



20210729001699 Vol: 296 Page: 29

PLAT Rec: \$187.50
Pages: 3
7/29/2021 4:09 PM
KING COUNTY, WA

296/029

MONTCLAIRE

KIVA #RPP3-2174998

FILE #SU-2017-8

SE 1/4 NE 1/4 SEC. 20, T. 22 N., R. 5 E., W.M.

CITY OF KENT, KING COUNTY, WASHINGTON

VOL/PG

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME AND DEDICATE AND CONVEY TO THE PUBLIC, FOREVER, THE USE OF 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 ROADWAY, UTILITY INSTALLATION AND STORM DRAINAGE INSTALLATION, TOGETHER WITH THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

TRACT A (A PRIVATE STORM DRAINAGE TRACT), TRACTS B AND G (PRIVATE ACCESS AND UTILITIES TRACTS), TRACT C (A PRIVATE OPEN SPACE TRACT), TRACT D (A PRIVATE LANDSCAPING AND ACCESS TRACT), AND TRACT E (A PRIVATE SENSITIVE AREA / WETLANDS TRACT), ARE HEREBY CONVEYED AND GRANTED TO THE MONTCLAIRE HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT. OWNERSHIP AND MAINTENANCE OF SAID TRACTS 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 TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. 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 TRACTS OR LOTS.

TRACT F IS A PRIVATE JOINT USE ACCESS TRACT FOR INGRESS, EGRESS AND UTILITIES AND IS TO BE OWNED, TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACT CONSISTENT WITH CITY CODE, BY THE OWNERS, SUCCESSORS, AND ASSIGNS OF LOTS 12 AND 13. ALL CONVEYANCES OF LOTS 12 AND 13 MUST EXPRESSLY INCLUDE AN UNDIVIDED ONE-HALF (1/2) JOINT INTEREST IN TRACT F. USE OF SAID TRACT IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THIS TRACT SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT AND ALL FUTURE DEED TRANSFERS MUST INCLUDE SAID PROPORTIONAL ONE HALF INTEREST. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF LOTS 12 AND 13 WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

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 KENT, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION.

DECLARANT DECLARATION

FURTHER 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 MONTCLAIRE, 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 FOR MONTCLAIRE, RECORDED UNDER KING COUNTY RECORDING NUMBER 20210729001700.

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, ALSO THE SPECIFIC CONDITIONS AND/OR AGREEMENTS THAT ARE CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNERS AND THEIR ASSIGNS DO HEREBY AGREE TO AND/OR COMPLY WITH THESE CONDITIONS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 29th DAY OF June, 2021.

KBHPNW, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Ryan Kemp
TITLE: Resident

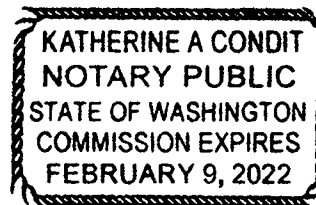
ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF KING) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ryan Kemp IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE (SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Resident 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: 6/29/2021

SIGNATURE: [Signature]
(PRINT NAME) Katherine A. Condit
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Belleme WA
MY APPOINTMENT EXPIRES 2/9/2022



CITY OF KENT APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF July, 2021

[Signature]
PLANNING MANAGER

EXAMINED AND APPROVED THIS 6th DAY OF JULY, 2021.

[Signature]
CITY ENGINEER

CITY OF KENT FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY 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 OTHER PUBLIC USE ARE PAID IN FULL.

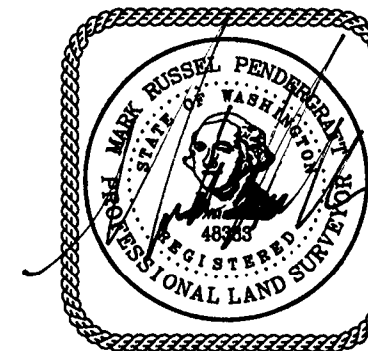
THIS 22nd DAY OF July, 2021

[Signature]
FINANCE DIRECTOR

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 KBHPNW, LLC ON THE DATE OF THE SIGNATURE. I HEREBY CERTIFY THAT THIS PLAT OF MONTCLAIRE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 5 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 UNIT LOTS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

[Signature] 6/29/2021
DATE
MARK R. PENDERGRAFT
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 48383

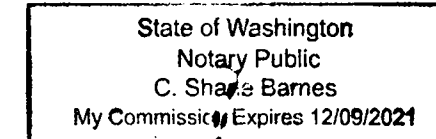


STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK RUSSEL PENDERGRAFT 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 28 JUNE 2021

(SIGNATURE OF NOTARY)
[Signature]
C. SHANE BARNES
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Kirkland WA.
MY APPOINTMENT EXPIRES 9 DEC. 2021



KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 28th DAY OF July, 2021

[Signature]
KING COUNTY ASSESSOR
PARCEL NUMBERS: 2022059130

[Signature]
DEPUTY KING COUNTY ASSESSOR

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

THIS 28th DAY OF July, 2021

[Signature]
MANAGER, KING COUNTY FINANCE DIVISION

[Signature]
DEPUTY

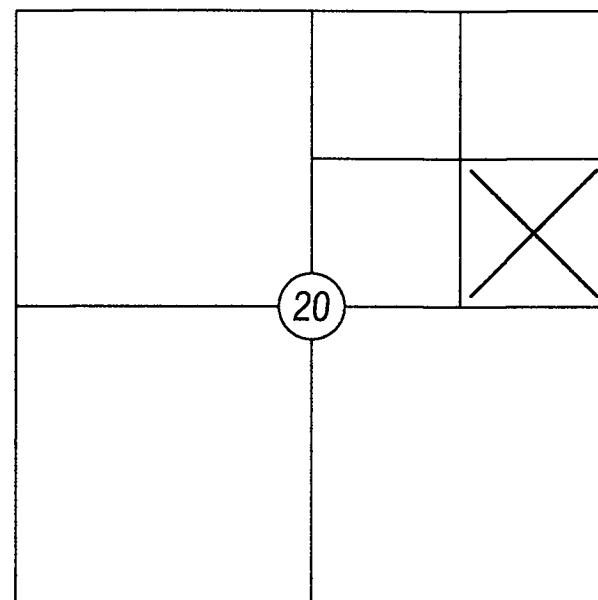
RECORDING CERTIFICATE

RECORDING NO. _____
FILED FOR RECORD AT THE REQUEST OF THE CITY OF KENT THIS 29th DAY OF July, 2021, AT 09
MINUTES PAST 4^{PM} AND RECORDED IN VOLUME 296 OF PLATS, SHEETS 029 THROUGH 031 RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

MANAGER [Signature]

INDEXING

SECTION 20, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.



MG MEAD GILMAN
LAND SURVEYORS
P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 | WWW.MEADGILMAN.COM
PROJ. NO. 19107 SHEET 1 OF 3

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296/030

MONTCLAIRE

KIVA #RPP3-2174998
 FILE #SU-2017-8

SE 1/4 NE 1/4 SEC. 20, T. 22 N., R. 5 E., W.M.
 CITY OF KENT, KING COUNTY, WASHINGTON

VOL/PG

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 310 FEET OF THE WEST 140 FEET THEREOF;
 AND EXCEPT THE NORTH 30 FEET OF THAT PORTION LYING EAST OF SAID WEST 140 FEET FOR COUNTY ROAD.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS OF RECORD

- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 6609094. SAID EASEMENT IS ALSO RESERVED IN DEED RECORDED UNDER RECORDING NUMBER 8011140306. THE VIEW EASEMENT CONTAINED IN SAID INSTRUMENTS HAS BEEN RELEASED BY RECORDING NUMBERS 20180313001534 AND 20180313001535.
- THIS SITE IS SUBJECT TO MATTERS DISCLOSED BY THE PRELIMINARY PLAT OF MONTCLAIRE, SHOWN HEREON WHERE APPLICABLE.
- SUBJECT TO AN EASEMENT FOR UTILITY SYSTEM FOR THE PURPOSE OF DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20210204001497. PLOTTED HEREON WHERE APPLICABLE.

RESTRICTIONS AND COVENANTS

- FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.
- NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
- DECORATIVE TYPE ENTRIES, EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT, SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY. IF ANY SUCH ENTRIES ARE PLACED OTHER THAN IN PUBLIC RIGHT OF WAY, THE RESPONSIBILITY OF MAINTENANCE AND LIABILITY SHALL BE BORNE BY THE PLATTERS AND OR THEIR ASSIGNS.

HOMEOWNERS ASSOCIATION COVENANT

THE ARTICLES OF INCORPORATION FOR THE MONTCLAIRE HOMEOWNERS ASSOCIATION WAS FILED WITH THE WASHINGTON SECRETARY OF STATE ON APRIL 7TH, 2021.
 MEMBERSHIP IN THE MONTCLAIRE 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 THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MONTCLAIRE AS RECORDED UNDER KING COUNTY RECORDING NUMBER 20210729001700

PRIVATE EASEMENT RESERVATIONS

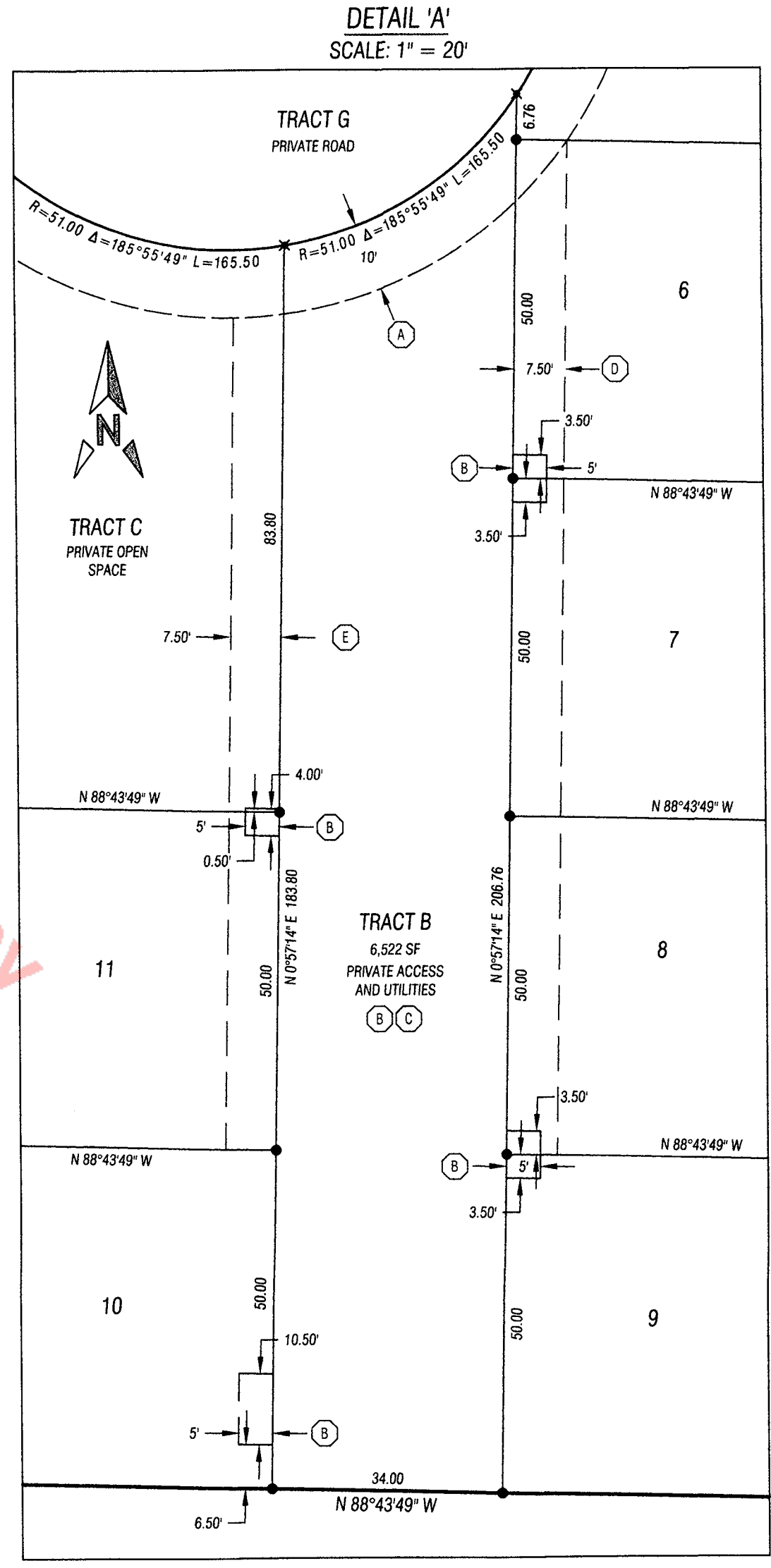
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET, AS SHOWN HEREON OF ALL LOTS, TRACTS, AND SPACE WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
 THE LANDS 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 USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- A PRIVATE DRAINAGE EASEMENT OVER LOTS 6 THROUGH 8 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 7 THROUGH 9. THE OWNERS OF LOTS 6 THROUGH 9 SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE STORM DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
- A PRIVATE DRAINAGE EASEMENT OVER TRACT C AND LOT 11 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 10 AND 11. THE OWNERS OF LOTS 10 AND 11 SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
- A PRIVATE DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT F IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 14. THE OWNERS OF LOTS 12 THROUGH 14 SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
- AN EASEMENT OVER THE ENTIRETY OF TRACT G IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT AND THE ADJACENT PROPERTY OWNERS OF PARCELS A AND B, CITY OF KENT LOT LINE ADJUSTMENT #LL-2008-12, KIVA #2082650, AS RECORDED UNDER RECORDING NUMBER 20080825000109, THEIR SUCCESSORS AND ASSIGNS. THE MONTCLAIRE HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE COST OF ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF FACILITIES LYING WITHIN SAID EASEMENT AND TRACT.

CITY OF KENT EASEMENT RESERVATION

ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT SHALL BE FOR MUNICIPAL PURPOSES IN FAVOR OF THE CITY OF KENT, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "GRANTEE"). SAID EASEMENTS ARE TO BE USED FOR THE BENEFIT OF THE ENTIRE PLAT AND THE PURPOSE OF SERVING OTHER PROPERTIES. ALL EASEMENTS IN FAVOR OF THE GRANTEE SHALL TAKE PRECEDENCE OVER ANY OTHER EASEMENTS HEREIN RESERVED.
 WITHIN THE BOUNDARIES OF THOSE PUBLIC EASEMENT AREAS, GRANTEE SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, NOR SHALL GRANTEE PLACE ANY FILL MATERIAL. GRANTEE SHALL NOT MAKE ANY EXCAVATION WITHIN THREE FEET OF ANY PUBLIC EASEMENT. GRANTEE SHALL MAINTAIN THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA AT THE CURRENTLY EXISTING ELEVATION. IF ANY SUCH CONSTRUCTION, PLACEMENT, PLANTING, EXCAVATION OR CHANGE IN GROUND LEVEL OCCUR, AS DESCRIBED IN THIS PARAGRAPH, THEN GRANTEE MAY EXERCISE ITS RIGHT TO REMOVE SUCH OBSTRUCTION(S) WITHOUT NOTICE AND THE OWNER(S) OF THE PROPERTY ADJACENT TO SUCH OBSTRUCTION(S) ON THE EASEMENT AREA SHALL BE LIABLE FOR ALL COSTS INCURRED BY GRANTEE FOR THE REMOVAL THEREOF.
 WHENEVER IT DEEMS NECESSARY, GRANTEE SHALL HAVE THE RIGHT TO ENTER UPON THESE PUBLIC EASEMENTS OR RIGHT(S) OF WAY IN ORDER TO EXTEND, CONSTRUCTION, REPAIR, ALTER, MAINTAIN OR RECONSTRUCT THE UTILITIES THAT LAY WITHIN THE PUBLIC EASEMENT OR RIGHT OF WAY. GRANTEE SHALL ALSO HAVE THE RIGHT, WHENEVER IT DEEMS NECESSARY, TO CONSTRUCT A HARD SURFACE ROAD RIGHT OF WAY.
 ADDITIONALLY, GRANTEE GRANTS TO GRANTEE THE USE OF THAT AREA IMMEDIATELY ADJACENT TO ANY PUBLIC EASEMENT AREA THAT GRANTEE MAY REQUIRE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF ANY PUBLIC UTILITY. GRANTEE SHALL HOLD ITS USE OF THOSE ADJACENT AREAS TO A REASONABLE MINIMUM AND SHALL RETURN THE AREA TO THE CONDITION EXISTING IMMEDIATELY BEFORE GRANTEE OR ITS AGENTS ENTERED UPON THE PROPERTY.
 GRANTEE SHALL HAVE THE RIGHT TO USE ALL EQUIPMENT AND PERSONNEL THAT IT DEEMS NECESSARY TO ACCOMPLISH ANY OF THE RIGHTS DESCRIBED HEREIN.

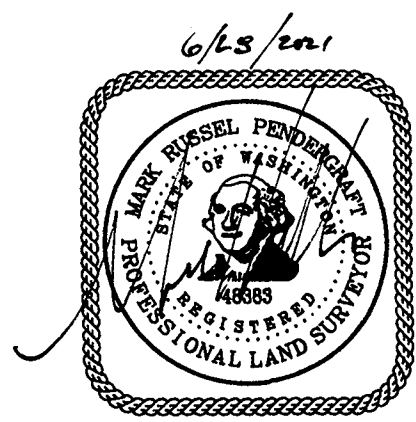
SENSITIVE AREA TRACTS / EASEMENTS

DEDICATION OF A SENSITIVE AREA TRACT / EASEMENT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY, AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF WATER QUALITY, PLANT ECOLOGY AND WILDLIFE HABITAT. THE SENSITIVE AREA TRACT / EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT / EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF KENT, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF KENT.
 THE COMMON BOUNDARY BETWEEN THE TRACT / EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF KENT PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA TRACT ARE COMPLETED.
 NO BUILDING FOUNDATIONS, STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING, BUT NOT LIMITED TO OUTBUILDINGS AND OVERHANGS) ARE ALLOWED WITHIN 15 FEET OF THE SENSITIVE AREA TRACT / EASEMENT BOUNDARY, UNLESS OTHERWISE APPROVED BY THE CITY.



LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383" ON 5/4/2021.
 SET NAIL AND WASHER STAMPED "35145 48383" ON 5/4/2021.
- (A) PUBLIC UTILITY EASEMENT, SEE CITY OF KENT EASEMENT RESERVATION ON SHEET 2.
- (B) PUBLIC SEWER AND WATER EASEMENT, SEE CITY OF KENT EASEMENT RESERVATION ON SHEET 2.
- (C) PRIVATE UTILITY EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 1, SHEET 2.
- (D) PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 2, SHEET 2.
- (E) PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 3, SHEET 2.



MG | MEAD GILMAN
 LAND SURVEYORS
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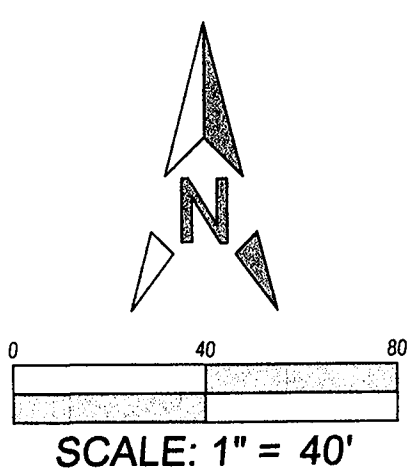
296/031

MONTCLAIRE

KIVA #RPP3-2174998
 FILE #SU-2017-8

SE 1/4 NE 1/4 SEC. 20, T. 22 N., R. 5 E., W.M.
 CITY OF KENT, KING COUNTY, WASHINGTON

VOL/PAGE



MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/91) PER CITY OF KENT CONTROL POINTS 7197 & 7180

SURVEYOR'S 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.
- ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBER 0201490-ETU. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 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 OCTOBER 7TH, 2019, UNLESS OTHERWISE NOTED.
- PROPERTY AREA = 162,118± SQUARE FEET.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.

REFERENCES

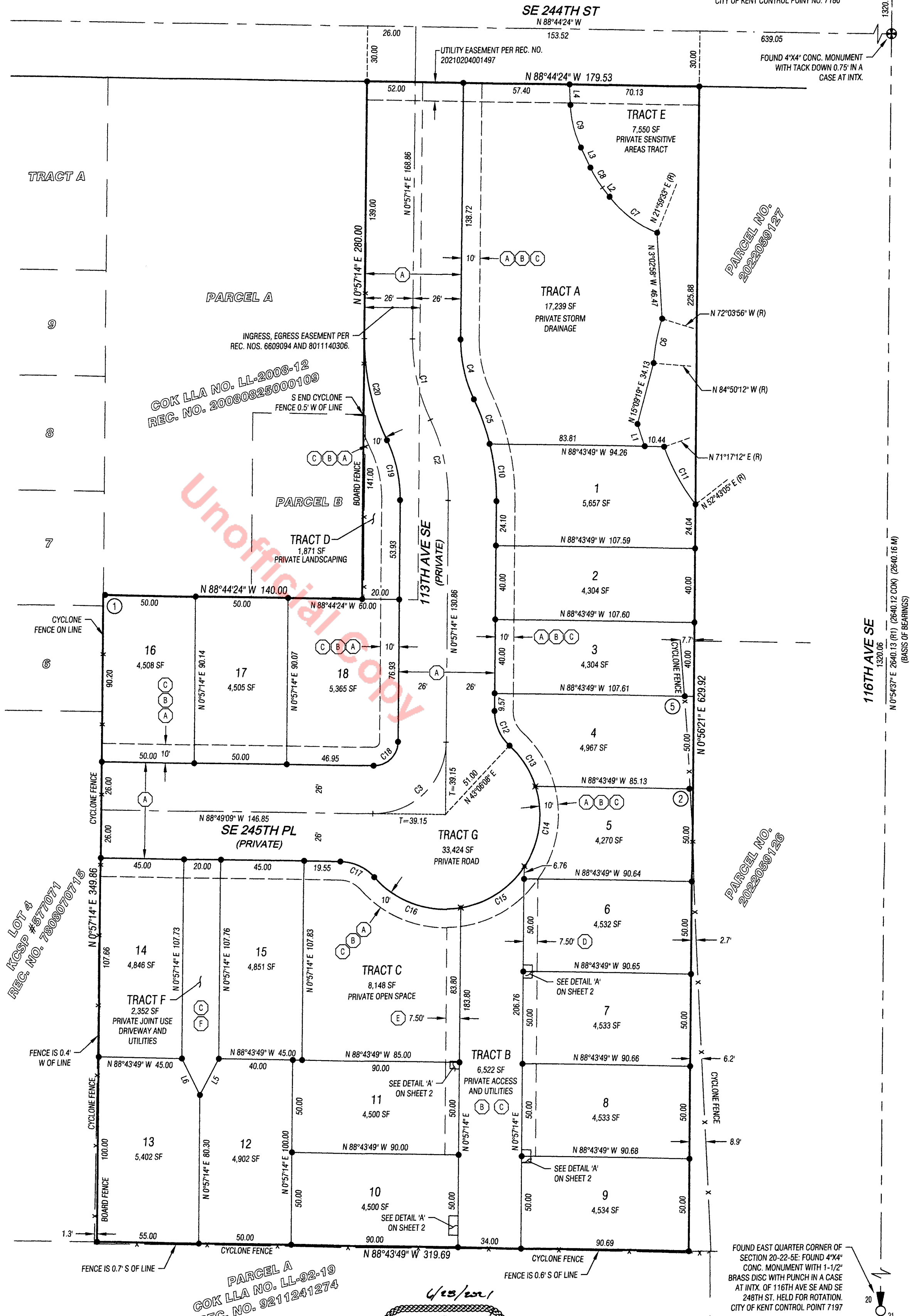
- RECORD OF SURVEY AS RECORDED UNDER RECORDING NUMBER 20080304900008, HELD FOR SECTION SUBDIVISION (2 SECTION SUBDIVISIONS SHOWN, THE ACCEPTED SUBDIVISION WAS HELD IN THE UPPER LEFT PORTION OF THE SHEET)
- RECORD OF SURVEY AS RECORDED UNDER RECORDING NUMBER 20090626900004.

LEGEND

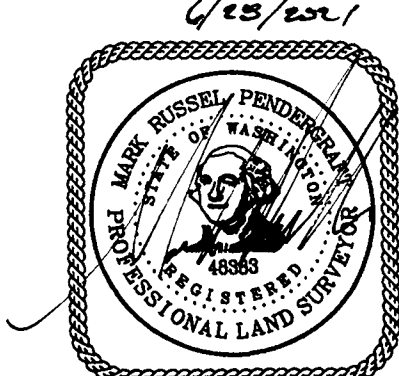
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383" ON 5/4/2021.
- SET NAIL AND WASHER STAMPED "35145 48383" ON 5/4/2021.
- SET REBAR AND CAP PER LEGEND AT OFFSET SPECIFIED.
- (A) PUBLIC UTILITY EASEMENT, SEE CITY OF KENT EASEMENT RESERVATION ON SHEET 2.
- (B) PUBLIC SEWER AND WATER EASEMENT, SEE CITY OF KENT EASEMENT RESERVATION ON SHEET 2.
- (C) PRIVATE UTILITY EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 1, SHEET 2.
- (D) PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 2, SHEET 2.
- (E) PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 3, SHEET 2.
- (F) PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT RESERVATIONS NOTE 4, SHEET 2.

TAG #	RADIUS	DIRECTION/Δ	LENGTH
C1	100.00	25°50'31"	45.10
C2	100.00	25°50'31"	45.10
C3	39.00	90°13'37"	61.42
C4	74.00	25°50'31"	33.38
C5	126.00	11°38'14"	25.59
C6	110.00	12°46'16"	24.52
C7	60.00	31°07'11"	32.59
C8	60.00	11°55'58"	12.50
C9	60.00	22°50'05"	23.91
C10	126.00	14°12'17"	31.24
C11	110.00	18°34'07"	35.65
C12	25.00	47°51'06"	20.88
C13	51.00	29°48'58"	26.54

TAG #	RADIUS	DIRECTION/Δ	LENGTH
C14	51.00	50°33'45"	45.01
C15	51.00	47°18'31"	42.11
C16	51.00	58°14'35"	51.84
C17	25.00	47°51'06"	20.88
C18	13.00	90°13'37"	20.47
C19	74.00	25°50'31"	33.38
C20	126.00	25°50'31"	56.83
L1		N 17°46'36" W	12.61
L2		N 36°53'16" W	6.41
L3		N 24°57'18" W	12.00
L4		N 02°07'12" W	11.07
L5		N 27°56'01" E	22.04
L6		N 25°53'48" W	22.14



PARCEL A
 COK LLA NO. LL-92-19
 REC. NO. 9211241274



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