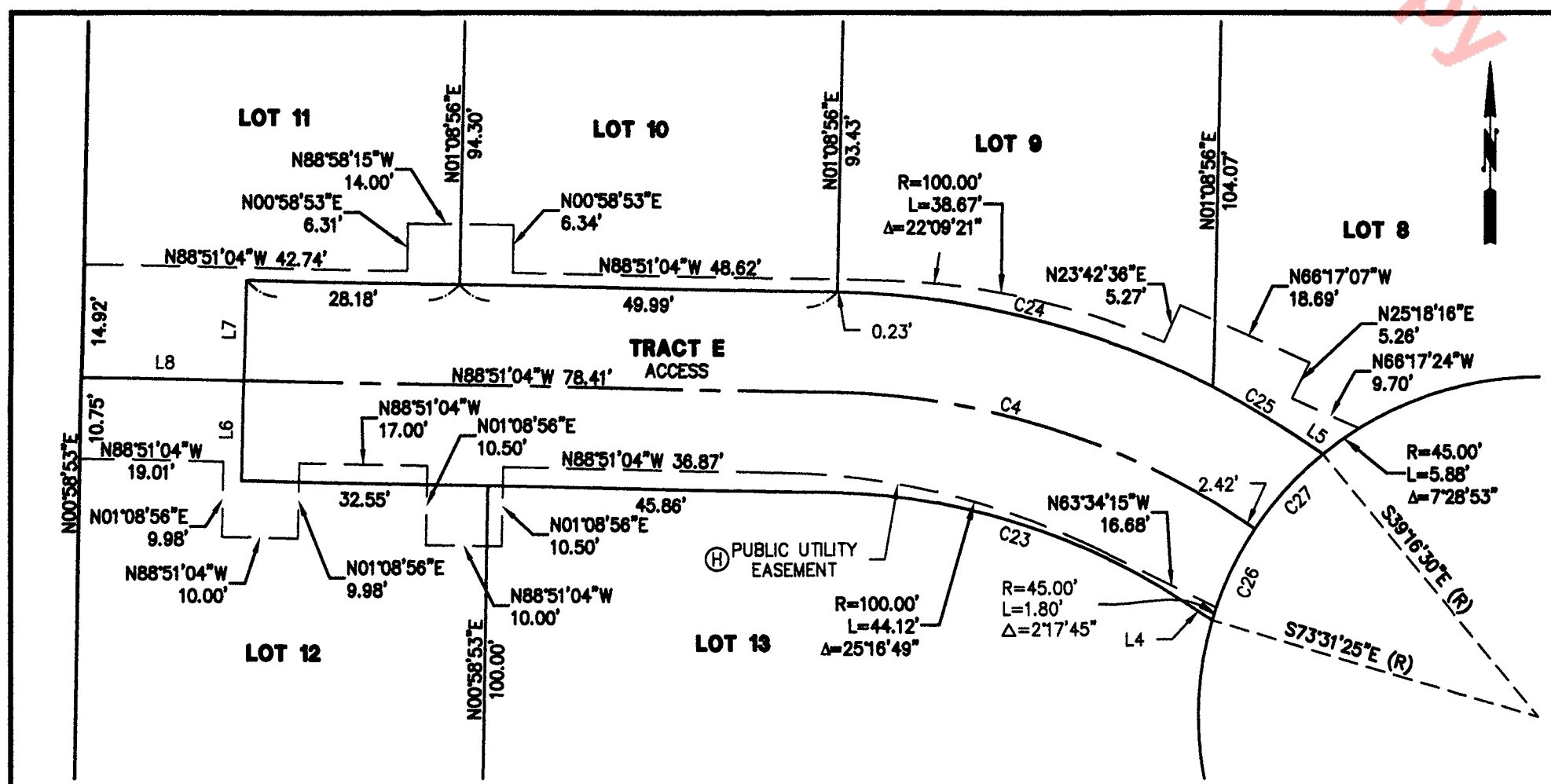
PUBLIC WATER EASEMENT DETAIL  
SCALE: 1"=20'



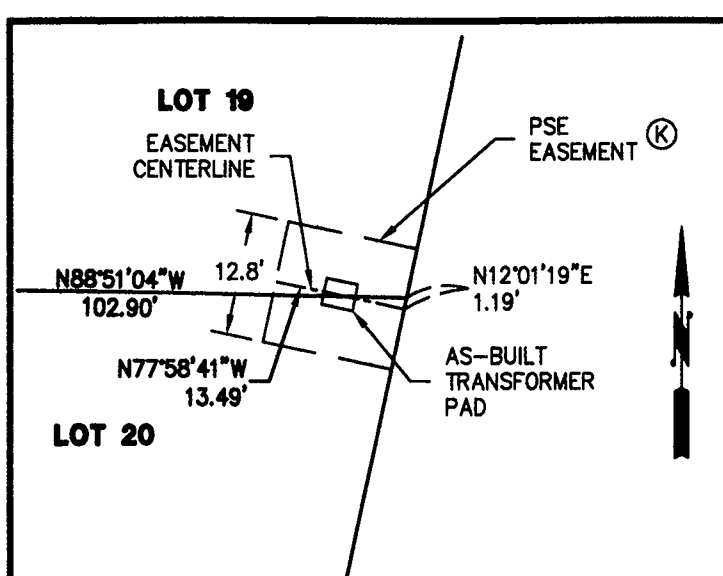
PUBLIC WATER EASEMENT DETAIL  
SCALE: 1"=20'



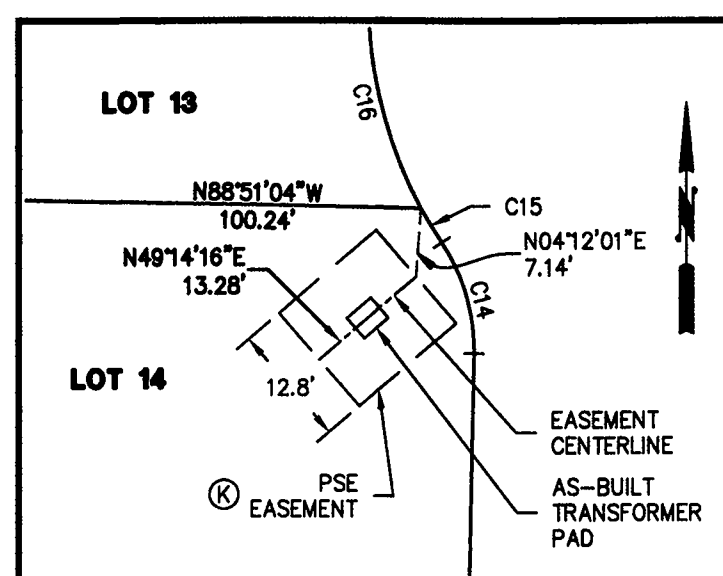
PUBLIC WATER EASEMENT DETAIL  
SCALE: 1"=20'



PUBLIC UTILITY EASEMENT DETAIL  
SCALE: 1"=20'



PUGET SOUND ENERGY EASEMENT DETAIL  
SCALE: 1"=20'



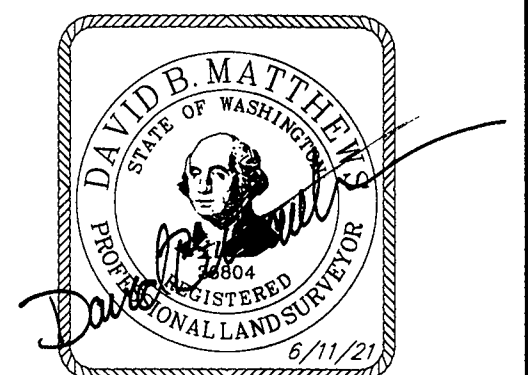
PUGET SOUND ENERGY EASEMENT DETAIL  
SCALE: 1"=20'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	9°53'27"	100.00'	17.26'
C2	10°53'48"	100.00'	19.02'
C3	23°34'18"	100.00'	41.14'
C4	32°27'07"	100.00'	56.64'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	9°53'27"	75.00'	12.95'
C8	3°32'53"	125.00'	7.74'
C9	7°20'54"	125.00'	16.03'
C10	10°41'34"	30.00'	5.60'
C11	40°50'26"	30.00'	21.38'
C12	9°53'27"	125.00'	21.58'
C13	10°53'48"	75.00'	14.26'
C14	34°50'42"	20.00'	12.16'
C15	5°19'41"	45.00'	4.18'
C16	44°52'05"	45.00'	35.24'
C17	34°14'54"	45.00'	26.90'
C18	48°10'54"	45.00'	37.84'
C19	21°16'54"	45.00'	16.71'
C20	19°16'53"	45.00'	15.14'
C21	45°41'46"	45.00'	35.89'
C22	47°29'35"	45.00'	37.30'
C23	32°27'07"	86.75'	49.13'
C24	26°03'51"	113.25'	51.52'
C25	6°23'15"	113.25'	12.63'
C26	17°07'27"	45.00'	13.45'
C27	17°07'27"	45.00'	13.45'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S1°08'56"W	11.00'
L2	N1°08'56"E	11.00'
L3	N88°51'04"W	26.21'
L4	S56°23'57"E	4.42'
L5	S56°23'57"E	4.42'
L6	S1°08'56"W	13.25'
L7	S1°08'56"W	13.25'
L8	N88°51'15"W	21.49'
L9	S88°51'04"E	0.23'
L10	N45°26'31"E	25.86'

## EASEMENT LEGEND

- Ⓢ PUBLIC STORM DRAINAGE EASEMENT
- Ⓦ PUBLIC WATER EASEMENT
- ⓐ PUBLIC WATER EASEMENT
- ⓗ PUBLIC UTILITY EASEMENT
- ⓐ PUBLIC WATER EASEMENT
- ⓐ PUBLIC WATER EASEMENT
- ⓐ PUGET SOUND ENERGY EASEMENT, REC. NO. 20201021002728. (5 FEET BEYOND VAULTS AND TRANSFORMERS AS INSTALLED PORTION SHOWN ON THIS SHEET)



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SHEET 6 OF 6