



20210104000760 Vol:294 Page:49

PLAT Rec: \$187.50
Pages:3
1/4/2021 10:08 AM
KING COUNTY, WA

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THAT 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 HEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON 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 HEREIN.

TRACT A, STORM WATER FACILITY TRACT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ENUMCLAW UPON THE RECORDING OF THIS PLAT.
FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF ENUMCLAW, 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 ENUMCLAW, 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 ENUMCLAW, 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 KOOPMAN PLAT, 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 OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NO. 20210104000760

IN WITNESS WHEREOF WE SET OUR HAND.
John R. Skochdopole
JOHN R. SKOCHDOPOLE, VICE PRESIDENT,
RICHMOND AMERICAN HOMES OF WASHINGTON, INC.
A COLORADO COMPANY

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Pierce)
ON THIS 15 DAY OF Dec 2020, BEFORE ME PERSONALLY APPEARED JOHN R. SKOCHDOPOLE TO ME KNOWN TO BE THE ALLEGED SIGNATORY OF THE ABOVE INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.
Theresa L. Richards
NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON
RESIDING AT: Pierce
MY APPOINTMENT EXPIRES: 5/16/24



LEGAL DESCRIPTION

(PER CHICAGO TITLE COMPANY OF WASHINGTON SUBDIVISION GUARANTEE CERTIFICATE NO. 0184489-16, REVISION SECOND, DATED NOVEMBER 17, 2020.)
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE W.M., IN KING COUNTY, WASHINGTON LYING SOUTHERLY OF KING COUNTY DRAINAGE DITCH NO. 6, FLOWE DITCH LATERAL A.1;
EXCEPT THE SOUTH 30 FEET THEREOF FOR WARNER AVENUE;
AND ALSO EXCEPT THE EASTERLY 30 FEET THEREOF FOR WATSON STREET N.1;
AND ALSO EXCEPT THE WEST 324.25 FEET THEREOF;
ALSO KNOWN AS LOT 2 OF CITY OF ENUMCLAW SHORT PLAT NO. 8701, AS RECORDED UNDER RECORDING NO. 8702050887;
EXCEPT THAT PORTION THEREOF DEDED TO THE CITY OF ENUMCLAW BY DEED RECORDED UNDER RECORDING NO. 20060823001205, BEING A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NO. 2006815000679, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE EXCEPTIONS

- (PER CHICAGO TITLE COMPANY OF WASHINGTON SUBDIVISION GUARANTEE CERTIFICATE NO. 0184489-16, REVISION SECOND, DATED NOVEMBER 17, 2020.)
- RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED
GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY
RECORDING NO.: 10231
RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR GROUND OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND. (NOT PLOTTABLE)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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:
CITY OF ENUMCLAW SHORT PLAT NO. 8701
RECORDING NO.: 8702050887
 - NOT SURVEY RELATED.
 - TERMS AND CONDITIONS CONTAINED IN EASEMENT:
GRANTOR: RICHMOND AMERICAN HOMES OF WA INC.
GRANTEE: CITY OF ENUMCLAW
RECORDED: JULY 24, 2020
RECORDING NO: 20200810000011
 - NOT SURVEY RELATED.

RECORDING CERTIFICATE

RECORDING NUMBER _____ AT THE REQUEST OF THE CITY OF ENUMCLAW
FILED FOR RECORD _____ 2021, AT 10:08 A.M., IN
THIS 15 DAY OF January 2021, AT 10:08 A.M., IN
BOOK 294 OF PLATS AT PAGES 49 THROUGH 51 RECORDS OF KING
COUNTY WASHINGTON AND
DIVISION OF RECORDS AND
MANAGER *Tom Adams* SPT. OF RECORDS

KOOPMAN PLAT
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, WM
CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

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APPROVALS:
CITY OF ENUMCLAW PLANNING DIVISION
EXAMINED AND APPROVED THIS 16th DAY OF December 2020.
Scott Woodbury
CITY ENGINEER

CITY OF ENUMCLAW ENGINEERING DIVISION
EXAMINED AND APPROVED THIS 16th DAY OF December 2020.
Scott Woodbury
CITY ENGINEER

CITY MAYOR
EXAMINED AND APPROVED THIS 16th DAY OF December 2020.
Scott Woodbury
CITY MAYOR

CITY TREASURER
EXAMINED AND APPROVED THIS 16th DAY OF December 2020.
Scott Woodbury
CITY TREASURER

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 16th DAY OF December 2020.
Scott Woodbury
DEPUTY KING COUNTY ASSESSOR

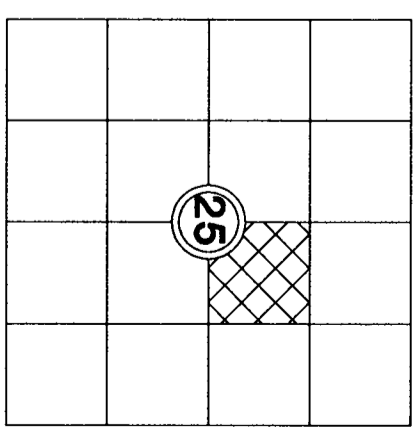
KING COUNTY FINANCE DIVISION CERTIFICATE
EXAMINED AND APPROVED THIS 16th DAY OF December 2020.
Scott Woodbury
DEPUTY KING COUNTY ASSESSOR

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 SETH D. O'HARE ON JULY 7, 2020. I HEREBY CERTIFY THAT THIS MAP FOR KOOPMAN PLAT 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.
Seth D. O'Hare
SETH D. O'HARE, F.A.S.
CERTIFICATE NO. 38985

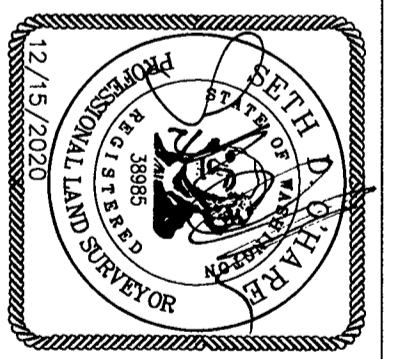


SHEET INDEX
SHEET 1 - DEDICATION, ACKNOWLEDGEMENT, LEGAL DESCRIPTION, TITLE EXCEPTIONS, APPROVALS, RECORDING CERTIFICATE, SURVEYOR'S CERTIFICATE.
SHEET 2 - GENERAL NOTES, TRACT NOTES, EASEMENT PROVISIONS, SECTION MAP
SHEET 3 - PLAT MAP

PARCEL INFORMATION
PARCEL NUMBER: 2520069007
SITE ADDRESS: 209 WARNER AVE, WEST
ENUMCLAW, WA 98022



INDEX: SW 1/4 OF THE NE 1/4,
SEC. 25, TWP 20 N., R. 6 E., W.M.



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JOB 19019 SHEET 1 OF 3

Koopman Plat

SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, WM CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

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GENERAL NOTES

1. KOOPMAN PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION, KING COUNTY RECORDING NO. _____
2. THE SUBDIVISION WILL ACCESS EXISTING PUBLIC STREETS BY TWO NEW CONNECTIONS: ONE TO WATSON STREET NORTH TO THE EAST AND THE OTHER TO WARNER AVENUE TO THE SOUTH. WITHIN THE PLAT ACCESS TO LOTS 1 THROUGH 27 WOULD BE PROVIDED A NEW TYPE 6 LOCAL ACCESS STREET, WITH A 50-FOOT RIGHT OF WAY WIDTH, 3.50 FOOT PLANTER STRIP, AND FIVE FOOT SIDEWALKS ON BOTH SIDES.
3. THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS FROM WARNER AVENUE (SEE 456TH STREET) TO ANY LOT OF THIS PLAT.
4. THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS FROM WATSON STREET NORTH TO ANY LOT OF THIS PLAT.
5. LOTS ARE SUBJECT TO FIRE DISTRICT #28 IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
6. LOTS ARE SUBJECT TO TRAFFIC IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
7. LOTS ARE SUBJECT TO PARK IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.
8. LOT 1 HAS A WALL EASEMENT OVER THE EAST 5 FEET OF THE LOT.
9. VEGETATED AREAS BETWEEN THE TRACT "A" STORMWATER FACILITY FENCE AND WATSON STREET NORTH AND HOGAN DRIVE STREET CURBS SHALL BE MAINTAINED BY THE SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION.
10. VEGETATED AREAS BETWEEN THE PLAT BOUNDARY AND THE WATSON STREET NORTH AND WARNER AVENUE STREET CURBS SHALL BE MAINTAINED BY THE SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION AND/OR RESPECTIVE LOT OWNERS.
11. ROOF DRAIN DISPERSION TRENCH SYSTEMS LOCATED ON LOTS 1-11 TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THOSE LOTS.
12. FENCES AND WALLS SHOULD BE BUILT WITH MATERIALS SUCH AS WOOD, WROUGHT IRON, TEXTURED CONCRETE BLOCK, VINYL OR FORMED CONCRETE WITH REVEALS. ALL METAL FENCES SHALL BE DESIGNED WITH CORROSION-RESISTANT MATERIALS. ALL WOOD FENCES SHALL BE STAINED OR PAINTED FOR DURABILITY AND LONGEVITY.
13. LOTS ARE SUBJECT TO SCHOOL IMPACT FEES PURSUANT TO EMC CHAPTER 19.24.

TRACT NOTES

TRACT A IS A STORM WATER FACILITY TRACT DOES HEREBY GRANT AND CONVEY TO THE CITY OF ENUMCLAW UPON THE RECORDING OF THIS PLAT, THE CITY OF ENUMCLAW SHALL BE RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT, EXCEPT FOR AREAS IDENTIFIED IN ITEM 9 OF THE GENERAL NOTES.

DENSITY NOTES

NUMBER OF DWELLING UNITS = 27
 GROSS ACREAGE = 329,159 SF. OR 7.56 ACRES
 PLAT PORTION ACREAGE = 255,675 SF. OR 5.87 ACRES
 AREA FOR ROADS = 47,411 SF. OR 1.09 ACRES
 AREA FOR BUFFER EASEMENT = 38,436 SF. OR 0.88 ACRES
 ACHIEVED DENSITY = 3.57 UNITS PER ACRE
 EXISTING ZONING = R2
 PROPOSED ZONING = R2

MONUMENT IN CASE: (WSDOT LID)
 1" METAL BAR WITH TAG,
 DOWN 0.6' VISITED 2/8/2019

ROOSEVELT AVE.

SURVEY NOTES

BASIS OF BEARINGS
 NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE. (PER THE WASHINGTON STATE REFERENCE NETWORK).

METHODS & EQUIPMENT
 THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332.130 WAC

METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN FEBRUARY, 2019.

EQUIPMENT USED: CARLSON CEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX6+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

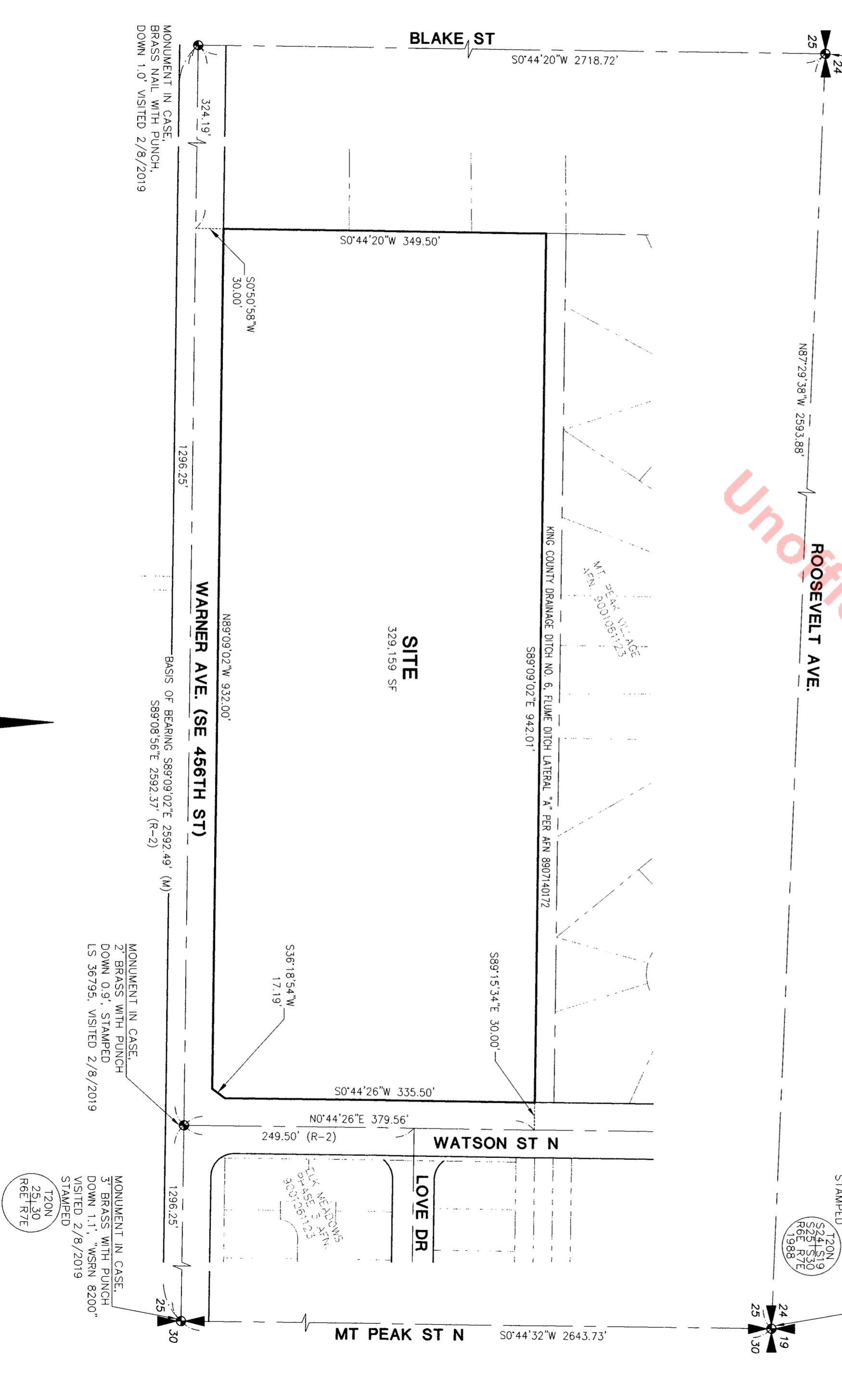
BUILDING SETBACK NOTES

THE SETBACKS ARE THE FOLLOWING AT THE TIME OF FINAL PLAT RECORDING:

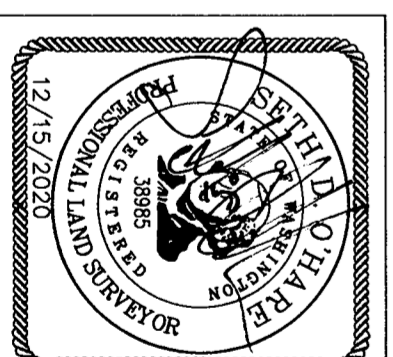
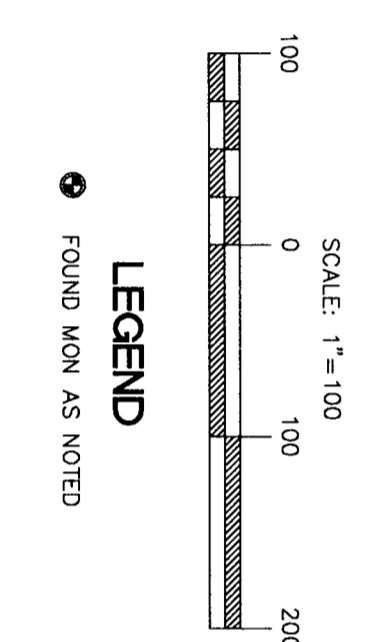
- △ SIDE 9 FT. MINIMUM EACH SIDE TO HOUSE FOUNDATION
- △ FRONT SETBACK, BODY OF STRUCTURE: 20 FT. MINIMUM
- △ REAR SETBACK TO GARAGE DOOR: 23 FT. MINIMUM
- △ REAR YARD SETBACK, BODY OF STRUCTURE: 25 FT. MINIMUM
- △ CORNER LOT SETBACK: SECONDARY STREET SIDE YARD, BODY OF STRUCTURE: 20 FT. MINIMUM

EASEMENT PROVISIONS

- △ AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF ENUMCLAW (WATER, SEWER, AND STORM AND NATURAL GAS) PUGET SOUND ENERGY (ELECTRICITY)
- △ CO-CAST (CABLE)
- △ CENTURY LINK COMMUNICATIONS (TELEPHONE) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF THE SIDE BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH THE ABOVE NAMED UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED. ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND LINES EXCLUSIVELY.
- △ ACCESS EASEMENT TO THE CITY OF ENUMCLAW FOR INSPECTION OF LATERAL "A" AND THE CRITICAL AREA, TO DRAINAGE DISTRICT 6 FOR THE INSPECTION AND MAINTENANCE OF LATERAL "A," AND TO THE SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION FOR INSPECTION AND MAINTENANCE OF THE CRITICAL AREA. SAID ACCESS EASEMENT COVERS THE NORTH 25' OF TRACT "A" AND LOTS 1 AND 2, AND THE NORTH 50' OF LOTS 3 THROUGH 11.
- △ CRITICAL AREA MANAGEMENT EASEMENT TO THE SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION FOR INSPECTION AND MAINTENANCE OF THE CRITICAL AREA, SAID CRITICAL AREA MANAGEMENT EASEMENT COVERS THE NORTH 25' OF TRACT "A" AND LOTS 1 AND 2, AND THE NORTH 50' OF LOTS 3 THROUGH 11. IT IS TO BE MAINTAINED IN A NATURAL VEGETATED STATE OR AS OTHERWISE ALLOWED BY THE CITY OF ENUMCLAW CRITICAL AREA ORDINANCE.
- △ PRIVATE STORM DRAINAGE EASEMENT COVERING THE WEST 15' OF LOTS 11 THROUGH 14 TO THE SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF LOTS 11 THROUGH 14.
- △ PRIVATE SANITARY SEWER EASEMENT COVERING THE WEST 15' OF LOT 14 TO PROVIDE SANITARY SEWER SERVICE TO LOTS 13 AND 14.
- △ PRIVATE STORM DRAINAGE EASEMENT COVERING THE SOUTH 15' OF LOTS 19 THROUGH 25, THE EAST 10' OF LOTS 25 AND 27, AND THE SOUTH 10' OF LOTS 15 THROUGH 18 TO THE SEASONS AT MT. PEAK HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF LOTS 19 THROUGH 25 AND LOT 27.



- ### REFERENCES
- (R-1) PLAT OF MT. PEAK VILLAGE, AFN 9001061123
 - (R-2) PLAT OF ELK MEADOWS PHASE 3, AFN 20200210000724



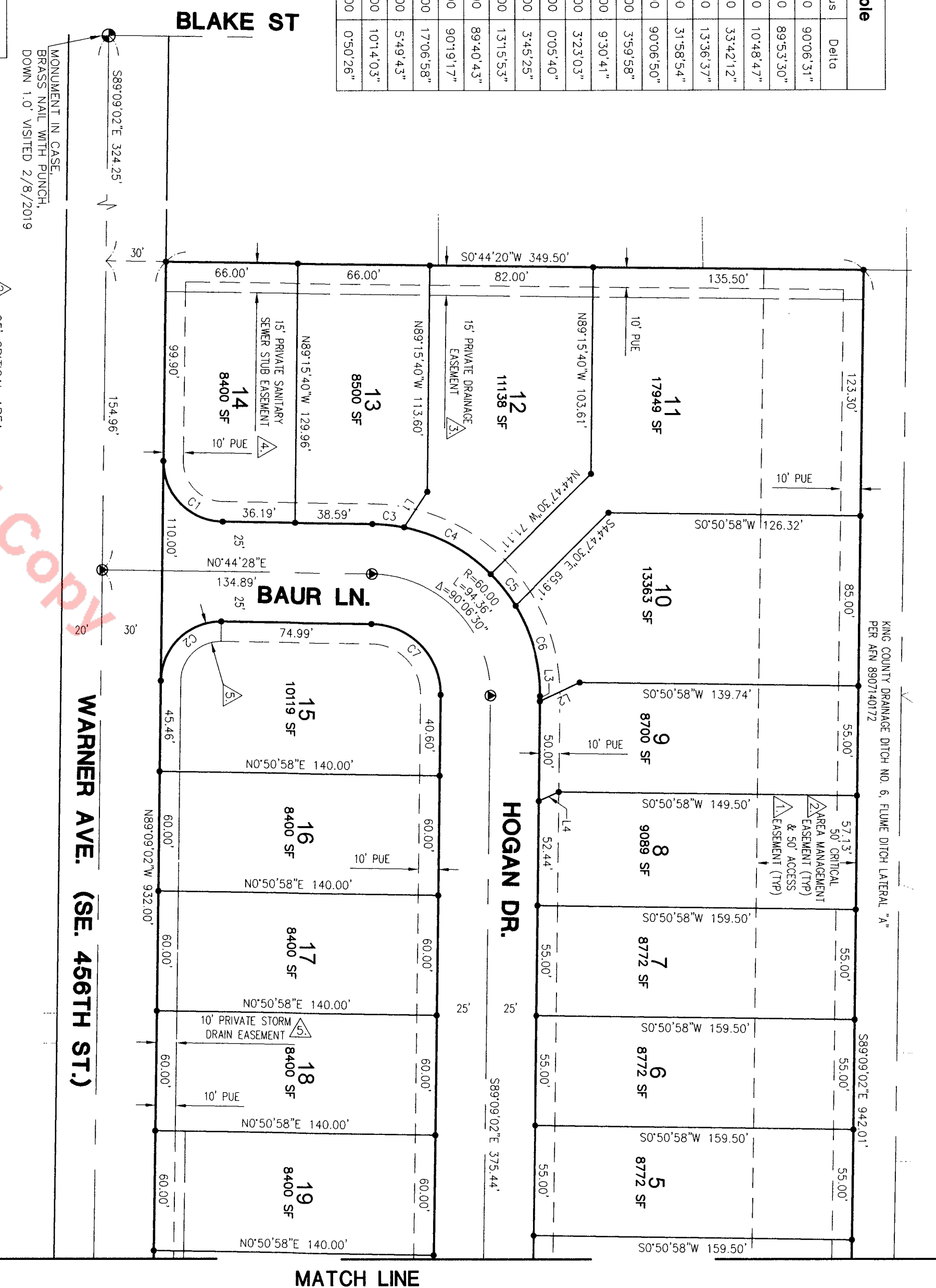
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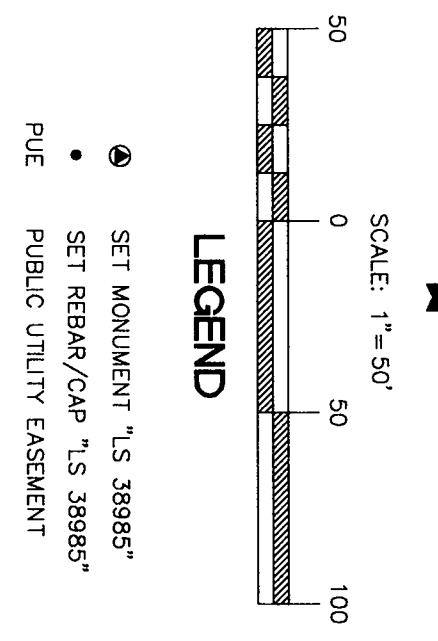
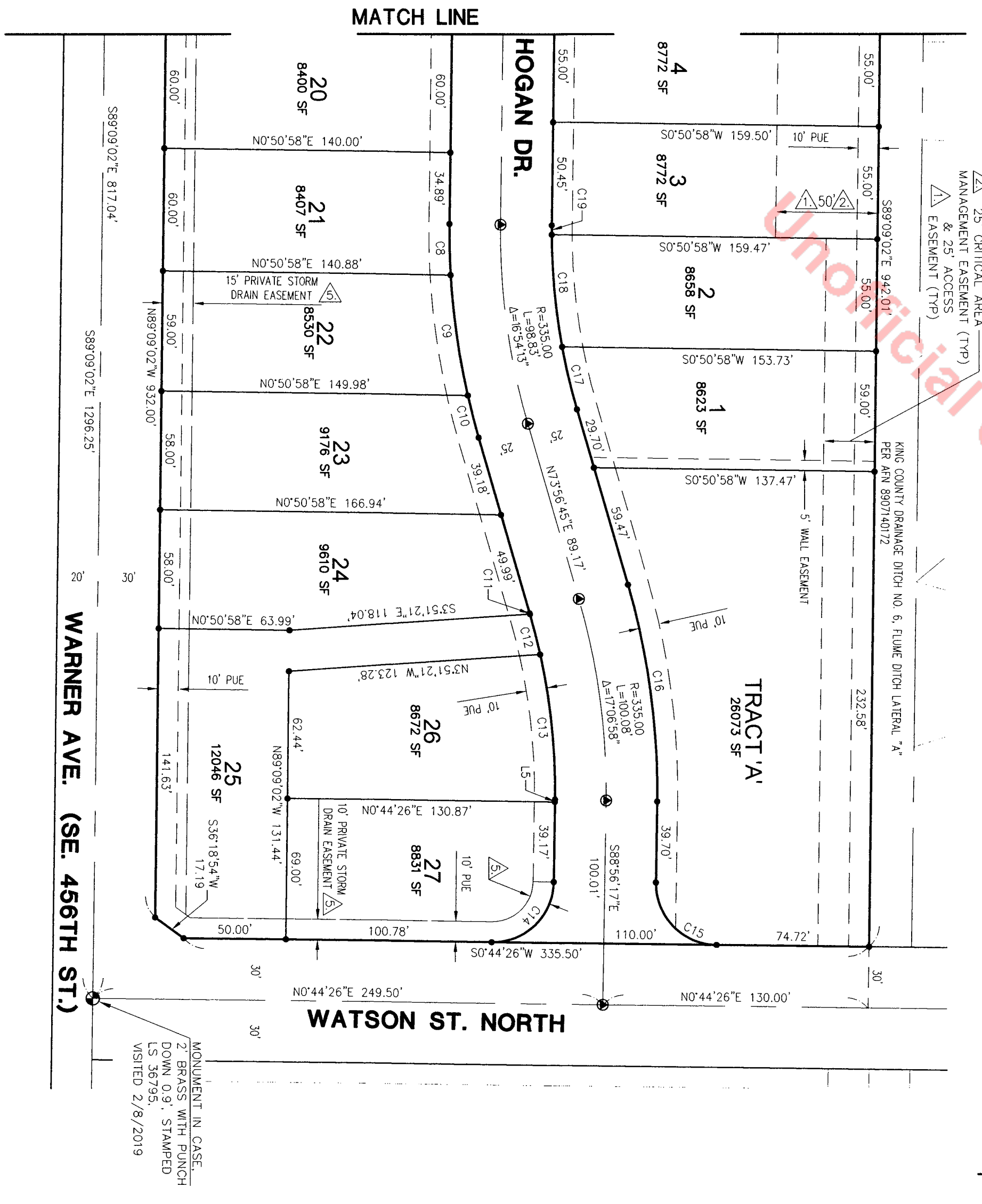
KOOPMAN PLAT
 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
 SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, WM
 CITY OF ENUMCLAW, KING COUNTY, WASHINGTON

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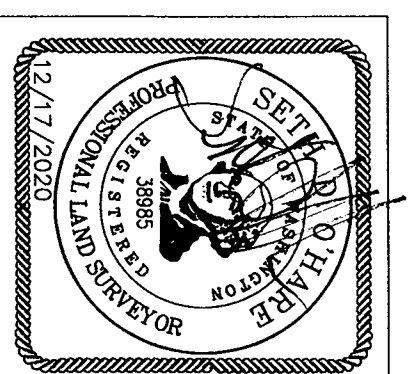
Curve Table			
Curve #	Length	Radius	Delta
C1	47.18	30.00	90°06'31"
C2	47.07	30.00	89°53'30"
C3	16.04	85.00	10°48'47"
C4	50.00	85.00	33°42'12"
C5	20.19	85.00	13°36'37"
C6	47.45	85.00	31°58'54"
C7	55.04	35.00	90°06'50"
C8	25.13	360.00	3°59'58"
C9	58.76	360.00	9°30'41"
C10	21.26	360.00	3°23'03"
C11	0.51	310.00	0°05'40"
C12	20.33	310.00	3°45'25"
C13	71.77	310.00	13°15'53"
C14	46.96	30.00	89°40'43"
C15	47.29	30.00	90°19'17"
C16	107.54	360.00	17°06'58"
C17	31.54	310.00	5°49'43"
C18	55.37	310.00	10°14'03"
C19	4.55	310.00	0°50'26"



LOT #	ADDRESS
1	189 HOGAN DR.
2	207 HOGAN DR.
3	225 HOGAN DR.
4	243 HOGAN DR.
5	259 HOGAN DR.
6	275 HOGAN DR.
7	293 HOGAN DR.
8	311 HOGAN DR.
9	327 HOGAN DR.
10	345 HOGAN DR.
11	192 BAUR LN.
12	168 BAUR LN.
13	146 BAUR LN.
14	122 BAUR LN.
15	330 HOGAN DR.
16	312 HOGAN DR.
17	294 HOGAN DR.
18	276 HOGAN DR.
19	258 HOGAN DR.
20	242 HOGAN DR.
21	220 HOGAN DR.
22	204 HOGAN DR.
23	186 HOGAN DR.
24	164 HOGAN DR.
25	152 HOGAN DR.
26	138 HOGAN DR.
27	120 HOGAN DR.



Line Table		
Line #	Length	Direction
L1	21.24	N56°35'18"W
L2	22.01	S25°17'23"E
L3	2.55	S89°09'02"E
L4	11.05	S24°17'39"E
L5	1.15	S88°56'17"E



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