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PLAT Rec: \$287.50
Pages:3
8/26/2021 9:06 AM
KING COUNTY, WA



COPPER LANE, A PLAT COMMUNITY

SW 1/4 SW 1/4, SEC. 12, TWP. 26N., RGE. 4E., W.M.
CITY OF KENMORE, KING COUNTY, WASHINGTON

296/076
VOL/PG

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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 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 AGREE 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 KENMORE, 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 KENMORE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KENMORE, 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 KENMORE, 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 KENMORE, 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 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 COPPER LANE, A PLAT COMMUNITY, AS THAT 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 THE DECLARATION FOR COPPER LANE, A PLAT COMMUNITY, RECORDED IN KING COUNTY.

UNDER RECORDING NUMBER _____

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RICK BURNSTEAD CONSTRUCTION LLC., A WASHINGTON LIMITED LIABILITY COMPANY

BY: Rick Burnstead 7/27/2021
(DATE)

ITS: Managing Member

ACKNOWLEDGMENTS

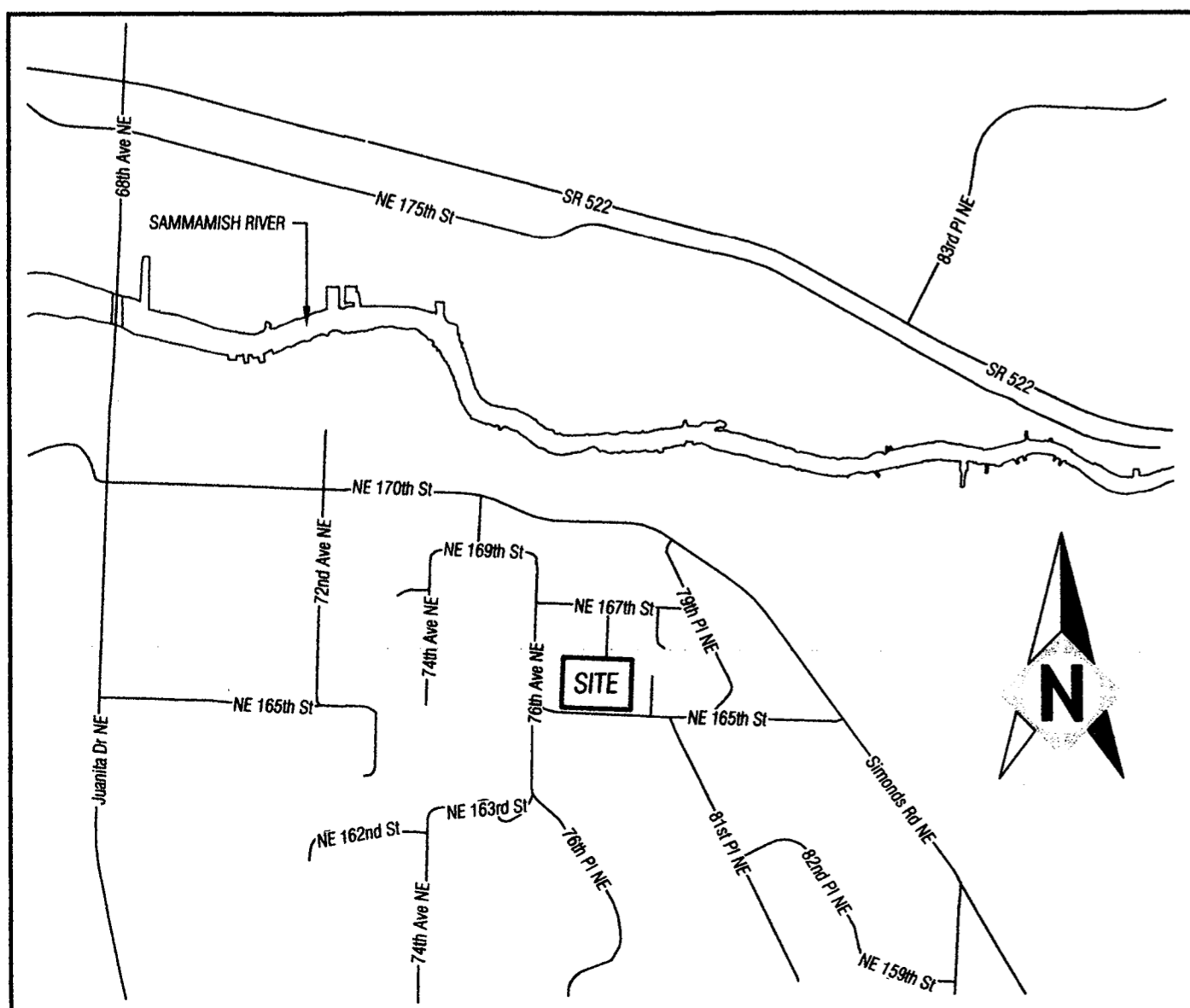
STATE OF WASHINGTON)
COUNTY OF KING) ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Frederick Burnstead IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Managing Member OF RICK BURNSTEAD CONSTRUCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7/27/2021
Melissa Kinnee
(SIGNATURE OF NOTARY)
Melissa Kinnee
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
RESIDING AT Kirkland WA
MY APPOINTMENT EXPIRES 12/19/2023



VICINITY MAP
SCALE 1"=1000'



APPROVALS

CITY OF KENMORE DEVELOPMENT SERVICES

EXAMINED AND APPROVED THIS 28th DAY OF July, 2021

[Signature]
DEVELOPMENT SERVICES DIRECTOR

EXAMINED AND APPROVED THIS 28 DAY OF July, 2021

[Signature]
CITY MANAGER Acting

EXAMINED AND APPROVED THIS 29 DAY OF July, 2021

[Signature]
CITY CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28th DAY OF August, 2021

John Wilson [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

PARCEL NUMBERS: 5634500215, 5634500210, 5634500206, 5634500205

KING COUNTY FINANCE DIVISION CERTIFICATE

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 28th DAY OF August, 2021

Carol Basile [Signature]
MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENT OF THE SURVEY RECORDING ACT AT THE REQUEST OF RICK BURNSTEAD CONSTRUCTION, LLC ON THE DATE OF THE SIGNATURE. I HEREBY CERTIFY THAT THIS PLAT OF COPPER LANE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, 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 LOTS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

[Signature] 7/27/21
DATE
SHANE C. BARNES
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 35145

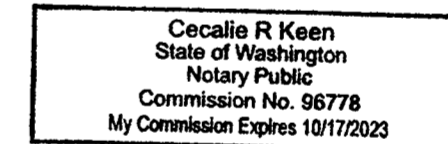


STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRISTOPHER SHANE BARNES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7/27/21

[Signature]
(SIGNATURE OF NOTARY)
Cecalee R. Keen
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Woodinville
MY APPOINTMENT EXPIRES 10/17/23



RECORDING CERTIFICATE

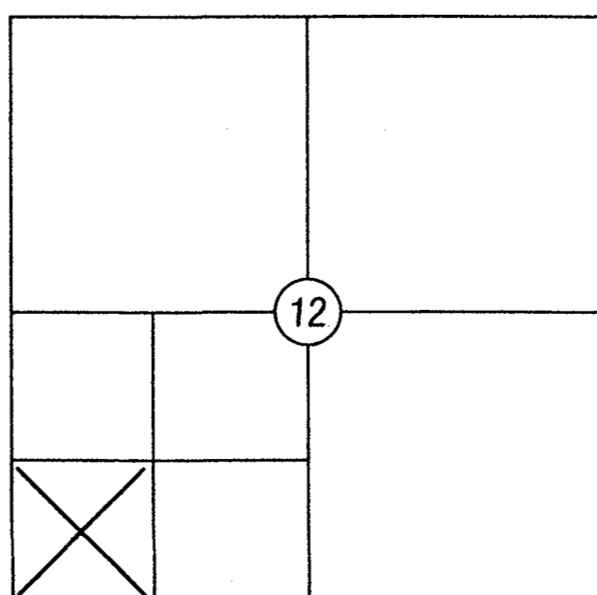
RECORDING NO. _____
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 26th DAY OF AUGUST, 2021 AT 9:06 A.M.
MINUTES PAST _____ M. AND RECORDED IN VOLUME 296 OF PLATS, PAGES 076 THROUGH 079 RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

AUTHORIZED REPRESENTATIVE _____

[Signature]
SUPERINTENDENT OF RECORDS

INDEXING

SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.



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PROJ. NO. 20062 SHEET 1 OF 3

296/077
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COPPER LANE, A PLAT COMMUNITY

SW 1/4 ~~S~~ 1/4, SEC. 12, TWP. 26N., RGE. 4E., W.M.
CITY OF KENMORE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE 3rd SUBDIVISION GUARANTEE ORDER NUMBER 0105058-16 DATED 15, MARCH 2021:

PARCEL A:
LOTS 1 AND 2, KING COUNTY SHORT PLAT NUMBER 779108, RECORDED UNDER RECORDING NUMBER 8006230332, IN KING COUNTY, WASHINGTON, (BEING A PORTION OF LOT 12, BLOCK 5, MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF)

PARCEL B:
THAT PORTION OF GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID GOVERNMENT LOT 2 AT A POINT 662.16 FEET NORTH 0°13'30" EAST FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°40'15" EAST 310 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 2, 326.18 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 336.18 FEET TO THE SOUTH LINE THEREOF; THENCE SOUTH 89°38'10" EAST ALONG SAID SOUTH LINE 140 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT, 336.22 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 89°39'12" WEST; THENCE NORTH 89°39'12" WEST 140 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET FOR NORTHEAST 165TH STREET

(BEING KNOWN AS LOT 13, BLOCK 5, MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL C:
THAT PORTION OF GOVERNMENT LOT 2, SECTION 12, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SUBDIVISION AT A POINT NORTH 0°13'30" EAST 662.16 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°40'15" EAST 310 FEET; THENCE SOUTH 0°13'30" WEST 326.18 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°13'30" WEST 336.18, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 89°38'10" WEST ALONG SAID SOUTH LINE, 140 FEET; THENCE NORTH 0°13'30" EAST 336.13 FEET MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 89°39'12" EAST; THENCE SOUTH 89°39'12" EAST 140 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 3061594.

(BEING KNOWN AS LOT 14, BLOCK 5, MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

RESTRICTIONS OF RECORD

PER CHICAGO TITLE INSURANCE 3rd SUBDIVISION GUARANTEE ORDER NUMBER 0105058-16 DATED 15, MARCH 2021:

- SUBJECT TO AN EASEMENT FOR WATER SYSTEMS TO MOORLANDS WATER COMPANY AS RECORDED UNDER RECORDING NUMBER 2606518. NOT PLOTTABLE.
- SUBJECT TO THE RIGHT TO ENTER THE PROPERTY AND MAKE REPAIRS, AND CUT BRUSH AND TREES THAT ENDANGER UTILITY LINES LOCATED ON ADJOINING PROPERTY, AS GRANTED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 2618063. NOT PLOTTABLE.
- SUBJECT TO AN EASEMENT FOR SEWER TO NORTHEAST LAKE WASHINGTON SEWER DISTRICT AS RECORDED UNDER RECORDING NUMBER 7807240882. PLOTTED.
- SUBJECT TO AN EASEMENT FOR SEWER TO NORTHEAST LAKE WASHINGTON SEWER DISTRICT AS RECORDED UNDER RECORDING NUMBER 7812040809. PLOTTED.
- SUBJECT TO AN EASEMENT FOR SEWER TO NORTHEAST LAKE WASHINGTON SEWER DISTRICT AS RECORDED UNDER RECORDING NUMBER 7811141360. PLOTTED.
- SUBJECT TO AN EASEMENT FOR GAS PIPELINES AS RECORDED UNDER RECORDING NUMBER 9412210262. NOT PLOTTABLE.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 3274936. NOT PLOTTABLE.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 8006230332. NOT PLOTTABLE.
- SUBJECT TO AN EASEMENT FOR PUBLIC WATER LINES TO NORTHSORE UTILITY DISTRICT AS RECORDED UNDER RECORDING NUMBER 20200806002065.
- SUBJECT TO AN EASEMENT FOR PUBLIC SEWER MAINS TO NORTHSORE UTILITY DISTRICT AS RECORDED UNDER RECORDING NUMBER 20200806002044.
- SUBJECT TO AN EASEMENT TO PUGET SOUND ENERGY FOR UNDERGROUND POWER AND GAS DISTRIBUTION SYSTEMS AS RECORDED UNDER RECORDING NUMBER 20200908002045. PLOTTED.
- SUBJECT TO AN EASEMENT FOR WATER LINE APPURTENANCES TO NORTHSORE UTILITY DISTRICT AS RECORDED UNDER RECORDING NUMBER

NOTES AND RESTRICTIONS

- SINGLE FAMILY RESIDENCES AND OTHER IMPROVEMENTS CONSTRUCTED ON THE LOTS CREATED BY THIS SUBDIVISION MUST IMPLEMENT THE FLOW CONTROL BEST MANAGEMENT PRACTICES (BMPs) STIPULATED IN THE DRAINAGE PLAN DECLARATION OF COVENANT AND GRANT OF EASEMENT RECORDED FOR EACH LOT. COMPLIANCE WITH THIS STIPULATION MUST BE ADDRESSED IN THE SMALL PROJECT DRAINAGE PLAN SUBMITTED FOR DRAINAGE REVIEW WHEN AN APPLICATION IS MADE FOR A SINGLE FAMILY RESIDENTIAL BUILDING PERMIT FOR EACH LOT.
- ALL LOTS WITHIN COPPER LANE SHALL BE MEMBERS OF THE COPPER LANE HOMEOWNERS ASSOCIATION. THE ARTICLES OF INCORPORATION FOR THE COPPER LANE HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS, OF THE COPPER LANE HOMEOWNERS ASSOCIATION, INCLUDING AMENDMENTS THERETO, SHALL BE RECORDED.
- LOTS 5-18 OF COPPER LANE ARE SUBJECT TO SCHOOL, TRAFFIC AND PARKS IMPACT FEES, PER KMC 20.47. FEES ARE BASED UPON THE IMPACT FEE ORDINANCE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. EXCEPT AS PROVIDED IN KMC 20.47.030.F, IMPACT FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. LOTS 1-4 OF COPPER LANE ARE EXEMPT FROM THESE IMPACT FEES PURSUANT TO THE HEARING EXAMINER'S DECISION DATED 8/28/2018 AND KMC 20.47.040.A.4.
- THIS PROJECT SHALL COMPLY WITH THE PARKING REQUIREMENTS AS DESCRIBED IN KMC 18.40.
- PROJECTIONS AND/OR STRUCTURES PROPOSED WITHIN BUILDING SETBACKS SHALL COMPLY WITH KMC 18.30.230 AND SHALL BE IDENTIFIED ON THE SITE PLAN FOR EACH BUILDING PERMIT, AS APPLICABLE.
- TO MINIMIZE ADVERSE IMPACTS OF LIGHTING ON MOTORISTS, PEDESTRIANS, AND THE SURROUNDING AREA, ALL OWNERS OF LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LIGHT AND GLARE REQUIREMENTS DESCRIBED IN KMC 18.30.070.
- THE COPPER LANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE STREET TREES AND OTHER LANDSCAPING WITHIN THE SITE TRIANGLE AT THE INTERSECTION OF THE INTERIOR PLAT ROAD WITH NE 165TH STREET, MAINTAINED IN ACCORDANCE WITH SITE REQUIREMENTS DESCRIBED IN KMC 18.30.240.
- IT IS FORBIDDEN TO KEEP, MAINTAIN, OR DEPOSIT UPON ANY LOT OR TRACT OR RIGHT OF WAY WITHIN THIS PLAT OF COPPER LANE ANY PROHIBITED MATERIALS THAT CONSTITUTE A PUBLIC NUISANCE AS NOTED WITHIN KMC 18.30.115. INCLUDING BUT NOT LIMITED TO RUBBISH, JUNK, COMBUSTIBLE MATERIAL, ABANDONED OR INOPERATIVE VEHICLES.
- THE RAISING, KEEPING, BREEDING OR BOARDING OF SMALL ANIMALS AND HOUSEHOLD PETS ARE SUBJECT TO KMC 6.05 AND KMC 18.70.
- NEW STRUCTURES WITHIN COPPER LANE ARE SUBJECT TO THE APPLICABLE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THE SITE IS LOCATED, INCLUDING, BUT NOT LIMITED TO, BUILDING SETBACKS, HEIGHT, AND IMPERVIOUS SURFACE LIMITATIONS. THESE REQUIREMENTS WILL BE VERIFIED AT THE TIME OF BUILDING PERMIT REVIEW.
- NEW DRIVEWAYS WITHIN COPPER LANE SHALL COMPLY WITH KMC 12.50 & COKRS.
- ALL NEW SINGLE-FAMILY RESIDENCES CONSTRUCTED WITHIN COPPER LANE SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH KMC 15.20.080 AND NORTHSORE FIRE DEPARTMENT STANDARDS.
- THE HOMES CONSTRUCTED ON EACH LOT SHALL HAVE THE HOUSE NUMBER AFFIXED TO THEM. ADDITIONALLY THE ADDRESSES FOR THE HOME CONSTRUCTED ON LOTS 5 AND 6 SHALL BE POSTED ON PERMANENT SIGNS INSTALLED AT THE INTERSECTION OF THE ROAD WITHIN TRACT A AND THE INTERIOR PLAT ROADWAY. ALL ADDRESS NUMBERS SHALL BE AT LEAST FOUR INCHES TALL AND SHALL BE EITHER LIGHTED OR REFLECTIVE. AN INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOTS 5 AND 6.
- DRAINAGE REVIEW FOR INDIVIDUAL RESIDENCES WITHIN COPPER LANE SHALL GENERALLY COMPLY WITH THE APPROVED ENGINEERING PERMIT (FILE NO. ENG18-0893) AND PLANS ON FILE WITH THE CITY OF KENMORE AND WILL BE REQUIRED TO BE REVIEWED FOR COMPLIANCE AT THE TIME OF BUILDING PERMIT APPLICATION REVIEW.
- ALL LOTS WITHIN COPPER LANE SHALL COMPLY WITH THE APPROVED TREE MANAGEMENT AND PROTECTION PLAN (TREE PLAN) ON FILE WITH THE CITY OF KENMORE (FILE NO. ENG18-0893) UNLESS OTHERWISE APPROVED BY THE CITY. ANY DEVIATION FROM THE TREE PLAN SHALL BE APPROVED BY THE CITY. OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE AND RETENTION OF TREES LOCATED ON INDIVIDUAL LOTS. PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING A SEPARATE TREE REMOVAL PERMIT FROM THE CITY OF KENMORE PRIOR TO REMOVAL OF TREES.
- 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 CITY OF KENMORE CONSTRUCTION DRAWINGS (FILE NO. ENG18-0893) ON FILE WITH THE CITY OF KENMORE. 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.
- ALL PRIVATE STREETS, TRACTS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE MAINTAINED BY PROPERTY OWNERS SERVED BY THEM AND KEPT IN GOOD REPAIR AT ALL TIMES.

TRACT NOTES

- PURSUANT TO KMC 17.10.330, A "TRACT" MEANS LAND RESERVED FOR SPECIFIED USES INCLUDING, BUT NOT LIMITED TO RESERVED TRACTS, RECREATION, OPEN SPACES, CRITICAL AREAS, SURFACE WATER RETENTION, UTILITY FACILITIES AND ACCESS. TRACTS ARE NOT CONSIDERED LOTS OR BUILDING SITES FOR PURPOSES OF RESIDENTIAL DWELLING CONSTRUCTION.
- TRACT A IS FOR ACCESS AND UTILITIES, AND SHALL BE OWNED IN AN EQUAL AND UNDIVIDED INTEREST BY THE OWNERS OF LOTS 4, 5 AND 6. THE OWNERS OF LOTS 4, 5 AND 6 SHALL SHARE EQUALLY IN THE COST OF MAINTENANCE OF THE DRIVING SURFACE AND THE PRIVATE UTILITY LOCATED WITHIN SAID TRACT. WITH THE EXCEPTION THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE UTILITY ABOVE THEIR POINT OF CONNECTION TO THE SYSTEM. THE CITY OF KENMORE IS GRANTED AN EASEMENT FOR ACCESS OVER THE ENTIRETY OF TRACT A FOR THE PURPOSES OF INSPECTION OF DRAINAGE FACILITIES.
- TRACT B IS FOR OPEN SPACE, RECREATION AND PUBLIC STORM DRAINAGE, AND IS HEREBY CONVEYED TO THE COPPER LANE HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE COPPER LANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FACILITIES WITHIN TRACT B WITH THE EXCEPTION OF THE DRAINAGE FACILITIES. SHOULD THE HOMEOWNERS ASSOCIATION CEASE TO EXIST, OR FAIL TO PROPERLY MAINTAIN TRACT B, THEN THE OWNERS OF ALL LOTS WITHIN COPPER LANE, SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN, AND FULL MAINTENANCE RESPONSIBILITY FOR SAID TRACT. TRACT B IS SUBJECT TO THE PROVISIONS CONTAINED WITHIN THIS PLAT FOR PUBLIC DRAINAGE EASEMENTS.

CITY OF KENMORE PUBLIC DRAINAGE EASEMENT AND COVENANT

1. ALL DRAINAGE EASEMENTS WITHIN THIS PLAT, NOT SHOWN AS "PRIVATE", ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF KENMORE, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF CONVEYING, STORING, MANAGING AND LOCATING STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF KENMORE, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID DRAINAGE EASEMENTS FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING AND IMPROVING THE DRAINAGE FACILITIES CONTAINED THEREIN. NOTE THAT EXCEPT FOR THE FACILITIES THAT HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE BY THE CITY OF KENMORE, MAINTENANCE OF DRAINAGE FACILITIES ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE OWNERS OF SAID PRIVATE PROPERTY ARE REQUIRED TO OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY OF KENMORE, AND ANY REQUIRED PERMITS FROM THE CITY OF KENMORE FOR ACTIVITIES 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 FOR MODIFICATIONS TO THE DRAINAGE FACILITIES, CONTAINED WITHIN SAID DRAINAGE EASEMENT.

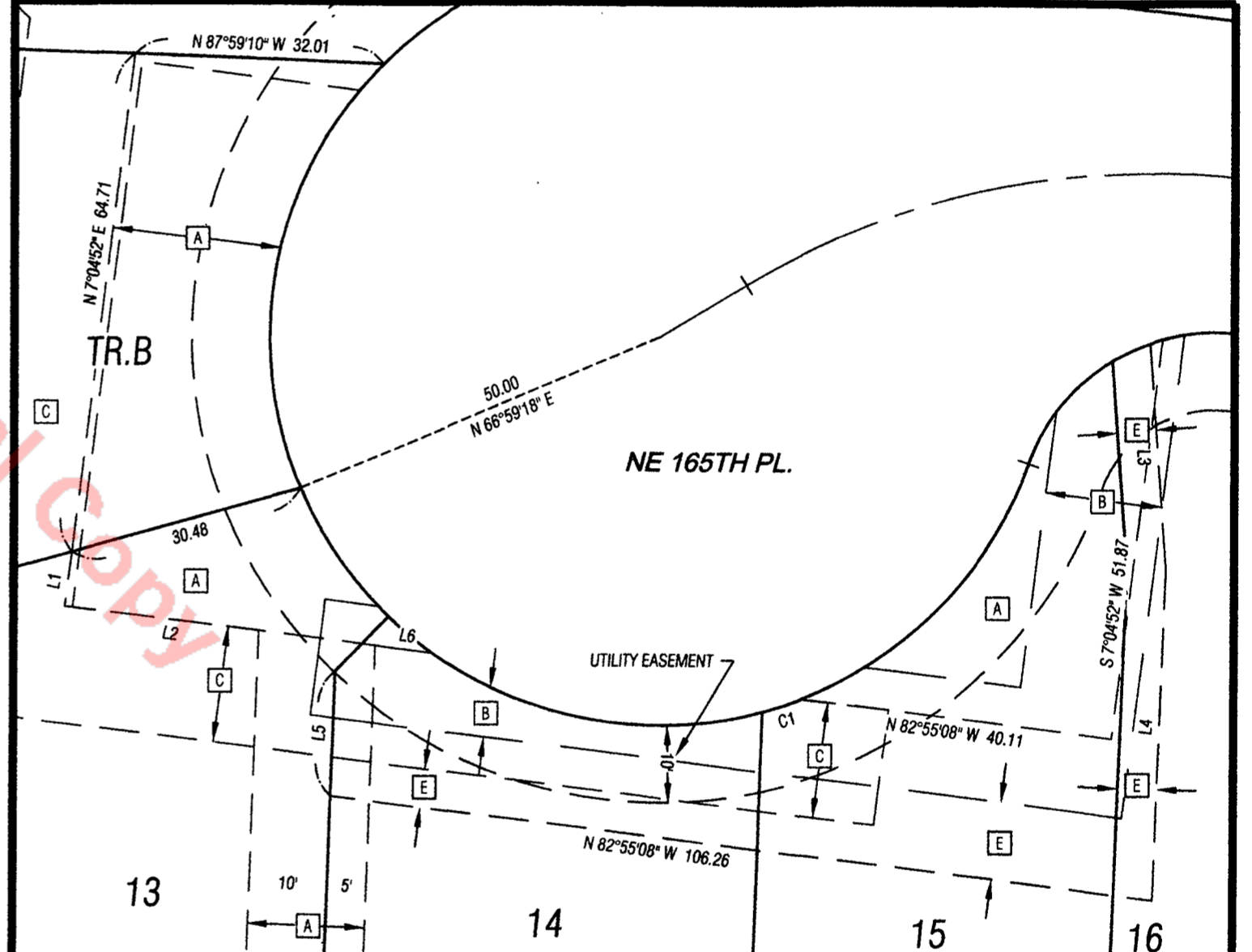
THIS EASEMENT IS INTENDED TO FACILITATE REASONABLE ACCESS TO THE DRAINAGE FACILITIES. THE EASEMENT AND COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSOR AND ASSIGNS.

2. ALL PUBLIC DRAINAGE EASEMENTS ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF KENMORE UPON THE RECORDING OF THIS PLAT OVER THOSE PORTIONS OF TRACT B, AND LOTS 13-15 AS SHOWN HEREON.

3. PERMANENT OBSTRUCTIONS/STRUCTURES (I.E. SHED, ETC.) ARE PROHIBITED WITHIN THE PUBLIC DRAINAGE EASEMENTS ON LOTS 13 AND 14. IF A FENCE IS CONSTRUCTED ON LOT 13, A GATE IS REQUIRED WITHIN THE EASEMENT TO PROVIDE ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES.

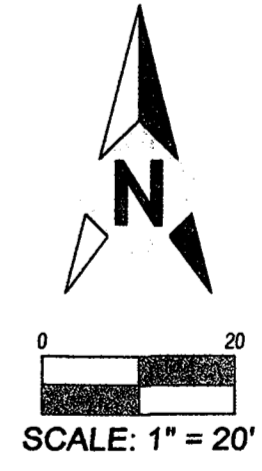
EASEMENT PROVISIONS AND RESERVATIONS

AN EASEMENT IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF KENMORE, PUGET SOUND ENERGY, INC., GAS COMPANY, PUGET SOUND ENERGY, INC., ELECTRIC COMPANY, ZIPLY FIBER COMPANY, COMCAST CABLE COMPANY, CENTURY LINK COMMUNICATIONS, NORTHSORE UTILITY DISTRICT AND OTHER UTILITY PROVIDERS, COPPER LANE HOMEOWNERS ASSOCIATION, THE OWNERS OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS AND AS OTHERWISE SHOWN HEREON, AND NOTED AS "UTILITY EASEMENT", IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN PARKING SIGNS, UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, WATER METERS, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER, TELECOMMUNICATIONS, DATA TRANSMISSION, STREET LIGHTS, AND PRIVATE STORM DRAINAGE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND OR IN A CONDUIT TO A BUILDING. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.

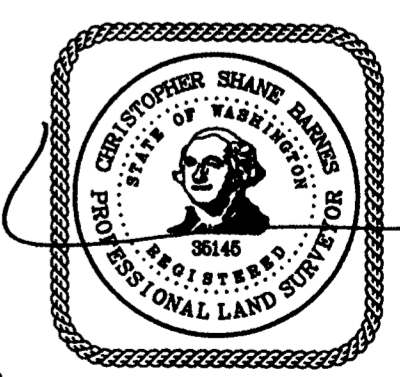


EASEMENT LEGEND

- A** PUBLIC DRAINAGE EASEMENT. SEE CITY OF KENMORE PUBLIC DRAINAGE EASEMENT PROVISION AND COVENANT, THIS SHEET.
- B** NORTHSORE UTILITY DISTRICT PUBLIC WATER EASEMENT PER RECORDING NUMBER 20200806002065. SEE RESTRICTION OF RECORD NO. 9, THIS SHEET.
- C** NORTHSORE UTILITY DISTRICT PUBLIC SEWER EASEMENT PER RECORDING NUMBER 20200806002044. SEE RESTRICTION OF RECORD NO. 10, THIS SHEET.
- E** PUGET SOUND ENERGY POWER AND GAS EASEMENT REC. NO. 20200908002045. SEE RESTRICTION OF RECORD 11, THIS SHEET.



TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	50.00	5°57'09"	5.19
L1		N 07°04'52" E	7.09
L2		N 82°55'08" W	25.09
L3		S 04°04'16" E	29.24
L4		S 02°07'56" W	42.68
L5		N 01°53'32" E	16.10
L6		S 82°55'08" E	7.27



All future conveyances of lots 4, 5 & 6 must include a joint 1/3 interest in tract A.

7/27/21

MG | MEAD GILMAN
LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 | WWW.MEADGILMAN.COM
PROJ. NO. 20062 | SHEET 2 OF 3

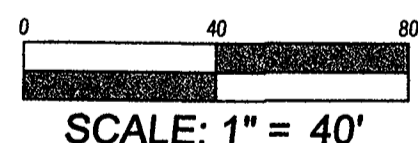
296/078



COPPER LANE, A PLAT COMMUNITY

SW 1/4 SW 1/4, SEC. 12, TWP. 26N., RGE. 4E., W.M.
 CITY OF KENMORE, KING COUNTY, WASHINGTON

VOL/Pg



MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2019, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET.

LEGEND

- SET 4" X 4" CONCRETE MONUMENT WITH 1-1/2" DIAMETER BRASS DISC STAMPED "35145" WITH "X" IN A CASE.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"

REFERENCES

- RECORD OF SURVEY FOR BRANDEL HOMES, REC. NO. 20120522900001.
- KING COUNTY SHORT PLAT S8950348, REC. NO. 9205261154.
- RECORD OF SURVEY FOR ARTHUR WILL, REC. NO. 20050413800005.
- CITY OF KENMORE SHORT PLAT FSP15-0226, REC. NO. 20170222900024.

CONTROL LEGEND

- (A) FOUND CONC MON WITH 1/2" LEAD PLUG WITH TACK 1" DOWN IN CASE 4" WEST OF THE EAST EDGE OF ASPHALT OF 76TH AVE NE. S 1/4 COR SEC 12-26-04. (HELD FOR POSITION)
- (B) FND 4" X 4" CONC MON WITH NAIL DOWN 0.8" IN CASE AT THE INTERSECTION OF NE 165TH ST. AND 81ST PLACE NE. (HELD FOR ROTATION)
- (C) FOUND 4" X 4" CONC MON WITH 2" PUNCHED BRASS DISC, DOWN 0.4" IN CASE AT THE INTERSECTION OF 76TH AVE NE AND NE 168TH ST. FOUND 0.06' EAST OF SUBDIVISION LINE.

NARRATIVE

HELD THE CENTERLINE OF NE 165TH, AND 79TH PL. NE PER REFERENCE 1, USED THIS TO CREATE THE NORTH LINE OF THE LOTS COMPRISING THE SOUTH HALF OF BLOCK 5 MOORLANDS UNRECORDED AND OUR NORTH BOUNDARY. CALCULATED THE WEST AND NORTH LINE OF BLOCK 5 UNRECORDED FROM REFERENCE 1. USED THE SOUTH QUARTER CORNER AS THE COMMON POINT. THEN ROTATED 2 INTO THE CENTERLINE OF 165TH NE (S LINE GOVT LOT 2). ROTATED REFERENCE 2 INTO THIS THE SAME WAY. HELD THE EAST LINE OF REFERENCE 2 AS MY WEST LINE. USED DEED CALLS FOR UNDERLYING LEGAL DESCRIPTION OF SHORT PLAT 779108 (MY PARCEL A) TO ESTABLISH EAST BOUNDARY LINE.

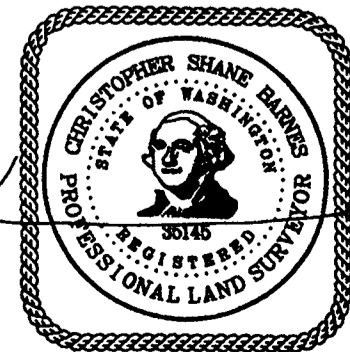
EASEMENT LEGEND

- (A) PUBLIC DRAINAGE EASEMENT. SEE CITY OF KENMORE PUBLIC DRAINAGE EASEMENT PROVISION AND COVENANT, SHEET 2. SEE EASEMENT DETAIL ON SHEET 2 FOR DIMENSIONS.
- (B) NORTHSHORE UTILITY DISTRICT PUBLIC WATER EASEMENT PER RECORDING NUMBER 20200806002065. SEE RESTRICTION OF RECORD NO. 9, SHEET 2. SEE EASEMENT DETAIL ON SHEET 2.
- (C) NORTHSHORE UTILITY DISTRICT PUBLIC SEWER EASEMENT PER RECORDING NUMBER 20200806002044. SEE RESTRICTION OF RECORD NO. 10, SHEET 2. SEE EASEMENT DETAIL ON SHEET 2.
- (D) NORTHSHORE UTILITY DISTRICT PUBLIC SEWER EASEMENT REC. NOS. 7807240682, 7812040809 AND 7811141350 SEE RESTRICTIONS OF RECORD NOS. 3, 4 AND 5.
- (E) PUGET SOUND ENERGY POWER AND GAS EASEMENT REC. NO. 20200908002045. SEE RESTRICTION OF RECORD 11 SHEET 2. SEE EASEMENT DETAIL ON SHEET 2.
- (F) NORTHSHORE UTILITY DISTRICT PUBLIC WATER EASEMENT PER RECORDING NUMBER _____ SEE RESTRICTION OF RECORD 12, SHEET 2.

TRACT TABLE		
TRACT	AREA S.F.	USE
TR.A	1993	ACCESS/UTILITIES
TR.B	3057	RECREATION/OPEN SPACE

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	25.00	89°51'40"	39.21
C2	75.00	32°12'24"	42.16
C3	75.00	35°57'34"	47.07
C4	75.00	16°29'32"	21.59
C5	50.00	29°33'16"	25.79
C6	50.00	0°40'25"	0.59
C7	50.00	67°56'07"	59.28
C8	50.00	59°23'48"	51.83
C9	50.00	55°44'27"	48.64
C10	25.00	38°25'34"	16.77
C11	35.00	84°39'30"	51.71
C12	25.00	90°08'20"	39.33
C13	50.00	23°04'26"	20.14

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
C14	50.00	23°04'26"	20.14
C15	25.00	40°01'52"	17.47
C16	99.50	38°40'28"	67.16
L1		N 69°10'31" W	26.24
L2		N 43°54'52" E	9.86
L3		N 04°04'16" W	27.05
L4		N 42°40'16" E	9.25
L5		N 58°33'35" E	13.08



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